



## PLANNING COMMISSION AGENDA

TUESDAY, OCTOBER 4, 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 July 19, 2011

[Draft  
Minutes](#)

2.02 Meeting Minutes of August 16, 2011

[Draft  
Minutes](#)

**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 Application to install a new illuminated revolving sign next to the box office for the Bankhead Theater.

[Staff Report](#)

- Location: 2400 First Street
- Applicant: Livermore Valley Performing Arts Center
- On site and off site public improvements: None
- Site Area: .73± acres
- Zoning: Downtown Specific Plan - Downtown Core (DSP)
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303.
- Application Number: Downtown Design Review 11-016
- Project Planner: Steve Stewart

**8. PUBLIC HEARINGS**

8.01 Hearing to consider a request to amend the Amended and Restated Development Agreement No. 114-97, to include modified inclusionary housing standards, timing and funding of public park improvements, modified creek setbacks and infrastructure locations, and location of a public roadway connection and public recreation use (pocket park or tot lot) outside the urban growth boundary.

[Staff Report](#)

- Location: The site is bounded by Las Positas Community College to the north, Collier Canyon Road to the west, Interstate-580 to the south, and the City limits to the east.
- Applicant: Shea Properties
- On-site and off-site public improvements: No development is proposed with this application.
- Site Area: 300± acres
- Zoning: Planned Development-Industrial 03-003
- General Plan: Business and Commercial Park (BCP), Urban High-4 Residential (UH-4) and Parks, Trail Ways, Recreation Corridors and Protected Areas (OSP) and Hillside Conservation (HLCN)
- Historic Status: None
- CEQA: The environmental effects of the project were analyzed in the Final Environmental Impact Report for the Cayetano Corporate Campus (State Clearinghouse Number 97062005), certified by the Livermore City Council on January 11, 1999, and the subsequent addendum dated May 2008. The City has determined that (1) there is substantial evidence that none of the statutory conditions requiring preparation of a subsequent EIR exist and (2) the City will rely on the previous EIR along with the

Addendum, which together adequately address the environmental impacts of the project with the proposed changes.

- Application Number: Development Agreement Amendment 11-001
- Project Planner: Ben Murray

**This item was continued from the September 20, 2011, meeting.**

- 8.02 Hearing to consider a request to modify an existing Conditional Use Permit to allow replacement of six existing panel antennas with new models and add four additional antennas on an existing wireless telecommunication facility.

[Staff Report](#)

- Location: 2047 Research Drive
- Applicant: Crown Castle International for Verizon Wireless
- On-site and off-site public improvements: None
- Site Area: 50,090± square feet
- Zoning: Light Industrial (I-2)
- General Plan: Low Intensity Industrial (LII)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301.
- Application Number: Conditional Use Permit Modification 11-001
- Project Planner: Ingrid Rademaker

## **9. NEW BUSINESS**

- 9.01 Election of Vice Chairperson

## **10. UNFINISHED BUSINESS – None**

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

- 11.01 Completed Matters Initiated MIP11-002, MIP11-005, MIP014, MIP11-015, MIP11-024, MIP11-029, and MIP11-030

[Document](#)

## **12. ADJOURN TO:**

NEXT PLANNING COMMISSION MEETING DATE: October 18, 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.