



PLANNING COMMISSION AGENDA

TUESDAY, DECEMBER 4, 2012

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 November 6, 2012

[DOCUMENT](#)

2.02 Meeting Minutes of November 20, 2012

[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 receive comments on the Draft Environmental Impact Report for the Garaventa Hills residential development.

**STAFF
REPORT**

- Location: North of Garaventa Ranch Road and Hawk St., west of Bear Creek Drive and Laughlin Road (APN 99B-5300-10)
- Applicant: Livermore LT Ventures I Group, LLC
- On-site and off-site public improvements: Construction of public infrastructure, including streets, bridge over Altamont Creek, street frontage landscaping, and installation of on-site and off-site public utilities.
- Site Area: 31.7± acres
- Zoning: Planned Development (PD)
- General Plan: Urban Low Residential 1-1.5 dwelling units per acre (UL-1)
- CEQA: A Draft Environmental Impact Report has been prepared for this project. All potential project impacts were found to be less than significant or less than significant with mitigation measures incorporated.
- Application Number: Project Tracking 11-011
- Project Planner: Steve Stewart

8.02 Hearing to consider a request to rezone property located in the Downtown Specific Plan Area by creating a new sub-district of the Downtown Core Plan Area and clarifying uses permitted in this sub-district. No new uses are proposed for this sub-district.

**STAFF
REPORT**

- Location: Downtown Specific Plan Area in a portion of the block bounded by Railroad Avenue, First Street, and South Livermore Avenue.
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Zoning: Downtown Specific Plan (DSP) in the subarea entitled the Downtown Core Plan Area
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: The project is within the scope of two previously certified environmental documents, the 2003-2025 General Plan Environmental Impact Report (SCH 2003032038) and the Downtown Specific Plan Amendments and Regional Performing Arts Theater Subsequent Environmental Impact Report (SCH 2008092085).
- Application Number: Specific Plan Amendment 12-004
- Project Planner: Ingrid Rademaker

9. NEW BUSINESS – None

10. UNFINISHED BUSINESS – None

11. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

12. ADJOURN TO:

NEXT PLANNING COMMISSION MEETING DATE: December 20, 2012

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.