



**PLANNING COMMISSION
AGENDA**

WEDNESDAY, JANUARY 20, 2010

SPECIAL 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

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 amending goals of the General Plan Economic Development Fiscal Element to revise Economic Incentives language regarding the sales tax reimbursement program and the High Wage Incentive Program. The adopted Economic Incentives Program will be amended to incorporate additional requirements and thresholds for the Sales Tax Reimbursement Program and the High Wage Incentive Program. [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: This project is Exempt under California Environmental Quality Act, Section 15061, B.3.
- Application Number: General Plan Amendment 09-005
- Project Planner: Alison Mitchell

8.02 Hearing to consider adoption of a Development Code, which will update and replace the existing Planning and Zoning Code. Adoption of the Development Code will require the following actions described in more detail below: (1) a General Zoning Text Amendment to repeal the Livermore Planning and Zoning Code - Parts 1 through 6 - and replace it with a new Development Code; (2) a General Plan Amendment to modify the Office Commercial (OC) and Neighborhood Mixed-Use (NM) land use designations; (3) a General Zoning Map Amendment to rezone areas located north and south of the Downtown and other parcels identified below; (4) a Municipal Code Amendment repealing Title 18 – Subdivisions and adoption of that section into the new Development Code with minor changes; and (5) conforming text amendments in the Municipal Code to change references from Planning and Zoning Code to Development Code. [Staff Report](#)

a. The Zoning Text Amendment is an update and replacement of the current Zoning Code with a Development Code that incorporates form-based development standards (i.e., Transect or T-Zones) in the north and south of downtown areas that will better regulate appropriately scaled in-fill development to preserve community character, facilitate alternative modes of transportation and reduce vehicles trips, and facilitate select mix-use development sites consistent with the General Plan. It will also provide consistency with applicable State land use laws, be more user-friendly, and create a more predictable land use entitlement process. The text amendment does not affect any parcels in the Downtown Specific Plan.

b. The General Plan Amendment will modify the Office Commercial (OC) land use designation to allow limited neighborhood serving commercial and residential uses in the proposed T4-N-O Neighborhood Open Zoning District generally along L Street north of Downtown. The General Plan amendment will also revise the Neighborhood Mixed-Use (NM) designations to implement the proposed form-based development standards.

c. The Zoning Map Amendment rezones areas generally north and south of the downtown that are currently zoned Duplex Residential (R-2), Low Density Residential (RL), Medium Density Residential (RM), Professional Office (CP), Commercial Office (CO) and the north end of PUD-153-86 College Avenue Specific Plan to new form-based districts: T3-N Neighborhood, T4-N Neighborhood, T4-N-O Neighborhood Open and NMU Neighborhood Mixed-Use. The Zoning Map Amendment eliminates the numeric sub-zones within the Low Density Residential (RL) and Suburban Residential (RS) zones without changing the density or purpose of the RS and RL zones. The Zoning Map amendment also rezones commercial parcels currently zoned Central Business (CB) and Neighborhood Commercial (CN) to a new combined Commercial Neighborhood Business (CNB) district; parcels currently zoned Medium Density Residential (RM) to Multiple Family Residential (MFR); and one parcel zoned Neighborhood Mixed-Use 2 (NM-2) to Planned Development (PD). Parcels in a Historic Preservation (HP) combining district will retain the Historic Preservation zoning (HP-Landmark and HP-Heritage). The map amendment does not affect any parcels in the Downtown Specific Plan. See the proposed zoning map at the project web site at http://www.ci.livermore.ca.us/CDD/Planning/zoning_code_update.html or a copy is available at City Hall in the Planning Division at 1052 South Livermore Avenue.

d. The Municipal Code Amendment will move Municipal Title 18 Subdivisions into the new Development Code with minor changes.

e. The Municipal Code will be amended to change all references in the Municipal Code from "Planning and Zoning Code" to "Development Code" for consistency.

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Various
- Zoning: Various General Plan: Various
- Historic Status: Historic Preservation (HP)
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Number: General Plan Amendment 09-004; General Zoning Change Text Amendment 07-382; General Zoning Change Map Amendment 09-597, Municipal Code Amendment MUNI09-006
- Project Planner: Christine Rodrigues

9. NEW BUSINESS - None

10. UNFINISHED BUSINESS - None

11. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

12. ADJOURN TO:

NEXT PLANNING COMMISSION MEETING DATE:

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