



PLANNING COMMISSION

AGENDA

TUESDAY, JANUARY 15, 2019

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.



PLANNING COMMISSION AGENDA

TUESDAY, JANUARY 15, 2019

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 16, 2017 Planning Commission Meeting Minutes [MINUTES](#)
- 3.02 Approval of May 30, 2017 Planning Commission Meeting Minutes [MINUTES](#)
- 3.03 Approval of November 20, 2018 Planning Commission Meeting Minutes [MINUTES](#)
- 3.04 Approval of December 4, 2018 Planning Commission Meeting Minutes [MINUTES](#)

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

5.01 Hearing to consider a request to construct a new approximately 2,200 square foot drive-through quick service retail building at the existing Granada Shopping Center in an existing parking lot, install new landscaping, trash enclosure, and site lighting.

[REPORT](#)

- Location: 1951 Holmes Street, northwest corner of Holmes Street and Concannon Boulevard
- Site Area: 6.4± acres
- Applicant: Max Fischer, Ware Malcomb
- Application Numbers: Conditional Use Permit (CUP) 18-005 and Site Plan Design Review Modification (SPDRM) 18-052
- Public improvements: None
- Zoning: Neighborhood Business Commercial (CNB)
- General Plan: Neighborhood Commercial (NC)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, which exempts the construction of new small commercial structures up to 2,500 square feet.
- Project Planner: Andy Ross, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit (CUP) 18-005 and Site Plan Design Review Modification (SPDRM) 18-052, subject to conditions.

5.02 Consideration of a request for Site Plan Design Review and Planned Development-Industrial zoning approval to authorize construction of an approximately 372,500 square foot warehouse/distribution building with 29,000 square feet of office use on an approximately 19.1-acre site. The proposed building is approximately 45 feet tall with height variations and architectural accents that range from approximately 41 feet to 49 feet. The project provides 295 parking spaces, which are distributed north and west of the building, near the site entries. The project also provides parking for 49 trailers and loading docks for 50 tractor-trailers. The loading docks are located on the north and south elevations, where the projecting portions of the building, screen walls, and landscape will screen the docks from the street.

[REPORT](#)

- Location: Southwest quadrant of Jack London Boulevard and Isabel Avenue
- Site Area: 19.1± acres
- Applicant: Jack London Blvd & Isabel Ave LLC

- Application Numbers: Site Plan Design Review (SPDR) 18-002 and Planned Development-Industrial (PD-I) 18-002
- Public improvements: Include extension of utilities and installation of street frontage improvements. Frontage improvements include new curb, gutter, and sidewalk on Voyager Street, new frontage landscape and a multi-use trail along Jack London Boulevard, and new landscape along Isabel Avenue.
- Zoning: Planned Development (PD)
- General Plan: Business and Commercial Park (BCP)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council certify the environmental document and approve Planned Development-Industrial (PD-I) 18-002 and Site Plan Design Review (SPDR) 18-002, subject to conditions.

5.03 Consideration of a request to permit a commercial recreational facility (Limitless Escape Games) in the Heavy Industrial (I-3) Zone.

NOTE: Conditional Use Permit (CUP) 18-006 has been withdrawn at the request of the applicant.

- Location: 7674 Las Positas Road
- Site Area: 3,548± square feet
- Applicant: Michael Hill, Limitless Escape Games Inc.
- Application Number: Conditional Use Permit (CUP) 18-006
- Public improvements: None
- Zoning: Heavy Industrial (I-3)
- General Plan: High Intensity Industrial (HII)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(a), Existing Facilities.
- Project Planner: Kam Purewal

6. MATTERS FOR CONSIDERATION – None.

6.01 Election of 2019 Chairperson and Vice Chairperson.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

7.01 Verbal Update on Completed Matters Initiated: Isabel Avenue Monument Sign (MIP18-008)

8. ADJOURNMENT – To a regular Planning Commission meeting on February 5, 2019 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.