



**PLANNING COMMISSION  
AGENDA**

**TUESDAY, APRIL 21, 2009**

**REGULAR MEETING 7:30 P.M.**

**COUNCIL CHAMBERS  
3575 PACIFIC AVENUE  
LIVERMORE, CA 94550**

**1. CALL TO ORDER 7:30 P. M.**

1.01 Roll Call

1.02 Pledge of Allegiance

**2. MINUTES APPROVAL**

2.01 Meeting Minutes of March 3, 2009

[Draft Minutes](#)

2.02 Meeting Minutes of March 17, 2009

[Draft Minutes](#)

**3. OPEN FORUM**

An opportunity for members of the audience to speak on an item not listed on the agenda. Each speaker is limited to five minutes.

**4. COMMUNICATIONS - None**

**5. REPORT FROM COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

**AGENDA REVIEW:** *At this time, the Planning Commission may consider reordering or continuing agenda items.*

**NOTE:** *The Chairperson will inform the public of any continued items on this agenda.*

6. **CONSENT CALENDAR** - None

7. **PROJECT REVIEW** - None

8. **PUBLIC HEARINGS**

8.01 Hearing to consider a request to authorize location of three cellular antennas and related equipment cabinets behind an existing equipment screen on the roof of an existing building.

[Staff Report](#)

- Location: 2300 First Street
- Applicant: Norcal Consulting
- On-site and off-site public improvements: None
- Site Area: 25,018 square feet
- Zoning: Downtown Specific Plan (DSP) - Downtown Core, Subarea 1
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, Class 3, which involves the construction of small, new facilities or structures.
- Application Number: Conditional Use Permit 08-010
- Project Planner: Andy Ross

8.02 Hearing to consider a request to modify the design of the previously approved Toyota automobile dealership. The revised project consists of a combined sales and service facility, with an aggregate floor area of 93,000 square feet on 12 acres of land on both sides of Northfront Road, approximately 300 feet east of Vasco Road. The revised Tentative Parcel Map will combine 16 individual parcels to create a 9.6-acre parcel north of Northfront Road and two parcels, with areas of 2.66 and 3.6 acres south of Northfront Road. Proposed development includes a 27,000 square foot showroom combined with a 58,000 square foot service department, a 7,000 square foot detail/car wash building, 317 parking spaces, 473 vehicle display/storage spaces, landscaping, and related on- and off-site improvements. The Development Agreement Amendment will vest the new project entitlements and secure revised project amenities associated with the revised Planned Development District.

[Staff Report](#)

- Location: 6200 Northfront Road
- Applicant: Borges Architectural Group for the Sullivan Family Limited Partnership
- On-site and off-site public improvements: The project will extend sewer, water, storm drain, and other utilities to the site and widen Northfront Road to a four-lane roadway with new curb, gutter, and sidewalk, and a 16-foot wide planted median.
- Site Area: 16.3 acres, consisting of two parcels measuring 9.75 and 2.6 acres
- Zoning: Planned Development-Commercial (PD-C) 07-006
- General Plan: Service Commercial (SC) and Highway Commercial (HC)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration (SCH#2007-122052) was previously certified for this project.
- Application Numbers: Tentative Parcel Map Amendment 9707 (Subdivision Amendment 09-001), Planned Development Amendment (General Zoning Code Text Amendment 09-391), Site Plan Approval Amendment/Design Review Amendment 09-002, Development Agreement Amendment 09-002

- Project Planner: Ben Murray

**9. NEW BUSINESS - None**

**10. UNFINISHED BUSINESS - None**

**11. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

11.01 2007 Matters Initiated Recently Completed

[Document](#)

11.02 2008 Matters Initiated Recently Completed

[Document](#)

**12. ADJOURN TO:**

Planning Commission Training

- Conflict of Interest
- Brown Act

NEXT PLANNING COMMISSION MEETING DATE: May 5, 2009

**RULES OF PROCEDURE - PLANNING COMMISSION MEETINGS**

Pursuant to Rules of Procedure adopted by the Planning Commission, members of the audience will be recognized as follows:

All speakers: Please walk to the podium, state your name, address, and subject of your discussion. Each individual is limited to a total of five minutes for all listed agenda items. Longer presentations must be in writing.

The Planning Commission Agenda and Agenda Reports are prepared by City staff and are available for public review after 3:00 p.m. on the Friday prior to the Planning Commission meeting at the City Library, 1188 South Livermore Avenue and at the Planning Division's Office, 1052 South Livermore Avenue. Copies may be obtained from the Planning Division's Office and in the City Council Chambers lobby prior to the meeting.

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 in the Planning Division's Office.

If supplemental materials are made available to the members of the Planning Commission at the meeting, a copy will be available for public review at the Council Chambers, 3575 Pacific Avenue, Livermore.

APPEALS: FINAL DECISIONS OF THE PLANNING COMMISSION MAY BE APPEALED TO THE CITY COUNCIL BY ANY INTERESTED PARTY. APPEALS MUST BE FILED WITH THE PLANNING DIVISION WITHIN 14 DAYS OF THE PLANNING COMMISSION'S DECISION. THE FILING FEE FOR SUCH APPEALS IS \$350.00. PLEASE

CONTACT THE CITY PLANNING DIVISION AT (925) 960-4450 FOR FURTHER INFORMATION AND TO OBTAIN THE APPEAL FILING FORM.

The Telecommunications Device for the Deaf (TDD) number is (925) 960-4104.

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), 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 call (925) 460-4200 (voice) or (925) 960-4104 (TDD) at least 72 hours in advance of the meeting.

If you challenge any of these Planning Commission agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearing.