



PLANNING COMMISSION
AGENDA

TUESDAY, SEPTEMBER 15, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/84744280965>

Zoom dial in phone number:

1 669 900 9128

Meeting ID: 847 4428 0965

PLANNING COMMISSION

Erik Bjorklund, Chairperson
Jacob Anderson, Vice Chairperson
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 Erik Bjorklund, Chairperson
Jacob Anderson, Vice Chairperson
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 Conditional Use Permit to authorize a new 50-foot tall wireless telecommunication facility (a stealth monotree) on City of Livermore airport-owned property south of West Jack London Boulevard and east of El Charro Road. [Report](#)

- Location: 2990 West Jack London Boulevard (south of West Jack London Boulevard and approximately 500-feet east of El Charro Road, APN 904-0013-001-1)
- Site Area: 4.5± acres (site parcel); 875 square feet (potential lease area)
- Applicant: Qualtek Wireless for AT&T Mobility
- Application Number: Conditional Use Permit (CUP) 19-008
- Public Improvements: Ten-foot wide access and utility pathway from West Jack London Boulevard to the proposed site (along existing city-owned access road)
- Zoning: Planned Development-El Charro Specific Plan-Open Space (PD-ECSP-OS)
- General Plan: Limited Agriculture (LDAG)
- Historic Status: None
- CEQA: Recommend finding the project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section, 15303 New Construction or Conversion of Small Structures
- Project Planner: Ingrid Rademaker, Special Projects Coordinator

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

- 5.02 Hearing to consider a request for an Annexation/Prezoning, Zoning Map Amendment, General Plan Amendment, Variance, Conditional Use Permit and Site Plan Design Review to authorize the development of a commercial plaza (Greenville Plaza), consisting of a convenience store, restaurant with drive-thru, retail building with drive-thru, carwash, 12 stall fuel station with canopy and associated parking, landscaping, and site improvements. [Report](#)

- Location: Vacant parcel located between Northfront Road, Interstate 580 (I-580), and the I-580 westbound on-ramp, along the eastern periphery of the City of Livermore, within the eastern portion of unincorporated Alameda County (Assessor Parcel Numbers 99B-5500-1-2; 99B-5500-2-3; and 99B-5500-5).
- Site Area: 2.5± acres
- Applicant: Ali Amidy
- Application Numbers: Annexation/Pre-Zoning (APZ) 17-001, Zoning Map Amendment (ZMA) 17-001, General Plan Amendment (GPA) 20-002, Variance (VAR) 18-002, Conditional Use Permit (CUP) 20-005, and Site Plan Design Review (SPDR) 17-001

- Public Improvements: Provide frontage improvements including curb, gutter, sidewalk, bicycle lanes, street lights along Northfront Road, and extend water, storm drain, and sewer mains from existing infrastructure at the intersection of Northfront Road and Laughlin Road to the project site.
- Zoning: Agriculture (A)/Industrial (M-2) (Alameda County), and Highway Service Commercial (CHS) (City of Livermore)
- General Plan: Highway Commercial (HC)
- Historic Status: None.
- CEQA: An Initial Study and Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planners: Ben Murray, Principal Planner and Turhan Sonmez,
- Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration, and approve Annexation/Pre-Zoning (APZ) 17-001, Zoning Map Amendment (ZMA) 17-001, General Plan Amendment (GPA) 20-002, Variance (VAR) 18-002, Conditional Use Permit (CUP) 20-005, and Site Plan Design Review (SPDR) 17-001, subject to conditions.

5.03 Hearing to consider Downtown Specific Plan Amendments to allow a four story hotel downtown.

[Report](#)

- Location: 2205 Railroad Avenue
- Site Area: Various
- Applicant: City of Livermore
- Application Number: Specific Plan Amendment (SPPA) 20-001
- Public improvements: None
- Zoning: Downtown Specific Plan (DSP) – Downtown Core
- General Plan: Downtown Area (DA)
- Historic Status: Not Applicable
- CEQA: Recommend finding the environmental impacts of the project were analyzed by, and the project is consistent with, an Addendum to the Downtown Specific Plan 2009 Subsequent Environmental Impact Report.
- Project Planner: Tricia Pontau, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council adopt an Addendum to the Downtown Specific Plan 2009 Subsequent Environmental Impact Report; instruct staff to file a Notice of Determination consistent with the provisions of the California Environmental Quality Act; and approve the amendments to the Downtown Specific Plan.

5.04 Hearing to consider a request for a Vesting Tentative Tract Map to subdivide parcels within the Downtown Specific Plan Amendment Project area to create nine separate parcels. The Downtown Specific Plan Amendment Project was approved on May 13, 2019 and approved specific projects on the project site, including a public park (existing Stockmen's Park), retail/restaurant uses, a black box theater, a Science and Society Center, multifamily workforce housing, a parking garage, public surface parking, and public streets. The proposed project would subdivide the project site into nine separate parcels, per the approved Downtown Specific Plan Amendments and Stockmen's Park Easement Agreement. [Report](#)

- Location: Within the Downtown Specific Plan Amendment Project area, the project site is located within the northern portion of the block bound by Railroad Avenue, South Livermore Avenue, First Street, and South L Street (Assessor Parcel Numbers 097-0001-022-01; 097-0001-030-01; and 098-0289-021-01).
- Site Area: 7± acres
- Applicant: City of Livermore
- Application Numbers: Subdivision (SUB) 20-008 (Vesting Tentative Tract Map (VTTM) 8574)
- Public Improvements: None.
- Zoning: Downtown Specific Plan (DSP) – Downtown Core
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: An Addendum to the Downtown Specific Plan 2009 Supplemental Environmental Impact Report will be considered.
- Project Planner: Turhan Sonmez, Associate Planner

Recommendation: Staff recommends the Planning Commission adopt a resolution recommending the City Council adopt the August 27, 2020 Addendum to the Downtown Specific Plan 2009 Subsequent Environmental Impact Report; instruct staff to file a Notice of Determination consistent with the provisions of the California Environmental Quality Act; and approve Subdivision (SUB) 20-008 (Vesting Tentative Tract Map 8574), 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 October 6, 2020 at 7:00 p.m., held virtually via Zoom.