



PLANNING COMMISSION
AGENDA

TUESDAY, JULY 7, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/89878967734>

Zoom dial in phone number:

1 669 900 9128

Meeting ID: 898 7896 7734

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.

Zoom Webinar:

ZOOM WEBINAR:
<https://us02web.zoom.us/j/89878967734>

Zoom dial in phone number:
1 669 900 9128
Meeting ID: 898 7896 7734

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.



PLANNING COMMISSION AGENDA

TUESDAY, JULY 7, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/89878967734>

Zoom dial in phone number:

1 669 900 9128

Meeting ID: 898 7896 7734

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 for Subdivision (SUB) 18-008 (Vesting Tentative Tract Map [VTTM] 8388), Planned Development Amendment (PDA) 18-011, and Site Plan Design Review (SPDR) 18-020, to subdivide a parcel containing an existing single-family residence into five lots, amend residential development standards for the lots, and develop four of the lots with new single-family detached homes.
- Location: 1080 Central Avenue
 - Site Area: 1.0± acres
 - Applicant: Michael Kelly
 - Application Numbers: Subdivision (SUB) 18-008, Vesting Tentative Tract Map (VTTM) 8388, Planned Development Amendment (PDA) 18-011, and Site Plan Design Review (SPDR) 18-020
 - Public improvements: Curb, gutter, and sidewalk, and undergrounding of existing overhead utilities along Central Avenue property frontage. Extension of the north and south segments of Cherry Way, through the parcel, to form abutting cul-de-sacs with rolled curbs for emergency vehicle access.
 - Zoning: Planned Development-Residential (PD-R) 03-004
 - General Plan: Urban Medium Residential (UM)
 - Historic Status: None. Existing structures are not proposed to be modified.
 - CEQA: Recommend finding this project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15332, Class 32, Infill Development.
 - Project Planner: Turhan Sonmez, Associate Planner

This item is continued to August 4, 2020.

- 5.02 Hearing to consider a request to authorize a Conditional Use Permit to allow a dentist use within an existing approximately 2,000 square foot tenant space in Pad Building C at The Shops retail commercial center along West Jack London Boulevard. [Report](#)
- Location: 3028 W. Jack London Boulevard
 - Site Area: 11.5± acre site; 2,000± square foot tenant space
 - Applicant: Colin Young, DMD
 - Application Number: Conditional Use Permit (CUP) 20-003
 - Public improvements: None
 - Zoning: Planned Development - El Charro Specific Plan - Highway Regional Commercial (PD-ECSP-HRC)
 - General Plan: Business and Commercial Park (BCP)
 - Historic Status: None
 - CEQA: Recommend finding this project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Sections 15301 (a), Existing Facilities.

- Project Planner: Jake Potter, Assistant 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 (CUP) 20-003, subject to conditions.

- 5.03 Hearing to consider amending the Livermore Development Code regarding, Temporary Signs, including Section 4.06.140, to update sections relating the location, time of day, number of days for commercial and non-commercial temporary signs in all zoning districts.

[Report](#)

- Location: Citywide
- Site Area: Not applicable
- Applicant: City of Livermore
- Application Number: Development Code Amendment (DCA) 20-003
- Public improvements: Not applicable
- Zoning: Various
- General Plan: Various
- Historic Status: Not applicable
- CEQA: Recommend finding the project is exempt from the California Environmental Quality Act under Section 15061(b)(3) that the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing 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: Susan Frost, Special Projects Coordinator

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council instruct staff to file a Notice of Exemption with the Alameda County Clerk and approve Development Code Amendment (DCA) 20-003.

- 5.04 Hearing to receive public comments regarding the Draft Supplemental Environmental Impact Report for the Isabel Neighborhood Specific Plan. The Isabel Neighborhood Specific Plan would establish land use regulations for the development of a complete transit-oriented neighborhood in the area surrounding the proposed Valley Link station in the median of I-580, just east of Isabel Avenue. The Plan would allow up to 4,095 new multi-family housing units and approximately 2.1 million square feet of net new non-residential uses. The Plan also includes three new neighborhood parks, multi-use trails, and pedestrian and bike facilities.

[Report](#)

- Location: The Planning Area for the Isabel Neighborhood Specific Plan is located in northwest Livermore, and is bisected by Interstate 580 in an area developed primarily with industrial and commercial uses, residential uses, Las Positas College, and several large undeveloped sites.

- Site Area: 1,100± acres
- Applicant: City of Livermore
- Application Numbers: Specific Plan 18-001 (SP)18-001; Development Code Text Amendments (DCA)18-001; Annexation - Pre-Zoning (APZ)18-001; General Plan Text and Map Amendments (GPA)18-001; Zoning Map Amendment (ZMA)18-001 to rescind the following Planned Developments (PD) and Planned Unit Developments (PUD): PUD 116, PDI 06-008, PD 17, PDC 00-195, PDR 01-016, PDI 00-188, PDI 03-003, PDI 01-020 and PDR 01-001, and replace with Isabel Neighborhood Specific Plan zoning (INSP); Planned Development Amendment (PD)18-001 to amend PUD 153-84; Planned Development Amendment (PD)18-006 to amend PDI 00-181; Planned Development Amendment (PD)18-007 to amend PDI 01-002; and Planned Development Amendment (PD)18-009 to amend PD 16.
- Public Improvements: All planned infrastructure necessary to serve the planned development such as roads, utilities, and parks.
- Zoning: Various. The project proposes to rezone the Planning Area to Isabel Neighborhood Specific Plan (INSP).
- General Plan: Various. The project proposes to change the land use designation of Planning Area to Isabel Neighborhood (IN).
- Historic Status: One property in the Plan Area (Gandolfo Ranch on East Airway Boulevard) was identified in the 2018 Environmental Impact Report for the Isabel Neighborhood Specific Plan as potentially eligible for listing in the National Register of Historic Places.
- CEQA: 2020 Isabel Neighborhood Specific Plan Supplemental Environmental Impact Report SCH# 2016042039
- Project Planner: Ashley Vera, Associate Planner
- Project website: www.cityoflivermore.net/insp

Recommendation: Staff recommends the Planning Commission receive public comments regarding the Draft 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

- 6.01 2019 Community Services and Infrastructure Report (POL19-001) and SB 330, Housing Crisis Act of 2019.

[Report](#)

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council consider and approve the information and determinations in the 2019 Community Services and Infrastructure Report (CSIR).

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

7.01 Completed Matters Initiated MIP19-003: Wine Country Inn Sidewalk Elimination

[Report](#)

8. ADJOURNMENT – To a regular Planning Commission meeting on July 21, 2020 at 7:00 p.m., held virtually via Zoom.

[Supplemental Materials](#)