



PLANNING COMMISSION AGENDA

TUESDAY, JANUARY 6, 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 from November 4, 2008

[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 [Staff Report](#)

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.

- 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

7.02 Hearing to consider a request to subdivide land into residential [Staff Report](#)

parcels and build 27 three-story townhome dwellings accessed by a private road. The application proposes increased housing affordability to qualify under density bonus provisions of State Law to propose additional dwellings above the maximum General Plan residential density of 23 dwellings. The application includes a request to rezone the property to a Planned Development-Residential District.

- Location: 3134 Gardella Plaza
- Applicant: Vishva Homes, LLC
- On-site and off-site public improvements: includes sewer, water, storm drain, streets, lighting, and landscaping
- Site Area: 1.2± acres

- Zoning: Medium Density Residential (RM)
- General Plan: Urban High Residential (14 to 18 dwellings per acre)
- Historic Status: Certificate of Appropriateness previously issued for demolition of existing structures
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Numbers: Vesting Tentative Tract Map 7900 (Subdivision 07-003); Planned Development - Residential 07-002; Development Agreement 07-005; and Site Plan Approval/ Design Review 07-007
- Project Planner: Scott Lee

This item was continued from the December 16, 2008, Planning Commission meeting.

7.03 Hearing to consider the General Plan draft 2007- 2014 Housing Element.

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Citywide
- Zoning: Various
- General Plan: Various
- Historic Status: None
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: General Plan Amendment 08-004
- Project Planner: Ingrid Rademaker

This item is continued to the January 20, 2009, meeting as a Discussion Item.

8. NEW BUSINESS

8.01 Planning Commission/Design Review Committee Consolidation Preparation

9. UNFINISHED BUSINESS

10. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

11. ADJOURNMENT – The next Planning Commission regular meeting January 20, 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.