



PLANNING COMMISSION

AGENDA

TUESDAY, JULY 17, 2018

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Erik Bjorklund, Chairperson
Neal Pann, Vice Chairperson
Gina Bonanno, Commissioner
Bryan Fagundes, Commissioner
Loretta Kaskey, 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 Division no later than noon on the Thursday five days 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 five days prior to the meeting will be copied and given to the Planning Commission the night of the meeting, provided the materials are received in the Planning Division office by 12:00 p.m. on the day of the meeting; however, it is unlikely the Planning Commission will be able to read the materials before the start of the meeting. Therefore, it is suggested 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 Division, 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) 960-4450 (VOICE) OR CA RELAY 711 (TDD) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.



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TUESDAY, JULY 17, 2018

REGULAR MEETING – 7:30 PM

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

1. CALL TO ORDER 7:30 PM

- 1.01 Roll Call Erik Bjorklund, Chairperson
Neal Pann, Vice Chairperson
Gina Bonanno, Commissioner
Bryan Fagundes, Commissioner
Loretta Kaskey, 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 May 1, 2018 Planning Commission Meeting Minutes [MINUTES](#)
- 3.02 Approval of June 5, 2018 Planning Commission Meeting Minutes [MINUTES](#)

4. PROJECT REVIEW

- 4.01 Consideration of development of a vacant 0.76± acre site with a 24-foot tall, 2,348± square foot Wendy's fast-food restaurant. The proposal also includes onsite parking, landscaping, stormwater treatment improvements, outdoor seating, and a drive-through lane.

[REPORT](#)

- Location: 207 South Vasco Road (APN: 99B-8121-10)
- Site Area: 0.76± acres
- Applicant: Holt Construction, Inc.
- Application No.: Site Plan Design Review (SPDR) 18-001
- Public Improvements: Project will connect to existing public utilities.
- Zoning: Heavy Industrial (I-3)
- General Plan: High-Intensity Industrial (HII)
- Historic Status: None
- CEQA: Recommend finding the project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, Class 3(c), which exempts the construction of small structures, including restaurants, not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.
- Project Planner: Turhan Sonmez

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review (SPDR) 18-001, subject to conditions.

- 4.02 Consideration of site plan, architecture, and landscape design, along with related site improvements for an approximately 84,000± square foot, 33-foot tall warehouse and manufacturing building on Lot 6 of the Oaks Business Park. The building includes 11,700± square feet of potential office and 71,932± square feet of warehouse/manufacturing space. The site plan includes 4 loading docks, 150 parking spaces, and onsite landscaped stormwater treatment and retention. The project will replace the existing driveway curb cut with landscape and construct a new two-way driveway to provide site access.

[REPORT](#)

- Location: 300 Discovery Drive (Lot 6 of the Oaks Business Park)
- Site Area: 5.2± acres
- Applicant: Teresa Goodwin, HPA Architecture
- Application Number: Site Plan Design Review (SPDR) 17-005
- Public improvements: Extension of utilities into the site and relocation of an existing driveway on Discovery Drive.
- Zoning: Planned Development-Industrial (PD-I) 01-003
- General Plan: Low Intensity Industrial Park (LII)
- Historic Status: None

- CEQA: The environmental effects of the project were previously evaluated in the certified Environmental Impact Report for the Oaks Business Park, State Clearinghouse #2001032069.

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review (SPDR) 17-005, subject to conditions.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider General Plan Amendment 18-005 to amend Section VI. Emergency and Disaster Preparedness of the Public Safety Element of the Livermore General Plan to include a new goal, objectives and policies relating to and supporting the Tri-Valley Hazard Mitigation Plan. The goal, objectives and policies address natural hazard mitigation and protecting people, property and the environment from natural hazards.

[REPORT](#)

- Location: Citywide
- Site Area: Not applicable
- Applicant: City of Livermore
- Application Number: General Plan Amendment (GPA) 18-005
- Public improvements: Not applicable
- Zoning: Various
- General Plan: Various
- Historic Status: Not applicable
- CEQA: An Initial Study and Negative Declaration will be considered.
- Project Planner: Susan Frost

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and recommending the City Council approve General Plan Amendment (GPA) 18-005.

6. MATTERS FOR CONSIDERATION

- 6.01 General Plan Consistency Determination for the vacation of approximately 270± square feet of public right-of-way.
- Location: On Fourth Street, generally between Wood and Inman Streets and along the Livermore High School street frontage
 - Site Area: 270± square feet
 - Applicant: Livermore Valley Joint Unified School District
 - Application Number: Consistency Determination (CD) 18-003
 - Public improvements: None
 - Zoning: Education and Institution (E)
 - General Plan: Community Facility – High School (CF-H)
 - Historic Status: None

[REPORT](#)

- CEQA: Not a project under California Environmental Quality Act & CEQA Guidelines Section 21065.
- Project Planner: Jake Potter

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Consistency Determination CD18-003, finding the City's summary vacation of a portion of the Fourth Street right-of-way, between Wood Street and Inman Street and along the Livermore High School street frontage, consistent with Livermore's 2003-2025 General Plan.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

- 8. ADJOURNMENT** – To a regular Planning Commission meeting on August 7, 2018 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.