



CITY COUNCIL

**REVISED AGENDA**

MONDAY, JULY 28, 2025

REGULAR MEETING – 7:00 PM

\* Item 5.8 has been revised.

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](http://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 - NONE**

**4. 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.
- Comments are limited to one comment per person per item regardless of format or time submitted (this includes email and e-comment submissions prior to the meeting as well as live comments during the meeting).
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene before the meeting adjourns.

**5. 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. The one comment limit applies regardless of format or time submitted (this includes email and e-comment submissions prior to the meeting as well as live comments during the meeting).

5.1 Approval of draft minutes - July 14, 2025 Regular Meeting.

**Recommendation:**

Staff recommends the City Council approve the draft minutes.

**Staff Report**

**Attachments:**

1. [DRAFT 2025-07-14](#)

- 5.2 Adoption of three ordinances for Comprehensive Housing Update to the Livermore Development Code (Development Code Amendment (DCA) 23-001).

**Recommendation:**

The Planning Commission and staff recommend the City Council:

1. **Adopt an ordinance** repealing Development Code housing sections 6.02.030 Density Bonus, 6.03.060 Emergency Shelters, 6.03.070 Farmworker Housing, 6.03.080 Mobile Homes and Mobile Home Parks, 6.03.120 Accessory Dwelling Units, and 10.06.050 Affordable Housing, and adopting a new “Part 11 Housing” chapter in the Development Code;
2. **Adopt an ordinance** amending Development Code sections 9.07.020 Applicability, 9.07.030 (Table 9.3 Review Authority for Site Plan and Design Review), 9.07.040 Application Filing, Processing, and Review, of “Part 9 Permits and Approvals”, and sections 10.01.050 (Table 10.1 Subdivision Review Authorities), and 10.02.050 Tentative Map Public Hearing and Action of "Part 10 Subdivisions"; and
3. **Adopt an ordinance** amending various Development Code sections for internal consistency with new “Part 11 Housing” and amendments to “Part 9 Permits and Approvals” and “Part 10 Subdivisions”.

**Staff Report**

**Attachments:**

1. Ordinance - Part 11
2. Exhibit A - Resolution No. 19-25
3. Exhibit B - Part 11
4. Ordinance - Permit Streamlining
5. Exhibit A - Resolution No. 20-25
6. Exhibit B - Permit Streamlining
7. Ordinance - Internal Consistency
8. Exhibit A - Resolution No. 21-25
9. Exhibit B - Internal Consistency

- 5.3 Resolution authorizing the acceptance for permanent maintenance, release of the security bonds, and execution of a Notice of Completion for the Holmes Street Decorative Fence Replacement West Side from Catalina Drive to El Caminito Project 2006-54.

**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 Holmes Street Decorative Fence Replacement West Side from Catalina Drive to El Caminito Project 2006-54.

**Staff Report**

**Attachments:**

1. Location Map
2. Resolution
3. Exhibit A - Notice of Completion

- 5.4 Resolution accepting public improvements constructed by Ponderosa Homes II, Inc., pursuant

to the Subdivision Improvement Agreement for Final Tract Map 8471, located north of the intersection between Lomitas Avenue and Bella Vista Place, for permanent maintenance and authorizing release of security and accepting offers of dedication of Lomitas Avenue, Bella Kristina Lane, Public Utility Easement, and Sidewalk Easement.

**Recommendation:**

Staff recommends the City Council adopt a resolution:

1. Accepting Final Tract Map 8471 public improvements for permanent maintenance;
2. Accepting, on behalf of the public, all real property offered for dedication within Final Tract Map 8471, including Lomitas Avenue, Bella Kristina Lane, Public Utility Easement, and Sidewalk Easement; and
3. Authorizing release of security provided for construction of the public improvements.

**Staff Report**

**Attachments:**

1. [Vicinity Map](#)
2. [Resolution](#)

- 5.5 Resolution summarily vacating a portion of a storm drain easement on Parcel 4 of Parcel Map 5300 Legacy Apartments property and authorizing the City Manager to quitclaim the vacated storm drain easement.

**Recommendation:**

Staff recommends the City Council adopt a resolution to summarily vacate a portion of a storm drain easement on Parcel 4 of Parcel Map 5300 and authorizing the City Manager to quitclaim the vacated storm drain easement on the Legacy Apartments property to the property owner, Livermore Multifamily Owner, LLC.

**Staff Report**

**Attachments:**

1. [Vicinity Map](#)
2. [Resolution](#)
3. [Exhibit A - Portion of Storm Drain Easement Vacation - Plat and Legal Description](#)
4. [Exhibit B - Quitclaim Deed Livermore Multifamily Owner](#)

- 5.6 Resolution determining Tract 8612, Shea Aura, located south of Portola Avenue and west of Tranquility Circle, 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 Tract 8612, Shea Aura, located south of Portola Avenue and west of Tranquility Circle, 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

5.7 Resolution authorizing the approval of A & B Construction's request to withdraw their bid proposal and awarding a construction agreement to Marinship Development Interest LLC, in the amount of \$4,493,313, for the Storm Drain Trash Capture Project SD202425.

**Recommendation:**

Staff recommends the City Council adopt a resolution for the Storm Drain Trash Capture Project SD202425:

1. Authorizing approval of A & B Construction's request to withdraw their bid proposal;
2. Awarding and authorizing execution of a construction agreement with Marinship Development Interest LLC, in the amount of \$4,493,313, for the Storm Drain Trash Capture Project SD202425 pursuant to Livermore Municipal Code section 2.68.580 (C);
3. Rejecting all other bids or proposals; and
4. Authorizing the City Manager to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution including approving minor changes to the proposed agreements.

**Staff Report**

**Attachments:**

- 1. Vicinity Map
- 2. Resolution
- 3. Exhibit A - Agreement

5.8 Resolution authorizing the following actions for the Springtown Community Park and Disc Golf Course Project PB202319: ~~Reject the Bid Proposal from apparent lowest bidder, Schreder & Brandt Mfg. Inc., finding the bid to be incomplete and non-responsive and To~~ award a construction agreement to GradeTech Inc. in the amount of \$6,208,025 ~~and reject all other Bid Proposals.~~

**Recommendation:**

Staff recommends the City Council adopt a resolution authorizing the following actions for the Springtown Community Park and Disc Golf Course Project PB202319:

- ~~1. Reject the Bid Proposal from Schreder & Brandt Mfg. Inc. finding their bid to be incomplete and non-responsive;~~
2. 1. Award and authorize execution of a construction agreement with GradeTech Inc. in the amount \$6,208,025 for the project pursuant to Livermore Municipal Code Section 2.68.570 C;
- ~~3.~~ 2. Reject all other Bid Proposals; and
4. 3. Authorize the City Manager to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution.

**Staff Report**

**Attachments:**

- 1. Project Location
- 2. Site Plan Community Park
- 3. Site Plan Disc Golf Course
- 4. Resolution

## 5. Exhibit A - Agreement

- 5.9 Resolution authorizing execution of Amendment No. 1 to the Freeway Maintenance Agreement between the City of Livermore and the State of California acting by and through the Department of Transportation that requires the City to maintain the trash capture device to be installed within Caltrans right-of-way as part of 2024 Storm Drain Trash Capture Project SD202425.

### **Recommendation:**

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute Amendment No. 1 to the Freeway Maintenance Agreement with Caltrans that requires the City to maintain the trash capture device to be installed within Caltrans right-of-way as part of 2024 Storm Drain Trash Capture Project SD202425.

### **Staff Report**

#### **Attachments:**

1. [Vicinity Map](#)
2. [Resolution](#)
3. [Exhibit A - Amendment No. 1 to the Freeway Maintenance Agreement](#)

- 5.10 Resolution certifying the City of Livermore's updated Sewer System Management Plan.

### **Recommendation:**

Staff recommends the City Council adopt a resolution certifying the City of Livermore's updated Sewer System Management Plan.

### **Staff Report**

#### **Attachments:**

1. [Resolution](#)
2. [Exhibit A - Proposed Sewer System Management Plan](#)

- 5.11 Resolution ratifying the execution of a sixth amendment to the agreement with Tri-Valley Janitorial Service and Supply, Inc. for janitorial services to increase the not-to exceed amount by \$199,000 from \$1,729,454 to \$1,928,454 and extend the term through October 31, 2025.

### **Recommendation:**

Staff recommends City Council adopt a resolution ratifying the execution of a sixth amendment to the agreement with Tri-Valley Janitorial Service and Supply, Inc. (Tri-Valley Janitorial) for janitorial services to increase the not-to-exceed amount by \$199,000 from \$1,729,454 to \$1,928,454 and extend the term through October 31, 2025.

### **Staff Report**

#### **Attachments:**

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

- 5.12 Resolution authorizing write-off of accounts receivable balance

### **Recommendation:**

Staff recommends the City Council adopt a resolution authorizing the write-off of an accounts receivable balance of \$320,480 for outlet mall police safety services.

**Staff Report**

**Attachments:**

1. Resolution
2. Exhibit A - Administrative Regulation 2.0

- 5.13 Resolution approving the Memorandum of Understanding between the Livermore-Pleasanton Fire Department Joint Powers Authority and the International Association of Firefighters, Local 1974 Battalion Chief's Unit

**Recommendation:**

Staff recommends that the City Council adopt a resolution authorizing the execution of the Memorandum of Understanding (MOU) between the Livermore-Pleasanton Fire Department Joint Powers Authority and the International Association of Firefighters, Local 1974 Battalion Chief's Unit for the period of July 1, 2025, through June 30, 2028.

**Staff Report**

**Attachments:**

1. IAFF BC Memorandum of Understanding - Redlined
2. Resolution
3. Exhibit A - IAFF BC MOU 2025 - 2028

- 5.14 Resolution approving the Memorandum of Understanding (MOU) between the Livermore-Pleasanton Fire Department Joint Powers Authority and the International Association of Firefighters, Local 1974 and appropriating funds for FY 2025-26 and 2026-27 to cover the increased salary and benefit expenses for both the International Association of Firefighters, Local 1974 (IAFF) and International Association of Firefighters, Local 1974 Battalion Chief's Unit (IAFF BC) MOUs.

**Recommendation:**

Staff recommends that the City Council adopt a resolution authorizing the execution of the Memorandum of Understanding (MOU) between the Livermore-Pleasanton Fire Department Joint Powers Authority and the International Association of Firefighters, Local 1974 for the period of July 1, 2025, through June 30, 2029, and appropriating funds for FY 2025-26 and 2026-27 to cover the increased salary and benefit expenses for both the International Association of Firefighters, Local 1974 (IAFF) and International Association of Firefighters, Local 1974 Battalion Chief's Unit (IAFF BC) MOUs.

**Staff Report**

**Attachments:**

1. IAFF Memorandum of Understanding - Redlined
2. Resolution
3. Exhibit A - IAFF MOU 2025 - 2029

- 5.15 Resolution approving the amended City of Livermore Salary Plan dated July 28, 2025, adding the Retired Annuitant Salary Schedule, in accordance with California Code of Regulations,

Title 2, Section 570.5.

**Recommendation:**

Staff recommends the City Council adopt a resolution approving the amended City of Livermore Salary Plan as of July 28, 2025, adding the Retired Annuitant Salary Schedule, in accordance with the California Code of Regulations, Title 2, Section 570.5.

**Staff Report**

**Attachments:**

1. Resolution
2. Exhibit A - Salary Plan Dated July 28, 2025

- 5.16 Resolutions approving City Council Values, Norms and Principles of Governance, and City Council Meeting Rules of Procedure.

**Recommendation:**

Staff recommends the City Council adopt resolutions approving the City Council Values, Norms and Principles of Governance, and City Council Meeting Rules of Procedure.

**Staff Report**

**Attachments:**

1. Redlined City Council Values Norms and Principles of Governance
2. Redlined Changes to City Council Meeting Rules of Procedure
3. Resolution - 2025 Values Norms Principles of Governance
4. Exhibit A - City Council Values Norms and Principles of Governance
5. Resolution - 2025 Rules of Procedure
6. Exhibit A - City Council Meeting Rules of Procedure revised 07 2025

**6. PUBLIC HEARINGS**

Comments are limited to one comment per person per item regardless of format or time submitted (this includes email and e-comment submissions prior to the meeting as well as live comments during the meeting).

- 6.1 Hearing to place delinquent sewer accounts on the Property Tax Roll

**Recommendation:**

Staff recommends the City Council hold a public hearing to consider protests, adopt a resolution overruling protests to place delinquent sewer accounts on the property tax roll, and direct staff to forward a finalized copy of the assessment list to the County Tax Assessor.

**Staff Report**

**Attachments:**

1. Resolution
2. Exhibit A - Lien Assessments

- 6.2 Hearing to adopt FY 2025-26 Sewer Service and Use Charges Report and authorize Residential Charges to be collected in the same manner, by the same persons, and at the same time as, together with and not separately from, the City's General Taxes.

**Recommendation:**

Staff recommends that the City Council hold a public hearing to consider all objections or protests, if any, to the written report describing each parcel of real property receiving wastewater services and the amount of the service charge for each parcel, adopt a resolution approving the residential Sewer Service and Use Charges report, and authorize collection of report amounts on the property tax roll by the Alameda County Tax Assessor.

**Staff Report**

**Attachments:**

- 1. Resolution
- 2. Exhibit A - FY 2025-26 Sewer Service Charge Roll Report

- 6.3 Hearing to consider a request for the second amendment to Development Agreement 18-001 to revise the terms and timing of the off-site improvements including a public trail and public sewer line. The Development Agreement vests a previously approved project for 186 two- and three-story townhomes on a vacant 35-acre site located at the terminus of Lassen Road northwest of the First Street/I-580 Interchange and north of I-580.

**Recommendation:**

Planning Commission and staff recommend the City Council:

- 1. Adopt a resolution finding that the environmental impacts of the Second Amendment to the Development Agreement for the Lassen Road Townhome Project are within the scope of the 2020 Initial Study and Mitigated Negative Declaration, the Active Transportation Initial Study and Mitigated Negative Declaration, and the Springtown Trunkline Sewer Initial Study and Mitigated Negative Declaration;
- 2. Direct the Planning Manager to file a Notice of Determination, in accordance with the provisions of the California Environmental Quality Act (CEQA), subject to project approval; and
- 3. **Introduce an ordinance**, and waive the first reading, amending Development Agreement (DA) 18-001.

**Staff Report**

**Attachments:**

- 1. City Council Report - November 23, 2020
- 2. Planning Commission Staff Report - June 17, 2025
- 3. Planning Commission Meeting Minutes - June 17, 2025
- 4. Location Map
- 5. Resolution
- 6. Exhibit A - Planning Commission Environmental Resolution
- 7. Ordinance
- 8. Exhibit A - Planning Commission Project Resolution
- 9. Exhibit B - Draft - Development Agreement Amendment

**7. MATTERS FOR CONSIDERATION**

Comments are limited to one comment per person per item regardless of format or time submitted (this includes email and e-comment submissions prior to the meeting as well as live comments during the meeting).

- 7.1 Resolution ratifying, reaffirming, and readopting the Amended and Restated Disposition, Development and Loan Agreement with Eden Housing, Inc., excluding the construction of and improvements to Veterans Park.

**Recommendation:**

Staff recommends the City Council:

1. Adopt a resolution ratifying, reaffirming, and readopting the Amended and Restated Disposition, Development and Loan Agreement with Eden Housing, Inc., excluding the construction of and improvements to Veterans Park, and acknowledging that the agreement remains in effect as of the date it was signed; and
2. Direct the Planning Manager to file a Notice of Exemption, in accordance with the provisions of the California Environmental Quality Act, subject to approval of the resolution.

**Staff Report**

**Attachments:**

1. [Location Map](#)
2. [City Council Staff Report, June 24, 2024](#)
3. [Resolution](#)
4. [Exhibit A - Resolution No. 2022-085](#)
5. [Exhibit B - Veterans Park Language](#)

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

**9. ADJOURNMENT**

To a Special City Council Closed Session meeting on Monday, August 4, 2025 at 5:00 pm, Civic Center Meeting Hall, City Council Chamber, 1016 S. Livermore Avenue.

**10. SUPPLEMENTAL MATERIALS**

- 10.1 Supplemental materials received prior to the meeting.

**Staff Report**

**Attachments:**

1. [Supplemental Materials](#)

**11. 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 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 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](mailto: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](http://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](mailto: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.