



PLANNING COMMISSION AGENDA

TUESDAY, FEBRUARY 7, 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 December 6, 2011

[Document](#)

2.02 Meeting Minutes of December 20, 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 Project review of the phasing plan for the retail site behind Kohl's, which will include a new Wheelworks store. Consistent with City Council direction, the Planning Commission will review the architectural appearance of the west elevation of the Phase I building to be constructed first and the extent of site improvements around the pad of the future Phase II building to be constructed later.

[Staff Report](#)

- Location: 2850 Las Positas Road
- Applicant: Las Positas Partners LLC c/o Paul Smith
- 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 application is not a project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378, definition of project, in that the Project already considered pursuant to CEQA: Development Code Amendment 11-005; Parcel Map Waiver 10054 (Subdivision 11-003); Site Plan Design Review Modification 11-004; and Site Plan Design Review 11-033) has been approved and the subject application is a minor amendment addressing the timing, not scope of improvements and, therefore, will have no potential direct or indirect impacts to the environment.
- Application Numbers: Site Plan Design Review Modification 12-002
- Project Planner: Frank Guido

8. PUBLIC HEARINGS

- 8.01 Hearing to consider a request to permit installation of an approximately 10-foot high prefabricated shelter to enclose fiber optic telecommunication equipment. This entire installation along with ancillary equipment (2,500± square feet) is to be located adjacent to an existing telecommunication facility in the rear of an approximately 50,090 square foot flag lot.

[Staff Report](#)

- Location: 2047 Research Drive
- Applicant: Crown Castle Corp., Brian Leegwater
- On-site and off-site public improvements: Includes pavement and utility trenching on Research Drive and East Avenue
- 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) Guidelines Section 15303, which exempts the permitting of small facilities.

- Application Number: Conditional Use Permit 11-017
- Project Planner: Harshetha Kumar

8.02 Hearing to consider a request to authorize a Conditional Use Permit allowing a veterinary center in an existing 2,664± square foot tenant space within the Arroyo Park Shopping Center.

[Staff Report](#)

- Location: 4461 First Street
- Applicant: Abelino Valdez
- On-site and off-site public improvements: None
- Site Area: 13.1± acres
- Zoning: Planned Development Commercial (PD-C) 00-193
- General Plan: Neighborhood Commercial (NC)
- Historic Status: None
- CEQA: This project is Categorical 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 11-016
- Project Planner: Christine Rodrigues

9. **NEW BUSINESS** – None

10. **UNFINISHED BUSINESS** – None

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

11.01 Completed Matters Initiated MIP 11-035

[Document](#)

12. **ADJOURN TO:**

NEXT PLANNING COMMISSION MEETING DATE: FEBRUARY 21, 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.