



PLANNING COMMISSION

AGENDA

TUESDAY, MAY 3, 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, MAY 3, 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 – None.

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider a request to establish a market and bistro, including an outdoor dining area in the rear. Accessory uses include cooking-related workshops and classes.

[REPORT](#)

- Location: 2160 Railroad Avenue
- Site Area: 2,800± square feet
- Applicant: Waine Longwell
- Application Number: Conditional Use Permit 16-002
- Public improvements: None
- Zoning: Downtown Specific Plan (DSP)—Downtown Neighborhood-North Side
- General Plan: Downtown Area (DA)
- Historic Status: National Register rating of 6Z per the Downtown Specific Plan Historic Structures Inventory
- CEQA: Recommending finding the project is Categorical Exempt under the provisions of the California Environmental Act (CEQA) per CEQA Guidelines Section 15303, involving the conversion of a small structure from one use to another.
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Conditional Use Permit 16-002, subject to conditions.

5.02 Hearing to consider a request to construct a wireless telecommunication facility consisting of nine antennas located on a new 60-foot tall camouflaged mono-pine tree pole, associated ground mounted equipment within a new masonry enclosure, and extension of power and communications infrastructure.

[REPORT](#)

- Location: 67 Trevarno Road
- Site Area: 1,000± square feet
- Applicant: Bob Gundermann, Beacon Development, LLC on behalf of Verizon Wireless
- Application Number: Conditional Use Permit 15-002
- Public improvements: Extension of power and communications infrastructure
- Zoning: Heavy Industrial (I-3)
- General Plan: High Intensity Industrial (HII)
- Historic Status: None
- CEQA: Recommending finding the project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, which exempts the construction of small structures, including accessory structures to an existing facility.
- Project Planner: Andy Ross

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Conditional Use Permit 15-002, subject to conditions.

5.03 Hearing to consider a request to approve a Vesting Tentative Tract Map to subdivide an approximately 5.2-acre site for development of 49 two-story, single-family homes, and adoption of a Planned Development-Residential zoning district to establish standards necessary to enable the development. The project proposal includes a General Plan Amendment to change the land use designation from Urban Medium Residential (UM) and Service Commercial (SC), to Urban High 2 residential designation with a density range of 8 to 14 dwellings per acre. The project will include demolition of three existing on-site residences and 15 accessory buildings. The development also will involve extension of utilities to the site and improvement of adjacent roadways. The proposed Development Agreement will secure off-site public amenities, including improvements to the Arroyo Las Positas Trail, landscape enhancements along Sunflower Court, and funding for improvements to Bill Clark Park. A General Plan Consistency Determination is requested for the proposed vacation of City land and right-of-way and acquisition of same by Signature Homes.

- Location: Central Avenue, approximately 160 feet south of Flora Common on property bounded on the west by Central Avenue, on the east by Northfront Road, on the north by the Magnolia Place neighborhood, and on the south by 5888 Northfront Road.
- Site Area: 5.2± acres
- Applicant: Signature Homes
- Application Numbers: General Plan Amendment (GPA) 15-004; Vesting Tentative Tract Map (VTTM) 8277 (SUB15-004); Planned Development – Residential (PD-R) 15-001; Site Plan Design Review (SPDR) 15-014; Development Agreement (DA) 15-002; Certificate of Appropriateness 16-001; and General Plan Consistency Determination 16-001
- Public improvements: extension of utilities, including sewer, water, storm drainage, landscaping, lighting, streets, sidewalk, curb, and gutter; completing road widening along the project frontages; extending public sidewalks; and street frontage landscaping.
- Zoning: Suburban Residential (RS) and Commercial Service (CS)
- General Plan: Urban Medium Residential (UM, 3 to 4.5 units per acre) and Service Commercial (SC)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration (MND) under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve General Plan Amendment (GPA) 15-004; Vesting Tentative Tract Map (VTTM) 8277 (SUB15-004); Planned Development – Residential (PD-R) 15-001; Site Plan Design Review (SPDR) 15-014; Development Agreement (DA) 15-002; Certificate of Appropriateness 16-001; and General Plan Consistency Determination 16-001, subject to conditions.

6. **MATTERS FOR CONSIDERATION** – None.

7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

7.01 Completed Matters Initiated MIP16-001 – Construction debris

[REPORT](#)

8. **ADJOURNMENT** – To a regular Planning Commission meeting on May 17, 2016 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.

SUPPLEMENTAL MATERIAL

[Memo](#)