



PLANNING COMMISSION
AGENDA

TUESDAY, OCTOBER 6, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/84453127608>

Zoom dial in phone number:

1 669 900 6833

Meeting ID: 844 5312 7608

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

- 3.01 Approval of July 7, 2020 Planning Commission Meeting Minutes [Document](#)

- 3.02 Approval of July 21, 2020 Planning Commission Meeting Minutes [Document](#)

4. PROJECT REVIEW – None.

5. PUBLIC HEARINGS

5.01 The Isabel Neighborhood Specific Plan (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 identifies the necessary infrastructure to serve the planned development, including three new neighborhood parks, multi-use trails, and pedestrian and bike facilities. The Plan also includes affordable housing strategies and policies and infrastructure financing strategies and policies.

[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 (SP) 18-001; Development Code Text Amendments (DCA) 18-001; Annexation - Pre-Zoning (APZ) 18-001; Active Transportation Plan Amendments (POL) 20-003; 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, PD-I 06-008, PD 17, PD-C 00-195, PD-R 01-016, PD-I 00-188,
- PD-I 03-003, PD-I 01-020 and PD-R 01-001; Planned Development Amendment (PD 18-001) to amend PUD 153-84; Planned Development Amendment
- (PD 18-006) to amend PD-I 00-181; Planned Development Amendment
- (PD 18-007) to amend PD-I 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 Draft Environmental Impact Report for the Isabel Neighborhood Specific Plan as potentially eligible for listing in the National Register of Historic Places.
- CEQA: 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 adopt resolutions recommending the City Council certify the Supplemental Environmental Impact Report for the Isabel Neighborhood Specific Plan (Specific Plan) and approve the Specific Plan and associated policy amendments.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on October 20, 2020 at 7:00 p.m., held virtually via Zoom.

[Supplemental Material](#)