



PLANNING COMMISSION
AGENDA

TUESDAY, JULY 21, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/84041612201>

Zoom dial in phone number:

1 669 900 9128

Meeting ID: 840 4161 2201

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 for a General Plan Amendment, Zoning Map Amendment, Subdivision, Conditional Use Permit, and Site Plan Design Review to authorize a new approximately 4,750 square foot, 26-foot high, one-story, Chick-fil-A restaurant building with a drive-through, on an approximate 1.5-acre parcel, with 48 off-street parking stalls, landscape, lighting and public improvements. Application includes annexation of 23 acres into the City, General Plan and Zoning Map amendment, subdivision of land, development agreement to secure off-site amenities, and a conditional use permit to facilitate the proposed restaurant and drive-through use.

- Location: 1754 North Livermore Avenue (currently within unincorporated Alameda County)
- Site Area: 23± acres
- Applicant: Meridian
- Application Numbers: General Plan Amendment (GPA)16-004, Pre-zoning and Annexation (APZ) 16-003, Vesting Tentative Parcel Map (VTPM) 10720, Subdivision (SUB) 17- 005, Conditional Use Permit (CUP) 16-012, Site Plan Design Review (SPDR) 16-022, and Development Agreement (DA) 16-001
- Public improvements: Roadway and intersection improvements including median modifications and signal enhancements, street frontage improvements including curb gutter, sidewalk, and lighting, and sewer, water, and storm water improvements.
- Zoning: Agriculture (A) (Alameda County), and Commercial Highway Service (CHS) (City of Livermore)
- General Plan: Open Space (OSP) and Business Commercial Park (BCP)
- Historic Status: None
- CEQA: An Initial Study and Mitigated Negative Declaration will be considered pursuant to the provisions of the California Environmental Quality Act.
- Project Planner: Andy Ross, Associate Planner

This item is continued to August 4, 2020.

5.02 Hearing to consider a request for a Conditional Use Permit and Site Plan Design Review to authorize renovations to the existing St. Charles Borromeo church campus. Applicant proposes to remodel and expand existing buildings, reconfigure onsite parking and emergency vehicle access, renovate landscaping throughout the campus, construct new campus entry features along Lomas Avenue, and construct a new trash enclosure and storage building.

- Location: 1315 Lomas Avenue
- Site Area: 6.3± acres

[Report](#)

- Applicant: St. Charles Borromeo Catholic Church
- Application Numbers: Conditional Use Permit Modification (CUPM) 19-005, Site Plan Design Review Modification (SPDRM) 19-025, and Certificate of Appropriateness (COA) 19-053
- Public Improvements: None
- Zoning: Suburban Residential (R-S)
- General Plan: Urban Low Residential (UL-2)
- Historic Status: A Certificate of Appropriateness is required for modifications to the existing main congregation building, which is over 50 years of age.
- CEQA: Recommend finding the project is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301 Class 1, Existing Facilities, Subsection E(2), Additions to existing structures.
- Project Planner: Turhan Sonmez, 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) 19-005, Site Plan Design Review Modification (SPDRM) 19-025, and Certificate of Appropriateness (COA) 19-053, subject to conditions.

6. MATTERS FOR CONSIDERATION

6.01 General Plan Consistency Determination for the vacation of approximately 10,201 square feet of public right-of-way adjacent to Livermore High School.

[Report](#)

- Location: On Cowboy Alley and School Street along the Livermore High School street frontage
- Site Area: 10,201± square feet
- Applicant: City of Livermore
- Application Number: Consistency Determination (CD) 20-003
- Public improvements: None
- Zoning: Education and Institution (E)
- General Plan: Community Facility – High School (CF-H)
- Historic Status: None
- CEQA: Not a project under California Environmental Quality Act & CEQA Guidelines Section 21065.
- Project Planner: Steve Riley, Principal Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Consistency Determination (CD) 20-003, finding the City's vacation of a small portion of Cowboy Alley right-of-way and two strips of right-of-way along School Street along the Livermore

High School street frontage, consistent with Livermore's 2003-2025 General Plan.

7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on August 4, 2020 at 7:00 p.m., held virtually via Zoom.