



PLANNING COMMISSION

AGENDA

TUESDAY, JANUARY 21, 2014

7:30 PM

COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550

PLANNING COMMISSION

Loretta Kaskey, Chairperson
Steven Spedowski, Vice Chairperson
Harriet Cole, Commissioner
Neal Pann, Commissioner
Todd Storti, Commissioner



HOW TO PARTICIPATE IN YOUR PLANNING COMMISSION MEETING - You can participate in the meeting in a number of ways:

Speaker Cards - If you wish to address the Planning Commission, you must complete a speaker card for each item about which you want to speak. The speaker card box is located in the Council Chambers lobby. Place your speaker card in this box behind the tab that corresponds to the agenda item number. Staff will collect the cards for each item immediately before the item is to be considered and gives the speaker cards to the Chair. The Chair will call speakers to the public lectern. No cards will be accepted once the presentation on that item has commenced.

Citizens Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of five minutes per person. The Chair may reduce the amount of time based on the number of persons wishing to speak. You should be aware that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by questions from the Planning Commission and a presentation by the applicant. The Chair will then open the hearing to the public and offer an opportunity for public comments. You may take a maximum of five minutes to make your comments. The Chair may reduce the amount of time based on the number of people wishing to speak.

Other Agenda Items are also open for public input including *Consent Calendar* or *Matters for Consideration* items. These comments are also subject to the five minute limit.

Written Materials may be submitted by the public. If you wish your materials to be sent to the Planning Commission prior to the Planning Commission meeting, they must be submitted to the Planning Department no later than noon on the Thursday prior to the Tuesday meeting. Those items will be copied and sent to the Planning Commission with the agenda packet. Materials submitted after noon on Thursday will be copied and given to the Planning Commission the night of the meeting; however, it is unlikely that the Planning Commission will be able to read the materials before the start of the meeting. Therefore, it is suggested that you give a verbal summary of your materials at the meeting.

The **Planning Commission Agenda and Staff Reports** are prepared by City staff and are available for public review on the Friday evening prior to the Planning Commission meeting in the Civic Center Library, 1188 South Livermore Avenue, Livermore and on the City's website <http://www.cityoflivermore.net>. The Agenda and staff reports are available for review at the 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 City of Livermore Planning Department, 1052 South Livermore Avenue, Livermore, and on the City's website <http://www.cityoflivermore.net>. 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.

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), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, 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) 960-4590 (VOICE) OR (925) 960-4104 (TDD) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.



PLANNING COMMISSION AGENDA

TUESDAY, JANUARY 21, 2014

REGULAR MEETING – 7:30 PM

**COUNCIL CHAMBERS
3575 PACIFIC AVENUE
LIVERMORE, CA 94550**

1. CALL TO ORDER 7:30 PM

- 1.01 Roll Call
- Chairperson Loretta Kaskey
Vice Chairperson Steven Spedowfski
Commissioner Harriet Cole
Commissioner Neal Pann
Commissioner Todd Storti

- 1.02 Pledge of Allegiance

2. CITIZENS FORUM

- In conformance with the Brown Act, no Planning Commission action can occur on items presented during Citizens Forum.*
- Please complete a speaker card. When the Chairperson calls your name, walk to the lectern to address the Planning Commission.*
- Speakers are limited to a maximum of five minutes per person. The Chairperson may reduce the amount of time based on the number of persons wishing to speak.*

3. CONSENT CALENDAR

- 3.01 Approval of November 19, 2013, Item 5.01 Planning Commission Meeting Minutes [Minutes](#)
- 3.02 Approval of December 3, 2013 Planning Commission Meeting Minutes [Minutes](#)

4. PROJECT REVIEW

- 4.01 Request to consider the proposed renovation of the former Nob Hill Center. The project involves the removal of the existing building façade and replacement with a new façade on the main building and pad building, landscape repair and replacement, construction of a storage enclosure for packing bales, pallets, and organic waste, renovation of an existing loading dock, resealing and restriping the existing parking lot, lighting upgrades, and upgrading existing driveways and walkways for improved access.

[Staff Report](#)

- Location: 2930 - 3070 Pacific Avenue
- Applicant: John Gutknecht, Habitec Architecture, Interior Design
- On-site and off-site public improvements: Repair and replace curb, gutter, and sidewalk where necessary.
- Site Area: 6.12± acres
- Zoning: Neighborhood Mixed-Use (NMU)
- General Plan: Neighborhood Mixed Low Density (NML)
- Historic Status: None
- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15301, which exempts the repair, maintenance, and minor alteration of existing public or private structures.
- Application Number: Site Plan Design Review Modification 13-017
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan Design Review Modification 13-007, subject to conditions.

5. PUBLIC HEARINGS

- 5.01 Hearing to consider a request to modify the site plan, architectural and landscape design, and accessory use of a church facility approved by Conditional Use Permit 08-001. The new buildings consist of a worship center, four classroom buildings, the modification of an existing building for use as a small historic museum, and new accessory structures. The application includes the construction of a parking lot, landscaping, signage, and related site improvements.

[Staff Report](#)

- Location: 1660 Freisman Road
- Applicant: CrossWinds Church
- On-site and off-site public improvements: Road frontage improvements and utility connections in the Freisman Road right-of-way
- Site Area: 36± acres
- Zoning: Planned Development-El Charro Specific Plan-Regional Commercial
- General Plan: Business and Commercial Park

- Historic Status: Certificate of Appropriateness has been approved for the demolition or modification of existing structures
- CEQA: An Environmental Impact Report (SCH# 2006052112) was previously certified for the project.
- Application Number: Conditional Use Permit Modification 13-004
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission approve Conditional Use Permit Modification 13-004, subject to conditions.

- 5.02 Hearing to consider a request for a Conditional Use Permit to establish an approximately 10,000 square foot church use for up to approximately 200 persons.
- Location: 7425 Southfront Road
 - Applicant: Calvary Chapel of Livermore
 - On-site and off-site public improvements: None
 - Site Area: 19.6± acres
 - Zoning: Planned Development Commercial 00-172
 - General Plan: Business and Commercial Park
 - Historic Status: None
 - CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (use of Existing Facilities with no or negligible expansion - e.g., operation, repair, maintenance, permitting, leasing, or minor alteration)
 - Application Number: Conditional Use Permit 13-010
 - Project Planner: Frank Guido

This item is continued to the Planning Commission meeting on February 4, 2014.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To the next regular Planning Commission meeting on February 4, 2014