



PLANNING COMMISSION

AGENDA

TUESDAY, DECEMBER 17, 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
John Stein, 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 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, DECEMBER 17, 2019

REGULAR MEETING – 7:00 PM

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

1. CALL TO ORDER 7:00 PM

- 1.01 Roll Call
- Gina Bonanno, Chairperson
Bryan Fagundes, Vice Chairperson
Jacob Anderson, Commissioner
Erik Bjorklund, Commissioner
John Stein, 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 November 5, 2019 Planning Commission Meeting Minutes [Document](#)
- 3.02 Approval of the Planning Commission 2020 Meeting Calendar [Document](#)

- 3.03 Request to consider authorizing a two-year extension of Vesting Tentative Tract Maps 8173 and 8305 for Brighton Village 3.
- Location: 2855 Old First Street
 - Site Area: 0.80± acres
 - Applicant: Mike Serpa, Concentric Development Group, Inc.
 - Application Number: Subdivision Amendment (SUBA) 19-001
 - Zoning: Downtown Specific Plan (DSP) - Downtown Transit Gateway Subarea
 - General Plan: Downtown Area (DA)
 - Historic Status: None
 - CEQA: Project is exempt under Section 15061(3), the Common Sense Exemption, which stipulates that CEQA only applies to projects with the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
 - Project Planner: Ingrid Rademaker, Special Projects Coordinator

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Subdivision Amendment (SUBA) 19-001.

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider development of 186 town home units ranging from two and three-stories. The project proposes to change the General Plan designation of two vacant parcels totaling approximately 35 acres from the existing land use designations of Low Intensity Industrial, Service Commercial, and Limited Agriculture to Urban Medium High Residential and Open Space. The proposed residential project includes roads, street lighting, landscaping, and other public improvements, and the preservation of 23 acres of open space.
- Location: Lassen Road, northwest of I-580 and the First Street overpass (APNs: 902 000800202 and 099 002300800)
 - Site Area: 35± acres
 - Applicant: Adam Tennant, WestGate Ventures
 - Application Numbers: General Plan Amendment (GPA) 18-003; Vesting Tentative Tract Map (VTTM) 8454, Subdivision (SUB) 18-001; Planned Development Residential (PD-R) 18-003; Site Plan Design Review (SPDR) 18-003; and Development Agreement (DA) 18-001
 - Zoning: Planned Unit Development (PUD) 105-80 and PUD 88-81
 - General Plan: Limited Agriculture (LDAG) and Service Commercial (SC)
 - Historic Status: None
 - CEQA: A Mitigated Negative Declaration under the provisions of the

- California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Andy Ross, Associate Planner

This item is continued to a date to be determined.

- 5.02 Hearing to receive public comments on the Notice of Preparation (NOP) of a Supplemental Environmental Impact Report for the Isabel Neighborhood Specific Plan (Specific Plan). The Planning Area for the Specific Plan covers approximately 1,138 acres in the northwest portion of the City. The Specific Plan allows for development of up to 4,095 new multi-family housing units, a neighborhood commercial center including neighborhood-serving retail uses, approximately 2.1 million square feet of net new non-residential development, and pedestrian and bicycle amenities. [Report](#)
- Application Number: Specific Plan (SP) 18-001
 - Project Planner: Ashley McBride, Associate Planner

Recommendation: Staff recommends the Planning Commission receive public comments regarding the Notice of Preparation of a Supplemental Environmental Impact Report for the Isabel Neighborhood Specific Plan. No action is required by the Planning Commission at this meeting.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

- 8. ADJOURNMENT** – To a regular Planning Commission meeting on January 7, 2020 at 7:00 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.