



PLANNING COMMISSION AGENDA

TUESDAY, FEBRUARY 1, 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 establish a kindergarten through twelfth grade (K-12) school with a child care/ preschool building. The child care/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 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.

[Staff
Report](#)

[Memo](#)

- 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, storm, 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

9. NEW BUSINESS - None

10. UNFINISHED BUSINESS – None

11. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

11.01 Completed Matters Initiated MIP10-037

[Document](#)

12. ADJOURN TO:

NEXT PLANNING COMMISSION MEETING DATE: February 15, 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.