



PLANNING COMMISSION

AGENDA

TUESDAY, MAY 7, 2019

REGULAR MEETING – 7:00 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Jacob Anderson, Commissioner
Erik Bjorklund, Commissioner

PLEASE NOTE OUR NEW START TIME!
Planning Commission meetings now begin at 7:00 pm.



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 CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@CITYOFLIVERMORE.NET OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.



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TUESDAY, MAY 7, 2019

REGULAR MEETING – 7:00 PM

**COUNCIL CHAMBERS
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1. CALL TO ORDER 7:00 PM

1.01 Roll Call Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Jacob Anderson, Commissioner
Erik Bjorklund, 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

4.01 Request to develop the site with an approximately 111,172 square foot industrial warehouse building, consisting of approximately 103,372 square feet of warehouse space and approximately 7,800 square feet of office

[REPORT](#)

space. The proposal includes on-site parking, landscaping, and storm water treatment improvements.

- Location: Southeast corner of South Vasco Road and Las Positas Road
- Site Area: Approximately 6.1 acres
- Applicant: HPA, Inc.
- Application Numbers: Site Plan Design Review (SPDR) 18-007
- Public Improvements: Public improvements would include a new bus turnout lane and sidewalk extension to a relocated bus stop along Las Positas Road, and a sidewalk connection to the Brisa neighborhood to the south.
- Zoning: Heavy Industrial (I-3)
- General Plan: High Intensity Industrial (HII)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Turhan Sonmez

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review (SPDR) 18-007, subject to conditions.

5. PUBLIC HEARINGS

5.01 Hearing to consider amending Conditional Use Permit 08-006 to authorize an indoor volleyball facility with five full courts that will primarily be used for practice within an approximately 40,500 square foot existing building.

[REPORT](#)

- Location: 6474 Patterson Pass Road
- Site Area: 4.13± acres
- Applicant: Andrea DeMeo - Tri-Valley Ice
- Application Number: Conditional Use Permit Modification (CUPM) 19-002
- 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, Assistant Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Conditional Use Permit Modification (CUPM) 19-002, subject to conditions.

6. MATTERS FOR CONSIDERATION

- 6.01 Resolution finding that the City's disposition of four City-owned townhomes is consistent with the 2003 Livermore General Plan as required by Government Code Section 65103(c).

[REPORT](#)

- Location: 153 Gillette Place No.106,1921 Depot Drive No.113, 161 North L Street No.103, and 161 North L Street No.113
- Site Area: 7,075± square feet
- Applicant: City of Livermore
- Application Number: Consistency Determination (CD) 19-003
- Public improvements: None
- Zoning: Downtown Specific Plan (DSP) – Northside Neighborhood
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: Not a project under the California Environmental Quality Act (CEQA).
- Project Planner: Ashley McBride, Assistant Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Consistency Determination (CD) 19-003.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

- 7.01 Completed Matters Initiated MIP19-004: Graffiti at US Post Office
- 7.02 Completed Matters Initiated MIP19-005: Lomas Avenue Traffic Issue

[REPORT](#)

[REPORT](#)

8. **ADJOURNMENT** – To a regular Planning Commission meeting on May 21, 2019 at 7:00 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.