



## PLANNING COMMISSION

### AGENDA

TUESDAY, FEBRUARY 7, 2017

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS  
3575 PACIFIC AVENUE  
LIVERMORE, CA 94550

## PLANNING COMMISSION

Bryan Fagundes, Chairperson  
Erik Bjorklund, Vice Chairperson  
Gina Bonanno, 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, FEBRUARY 7, 2017**

**REGULAR MEETING – 7:30 PM**

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3575 PACIFIC AVENUE  
LIVERMORE, CA 94550**

**1. CALL TO ORDER 7:30 PM**

- 1.01 Roll Call Bryan Fagundes, Chairperson  
Erik Bjorklund, Vice Chairperson  
Gina Bonanno, 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 October 18, 2016 Planning Commission Meeting Minutes [MINUTES](#)
- 3.02 Approval of November 1, 2016 Planning Commission Meeting Minutes [MINUTES](#)

3.03 Approval of November 15, 2016 Planning Commission Meeting Minutes [MINUTES](#)

3.04 Approval of December 20, 2016 Planning Commission Meeting Minutes [MINUTES](#)

3.05 Approval of January 10, 2017 Planning Commission Meeting Minutes [MINUTES](#)

**4. PROJECT REVIEW – None.**

**5. PUBLIC HEARINGS**

5.01 Hearing to consider a proposed commercial development and four-lot subdivision of a 23.1± acre site east of Livermore Premium Outlets. The development is proposed to include 247,400± square feet of commercial space, including retail, restaurants, an auto dealership, and a 112-room hotel. The project would provide 1,100± parking spaces and on and off site landscaping. Project access would be from the existing Livermore Outlets Drive to the west, Freisman Road to the north, a future public road to the east ("Future Road B" in the Specific Plan) and via Freisman Park to the south. The development also will complete Freisman Park, adding landscaped open space and 137± parking spaces adjacent to the site. [REPORT](#)

- Location: 2000 Freisman Road (Southeast quadrant of Livermore Outlets Drive and Freisman Road)
- Site Area: 24.1± gross acres (23.1± net acres)
- Applicant: Livermore Associates LLC c/o Republic Family of Companies
- Application Numbers: Subdivision 16-005 (Vesting Tentative Parcel Map 10525), Conditional Use Permit 16-005, and Site Plan Design Review 16-003
- Public improvements: The project includes improvements to the east side of Livermore Outlets Drive along the project frontage, reconstruction and relocation of Freisman Road along the project frontage, construction of a new public road along the eastern edge of the project and Freisman Park, new curb, gutter, and sidewalk returns at entries, and the extension of utilities, including sewer, water, and storm drains; and related improvements.
- Zoning: Planned Development-El Charro Specific Plan-Regional Commercial (PD-ECSP-RC)
- General Plan: Business and Commercial Park (BCP)
- Historic Status: None
- CEQA: An Environmental Impact Report (SCH# 2006052112) was previously certified for the project.
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Subdivision 16-005 (Vesting Tentative Parcel Map 10525), Conditional Use Permit 16-005, and Site Plan Design Review 16-003, subject to conditions.

5.02 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, parking lot, and on and off site landscape improvements. A variance is requested from the street frontage setback standard on Southfront Road for the new convenience store building.

- Location: 7300 Southfront Road
- Site Area: 1.29± acres
- Applicant: Mr. Gurpreet Randhawa, Southfront Enterprises, Inc.
- Application Numbers: 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

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review 15-017 and Variance 15-003, 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 February 21, 2017 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.