



PLANNING COMMISSION

AGENDA

TUESDAY, APRIL 19, 2016

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Erik Bjorklund, Commissioner
Loretta Kaskey, Commissioner
Neal Pann, Commissioner

HOW TO PARTICIPATE IN YOUR PLANNING COMMISSION MEETING - You can participate in the meeting in a number of ways:

Speaker Cards - If you wish to address the Planning Commission, you must complete a speaker card for each item about which you want to speak. The speaker card box is located in the Council Chambers lobby. Place your speaker card in this box behind the tab that corresponds to the agenda item number. Staff will collect the cards for each item immediately before the item is to be considered and gives the speaker cards to the Chair. The Chair will call speakers to the public lectern. No cards will be accepted once the presentation on that item has commenced.

Citizens Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of three minutes per person. The Chair may reduce the amount of time based on the number of persons wishing to speak. You should be aware that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by questions from the Planning Commission and a presentation by the applicant. The Chair will then open the hearing to the public and offer an opportunity for public comments. You may take a maximum of three minutes to make your comments. The Chair may reduce the amount of time based on the number of people wishing to speak.

Other Agenda Items are also open for public input including *Consent Calendar* or *Matters for Consideration* items. These comments are also subject to the three minute limit.

Written Materials may be submitted by the public. If you wish your materials to be sent to the Planning Commission prior to the Planning Commission meeting, they must be submitted to the Planning Department no later than noon on the Thursday prior to the Tuesday meeting. Those items will be copied and sent to the Planning Commission with the agenda packet. Materials submitted after noon on Thursday will be copied and given to the Planning Commission the night of the meeting; however, it is unlikely that the Planning Commission will be able to read the materials before the start of the meeting. Therefore, it is suggested that you give a verbal summary of your materials at the meeting.

The **Planning Commission Agenda and Staff Reports** are prepared by City staff and are available for public review on the Friday evening prior to the Planning Commission meeting in the Civic Center Library, 1188 South Livermore Avenue, Livermore and on the City's website <http://www.cityoflivermore.net>. The Agenda and staff reports are available for review at the Council Chambers lobby prior to the meeting.

Under Government Code §54957.5, any **supplemental material** distributed to the members of the Planning Commission after the posting of this agenda will be available for public review in the City of Livermore Planning Department, 1052 South Livermore Avenue, Livermore, and on the City's website <http://www.cityoflivermore.net>. If supplemental materials are made available to the members of the Planning Commission at the meeting, a copy will be available for public review at the Council Chambers, 3575 Pacific Avenue, Livermore.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CALL (925) 960-4590 (VOICE) OR (925) 960-4104 (TDD) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.



PLANNING COMMISSION AGENDA

TUESDAY, APRIL 19, 2016

REGULAR MEETING – 7:30 PM

**COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550**

1. CALL TO ORDER 7:30 PM

1.01 Roll Call
Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Erik Bjorklund, Commissioner
Loretta Kaskey, Commissioner
Neal Pann, Commissioner

1.02 Pledge of Allegiance

2. CITIZENS FORUM

- *In conformance with the Brown Act, no Planning Commission action can occur on items presented during Citizens Forum.*
- *Please complete a speaker card. When the Chairperson calls your name, walk to the lectern to address the Planning Commission.*
- *Speakers are limited to a maximum of three minutes per person. The Chairperson may reduce the amount of time based on the number of persons wishing to speak.*

3. CONSENT CALENDAR

3.01 Approval of December 1, 2015 Planning Commission Meeting Minutes
3.02 Approval of January 19, 2016 Planning Commission Meeting Minutes
3.03 Approval of February 2, 2016 Planning Commission Meeting Minutes
3.04 Approval of February 16, 2016 Planning Commission Meeting Minutes

[MINUTES](#)
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4. PROJECT REVIEW

4.01 Request to construct six three-bedroom apartment units in two two-story buildings. Each new unit will have a two-car garage. The project is subject to the Housing Implementation Program (HIP), the City's growth management program. The project requests HIP allocations for the six units.

[REPORT](#)

- Location: 732 North K Street
- Site Area: 17,500± square feet
- Applicant: Wallco Development, Inc.
- Application Numbers: Site Plan Design Review (SPDR) 15-001 and Housing Implementation Program (HIP) 15-001
- Public improvements: Includes curb, gutter, sidewalk, street trees, utility connections.
- Zoning: Transect 4 Neighborhood (T4N)
- General Plan: Urban High Residential Category 3 (UH-3; 14-18 dwellings per acre density)
- Historic Status: None
- CEQA: Recommending finding the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, Class 32, (e.g., infill development conforming to land use regulations on less than 5 acres in an urbanized setting).
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan Design Review 15-001, subject to conditions.

5. PUBLIC HEARINGS

5.01 Hearing to consider a request to annex and prezone 23 privately owned parcels, approximately 9.34± acres, to Suburban Residential Zoning District (RS).

[REPORT](#)

- Location: East of Arroyo Road, South of Cabernet Way, West of Gamay Road, and North of Chardonnay Way. (Assessor Parcel Numbers: 099-075102100, 099075102000, 099075101900, 099075101800, 0990751-01700, 099075101600, 099075101501, 099075102300, 099075102200, 099075100200, 099075100400, 099075100501, 099075100502, 099-075100800, 099075100900, 099075101000, 099075101209, 0990751-01208, 099075101204, 099075101301, 099075100602, 099075100601, 099075100700).
- Site Area: 9.34± acres
- Applicant: City of Livermore
- Application Number: Annexation Pre-Zoning 16-001
- Public improvements: Sewer, curb, gutter, and sidewalk within public right-of-way
- Zoning: Alameda County Single Family Residential Zoning District (R-1-L-B-E)

- General Plan: Urban Low Residential 2 (UL-2)
- Historic Status: None
- CEQA: Recommending finding the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15319, which exempts annexations of existing facilities developed to the density allowed by the current zoning or pre-zoning and of individual small parcels of the minimum size for facilities exempted by section 15303, which exempts new construction
- Project Planner: Andy Ross

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Annexation Pre-Zoning 16-001.

- 5.02 Hearing of a proposal to subdivide a 5± acre site and construct 10 new single-family homes on a new cul-de-sac street. The project proposes to remove the existing single-family home, accessory buildings, and vegetation, extend utilities to the site, and complete Lomitas Avenue, including new curb, gutter, and sidewalk along the site frontage.
- Location: 1591 Lomitas Avenue
 - Site Area: 5± acres
 - Applicant: Ponderosa Homes
 - Application Numbers: Subdivision 15-007 (Vesting Tentative Tract Map 8290), Housing Implementation Program 15-001, and Site Plan Design Review 15-022
 - Public improvements: extension of utilities, including sewer, water, storm drainage, landscaping, lighting, streets, sidewalk, curb, and gutter; completing road widening along the project frontage; underground overhead utilities, and extending public sidewalks and street frontage landscaping.
 - Zoning: Suburban Residential (RS)
 - General Plan: Urban Low Medium (ULM) Residential (allowed density range: 2 to 3 units per acre)
 - Historic Status: None
 - CEQA: Recommending finding the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, which exempts in-fill projects on sites 5 acres or less.
 - Project Planner: Benjamin Murray

[REPORT](#)

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Housing Implementation Program 15-001, Subdivision 15-007 (Vesting Tentative Tract Map 8290), and Site Plan Design Review 15-022, subject to conditions.

5.03 Hearing of a proposal to install a new wireless telecomm facility, including two rooftop sectors with six antennas each (total of 12), screening, and a ground-level equipment area with a back-up generator.

[REPORT](#)

- Location: 7800 Patterson Pass Road
- Site Area: 3.1± acres
- Applicant: Verizon Wireless
- Application Number: Conditional Use Permit 15-003
- Public improvements: None
- Zoning: Heavy Industrial (I-3)
- General Plan: High Intensity Industrial (HII)
- Historic Status: None
- CEQA: Recommending finding the project is Categorically Exempt from the California Environmental Quality Act under Section 15303, Class 3, which exempts the construction of small structures, including accessory structures to an existing facility.
- Project Planner: Lori Parks

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Conditional Use Permit 15-003, subject to conditions.

5.04 Hearing to consider a request to install ground-mounted and roof-mounted equipment for a wireless telecommunications facility.

[REPORT](#)

- Location: 378 Wright Brothers Avenue (northeast corner of Stealth Street)
- Site Area: 1± acre
- Applicant: Beacon Development for Verizon Wireless
- Application Numbers: Conditional Use Permit and Site Plan Design Review 15-004
- Public Improvements: Trenching for utility connections in the public street and related street repair and resurfacing.
- Zoning: Planned Development Industrial (PD-I) 01-002
- General Plan: Low-Intensity Industrial (LII)
- Historic Status: None
- CEQA: Recommending finding the project is Categorically Exempt from the California Environmental Quality Act under Section 15303, Class 3, which exempts the construction of small structures, including accessory structures to an existing facility.
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Conditional Use Permit 15-004, subject to conditions.

6. MATTERS FOR CONSIDERATION

- 6.01 To determine the consistency of the Capital Improvement Program (CIP) project 201622, extending sewer service and associated roadway improvements with the 2003 General Plan as required by Government Code Section 65103(c)

[REPORT](#)

- Location: Pleasant View Lane Neighborhood: East of Arroyo Road, South of Cabernet Way, West of Gamay Road, and North of Chardonnay Way. (Assessor Parcel Numbers: 099075102100, 099075102000, 0990751-01900, 099075101800, 099075101700, 099075101600, 099075101501, 099075102300, 099075102200, 099075100200, 099075100400, 099-075100501, 099075100502, 099075100800, 099075100900, 099075-101000, 099075101209, 099075101208, 099075101204, 099075101301, 099075100602, 099075100700)
- Applicant: City of Livermore
- Application Number: Consistency Determination 16-002
- Project Planner: Andy Ross

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Consistency Determination 16-002.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

- 7.01 Completed Matters Initiated MIP15-012 – Olive trees
- 7.02 Completed Matters Initiated MIP15-016 – Crosswinds Church
- 7.03 Completed Matters Initiated MIP16-002 – Vineyards to screen parking lot
- 7.04 Completed Matters Initiated MIP16-003 – Foul stench in the air around town

[REPORTS](#)

- 8. ADJOURNMENT** – To a regular Planning Commission meeting on May 3, 2016 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.