



PLANNING COMMISSION

AGENDA

TUESDAY, DECEMBER 20, 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, DECEMBER 20, 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 develop a new gas station with 3,870± square foot fuel canopy, fuel dispensers, 2,955± square foot convenience

market, two-20,000± gallon underground fuel storage tanks, masonry trash enclosure, and parking and on and off site landscape improvements.

- Location: 7300 Southfront Road
- Site Area: 1.29± acres
- Applicant: Mr Gurpreet Randhawa, Southfront Enterprises, Inc
- Application Number: Site Plan Design Review (SPDR) 15-017 and Variance (VAR) 15-003
- Public improvements: The project includes public utility connections and street frontage improvements, including sidewalks, median, and intersection improvements on Southfront Road.
- Zoning: Planned Unit Development (PUD) 34-92
- General Plan: Business and Commercial Park (BCP)
- Historic Status: None
- CEQA: An Initial Study and Mitigated Negative Declaration will be considered.
- Project Planer: Andy Ross

This item is continued to a date to be determined and will be renoticed.

5.02

Hearing for a request for the development of 44 market-rate, for-sale townhouses and two buildings with affordable rental units for seniors (72 units) and families (42 units). The project also includes amenities such as publically accessible open space, a children's play area, community rooms, and an on-site management office. A General Plan Consistency Determination is required to allow the applicant to acquire City-owned land to build the project.

- Location: 1635, 1715, 1737, 1763, and 1779 Chestnut Street; 217 North N Street (south side of Chestnut Street, between North P and North N Streets)
- Site Area: 5± acres
- Applicant: MidPen Housing Corporation
- Application Numbers: Vesting Tentative Tract Map 8358, Subdivision (SUB) 15-010 Downtown Design Review (DDR) 15-029, and Consistency Determination (CD) 16-003
- Public improvements: Replacement of the sidewalk along Chestnut and North N Streets frontages, installation of a soundwall and landscaping at the end of North N Street
- Zoning: Downtown Specific Plan (DSP), North Side Neighborhood Subarea
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: An Initial Study and Mitigated Negative Declaration will be considered.
- Project Planner: Lori Parks

[Report](#)

CEQA
[Initial Study](#)

[Appendices](#)

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Vesting Tentative Tract Map 8358 (SUB 15-010), Downtown Design Review 15-029, and Consistency Determination (CD) 16-003, subject to conditions

- 5.03 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 Categorically 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

Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit (CUP) 15-002, subject to conditions.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT – To a regular Planning Commission meeting on January 3, 2017 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.