



PLANNING COMMISSION AGENDA

TUESDAY, NOVEMBER 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

2.01 Meeting Minutes of October 4, 2011

[Document](#)

2.02 Meeting Minutes of October 18, 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 – None

8. PUBLIC HEARINGS

- 8.01 Hearing to consider a request to create a parcel map consisting of one 0.415±-acre parcel and a second 0.518±-acre parcel on land currently consisting of one 0.898±-acre parcel and a second 0.081± acre parcel. [Staff Report](#)
- Location: 2315 Bess Avenue
 - Applicant: California Water Service
 - On-site and off-site public improvements: None
 - Site Area: 0.93± acre
 - Zoning: Suburban Residential (RS)
 - General Plan: Urban Low Residential (UL-2)
 - Historic Status: None
 - CEQA: This project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305.
 - Application Number: Subdivision 11-004 (Parcel Map Waiver 10057)
 - Project Planner: Scott Lee
- 8.02 Hearing to consider a request to install a public well with appurtenant equipment, including a well shelter, electrical panel, two chemical shelters (one containing a maximum of 55 gallons of ammonia, the other containing a maximum of 55 gallons of chlorine), a horizontal surge tank, an 8-foot tall redwood fence around the facility, and landscaping. [Staff Report](#)
- Location: 2315 Bess Avenue
 - Applicant: California Water Service
 - On site and off site public improvements: The project involves the installation of a public well to provide potable water for the community.
 - Site Area: 18,077± square feet
 - Zoning: Suburban Residential (RS)
 - General Plan: Urban Low Residential (UL-2)
 - Historic Status: None
 - CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
 - Application Number: Conditional Use Permit 11-009
 - Project Planner: Scott Lee
- 8.03 Hearing to consider a request to amend the zoning classification of two parcels from T3 Neighborhood Zone to T4 Neighborhood Zone. [Staff Report](#)
- Location: 909 North L Street and 1946 and 1948 Pine Street
 - Applicant: City of Livermore
 - On site and off site public improvements: None
 - Site Area: 1.09± acres
 - Zoning: T3 Neighborhood (T3N)
 - General Plan: Urban High Residential (UH-3)
 - Historic Status: None

- A previous environmental document, the 2003-2025 General Plan Environmental Impact Report (SCH 2003032038) adequately addresses this project.
- Application Number: Development Code Amendment 11-007
- Project Planner: Scott Lee

8.04 Hearing to consider a request to amend various development standards applicable to the subject site, allow construction of an approximately 17,200 square foot commercial building, subdivide the subject site parcel, and review a proposed Master Sign Program on a vacant parcel located between the existing Kohl's department store and Las Positas Road.

[Staff Report](#)

- Location: 2850 Las Positas Road
- Applicant: Johnson Lyman Architects
- On-site and off-site public improvements: Includes construction of buildings, pavement, landscaping, utilities, and lighting
- Site Area: 1.5± acres
- Zoning: Planned Development-Commercial (PD-C) 00-199
- General Plan: Community Serving General Commercial (CSGC)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Infill Development)
- Application Numbers: Development Code Amendment 11-005; Subdivision 11-003; Site Plan Design Review Modification 11-004; and Site Plan Design Review 11-033
- 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 MIP11-020, MIP11-025, and MIP11-032

[Document](#)

12. **ADJOURN TO:**

NEXT PLANNING COMMISSION MEETING DATE: November 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.

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.