



PLANNING COMMISSION

AGENDA

TUESDAY, NOVEMBER 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 October 6, 2009

[Draft Minutes](#)

2.02 Meeting Minutes of October 20, 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 construct an unmanned telecommunication facility consisting of an equipment lease area within the building and rooftop screens to screen six panel antennas.

[Staff Report](#)

- Location: 2900 Collier Canyon Road
- Applicant: Ann Welsh, Permit-Me Inc. for T Mobile

- On-site and off-site public improvements: None
- Site Area: 1.3± acres
- Zoning: Planned Development Industrial 00-181 (PDI 00-181)
- General Plan: Business Commercial Park (BCP)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, which exempts minor alterations to existing structures.
- Application Number: Conditional Use Permit 09-005
- Project Planner: Alison Mitchell

8.02 Hearing to consider a request to install a telecommunication facility consisting of an equipment area with two equipment cabinets and a cupola on the rooftop to screen six panel antennas.

[Staff Report](#)

- Location: 744 East Airway Boulevard
- Applicant: Ann Welsh, Permit-Me Inc.
- On-site and off-site public improvements: None
- Site Area: 37,446± square feet
- Zoning: Commercial Service (CS)
- General Plan: Highway Commercial (HC)
- Historic Status: NoneCEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, which exempts minor alterations to existing structures.
- Application Number: Conditional Use Permit/Design Review 09-008
- Project Planner: Crystal DeCastro

8.03 Hearing to consider a request to construct a wireless communication facility consisting of a 62-foot tall faux-tree monopole with 12 antennas and a 12-foot by 30-foot fenced area containing equipment cabinets.

[Staff Report](#)

- Location: 400 Wall Street
- Applicant: Ann Welsh for T-Mobile
- On-site and off-site public improvements: None
- Site Area: 585± square feet
- Zoning: Education & Institutions (E)
- General Plan: Community Facility-High School (CF-H)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, which exempts the construction of small structures.
- Application Number: Conditional Use Permit 09-012
- Project Planner: Scott Lee

8.04 Hearing to consider a request to amend a Planned Unit Development (PUD) permit for an existing senior housing complex to modify development standards, including reducing the minimum required separation between buildings, to allow for additions to some dwelling units. The Zoning Code requires that PUDs that are amended be converted to a Planned Development.

[Staff Report](#)

- Location: 550 Hillcrest Avenue
- Applicant: Interfaith Housing, Inc.
- On-site and off-site public improvements: None

- Site Area: 3.1± acres
- Zoning: Planned Development (PD); Planned Unit Development (PUD) 21
- General Plan: Urban High Residential 2 (UH-2; 8 to 14 dwellings per acre)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities) which exempts additions to existing structures.
- Application Numbers: Planned Development-Residential 08-001 and Site Plan Approval Amendment/Design Review 08-003
- Project Planner: Frank Guido

8.05 Hearing to consider a request to amend Conditional Use Permit 08-006 to allow an expansion of approximately 40,500 square foot indoor soccer and indoor baseball facility within an existing building.

[Staff Report](#)

- Location: 6474 Patterson Pass Road
- Applicant: Cabernet Indoor Sports, Inc.
- On-site and off-site public improvements: Minor parking lot modifications
- Site Area: 4.13± acres
- Zoning: Heavy Industrial (I-3)
- General Plan: High Intensity Industrial (HI) Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.
- Application Number: Conditional Use Permit Amendment 09-004
- Project Planner: Alison Mitchell

8.06 Hearing to consider a request to approve a Conditional Use Permit Amendment to authorize operations involving hazardous materials, and amends previously approved amounts of hazardous materials use and storage.

[Staff Report](#)

- Location: 101 Portola Avenue
- Applicant: Otis Institute, Inc. for Bridgelux
- On-site and off-site public improvements: None
- Site Area: 8± acres
- Zoning: Planned Development-Industrial (PD-I) 03-003
- General Plan: Business Commercial Park (BCP)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: Conditional Use Permit Amendment 09-005
- Project Planner: Frank Guido

8.07 Hearing to consider a request for 19 dwelling units consisting of 15 detached, single-family residential units ranging in size from 2,675± square feet to 3,372± square feet on lots ranging in size from 8,671± square feet to 13,481± square feet and four attached, single-family residential units of 1,645± square feet to 1,979± square feet each on lots ranging from 4,104± square feet to 5,521± square feet. This project received Housing Implementation Program allocations in 2008.

[Staff Report](#)

- Location: 1330 Isabel Avenue
- Applicant: Orchid Ranch, LLC, Bill Aboumrad
- On-site and off-site public improvements: The project will provide minor park

amenities, extend a public road and install related public infrastructure, including sidewalks, sewer, water, storm drain, and utilities. Site Area: 5.19± acres

- Zoning: Suburban Residential (RS-3)
- General Plan: Urban Low Medium Residential (ULM), 2 to 3 dwelling units per acre
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act will be considered.
- Application Numbers: Subdivision 06-018 (Vesting Tentative Tract Map 7671), Site Plan Approval/Design Review 06-010, Planned Development 06-006
- Project Planner: Alison Mitchell

9. NEW BUSINESS - None

10. UNFINISHED BUSINESS - None

11. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

11.01 Completed Matters Initiated MIP09-022 and MIP09-023

[Document](#)

12. ADJOURN TO:

NEXT PLANNING COMMISSION MEETING DATE: December 1, 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.