



PLANNING COMMISSION AGENDA

TUESDAY, MAY 3, 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 March 15, 2011

[Document](#)

2.02 Meeting Minutes of April 5, 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

7.01 A request to demolish two existing buildings (the Hollywood Video and Tire Mart buildings), totaling 9,100± square feet, and construct a 15,850± square-foot building with a drive-through pharmacy for a Walgreen's Pharmacy, and a 1,200± square-foot pad building.

[Staff Report](#)

- 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 Number: Downtown Design Review 11-010
- Project Planner: Ben Murray

8. PUBLIC HEARINGS

8.01 Hearing to consider a request to operate a religious worship and education center in an existing 80,000± square foot light industrial office/warehouse building, including a 17,000± square foot assembly area, in addition to offices, classrooms, meeting rooms, and other associated supporting services.

[Staff Report](#)

- Location: 2333 Nissen Drive
- Applicant: Napoleon Kaufman for The Well Christian Community
- On-site and off-site public improvements: Interior building improvements, entrances, and exits
- Site Area: 4.9± acres
- Zoning: Planned Development (PD) 17
- General Plan: Business and Commercial Park (BCP)
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines. Section 15301(leasing and operation of existing facilities).
- Application Number: Conditional Use Permit 11-006
- Project Planner: Frank Guido

- 8.02 Hearing to consider a request to construct an unmanned telecommunication facility consisting of 12 panel antennas and 2 microwave antennas mounted onto the sides of an existing PG&E tower with associated equipment, including ground-mounted equipment.
- Location: 5327 Southfront Road (South Side of Southfront Road approximately midway between First Street and Vasco Road)
 - Applicant: AT&T
 - On-site and off-site public improvements: None
 - Site Area: 8.3± acres zoned Commercial Service (CS) and 56.8± acres zoned Heavy Industrial (I-3)
 - Zoning: Commercial Service (CS) and Heavy Industrial (I-3)
 - General Plan: Service Commercial (SC) and High Intensity Industrial (H-II)
 - Historic Status: None
 - CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, which exempts minor alterations to existing structures.
 - Application Number: Conditional Use Permit 11-001
 - Project Planner: Frank Guido

9. **NEW BUSINESS** – None

10. **UNFINISHED BUSINESS** – None

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

12. **ADJOURN TO:**

NEXT PLANNING COMMISSION MEETING DATE: May 17, 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.