



PLANNING COMMISSION AGENDA

TUESDAY, MAY 17, 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

2.01 Meeting Minutes of April 19, 2011

[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

8. PUBLIC HEARINGS

- 8.01 Hearing, on behalf of the Federal Aviation Administration, to receive comments on an Environmental Assessment for proposed action at the Livermore Municipal Airport. The proposed action is located on approximately 128 acres, which is comprised of 104 acres of sponsor-owned Airport land and 24 acres on non-Airport property. A portion of these lands was purchased with FAA funds and is referred to, as “federally-obligated,” projects on these lands are subject to comply with the NEPA.

[Staff Report](#)

The proposed action includes the following aviation-related improvements:

- extension of West Jack London Boulevard from south of the Airport to El Charro Road and two roadways connected to adjacent commercial development;
- flood control and water quality infrastructure, including the southern conveyance facility, hydro-modification (HMP) basins, mass fill, a flood control berm along the northwest margin of Runway 7L/25R, and vegetated swales;
- a proposed swap of 4.5 acres of Airport land for 4.5 acres of private land to improve drainage through use of an existing outfall to minimize environmental impacts and to facilitate the relocation of planned commercial development away from the extended runway centerline of Runway 7L/25R;
- potable water, recycled water, wastewater, natural gas, and electricity buried utility lines and a sewer pump station to benefit both approved development at the Airport and off-site commercial development; and
- expanded wildlife hazard management.

The proposed action includes the following non-aviation related improvements:

- a multi-use regional trail between Kitty Hawk Road and El Charro Road; and
- a passive park located north of the regional trail.

The Proposed Action also includes mitigation for special purpose law compliance in the form of riparian restoration along Arroyo Las Positas, a replacement ditch, and off-site compensation. As mitigation for use of 10 acres of the golf course by the project, 3 holes on the 18-hole golf course would be reconfigured, the entire 9-hole golf course would be rebuilt, and extensive improvements in drainage, irrigation, and amenities would be provided.

8.02 Hearing to consider a request to amend a previously approved Planned Development, which authorized the construction of 70 townhomes with associated site improvements. The proposal includes amending the architecture, site plan, and amenities.

[Staff Report](#)

- Location: Portola Road and First Street
- Applicant: Portola 70 LLC
- On-site and off-site public improvements: Sewer, water, and utility connections on site, frontage improvements in adjacent public street right-of-way
- Site Area: 3.8± acres
- Zoning: Planned Development Residential (PD-R 05-004)
- General Plan: Urban High Residential (UH-2)
- Historic Status: None
- CEQA: The project is within the scope of the previously adopted Mitigated Negative Declaration, which was certified by the City Council on April 10, 2006.
- Application Numbers: Development Code Amendment 10-007, Site Plan and Design Review Modification 10-010
- Project Planner: Christine Rodrigues

8.03 Hearing to consider a request to adopt the 2010 Community Services and Infrastructure Report, which assesses the City's capacity to accommodate growth, and the 2011 - 2013 Housing Implementation Program regulations, which establishes a residential growth cap and the process for allocating housing units for 2011 - 2013.

[Staff Report](#)

- Location: Citywide
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: Various
- Zoning: Various
- General Plan: Various
- Historic Status: None
- CEQA: A previous environmental document, the 2003-2025 General Plan Environmental Impact Report (SCH 2003032038), adequately addresses this project.
- Application Number: Policy Proposal 10-002
- Project Planner: Scott Lee

9. **NEW BUSINESS** – None

10. **UNFINISHED BUSINESS** – None

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

12. ADJOURN TO:

NEXT PLANNING COMMISSION MEETING DATE: June 7, 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.

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.