



**PLANNING COMMISSION
AGENDA**

TUESDAY, APRIL 20, 2010

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

7.01 Request to authorize a 31,400 ±square foot, single-story warehouse addition to the existing Waxie building.

[Staff Report](#)

- Location: 901 North Canyons Parkway
- Applicant: Drew Fleming
- On-site and off-site public improvements: Extension of existing on-site utilities and storm water detention facilities.
- Site Area: 217,800± square feet
- Zoning: Planned Development-Industrial (PD-I 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 15332, In-fill Development Projects.
- Application Number: Site Plan Approval Amendment/Design Review 10-003
- Project Planner: Christine Rodrigues

8. PUBLIC HEARINGS

- 8.01 Hearing to consider a request to amend Planned Unit Development 152 (as amended by Planned Unit Development Amendment 04-001 and 07-001) to allow [Staff Report](#) for the construction of three new home plans within Phases 3A and 3B (Private Reserve) of Signature Properties development of Subarea 2 of the South Livermore Valley Specific Plan.

- Location: West of Charlotte Way and south of Stockton Loop
- Applicant: Signature Properties
- On-site and off-site public improvements: None
- Site Area: 44.91± acres
- Zoning: Planned Development - South Livermore Valley Specific Plan (PD-SLVSP) and Planned Unit Development (PUD) 152 as amended by Planned Unit Development Amendment (PUDA) 04-001 and 07-001
- General Plan: Agriculture/Viticulture (AGVT), South Livermore Valley Specific Plan Subarea 2 Conditional Urban Overlay District (SV-2)
- Historic Status: None
- CEQA: An Environmental Impact Report for the South Livermore Valley Specific Plan was previously certified (State Clearinghouse Number 96052025).
- Application Number: Planned Unit Development Amendment 10-001
- Project Planner: Jenny Turnbull

- 8.02 Hearing to consider various amendments to the Downtown Specific Plan. [Staff Report](#)
Proposed amendments include a modification to allow bars and nightclubs under specific circumstances as permitted rather than conditionally permitted uses in Subarea 1 of the Downtown Core Plan Area; a modification to bring the property at the northeast corner of Livermore Avenue and Second Street into Subarea 3 of the Downtown Core Plan Area; and modifications to the sign standards to allow for temporary tenant improvement signs, sign standards for the Livermore Valley Center project, and other minor sign regulation amendments throughout the Specific Plan Area. Modifications necessary for consistency with City Ordinances and minor technical/language modifications are also proposed.

- Location: Downtown Specific Plan Area
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Downtown Specific Plan Area
- Zoning: Downtown Specific Plan (DSP)
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: A Program EIR was previously certified (State Clearing House No. 2003032038) and a Final Subsequent Environmental Impact Report was previously certified (State Clearing House No. 2008092085) for the 2003 General Plan and Downtown Specific Plan under the provisions of the California Environmental Quality Act.
- Application Number: Specific Plan Amendment 09-001
- Project Planner: Jenny Turnbull

This item was continued from the March 16, 2010, meeting.

9. **NEW BUSINESS** - None

10. **UNFINISHED BUSINESS** - None

11. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

- 11.01 Matters Initiated Completed Item MIP10-001 [Document](#)

12. ADJOURN TO:

NEXT PLANNING COMMISSION MEETING DATE: May 4, 2010

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.