



PLANNING COMMISSION AGENDA

TUESDAY, JUNE 19, 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 May 15, 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 consider a request to authorize a dental office within an existing approximately 1,135 square foot tenant space. No exterior building or site plan changes are proposed. [Staff Report](#)
- Location: 3183 Independence Drive
 - Applicant: Ivleta Spunde, DDS
 - On-site and off-site public improvements: None
 - Site Area: 13.6± acres
 - Zoning: Planned Development-Industrial (PD-I) 00-181
 - General Plan: Business Commercial Park (BCP)
 - Historic Status: None
 - CEQA: This project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.
 - Application Number: Conditional Use Permit 12-002
 - Project Planner: Christine Rodrigues
- 8.02 Hearing to consider a request to amend the architectural design for 50 homes to be constructed in a previously approved subdivision. [Staff Report](#)
- Location: 1000-1016 Vasco Road
 - Applicant: Standard Pacific Homes
 - On-site and off-site public improvements: Associated with previously approved subdivision includes extensions of utilities, including water, sewer, storm drain, electrical lines, sidewalk, and landscaping, including utility work within Central Avenue
 - Site Area: 5.8± acres
 - Zoning: Planned Development Residential (PD-R) 10-004
 - General Plan: Transferable Development Credit (TDC) Receiver Site - Type E - Urban Medium High Residential/Urban High Residential-2 (UMH/UH-2) Baseline of 4.5 to 6 dwellings per acre (the maximum density when developers decline to use TDC option) or a maximum of 8 to 14 dwellings per acre when developers choose to exceed the baseline and comply with City's TDC Ordinance
 - CEQA: This project is Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15305, which exempts minor alterations to land use limitations in areas of average slope less than 20 percent, which do not result in changes to land use, density, or an increase the number of parcels.
 - Application Number: Site Plan Design Review Amendment 12-010
 - Project Planner: Frank Guido
- 8.03 Hearing to consider a request to subdivide an existing parcel and a portion of a City-owned parcel for the development of 94 detached single-family residences, including new private drives, parking stalls, common areas, landscaping, site furnishings, and a sound wall along the [Staff Report](#)

north side of the project site. The project involves an amendment to the Downtown Specific Plan to establish development standards for small-lot, single-family residential land use and a Development Agreement for the incorporation of a portion of City-owned land in the subdivision and developer obligation to complete off-site public improvements.

- Location: North of First Street at Inman Street
- Applicant: OTV, LLC
- On-site and off-site public improvements: New sidewalk, street lights, landscaping, bus stop, and utilities along First Street; new landscaping in the First Street median; re-signalization of the First Street and Inman Street intersection; and the extension of the left-turn lane on eastbound First Street at Inman Street
- Site Area: 5.13± acres
- Zoning: Downtown Specific Plan-Transit Gateway District (DSP-TGD)
- General Plan: Downtown Area (DA)
- Historic Status: None
- CEQA: A Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Application Numbers: Vesting Tentative Tract Map 8114 (Subdivision 12-002); Downtown Design Review 12-001; Development Agreement 12-001; Specific Plan Amendment 12-001; and Consistency Determination 12-004
- Project Planner: Scott Lee

- 8.04 Hearing to consider a proposed Phase II of the Paragon Outlets Livermore development. The proposed project will be constructed on a 14.7±-acre parcel east of the Phase I development. The proposed Phase II includes four retail buildings, totaling 192,100± square feet, on the same grid layout of Phase I, which currently is under construction. The buildings are 20 feet tall with certain architectural features, such as decorative entries, roofs, and towers, ranging from 27 to 33 feet. Architecture and colors are consistent with Phase I. As part of the proposed project, Paragon will construct the surface improvements for Paragon Outlets Drive (formerly designated as Road A), an 87-foot wide public street, which has been planned along the eastern edge of the project site. The project also includes a request for an Amended and Restated Development Agreement to vest the requested project approvals, adjust infrastructure construction, and financing obligations and make other related changes to the current Development Agreement.
- Location: Southeast quadrant of I-580 and El Charro Road
 - Applicant: FCGA Architecture for Paragon Outlets Livermore Valley LLC
 - On-site and off-site public improvements: The project includes roadway and pedestrian improvements, including construction of a new Paragon Outlets Drive (previously designated Road A), relocating a segment of Friesman Road; the extension of utilities,

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- including sewer, water, and storm drains; and installation of on- and off-site flood control facilities, and related improvements.
- Site Area: 14.71± acres
- Zoning: Planned Development-El Charro Specific Plan-Regional Commercial (PD-ECSP-RC)
- General Plan: Business and Commercial Park (BCP)
- Historic Status: None
- CEQA: An Environmental Impact Report (SCH# 2006052112) was previously certified for the project.
- Application Numbers: Development Agreement Amendment 12-002; Subdivision 12-003 (Tentative Parcel Map 10090); Site Plan Design Review 12-018; and Conditional Use Permit 12-003
- Project Planner: Ben Murray

- 8.05 Hearing to consider a City-initiated project to modify the Livermore General Plan, El Charro Specific Plan, Livermore Zoning Map, and an existing Development Agreement to reflect adjustments to the location of a water detention basin and the relocation of Paragon Outlets Drive (formerly designated as Road A). The basin relocation and associated land use designation changes eliminate the need for an additional drainage outfall to the Arroyo Las Positas and move a commercial land use designation away from the centerline of the primary departure runway at the Livermore Municipal Airport. This change will improve safety in the airport's approach/departure airspace. The relocation of Paragon Outlets Drive farther east accommodates a proposed Phase II development of Paragon Outlets Livermore. The project also includes a proposed land exchange of private and City-owned land corresponding to the land use designation changes and basin relocation.
- Location: Southeast quadrant of El Charro Road and Interstate 580
 - Applicant: City of Livermore
 - On-site and off-site public improvements: Construction of a public road (Paragon Outlets Drive) and related infrastructure as part of Phase II of Paragon Outlets Livermore.
 - Site Area: El Charro Specific Plan encompasses 250± acres
 - Zoning: Planned Development-El Charro Specific Plan-Regional Commercial (PD-ECSP-RC), Planned Development-El Charro Specific Plan-Highway Regional Commercial (PD-ECSP-HRC), and Planned Development-El Charro Specific Plan-Open Space (PD-ECSP-OS)
 - General Plan: Business and Commercial Park (BCP) and Limited Agriculture (LDAG)
 - Historic Status: None
 - CEQA: An Environmental Impact Report (SCH# 2006052112) was previously certified for the project.

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- Application Numbers: Specific Plan Amendment 12-003, General Plan Amendment 12-002, Zoning Map Amendment 12-001, Development Agreement Amendment DAA12-001, and General Plan Consistency Determination 12-003
- Project Planner: Ben Murray

8.06 Hearing to consider amendments to the Development Agreements with property owners in the El Charro Specific Plan area. The proposed amendments clarify what subsequent approvals would require Development Agreement Amendments and the manner in which those amendments are reviewed. In addition, the Cottonwood Creek Partners Development Agreement is being amended to incorporate alternate financing to construct their Supplemental Improvements

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[Supplement](#)

- Location: Southeast quadrant of El Charro Road and Interstate 580
- Applicant: City of Livermore
- On-site and off-site public improvements: None
- Site Area: 154± acres
- Zoning: Planned Development - El Charro Specific Plan Regional Commercial (PD-ECSP-RC) and Planned Development - El Charro Specific Plan Highway Regional Commercial (PD-ECSP-HRC)
- General Plan: Business and Commercial Park (BCP)
- Historic Status: None
- CEQA: An Environmental Impact Report was previously certified for this project (SCH#2006052112).
- Application Numbers: Development Agreement Amendment 12-003 with Paragon Outlets Livermore Valley, LLC; Development Agreement 12-004 with the Johnson-Himsl Partnership; Development Agreement 12-005 with Paragon Outlets Livermore Valley II, LLC; Development Agreement 12-006 with CrossWinds Church; Development Agreement 12-007 with Cottonwood Creek Partners, LLC; and Development Agreement 12-008 with El Charro Vista.
- Project Planner: Steve Riley

9. **NEW BUSINESS** – None

10. **UNFINISHED BUSINESS** – None

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

12. **ADJOURN TO:**

NEXT PLANNING COMMISSION MEETING DATE: July 17, 2012

THE JULY 3, 2012, PLANNING COMMISSION MEETING IS CANCELLED.

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.

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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.