



**PLANNING COMMISSION
AGENDA**

TUESDAY, MAY 19, 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 - None

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 an enclosed outdoor storage area with a masonry wall and chain link fence with slats for T.I. Olmar Supply. Minor façade and landscape improvements are also proposed as part of this application.

[Staff Report](#)

- Location: 2140 Research Drive
- Applicant: Richard Dart
- On-site and off-site public improvements: None
- Site Area: 2.32± Acres
- Zoning: Light Industrial (I-2)
- General Plan: Light Intensity Industrial (LII)
- Historic Status: None
- CEQA: This project is Categorical Exempt under CEQA Section 15301,

Existing Facilities.

- Application Number: Conditional Use Permit 09-003
- Project Planner: Alison Mitchell

8.02 Hearing to consider a request to phase the previously reviewed modifications to the Toyota automobile dealership. The proposed initial phase of development includes a reduced aggregate building area of 73,000± square feet and an additional 48 parking spaces in the future building area. The second phase includes the development that the Planning Commission reviewed on April 21, 2009, which includes an aggregate building area of 93,000± square feet. At build-out of both phases, the project would include a 27,000± square foot showroom combined with a 58,000± square foot service department, an 8,000± square foot detail/car wash building, 317± parking spaces, 473± vehicle display/storage spaces, landscaping, and related on- and off-site improvements. The Planning Commission will review the Phase I proposal, which includes revised floor plan, building elevations, site plan, and landscape plan. The development site measures 12.4± acres and occupies land on both sides of Northfront Road, approximately 300 feet east of North Vasco Road.

[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: 12.4± 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: Site Plan Approval Amendment/Design Review Amendment 09-002
- Project Planner: Ben Murray

9. NEW BUSINESS

9.01 Hearing to determine the consistency of the City's Update to the Capital Improvement Program (CIP) for fiscal years 2008/2009 and 2009/2010 with the 2003 Livermore Community General Plan as required by Government Code Section 65103(c).

[Staff Report](#)

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: Various
- Site Area: Various
- Zoning: Various
- General Plan: Various
- CEQA: Not a project under the California Environmental Quality Act (CEQA).
- Application Number: Consistency Determination 09-001
- Project Planner: Crystal DeCastro

9.02 Townhouse Development Standards

[Staff Report](#)

10. UNFINISHED BUSINESS - None

11. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

11.01 Matters Initiated Completed Item

[Document](#)

12. ADJOURNMENT

NEXT PLANNING COMMISSION MEETING DATE: June 2, 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.

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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.