



## PLANNING COMMISSION

### AGENDA

TUESDAY, DECEMBER 16, 2014

REGULAR MEETING – 7:30 PM

COUNCIL CHAMBERS  
3575 PACIFIC AVENUE  
LIVERMORE, CA 94550

## PLANNING COMMISSION

Loretta Kaskey, 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, DECEMBER 16, 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  
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 4, 2014 Planning Commission Meeting Minutes [MINUTES](#)
- 3.02 Approval of December 2, 2014 Planning Commission Meeting Minutes [MINUTES](#)
- 3.03 Approval of Planning Commission 2015 Meeting Calendar [MEMO](#)

- 3.04 Request to find Capital Improvement Project (CIP) 2015-28 is consistent with the 2003 City of Livermore General Plan. CIP 2015-28 would widen West Jack London Boulevard generally from Voyager Street to Isabel Avenue, including any necessary acquisition and/or dedication of portions of adjacent property, from three lanes to four lanes (two in each direction) consistent with the General Plan. CIP 2015-28 would also restripe East Jack London Boulevard in the westbound direction approaching the Isabel Avenue intersection from the east, to increase the number of through westbound lanes to two lanes.

- Location: West Jack London Boulevard generally from Voyager Street to Isabel Avenue, and East Jack London Boulevard in the westbound approach to, and east of, Isabel Avenue.
- Applicant: City of Livermore
- On-site and off-site public improvements: Include pavement, sidewalk, gutter, landscaping, travel lane striping, irrigation
- Site Area: The area within which the project will occur is 3.5± acres
- Zoning: Planned Development (PD), Education and Institutions (E), Planned Development Industrial (PD-I) 01-003, and Planned Development Industrial (PD-I) 00-182
- General Plan: Community Facilities-Airport (CF-Air), Business and Commercial Park (BCP), and 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 Sections 15302 (Replacement or Reconstruction of existing structures on the same site of substantially the same purpose and capacity) and 15305 (Minor Alterations in Land Use Limitations on land with average slope less than 20 percent not changing land use or increasing density, such as a minor adjustment in lot lines not creating a new parcel).
- Application Number: Consistency Determination 14-004
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Consistency Determination 14-004.

#### **4. PROJECT REVIEW**

- 4.01 Request to construct a new 20± foot wide by 8± foot high gateway monument sign on a decomposed granite apron with up-lighting.
- Location: State Route 84 and Vallecitos Road
  - Applicant: City of Livermore
  - On-site and off-site public improvements: New City entry sign in the State highway right-of-way
  - Site Area: 120± square feet
  - Zoning: None – Public Right-of-Way
  - General Plan: None – Public Right-of-Way
  - Historic Status: None

- CEQA: This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, which exempts the construction of small structures.
- Application Number: Site Plan Design Review 14-025
- Project Planner: Scott Lee

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan Design Review 14-025.

- 4.02 Request to consider remodel and expand the Audi dealership at the Livermore Auto Mall. The project will replace the existing exterior wall finishes with a combination of aluminum composite material and corrugated aluminum and add 5,500± square feet of floor area to the existing 21,000± square foot building.

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- Location: 3400 Las Positas Road
- Applicant: Nick Lingle, Spring Engineering, Inc.
- On-site and off-site public improvements: None
- Site Area: 14.7± acres
- Zoning: Planned Development-Commercial 00-199 (PD-C 00-199)
- General Plan: Community Serving General Commercial (CSGC)
- Historic Status: None
- CEQA: The project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, which exempts additions to existing structures.
- Application Number: Site Plan Design Review Modification 14-009
- Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan Design Review Modification 14-009, subject to conditions.

## 5. PUBLIC HEARINGS

- 5.01 Hearing to consider a request to authorize a Conditional Use Permit allowing a veterinary clinic in an existing 2,400± square foot tenant space within the Granada Shopping Center.

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- Location: 1817 Holmes Street
- Applicant: PetCura Inc., c/o Dr. Kanwaljit Mann
- On-site and off-site public improvements: None
- Site Area: 6.4± acres
- Zoning: Neighborhood Business Commercial (CNB)
- General Plan: Neighborhood Commercial (NC)
- Historic Status: None
- CEQA: This project is Categorically 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 14-007
- Project Planner: Frank Guido

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Conditional Use Permit 14-007, subject to conditions.

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- 5.02 Hearing to consider a proposed retail center on a 11.6±-acre site at the southeast corner of Jack London Boulevard and El Charro Road in the El Charro Specific Plan. The development is proposed to include 124,000± square feet of building area, which will include an in-line tenant building and four pad buildings for a mix of retail and restaurant uses. The buildings range in height from 22 to 38 feet with architectural features, such as decorative entries, raised parapets, and towers, ranging from 30 to 40 feet. The project will provide 570± parking spaces, including 130± spaces on land to be leased from the City of Livermore.
- Location: 3001 El Charro Road (southeast corner of Jack London Boulevard and El Charro Road)
  - Applicant: Shoppes at Livermore, LLC
  - On-site and off-site public improvements: The project includes improvements to the east side of El Charro Road along the project frontage, new curb, gutter, and sidewalk returns at entries, and the extension of utilities, including sewer, water, and storm drains; and related improvements.
  - Site Area: 11.6±-acre project site plus a 1.5±-acre City-owned parcel for parking.
  - Zoning: 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 (SCH# 2006052112) was previously certified for the project.
  - Application Numbers: Site Plan Design Review 14-005 and Conditional Use Permit 14-001
  - Project Planner: Benjamin Murray

Recommendation: Staff recommends the Planning Commission adopt a resolution approving Site Plan Design Review 14-005 and Conditional Use Permit 14-001, subject to conditions.

6. **MATTERS FOR CONSIDERATION** – None.
7. **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**
8. **ADJOURNMENT** – To a regular Planning Commission meeting on January 6, 2015 at 7:30 p.m., City Council Chambers, 3575 Pacific Avenue, Livermore, California.