



PLANNING COMMISSION
AGENDA

TUESDAY, NOVEMBER 17, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/82043290327>

Zoom dial in phone number:

1 669 900 6833

Webinar ID: 820 4329 0327

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.

Zoom Webinar:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/82043290327>

Zoom dial in phone number:

1 669 900 6833

Webinar ID: 820 4329 0327

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, NOVEMBER 17, 2020

REGULAR MEETING – 7:00 PM

TELECONFERENCE:

ZOOM WEBINAR:

<https://us02web.zoom.us/j/82043290327>

Zoom dial in phone number:

1 669 900 6833

Webinar ID: 820 4329 0327

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 to authorize the creation of a single parcel from three existing parcels, the demolition of two existing buildings over 50-years old, the continued use of a portion of the site as outdoor storage, and the development of a new 15,000± square-foot commercial building and associated parking, landscaping, and site improvements.

[Report](#)

- Location: 475, 511, and 527 Waxlax Way
- Site Area: 61,000± square feet
- Applicant: John Godkin, Three Alarm Fire Protection
- Application Numbers: Subdivision (SUB) 20-003 -Parcel Map Waiver (PMW) 11037, Certificate of Appropriateness (COA) 20-019, Conditional Use Permit Amendment (CUPA) 20-003, and Site Plan and Design Review Modification (SPDRM) 20-005.
- Public Improvements: None. The site does not have frontage on a public street. Private on-site improvements include the provision of stormwater treatment measures including two bio-detention basins, connection to utilities, and backflow prevention device and fire hydrant.
- Zoning: Commercial Service (CS)
- General Plan: Service Commercial (SC)
- Historic Status: A Certificate of Appropriateness will be considered for the demolition of both a residence and garage over 50 years of age.
- CEQA: Recommend finding the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15332, which exempts infill development projects.
- 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 Parcel Map Waiver (PMW) 11037, Subdivision (SUB) 20-003, Certificate of Appropriateness (COA) 20-019, Conditional Use Permit Amendment (CUPA) 20-003, and Site Plan and Design Review Modification (SPDRM) 20-005, subject to conditions.

- 5.02 Hearing to consider a request to change the street name on a portion of a City roadway. A portion of Comcast Place, north of North Canyons Parkway is proposed to be named Triad Drive.

[Report](#)

- Location: 3011, 3055, and 3077 Comcast Place
- Site Area: 27± acres
- Applicant: Josh Burdick - Align Real Estate
- Application Number: Subdivision Amendment (SUBA) 20-001
- Public improvements: None
- Zoning: Planned Development-Industrial (PD-I) 00-181
- General Plan: Business Commercial Park (BCP)
- Historic Status: None

- CEQA: Recommend finding this project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301(c), which exempts minor alteration of public facilities.
- Project Planner: Kam Purewal, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt a resolution recommending the City Council instruct staff to file a Notice of Exemption and approve Subdivision Amendment (SUBA) 20-001, 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 December 1, 2020 at 7:00 p.m., held virtually via Zoom.