



PLANNING COMMISSION
AGENDA

TUESDAY, MAY 5, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/82897504258>

Zoom dial in phone number:

1 669 900 9128 or +1 253 215 8782
Meeting ID: 828 9750 4258

PLANNING COMMISSION

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



HOW TO PARTICIPATE IN YOUR PLANNING COMMISSION MEETING - You can participate in the meeting in a number of ways:

Citizens Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 500 words 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 500 words to make your comments.

Other Agenda Items are also open for public input including *Consent Calendar* or *Matters for Consideration* items. These comments are also subject to the 500-word limit.

You can participate in the meeting in a number of ways. Participants are encouraged to submit their comments prior to the meeting:

Email Comments may be submitted by the public. Comments must be submitted to the Planning Division (planning@cityoflivermore.net) no later than 12:00 pm on the day of the meeting to be provided to the Planning Commission the night of the meeting.

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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 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.

The Agenda packets, including Staff Report and other pertinent documents for the Planning Commission meeting, will be available on the Friday evening prior to the Planning Commission meeting on the City's website <http://www.cityoflivermore.net>.

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 on the City's website <http://www.cityoflivermore.net>.

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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1. CALL TO ORDER 7:00 PM

- 1.01 Roll Call
- Bryan Fagundes, Chairperson
Erik Bjorklund, Vice Chairperson
Jacob Anderson, Commissioner
Gina Bonanno, 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 submit comments via Zoom Q&A. Staff will read comments into the record.*
- *Comments are limited to a maximum of 500 words per person.*

3. CONSENT CALENDAR – None.

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider the proposed demolition of three existing buildings and construction of three new buildings that will contain the following uses: [Report](#)
- Housing: 23 new units of studio and one-bedroom apartments with on-site supportive services and property management and one two-bedroom manager's apartment. The housing will be 100 percent affordable to low-income households, with a portion of the units designated to very low-income individuals with disabilities and/or who have experienced homelessness;
 - Resource Center: Approximately 6,200 square feet of new space that includes offices, meeting rooms, and a multi-purpose assembly space, as well as a laundry room and showers; and
 - Food Service Kitchen: A commercial kitchen operated and controlled by Open Heart Kitchen, preparing hot and cold meals for community members onsite as well as offsite. The kitchen replaces an existing commercial kitchen that was damaged in a fire.
 - Location: 460 North Livermore Avenue
 - Site Area: 0.8± acres
 - Applicant: Brianne Steinhauser for Gunkel Architecture, Inc.
 - Application Numbers: Site Plan Design Review (SPDR) 19-002, Conditional Use Permit (CUP) 19-003, Subdivision (SUB) 19-004 (Parcel Map Waiver 10995), and Certificate of Appropriateness (COA) 19-011
 - Public improvements: The development will include the extension of utilities through the site and street frontage improvements that include striped parallel parking and new sidewalk and planter strips on North Livermore Avenue and Park Street.
 - Zoning: T4 Neighborhood-Open (T4N-O)
 - General Plan: Office Commercial (OC)
 - Historic Status: None
 - CEQA: Recommending finding the project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines section 15332, which exempts in-fill projects.
 - Project Planner: Ben Murray, Principal Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution certifying the environmental document and approving Site Plan Design Review (SPDR) 19-002, Conditional Use Permit (CUP) 19-003, Subdivision (SUB) 19-004 (Parcel Map Waiver 10995), and Certificate of Appropriateness (COA) 19-011, subject to conditions.

6. MATTERS FOR CONSIDERATION – None.

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. **ADJOURNMENT** – To a regular Planning Commission meeting on May 19, 2020 at 7:00 p.m., as a Zoom meeting.

Supplemental Materials