



**PLANNING COMMISSION
AGENDA**

TUESDAY, MARCH 17, 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 January 20, 2009

[Draft Minutes](#)

2.02 Workshop Minutes of January 27, 2009

[Draft Minutes](#)

2.03 Meeting Minutes of January 29, 2009

[Draft Minutes](#)

2.04 Meeting Minutes of February 3, 2009

[Draft Minutes](#)

2.05 Meeting Minutes of February 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

**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

- 6.01 Consideration of design review improvements including exterior building façade enhancements, signage, lighting, and landscaping, and the temporary outdoor display of two mobile produce carts visible from South Livermore Avenue.

[Staff Report](#)

- Location: 358 South Livermore Avenue
- Applicant: Daniel Duggan
- On-site and off-site public improvements: None
- Parcel Size: 12,000 square feet
- Zoning: Downtown Specific Plan (DSP) South Side Neighborhood District
- 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 Section 15301, Existing Facilities.
- Application Numbers: Design Review 09-009 and Zoning Use Permit 09-002
- Project Planner: Debbie Bell

7. PROJECT REVIEW

8. PUBLIC HEARINGS

- 8.01 Hearing to consider amendments to the Downtown Specific Plan and General Plan and certification of the Downtown Specific Plan Amendments and Regional Performing Arts Theater Final Subsequent Environmental Impact Report (SEIR). The amendments and project will increase the size of a proposed regional performing arts theater from 1,500 seats to 2,000 seats; increase the number of movie screens from 12 screens to 15 screens; increase the number of hotel and bed and breakfast rooms in the Downtown Area to 300 rooms; increase the amount of commercial development from 855,000 square feet to 1,000,000 square feet; increase the amount of office development from 217,000 square feet to 356,000 square feet; include a new second parking structure within the Downtown Core Area; construct a 2,000-seat Regional Performing Arts Theater on one of three sites within the downtown (First Street/South Livermore Avenue site; Railroad Avenue/South Livermore Avenue (Livermore Village) site; First Street/Maple Street site); and allow for the realignment of Railroad Avenue.

[Staff Report](#)

- Location: Downtown Specific Plan Area
- Applicant: City of Livermore
- On-site and off-site public improvements: Various
- Site Area: 272 acres
- Zoning: Various
- General Plan: Downtown Area (DA)
- Historic Status: Various
- CEQA: A Subsequent Environmental Impact Report under the provisions of the California Environmental

Quality Act will be considered (State Clearinghouse Number 2008092085).

- Application Numbers: General Plan Amendment 08-002 and Specific Plan Amendment 08-001
- Project Planner: Debbie Bell

- 8.02 Hearing to consider design review for a 77,854 square foot, 2,000-seat, Regional Performing Arts Theater.

[Staff Report](#)

- Location: 2009 - 2111 Railroad Avenue (north of First Street, south of Railroad Avenue, east of L Street, and west of South Livermore Avenue)
- Applicant: Livermore Valley Performing Arts Center (LVPAC).
- On-site and off-site public improvements: Related public improvements including street, sewer, water and storm drainage improvements.
- Site Area: A 47,600 square foot project area within a 5.5-acre parcel.
- Zoning: Downtown Specific Plan (DSP) Downtown Core Plan Area
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: A Subsequent Environmental Impact Report under the provisions of the California Environmental Quality Act will be considered (State Clearinghouse Number 2008092085).
- Application Number: Design Review 09-006
- Project Planner: Jenny Turnbull

9. NEW BUSINESS

10. UNFINISHED BUSINESS

11. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

11.01

2007 Matters Initiated Recently Completed

[Staff Report](#)

11.02

2008 Matters Initiated Recently Completed

[Staff Report](#)

12. ADJOURNMENT

ADJOURN TO:

Planning Commission Training

- Conflict of Interest
- The Brown Act

NEXT PLANNING COMMISSION MEETING DATE: April 7, 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.