



CITY COUNCIL

AGENDA

MONDAY, NOVEMBER 24, 2025

REGULAR MEETING – 7:00 PM

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

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

CITY OF LIVERMORE YOUTUBE CHANNEL:
<https://www.youtube.com/c/CityofLivermoreCalifornia>

TV29:
Comcast TV Channel 29
tv29live.org

John P Marchand, Mayor
Evan Branning, Vice Mayor
Ben Barrientos, Council Member
Steven Dunbar, Council Member
Kristie Wang, Council Member

1. CLOSED SESSION - NONE

2. CALL TO ORDER

ROLL CALL

Council Member Ben Barrientos
Council Member Steven Dunbar
Council Member Kristie Wang
Vice Mayor Evan Branning
Mayor John Marchand

PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND PRESENTATIONS

3.1 Beautification Committee annual update presented by Chair Tom Bradley.

Recommendation:

Staff recommends City Council accept the Beautification Committee annual update.

Staff Report

3.2 Presentation of the 2025 Beautification Awards.

Recommendation:

Staff recommends City Council accept the Beautification Committee Awards presentation.

Staff Report

3.3 Livermore Valley Wine Heritage District annual update presented by Brandi Lombardi, Executive Director, Livermore Valley Winegrowers Association

Recommendation:

Staff recommends City Council accept the Livermore Valley Wine Heritage District annual update.

Staff Report

4. ADVISORY BODY APPOINTMENTS - NONE

5. OPEN FORUM

- In conformance with the Brown Act, no City Council action can occur on items presented during Open Forum.
- To provide public comment in person, please submit a speaker card. When your name is called, walk to the lectern to address City Council.
- Comments are limited to a maximum of 3 minutes per person, per item. The Mayor 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 before the meeting adjourns.

6. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the City Council with a single action. Members of the audience wishing to provide public input must submit a speaker card found at the entrance of the Council Chambers. A speaker is limited to a single comment with a maximum of three minutes for the entire Consent Calendar. If Consent Calendar items are pulled for discussion by the City Council, a speaker will be allowed one comment per item on the items pulled for discussion and a separate comment for the remaining Consent Calendar.

6.1 Approval of draft minutes - November 10, 2025 Regular Meeting.

Recommendation:

Staff recommends the City Council approve the draft minutes.

Staff Report

Attachments:

1. [DRAFT 2025-11-10](#)

6.2 Resolution authorizing the acceptance for permanent maintenance, release of the security bonds, and execution of a Notice of Completion for the Springtown Water Service Replacements Project WT202314.

Recommendation:

Staff recommends the City Council adopt a resolution authorizing the acceptance for permanent maintenance, release of the security bonds, and authorizing the City Manager to sign the Notice of Completion for the Springtown Water Service Replacements Project WT202314.

Staff Report

Attachments:

1. [Location Map](#)
2. [Resolution](#)
3. [Exhibit A - Notice of Completion](#)

6.3 Resolutions authorizing the execution of a first amendment to the agreements with Independent Code Consultants, Inc. and 4LEAF, Inc. for on-call plan review, inspection, and permit technician services. The amendments increase the not-to-exceed amount for Independent Code Consultants, Inc. from \$460,000 to \$1,360,000, and for 4LEAF, Inc. from \$460,000 to \$960,000, while maintaining the existing five-year term, which remains unchanged and will terminate on June 30, 2029.

Recommendation:

Staff recommends the City Council adopt resolutions authorizing the City Manager or her designee to execute a first amendment to the agreements with Independent Code Consultants, Inc. and 4LEAF, Inc. to provide on-call plan check, site inspections, permit technician services, and Certified Access Specialist (CASp) consultation. The amendments

increase the not-to-exceed amount for Independent Code Consultants, Inc. from \$460,000 to \$1,360,000, and for 4LEAF, Inc. from \$460,000 to \$960,000, while maintaining the existing five-year term, which remains unchanged and will terminate on June 30, 2029.

Staff Report

Attachments:

1. [Resolution - 4LEAF Inc.](#)
2. [Exhibit A - First Amendment 4LEAF Inc.](#)
3. [Resolution - Independent Code Consultants Inc.](#)
4. [Exhibit A - First Amendment Independent Code Consultants Inc.](#)

- 6.4 Resolution determining that APN 905-0009-013-03, the location of the Casino 580 Parking Lot Expansion project south of North Canyons Parkway and west of Airway Boulevard, is annexed to the City of Livermore Community Facilities District No. 2023-1 (Isabel Neighborhood Specific Plan Services).

Recommendation:

Staff recommends the City Council adopt a resolution determining that APN 905-0009-013-03, located south of North Canyons Parkway and west of Airway Boulevard, is annexed to the City of Livermore Community Facilities District No. 2023-1 (Isabel Neighborhood Specific Plan Services) and directing the City Clerk to record the Notice of Annexation.

Staff Report

Attachments:

1. [CFD 2023-1 Tax Zone Map](#)
2. [Resolution](#)
3. [Exhibit A - Unanimous Approval](#)

- 6.5 Resolution establishing the Annual Affordable For-Sale Prices, Rental Rates, and Maximum Income Limits for the City's Affordable Housing Programs.

Recommendation:

Staff recommends that the City Council adopt a resolution:

1. Establishing new maximum income limits for extremely low-, very low-, low-, median-, and moderate-income households, which shall apply to the City's first-time homebuyer and affordable rental programs; and
2. Establishing maximum for-sale housing prices for the Affordable Homeownership Program and establishing annual rent limits for City-restricted affordable units effective immediately upon adoption by City Council.

Staff Report

Attachments:

1. [2025 Affordable For-Sale Prices and Rental Rates](#)
2. [Resolution](#)
3. [Exhibit A - 2026 Affordable For-Sale Prices and Rental Rates](#)

- 6.6 Resolution awarding and authorizing the execution of an agreement with Vizcay Landscapes LLC d/b/a Landscape Care Co. to reduce and replace non-functional turf in an amount not-to-

exceed \$320,000 for a one-year term ending November 30, 2026.

Recommendation:

Staff recommends the City Council adopt a resolution awarding and authorizing execution of an agreement with Vizcay Landscapes LLC d/b/a Landscape Care Co. (Landscape Care Co.) to reduce and replace non-functional turf in an amount not-to-exceed \$320,000 for a one-year term ending November 30, 2026.

Staff Report

Attachments:

- [1. Resolution](#)
- [2. Exhibit A - Agreement](#)

- 6.7 Resolution authorizing execution of a purchase order with 72 Hour LLC dba National Auto Fleet Group for one replacement Ford Super Duty F550 Truck with Scelzi Crane Body in an amount not-to-exceed \$262,663.

Recommendation:

Staff recommends the City Council adopt a resolution authorizing execution of a purchase order with 72 Hour LLC dba National Auto Fleet Group in Watsonville, California for the purchase of one replacement Ford Super Duty F550 truck with Scelzi Crane Body under Sourcewell contract #091521-NAF for a not-to-exceed amount of \$262,663.

Staff Report

Attachments:

- [1. National Auto Fleet Group Sourcewell Contract](#)
- [2. National Fleet Auto Group Quote](#)
- [3. Resolution](#)

- 6.8 Resolution accepting the Livermore Downtown Inc Annual Report for Fiscal Year 2024-25 and authorizing the execution of a grant agreement with Livermore Downtown Inc. in the amount of \$90,000 for Fiscal Year 2025-2026.

Recommendation:

Staff recommends the City Council adopt a resolution accepting the Livermore Downtown Inc. Annual Report for Fiscal Year 2024-25 and authorizing the City Manager to execute a grant agreement with Livermore Downtown Inc. for grant activities from July 1, 2025, to June 30, 2026, in the amount of \$90,000.

Staff Report

Attachments:

- [1. Resolution](#)
- [2. Exhibit A - Annual Report 2024-2025](#)
- [3. Exhibit B - Grant Agreement with Livermore Downtown Inc.](#)

- 6.9 Resolution accepting the Livermore Valley Wine Heritage District 2024-2025 Annual Report.

Recommendation:

Staff recommends the City Council adopt a resolution accepting the Livermore Valley Wine Heritage District 2024-2025 Annual Report.

Staff Report

Attachments:

1. [Livermore Valley Wine Heritage District Letter](#)
2. [Resolution](#)
3. [Exhibit A - Livermore Valley Wine Heritage District 2024-2025 Annual Report](#)

7. PUBLIC HEARINGS

7.1 THIS ITEM WAS CONTINUED FROM THE OCTOBER 27, 2025, CITY COUNCIL

MEETING Hearing to consider a request to approve a Planned Development (PD) 25-001, Subdivision (SUB) 20-004, and Site Plan Design Review (SPDR) 21-001 to allow a two-story, attached, 13-unit multi-family, townhome-style development located at 3541 East Avenue.

Recommendation:

Planning Commission and staff recommend the City Council:

1. Adopt a resolution finding the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per Section 15332, In-Fill Projects, and Direct the Planning Manager to file a Notice of Exemption in accordance with the provisions of CEQA, subject to project approval;
2. Adopt a resolution approving Subdivision (SUB) 20-004 and Site Plan Design Review (SPDR) 21-001 for the development located at 3541 East Avenue; and
3. **Introduce an ordinance** and waive the first reading, authorizing Planned Development (PD) 25-001.

Staff Report

Attachments:

1. [Location Map](#)
2. [Planning Commission Staff Report](#)
3. [Planning Commission Minutes](#)
4. [Development Plans](#)
5. [Colors and Materials Board](#)
6. [Transportation Assessment](#)
7. [Public Comments](#)
8. [Offer of Dedication](#)
9. [Resolution - CEQA](#)
10. [Exhibit A - Planning Commission CEQA Resolution](#)
11. [Resolution - Project](#)
12. [Exhibit A - Planning Commission Project Resolution](#)
13. [Exhibit B - Conditions of Approval](#)
14. [Ordinance](#)
15. [Exhibit A - Planning Commission PD Resolution](#)
16. [Exhibit B - Planned Development \(PD\) 25-001](#)

8. MATTERS FOR CONSIDERATION - NONE

9. **COUNCIL COMMITTEE REPORTS AND MATTERS INITIATED BY CITY MANAGER, CITY ATTORNEY, AND COUNCIL MEMBERS**

10. **ADJOURNMENT**

To a Regular City Council meeting on Monday, December 8, 2025 at 7:00 pm, Civic Center Meeting Hall, City Council Chamber, 1016 S. Livermore Avenue.

11. **SUPPLEMENTAL MATERIALS**

11.1 Supplemental materials received prior to the meeting.

Staff Report

Attachments:

1. [Supplemental Materials](#)

11.2 Supplemental materials received at the meeting.

Staff Report

Attachments:

1. [Items Received at the Meeting](#)

12. **HOW TO PARTICIPATE IN YOUR CITY COUNCIL 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 City Council in person, you must submit a speaker card to the City Clerk prior to the start of that item. Please note that the City Council 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 City Council may place it on a future agenda or direct staff to work with you and/or report to the City Council on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by a presentation by the applicant, and questions from the City Council. The Mayor 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 City Council in person, you must submit a speaker card to the City Clerk prior to the start of the presentation of the item.

Other Agenda Items are also open for public input including Advisory Body Appointments, Consent Calendar, or Matters for Consideration items. These comments are also subject to the 3-minute limit. Public comment is not accepted on Proclamations and Presentations.

Special Meetings, Workshops - The public will have the opportunity to address the City Council 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.

Platforms to Participate in Meetings:

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the City Clerk's Office (cityclerk@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the City Council 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 4:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the City Council 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 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 City Clerk prior to the start of the item. Please note that the City Council 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 City Council may place it on a future agenda or direct staff to work with you and/or report to the City Council on the issue.

The City will be using YouTube and TV29 as two tools to provide the public access to view City Council meetings. No public comment will be accepted via YouTube.

TV29: tv29live.org Comcast Cable 29

YouTube: <http://youtube.com/c/CityofLivermoreCalifornia>

If you would like to deliver written materials to the City Council as part of your public comment, please provide 10 copies to the City Clerk with your speaker card.

The **City Council Agenda and Agenda Reports** are prepared by City staff and are available for public review on Tuesday evening, six days prior to the City Council meeting in the Civic Center Library, 1188 South Livermore Avenue, Livermore, and at the City Clerk's Office, 1052 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 City Council after the posting of this agenda will be available for public review in the City Clerk's Office, 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.