



PLANNING COMMISSION  
AGENDA

TUESDAY, AUGUST 4, 2020

REGULAR MEETING – 7:00 PM

**TELECONFERENCE:**

**ZOOM WEBINAR:**

<https://us02web.zoom.us/j/89423724166>

**Zoom dial in phone number:**

1 669 900 9128

Meeting ID: 894 2372 4166

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:**

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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](mailto: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 Subdivision 18-008 (Vesting Tentative Tract Map 8388), Planned Development Amendment 18-011, and Site Plan Design Review 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

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council instruct staff to file a Notice of Exemption, and approve Subdivision (SUB) 18-008, Vesting Tentative Tract Map (VTTM) 8388, Planned Development Amendment (PDA) 18-011, and Site Plan Design Review (SPDR) 18-020, subject to conditions.

**This item is continued to September 1, 2020.**

5.02 Hearing to consider a request to amend Conditional Use Permit 08-006 to authorize an indoor ice-skating facility within an approximately 35,000 square-foot building.

[Report](#)

- Location: 6474 Patterson Pass Road
- Site Area: 4.13± acres
- Applicant: Andrea DeMeo - Tri-Valley Ice
- Application Number: Conditional Use Permit Modification (CUPM) 19-008
- Public Improvements: None

- Zoning: Heavy Industrial (I-3)
- General Plan: High Intensity Industrial (HII)
- Historic Status: None
- CEQA: Recommend finding this project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301(a), Existing Facilities.
- Project Planner: Kam Purewal, Assistant Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution instructing staff to file a Notice of Exemption and approving Conditional Use Permit Modification (CUPM) 19-008, subject to conditions.

5.03 Hearing to consider a request for a General Plan Amendment 16-004, Zoning Map Amendment 16-003, Subdivision 17-005, Conditional Use Permit 16-012, Site Plan Design Review 16-022, and Development Agreement 16-001, 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.

[Report](#)

- 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

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration, and approve 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 subject to conditions.

This item was continued from July 21, 2020.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on August 18, 2020 at 7:00 p.m., held virtually via Zoom.

[Supplemental Materials](#)