



## PLANNING COMMISSION

### AGENDA

TUESDAY, DECEMBER 4, 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, DECEMBER 4, 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 the Planning Commission 2019 Meeting Calendar

[Document](#)

**4. PROJECT REVIEW –None.**

## 5. PUBLIC HEARINGS

5.01 Hearing to consider a request to allow a 990 square foot expansion to the east side of an existing veterinary clinic building.

[Report](#)

- Location: 1172 Murrieta Boulevard
- Site Area: 0.35± acres
- Applicant: Jackie McCool, DVM
- Application Number: Site Plan Design Review Modification (SPDRM) 18-044 and Conditional Use Permit Modification (CUPM) 18-001
- Public Improvements: None
- Zoning: Professional Office (CP)
- General Plan: Office Commercial (OC)
- Historic Status: None
- CEQA: Recommend finding the project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301(e), Existing Facilities.
- Project Planner: Tricia Pontau, Assistant Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review Modification (SPDRM) 18-044 and Conditional Use Permit Modification (CUPM) 18-001, subject to conditions.

5.02 Hearing to consider a request to allow on-site dining at the former Springtown Golf Course in a tenant space that is currently used for a catering business. No structural changes or increase in square footage is proposed.

[Report](#)

- Location: 931 Larkspur Drive
- Site Area: 1,820 square feet within an existing building
- Applicant: Gail Travers, Springtown Homeowners Association
- Application Number: Conditional Use Permit (CUP) 18-004
- Public Improvements: None
- Zoning: Education and Institutions (E)
- General Plan: Parks, Trailways and Recreation Area (OSP)
- Historic Status: None
- CEQA: Recommend finding the project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301(a), Existing Facilities.
- Project Planner: Stephen Riley, Principal Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit (CUP) 18-004, subject to conditions.

- 5.03 Hearing to consider a proposed residential subdivision for 44 units, consisting of 38 single-family detached units and 6 duet/couplet units, on an approximately 31.7 acre vacant site located east of North Vasco Road, north of Garaventa Ranch Road/Altamont Creek Drive, and west of Laughlin Road. A proposed westerly extension of Bear Creek Drive would provide access to the internal residential street, and an emergency vehicle access (EVA), pedestrian, and bicycle bridge is proposed at Hawk Street.
- Location: East of North Vasco Road, north of Garaventa Ranch Road/Altamont Creek Drive, and west of Laughlin Road
  - Site Area: 31.7± acres
  - Applicant: Lafferty Communities
  - Application Numbers: Vesting Tentative Tract Map 8094 (SUB13-001) and Site Plan Design Review (SPDR) 13-005
  - Public Improvements: Public bicycle, pedestrian, and emergency vehicle access (EVA) bridge at Hawk Street, and public trails.
  - Zoning: Planned Unit Development (PUD) No. 115
  - General Plan: Urban Low Residential (UL-1)
  - Historic Status: None
  - CEQA: Re-Issued Final Environmental Impact Report document, together with the Draft EIR published in November 2012 and the Final EIR published in June 2014 (State Clearinghouse Number 2011112045), will be considered for compliance with the provisions of CEQA.  
The environmental documents are also available on the City's website at: [http://www.cityoflivermore.net/citygov/cdd/planning/garaventa\\_hills\\_final\\_eir.htm](http://www.cityoflivermore.net/citygov/cdd/planning/garaventa_hills_final_eir.htm).
  - Project Planner: Turhan Sonmez, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve Vesting Tentative Tract Map 8094 (SUB13-001) and Site Plan Design Review (SPDR) 13-005, subject to conditions.

This item was continued from the September 18, 2018 meeting.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on December 18, 2018 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.