



REVISED PLANNING COMMISSION

AGENDA
TUESDAY, NOVEMBER 12, 2024

PLANNING COMMISSION SPECIAL MEETING – 7:00 PM

* Item 3.1 added link to prior EIR

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

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Livermore will convene a Planning Commission special meeting on November 12, 2024 beginning at 7:00 pm, held at the City Council Chambers located at 1016 S. Livermore Avenue. This special meeting is being called by Chairperson Jacob Anderson. /s/ Jacob Anderson

Steven Dunbar, Commissioner
Tracy Kronzak, Commissioner
Daniel Leary, Commissioner
Yolanda Fintschenko, Vice Chair
Jacob M Anderson, Chair

1. CALL TO ORDER

2. ROLL CALL

Commissioner Steven Dunbar
Commissioner Tracy Kronzak
Commissioner Daniel Leary
Vice Chairperson Yolanda Fintschenko
Chairperson Jacob Anderson

3. SPECIAL MEETING ITEM

AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE PLANNING COMMISSION REGARDING THE SPECIAL MEETING ITEM WILL BE PROVIDED BY THE CHAIR.

- 3.1 Hearing to consider a proposed Vesting Tentative Tract Map and Site Plan Design Review for a 44-unit single-family residential subdivision (Garaventa Hills), consisting of 38 single-family detached units and 6 duet/couplet units and an Environmental Impact Report (EIR).

Recommendation:

Staff recommends the Planning Commission recommend the City Council take the following actions to authorize the development of the Garaventa Hills residential project:

1. Adopt a resolution certifying the EIR pursuant to the California Environmental Quality Act (CEQA); and,
2. Adopt a resolution approving Subdivision (SUB) 13-001 and Site Plan Design Review (SPDR) 13-005, subject to conditions, and authorizing the applicant to provide six affordable duet units as proposed and to make an equivalency payment to satisfy the remaining fractional portion of the affordable housing requirement; and,
3. Direct the Planning Manager to file a Notice of Determination, in accordance with the provisions of the California Environmental Quality Act, subject to project approval.

Staff Report

Attachments:

1. [Location Map](#)
2. [4-22-19 City Council Report](#)
3. [12-4-18 Planning Commission Staff Report with Attachments 4 5 6 7](#)
4. [Development Plans](#)
5. [Conditions of Approval](#)
6. [Recirculated Partial Final EIR](#)
7. [Resolution - CEQA](#)
8. [Exhibit A - Garaventa Hills RPFEIR](#)
9. [Exhibit B - Facts and Findings Final](#)
10. [Exhibit C - MMRP](#)
11. [Resolution - Project](#)

4. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, November 19, 2024 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

5. HOW TO PARTICIPATE IN THE MEETING

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

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 City Hall, 1052 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, <http://cityoflivermore.net/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://cityoflivermore.net/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.