



PLANNING COMMISSION
AGENDA

TUESDAY, JUNE 16, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/83787628910>

Zoom dial in phone number:

1 669 900 9128 or +1 253 215 8782
Meeting ID: 837 8762 8910

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 a request to allow outdoor cooking and expanded business hours for the restaurant operating at the former Springtown Golf Course. No structural changes or increase in square footage are proposed.

[Report](#)

- Location: 939 Larkspur Drive
- Site Area: 1,820± square feet within an existing building
- Applicant: Ramona Margarita Quintero, El Chaparrito
- Application Number: Conditional Use Permit Modification (CUPM) 20-001
- 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 Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301(a), Existing Facilities.
- Project Planner: Tricia Pontau, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution instructing staff to file a Notice of Exemption with the Alameda County Clerk and approving Conditional Use Permit Modification (CUPM) 20-001, subject to conditions.

- 5.02 Hearing to consider a request to amend the General Plan, South Livermore Valley Specific Plan (Specific Plan), and Planned Unit Development 154 to allow for either a small winery or a boutique winery and single-family residence at Specific Plan commercial site 4A2. This application is for text change only, no physical development is proposed.

[Report](#)

- Location: East side of Arroyo Road, between Ascalano Lane and Hansen Road (APN: 99-682-2)
- Site Area: 1.85± acres
- Applicant: Matt Ford - Weston Properties
- Application Numbers: General Plan Amendment (GPA) 20-001; Specific Plan Amendment (SPPA) 18-004; and Development Code Amendment (DCA) 20-001
- Public Improvements: None.
- Zoning: Planned Unit Development 154 (Specific Plan Subarea 4, Parcel A)
- General Plan: South Livermore Valley Specific Plan, Vineyard Commercial (SV-VC)
- Historic Status: None
- CEQA: An addendum to the 1997 South Livermore Valley Specific Plan and General Plan Amendment EIR will be considered under the provisions of the California Environmental Quality Act (CEQA).
- Project Planner: Jake Potter, Assistant Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council adopt the Addendum to the 1997 South Livermore Valley Specific Plan and General Plan Amendment EIR and approve General Plan Amendment (GPA) 20-001; Specific Plan Amendment (SPPA) 18-004; and Development Code Amendment (DCA) 20-001.

- 5.03 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 an approximately 35 acre site from Low Intensity Industrial, Service Commercial, and Limited Agriculture to Urban High Residential – 3 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.

[Report](#)

- 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; Development Agreement (DA) 18-001; and Zoning Map Amendment (ZMA) 20-001
- 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

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration and approve 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; Development Agreement (DA) 18-001; and Zoning Map Amendment (ZMA) 20-001, subject to conditions.

This item was continued from June 2, 2020.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on July 7, 2020 at 7:00 p.m., as a Zoom meeting.

Supplemental Materials