



PLANNING COMMISSION

AGENDA

TUESDAY, MARCH 18, 2025

PLANNING COMMISSION REGULAR MEETING – 7:00 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE
AGENDA

IN PERSON INFORMATION:

CIVIC CENTER MEETING HALL
CITY COUNCIL CHAMBERS
1016 S. LIVERMORE AVENUE

Yolanda Fintschenko, Chair
Tracy Kronzak, Vice Chair
Jacob M Anderson, Commissioner
Nadine R Horner, Commissioner
Charity L Steele, Commissioner

1. CALL TO ORDER

ROLL CALL

Commissioner Charity Steele
Commissioner Nadine Horner
Commissioner Jacob Anderson
Vice Chairperson Tracy Kronzak
Chairperson Yolanda Fintschenko

PLEDGE OF ALLEGIANCE

2. OPEN FORUM

- In conformance with the Brown Act, no Planning Commission action can occur on items presented during Open Forum.
- To provide public comment, please submit a speaker card. When your name is called, walk to the lectern to address the Planning Commission.
- Comments are limited to a maximum of 3 minutes per person, per item. The Chair may reduce the amount of time based on the number of persons wishing to speak.
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene after Matters for Consideration.

3. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the Planning Commission with a single action. Members of the audience wishing to provide public input must submit a speaker card.

3.1 Approval of the February 18, 2025 Planning Commission Draft Meeting Minutes.

Recommendation:

Staff recommends the Planning Commission approve the draft minutes.

Staff Report

Attachments:

1. [02-18-2025 Draft Meeting Minutes](#)

4. PROJECT REVIEW

5. PUBLIC HEARINGS

5.1 Hearing to consider a request for a Conditional Use Permit for a restaurant and entertainment venue in an existing Downtown commercial building. In addition to being a restaurant, the business would provide a variety of entertainment options on the weekends including country line dancing, live music, trivia nights, karaoke, mechanical bull riding, and private events. No exterior modifications are proposed.

Recommendation:

Staff recommends the Planning Commission adopt two separate resolutions:

1. Finding that the project is exempt from the California Environmental Quality Act (CEQA)

under CEQA Guidelines Section 15301(a), Existing Facilities, which exempts minor interior or exterior alterations, and directing the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

2. Approving Conditional Use Permit (CUP) 25-001, subject to the attached Conditions of Approval.

Staff Report

Attachments:

1. Vicinity Map
2. Development Plans
3. Business Plan
4. Noise Study
5. Resolution - CEQA
6. Resolution - Project
7. Exhibit A - Conditions of Approval
8. Public Comment Letter

- 5.2 Hearing to consider a request for a Conditional Use Permit and Site Plan Design Review to authorize a new AT&T wireless communications facility consisting of nine antennas mounted on a 68-foot-tall light standard and associated ground equipment on Livermore Area Recreation and Park District-owned land located at Max Baer Park.

Recommendation:

Staff recommends the Planning Commission do the following:

1. Adopt a resolution finding that the project is exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3, which exempts new construction or conversion of small structures.
2. Adopt a resolution approving Conditional Use Permit (CUP) 24-008 and Site Plan Design Review (SPDR) 24-009, subject to the attached Conditions of Approval.
3. Advise the Applicant that the approval is subject to a 15-day appeal period.

Staff Report

Attachments:

1. Location Map
2. Proposed Plans
3. RF-EME Report
4. Coverage Maps
5. Alternative Sites Analysis
6. Project Support Statement
7. Memo - AT&T FirstNet from Emergency Manager
8. Photosimulations
9. Noise Assessment
10. Resolution (CEQA)
11. Resolution (Project)
12. Exhibit A - Conditions of Approval

- 5.3 Public Comment on the Notice of Preparation of an Environmental Impact Report for the Pacific and Livermore Townhomes Project (Subdivision 23-004 and Site Plan Design Review 23-006).

Recommendation:

Staff recommends the Planning Commission receive public comments regarding the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Pacific and Livermore Townhomes Project for a Subdivision (SUB) 23-004 and Site Plan Design Review (SPDR) 23-006. The Planning Commission will review and make a recommendation regarding the Project and the related Environmental Impact Report at a future public hearing.

Staff Report

Attachments:

1. [Location map, existing conditions, and proposed plans](#)
2. [Notice of Preparation](#)
3. [Pacific and Livermore Townhomes Initial Study](#)
4. [Public Comment](#)

6. MATTERS FOR CONSIDERATION

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, April 1, 2025 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

9. HOW TO PARTICIPATE IN THE MEETING

You can participate in the meeting in a number of ways:

Open Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission you must submit a speaker card to the Planning Commission Liaison prior to the start of that item. Please note 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 a presentation by the applicant, and then questions from the Planning Commission. The Chair will then open the hearing to the public and offer an opportunity for public comments. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission, you must submit a speaker card to the Planning Commission Liaison prior to the start of the presentation of the item.

Other Agenda Items are also open for public input including Consent Calendar or Matters for Consideration items. These comments are also subject to the 3-minute limit.

Special Meetings, Workshops - The public will have the opportunity to address the Planning Commission regarding the item that is the subject of the special meeting or workshop. Public comments are limited to a maximum of 3 minutes per person.

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the Planning Commission Liaison (planning@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the Commission and available on the City website prior to the meeting. These items will NOT be read into the record.

eComments may be submitted by the public using the eComment link [here](#). Comments may be up to 1000 characters in length and will be accepted up until 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the the Commission and the public upon submittal.

Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment in person, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the Planning Commission Liaison prior to the start of the item. Please note 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.

If you would like to deliver written materials to the Commission as part of your public comments, please provide 8 copies of to the Planning Commission Liaison with your speaker card.

The **Planning Commission Agenda and Agenda Reports** are prepared by City staff and are available for public review on Friday evening, three days prior to the Planning Commission meeting at 1016 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, <http://livermoreca.gov/agenda>.

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 at City Hall, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at <http://livermoreca.gov/agenda>.

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@LIVERMORECA.GOV OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

