



## **PLANNING COMMISSION AGENDA**

**TUESDAY, APRIL 19, 2011**

**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 – None**

**8. PUBLIC HEARINGS**

8.01 Hearing to consider a request to subdivide an existing parcel for the development of 22 dwelling units consisting of 20 detached, single-family residential units and two attached single-family residential units; establish a Planned Development-Residential District to regulate the land use and development on the property; and amend Housing Implementation Program 07-001.

[Staff Report](#)

- Location: 6412 Scenic Avenue
- Applicant: Meritage Homes
- On-site and off-site public improvements: Road improvements including the extension of El Capitan Way, Ramblewood Place, and Laurel Creek Place; street improvements on Scenic Avenue; and installation of public infrastructure, including sidewalks, sewer, water, storm drain, and utilities.
- Site Area: 5.0± acres
- Zoning: Suburban Residential (R-S)
- General Plan: Urban Medium Residential (UM), 3 to 4.5 dwelling units per acre
- Historic Status: N/A
- CEQA: The project is categorically exempt from the California Environmental Quality Act (CEQA) as an in-fill project defined in CEQA Guidelines Section 15332.
- Application Numbers: Subdivision 11-001 (Vesting Tentative Tract Map 8075), Planned Development-Residential 11-001, Site Plan and Design Review 11-007, and Housing Implementation Program Amendment 11-001
- Project Planner: Scott Lee

8.02 Hearing to consider a request to demolish two existing buildings (the Hollywood Video and Tire Mart buildings), totaling 9,100± square feet, and construct a 15,200± square foot building with a drive-through pharmacy for Walgreen's Pharmacy. The applicant requests an amendment to the Downtown Specific Plan to add pharmacies, including drive-through pharmacy service, as a permitted use and to allow a parking lot to front First Street and a corner parcel (located at the corner of First and O Streets).

- Location: 1682 First Street and 60 South P Street
- Applicant: Browman Development
- On-site and off-site public improvements: Modifications to water, sewer, and power and minor off-site modifications to driveway and utility locations
- Site Area: 1.06± acres

- Zoning: Downtown Specific Plan - Downtown Boulevard Gateway
- General Plan: Downtown Specific Plan - Downtown Boulevard Gateway
- Historic Status: None
- CEQA: Previous Environmental Document - An Environmental Impact Report for the Downtown Specific Plan was previously certified (State Clearinghouse Number 2003032038).
- Application Numbers: Specific Plan Amendment 11-001 and Downtown Design Review 11-010
- Project Planner: Ben Murray

***This item is continued to the May 3, 2011, Planning Commission meeting as a Project Review item with a modified project description.***

**9. NEW BUSINESS – None**

**10. UNFINISHED BUSINESS**

10.01 Amgen Tour of California Update

10.02 Housing Implementation Program Overview

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

**12. ADJOURN TO:**

NEXT PLANNING COMMISSION MEETING DATE: May 3, 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.

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.