



**PLANNING COMMISSION
AGENDA**

TUESDAY, JANUARY 20, 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 December 16, 2008

[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

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

7. PUBLIC HEARINGS

- 7.01 Hearing to consider amendments to the Development Agreements with property owners in the El Charro Specific Plan area. The proposed amendments adjust the public improvement financing and reimbursement provisions for property owners/developer's in the Specific Plan area. [Staff Report](#)

- Location: Southeast quadrant of El Charro Road and Interstate 580
- Applicant: City of Livermore
- On-site and off-site public improvements: The previously-approved El Charro Specific Plan and associated Development Agreements include roadway and pedestrian improvements, including widening El Charro Road, extending Jack London Boulevard, relocating Friesman Road and constructing a multi-use trail; the extension of utilities, including sewer, water, and storm drains; installation of on and off-site flood control facilities; and related improvements.
- Site Area: 152 acres
- Zoning: Planned Development-El Charro Specific Plan-Regional Commercial and Highway Regional Commercial
- General Plan: Business and Commercial Park
- Historic Status: None
- CEQA: An Environmental Impact Report was previously certified for this project (SCH#2006052112)
- Application Numbers: Development Agreement Amendment 08-001, with Prime Outlets Livermore Valley, LLC; Development Agreement 08-002, with the Johnson-Himsl Partnership; Development Agreement 08-003, with Melia & Mateos, Inc. dba Hybernian Group; Development Agreement 08-004, with CrossWinds Church; and Development Agreement 08-005, with The Terrill Company for the Children's Hospital and Research Center Foundation
- Project Planner: Ben Murray

This item was continued from the January 6, 2009, meeting.

8. NEW BUSINESS

- 8.01 Discussion on the Draft 2007-2014 Housing Element, Goals, Policies, and Programs (GPA 08-004) [Staff Report](#)

- 8.02 Planning Commission/Design Review Committee Consolidation Preparation Training

- General Plan
- Urban Growth Boundary

8.03 Planning Commission Standing Sub-Committee

8.04 Design Review Committee/Planning Commission Training Resources

9. UNFINISHED BUSINESS

10. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

11. ADJOURNMENT

TENTATIVE SCHEDULE

Regular Meetings, Workshops, and/or Training for the Planning Commission and the Design Review Committee:

January 27: Joint Planning Commission/Design Review Committee Workshop: Regional Performing Arts Theater on South Livermore Avenue and Railroad Avenue

January 29: Regular Design Review Committee Meeting; joint Planning Commission/Design Review Committee review on the Lizzie Fountain Park Proposed Color Palette; Workshop: Barry Swenson Builders proposed mixed use project on First and L Streets; Training Topic: Downtown Specific Plan

February 3: Regular Planning Commission Meeting: Training Topic: CEQA and Traffic Impacts

February 17: Regular Planning Commission Meeting: Training Topic: Design Standards and Guidelines

February 19: Regular Design Review Committee Meeting; Training Topic: Zoning Code, Municipal Code, and Subdivision Ordinance

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.

NOTICE

JOINT PLANNING COMMISSION AND DESIGN REVIEW COMMITTEE TRAINING SESSION

**There will be a joint Planning Commission and
Design Review Committee training session on the**

General Plan and Urban Growth Boundary

**on Tuesday, January 20, 2009, at approximately 8:00 p.m.
in conjunction with and near the end of the regular Planning Commission meeting,
in the City Council Chambers, 3575 Pacific Avenue.**

If you need additional information, please contact the Planning Division at (925) 960-4450.

