



## **PLANNING COMMISSION AGENDA**

**TUESDAY, DECEMBER 21, 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**

2.01 Meeting Minutes of November 2, 2010

[Document](#)

**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 establish a kindergarten through twelfth grade (K-12) school with a childcare/ preschool building. The childcare/preschool and grades 1 through 8 portion of the project would occupy 110,000± square feet of existing building space in the northwest corner of North Canyons Parkway and Constitution Drive. The high

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school (grades 9 through 12) portion of the project would occupy 80,000± square feet of existing building space at the northwest end of Independence Drive. The project will also propose new recreational buildings; recreational sports fields, courts and areas; and a performing arts theater as part of the high school with total proposed new building space of 80,000± square feet in the northeast corner of North Canyons Parkway and Constitution Drive. The project also proposes a parking reduction based on carpooling, removal and replacement of existing trees, and removal and redesign of existing pavement to add landscaped play and gathering areas. The project will also include a request for a variance for limited encroachments into street frontage yards on Constitution Drive.

- Location: 3102 through 3266 Constitution Drive; 3090 Independence Drive; and Assessor Parcel Number 905-14-15 (undeveloped land at the northeast corner of North Canyons Parkway and Constitution Drive).
- Applicant: Tri-Valley Learning Corporation
- On-site and off-site public improvements: Includes sewer, water, stormwater, lighting, and traffic circulation improvements
- Site Area: 29± acres
- Zoning: Planned Development-Industrial (PD-I) 06-008 and Planned Development-Industrial (PD-I) 00-181
- General Plan: Business and 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 Numbers: Conditional Use Permit/Design Review 10-005 and Variance 10-001
- Project Planner: Frank Guido

**This item is continued to a date to be determined and will be renoticed.**

8.02 Hearing to consider revisions to the approved Prime Outlets Livermore Valley project, now known as Paragon Outlets. The revised proposed project includes eight retail buildings and a food court with an overall floor area of 550,000± square feet, arranged on a grid of pedestrian-oriented concourses. The buildings range in height from 20 to 24 feet with certain architectural features, such as decorative roofs and towers, ranging from 32 to 50 feet. The project revisions include updated architecture, additional floor area, and related site plan and landscape changes.

[Staff Report](#)

[Attachments](#)

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PART 1](#)

- Location: Southeast quadrant of I-580 and El Charro Road
- Applicant: Paragon Outlets
- On-site and off-site public improvements: The project includes roadway and pedestrian improvements, including widening El Charro Road, extending Jack London Boulevard, relocating Friesman Road; the extension of utilities, including

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sewer, water, and storm drains; and installation of on and off-site flood control facilities, and related improvements

- Site Area: 42± acres
- Zoning: Planned Development-El Charro Specific Plan-Regional Commercial (PD-ECSP-RC)
- General Plan: Business and Commercial Park (BCP)
- Historic Status: None
- CEQA: An Environmental Impact Report (SCH# 2006052112) was previously certified for the project.
- Application Numbers: Development Agreement Amendment 10-001, Development Code Amendment 10-004, Subdivision Amendment 10-001 (amending Tentative Parcel Map 9393), and Site Plan Approval/Design Review Amendment 10-005
- Project Planner: Ben Murray

- 8.03 Hearing to consider a request to amend the General Plan land use designation from Low Intensity Industrial to High Intensity Industrial and change the zoning designation from Planned Unit Development 246-81 to Heavy Industrial on an approximately 2-acre vacant parcel adjacent to the existing McGrath RentCorp mobile modular storage yard on Las Positas Road. A modification to include the project site within the previously approved Site Plan and Design Review for adjacent parcels, which authorized outdoor modular trailer storage is also requested.

- Location: South side of Las Positas Road between Bennett Drive and Capitol Street
- Applicant: McGrath RentCorp
- On-site and off-site public improvements: Extension of water service to the project site, widening of Las Positas Road in the eastbound direction, and installation of curb, gutter, and sidewalk
- Site Area: 1.87± acres
- Zoning: Planned Unit Development (PUD) 246-81
- General Plan: Low Intensity Industrial (LII)
- Historic Status: None
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Numbers: General Plan Amendment 10-001, Zoning Map Amendment 10-002, and Site Plan Design Review Modification 10-006
- Project Planner: Christine Rodrigues

**This item is continued to the January 4, 2011, meeting.**

## **9. NEW BUSINESS**

- 9.01 2011 Planning Commission Meeting Dates

[Document](#)

- 9.02 Election of 2011 Planning Commission Chairperson and Vice

Chairperson

**10. UNFINISHED BUSINESS – None**

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

**12. ADJOURN TO:**

NEXT PLANNING COMMISSION MEETING DATE: January 4, 2011

## **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 CITY CLERK WITHIN 15 DAYS FOLLOWING THE ACTUAL DATE 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.**

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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.

