



PLANNING COMMISSION

AGENDA

TUESDAY, MARCH 21, 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, MARCH 21, 2017

REGULAR MEETING – 7:30 PM

**COUNCIL CHAMBERS
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 – None.

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

5.01 Hearing to consider a request for a conditional use permit to develop a residential care health facility containing 29 residential rooms for assisted living and memory care for the elderly. The existing building on the project site will be demolished and a new three-story, 18,630± square foot building, parking lot, landscaping, and other site improvements will be developed.

[Report](#)

- Location: 3322 East Avenue
- Site Area: 17,140± square feet
- Applicant: Bethany Homes
- Application Number: Conditional Use Permit (CUP) 16-007
- Public improvements: None
- Zoning: Suburban Multiple Residential (RG-16)
- General Plan: Urban High Residential (UH-2)
- Historic Status: None
- CEQA: Recommending finding the project is exempt from the California Environmental Quality Act under Section 15322, Class 32, which exempts urban infill development.
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit (CUP) 16-007, subject to conditions.

5.02 Hearing to consider a request by the Wine Group LLC to annex into the City of Livermore and prezone the Concannon Winery site to South Livermore Valley-Agriculture (SLV-AG). Annexation would enable the property to connect to the City's sanitary sewer system.

[Report](#)

- Location: 4596 Tesla Road
- Site Area: 79.4± acres
- Applicant: Wine Group LLC
- Application Number: Annexation-Prezoning (APZ) 16-002
- Public improvements: None
- Zoning: Alameda County Zoning: Agriculture/Cultivated Agriculture (A/CA)
- General Plan: Agriculture and Viticulture (AGVT)
- Historic Status: California Historic Landmark number 641
- CEQA: Recommending finding the project is exempt from the California Environmental Quality Act under Section 15319, which exempts annexation of existing facilities.
- Project Planner: Andy Ross

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council approve Annexation-Pre-Zoning (APZ) 16-002.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on April 4, 2017 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.