



**PLANNING COMMISSION
AGENDA**

TUESDAY, FEBRUARY 2 , 2010

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

2.1 Meeting Minutes of December 1, 2009

[Draft Minutes](#)

2.2 Meeting Minutes of January 5, 2010

[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 subdivide an existing parcel into seven lots ranging in size from 3,461± square feet to 7,195± square feet for the construction of seven townhouse residential units. A new private street off College Avenue will provide access to the units. Seven existing residential units will be demolished for the redevelopment of the site. [Staff Report](#)

- Location: 2593-2625 College Avenue
- Applicant: Joe Armtrout
- On-site and off-site public improvements: Connection to public utilities in the College Avenue right-of-way; new driveway off College Avenue
- Site Area: 38,036± square feet
- Zoning: Planned Development (PD)
- General Plan: Urban High Residential (UH-2)
- 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 Numbers: Tentative Tract Map 8020 (Subdivision 08-009); Site Plan Approval/Design Review 08-006
- Project Planner: Scott Lee

8.02 Hearing to consider a request to change the existing General Plan designation on a 1.4±-acre portion of a 5.4±-acre property along Las Positas Boulevard from Rural Residential to Community Serving General Commercial. [Staff Report](#)

- Location: 1339 Hilliker Place
- Applicant: David Waterman
- On-site and off-site public improvements: None at this time. Future subdivision and site development will require connection to public utilities in the Las Positas Boulevard right-of-way, frontage improvements, signal modifications and a new driveway off Las Positas Boulevard
- Site Area: 1.4± acres
- Zoning: Planned Development/Rural Residential - Minimum lot size 210,000 net square feet with Density Transfer Provisions (PD/R-R-5)
- General Plan: Rural Residential (RR)
- Historic Status: None
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: General Plan Amendment 09-003
- Project Planner: Steve Stewart

8.03 Hearing to consider State Housing and Community Development Department requested revisions and adoption of the 2009 Livermore Housing Element. [Staff Report](#)

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Citywide
- Zoning: Various

- General Plan: Various
- Historic Status: None
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act will be considered.
- Application Number: General Plan Amendment 08-004
- Project Planner: Ingrid Rademaker

- 8.04 Hearing to consider various amendments to the Downtown Specific Plan. Proposed amendments include modifications to allow bars and nightclubs as permitted rather than conditionally permitted uses in limited sections of the Downtown Core Plan Area and modifications to the sign standards to allow for temporary tenant improvement signs and other minor sign regulation amendments throughout the Specific Plan Area. Minor technical and language modifications are also proposed.

[Document](#)

- 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 Final Subsequent Environmental Impact Report was previously certified under the provisions of the California Environmental Quality Act (State Clearing House Number 2008092085).
- Application Number: Specific Plan Amendment 09-001
- Project Planner: Jenny Turnbull

This item is continued to the March 16, 2010, meeting.

9. NEW BUSINESS

- 9.1 Planning Commission Goals and Objectives

10. UNFINISHED BUSINESS - None

11. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

12. ADJOURN TO:

NEXT PLANNING COMMISSION MEETING DATE:

February 9, 2010: Special Meeting; Airport General Plan
Amendment/Environmental Impact Report
February 16, 2010: Regular Meeting
March 2, 2010: Regular Meeting

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.