



## PUBLIC HEARING NOTICE

The City of Livermore Planning Commission will conduct a public hearing on the following applications and environmental documents on Tuesday, May 16, 2017, beginning at 7:30 p.m. at the City Council Chambers, 3575 Pacific Avenue.

Hearing to consider Lifestyle Rx building expansion  
And  
An Initial Study and a Negative Declaration will be considered

Hearing to consider Lifestyle Rx building expansion of second floor to accommodate additional rehab therapy on first floor, move of health club use to second floor, and conversion of basketball gym to medical office use, and parking lot and site modifications; including a General Plan Amendment (GPA 17-001) creating a new General Plan land use designation of Large Office Commercial allowing a maximum floor area ratio of 0.60. This new land use designation will be applied to the subject site. The Planned Development Amendment (PD16-003) proposes rezoning the parcel at 197 South S Street from Commercial Office (CO) to Planned Development-Commercial (PD-C 00-176) to provide additional parking for the medical campus. The Certificate of Appropriateness (COA 16-031) application proposes the demolition of the existing building at 197 South S Street.

Location: 197 South S Street and 1111-1133 East Stanley Boulevard

Site Area: 13.19± acres

Applicant: Joseph Callahan, Livermore Lifestyle Associates, LLC, and Chris Faber, Stanford Health Care - ValleyCare

Application Numbers: Planned Development (PD)16-003; Site Plan Design Review Modification (SPDRM)16-034; General Plan Amendment (GPA) 17-001; and Certificate of Appropriateness (COA)16-031

Public improvements: None

Zoning: Planned Development-Commercial (PD-C 00-176) and Commercial Office (CO)

General Plan: Office Commercial (OC)

Historic Status: None

CEQA: An Initial Study and a Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.

Project Planner: Scott Lee

Hearing to consider General Plan Amendment and Development Code Amendment relating to housing allocations for the Transferable Development Credits (TDC) Program in the Housing Implementation Program (HIP), and consideration of the 2017 Community Services and Infrastructure Report and the 2017-2019 Housing Implementation Program regulations

And

Notice to rely on a previous Environmental Impact Report under the California Environmental Quality Act

Hearing to consider General Plan Amendment and Development Code Amendment relating to housing allocations for the Transferable Development Credits (TDC) Program in the Housing Implementation Program (HIP) to extend the allocation guarantee for an additional three years (2017-2019). Unused TDC allocations would carry forward to subsequent years beyond 2019. Consideration of the 2017 Community Services and Infrastructure Report which assess the City's capacity to accommodate residential growth and the 2017-2019 Housing Implementation Program regulations which establish the number of allocations available and the process for granting allocations from 2017-2019.

Location: Various

Site Area: Various

Applicant: City of Livermore

Application Numbers: General Plan Amendment (GPA) 17-002; Development Code Amendment (DCA) 17-002; and Policy Proposal (POL)17-001

Public improvements: N/A

Zoning: Various

General Plan: Various

Historic Status: None

CEQA: A previous environmental document, the 2003-2025 General Plan Update Environmental Impact Report (SCH 2003032038) adequately addresses this project.

Project Planner: Susan Frost

Copies of the environmental documents, vicinity maps, and project applications are available at the City of Livermore Planning Division, 1052 South Livermore Avenue. Agenda packets, including staff reports and other pertinent documents for the Planning Commission meeting, will be available after 3:00 p.m., Friday, May 12, 2017, at the City Library, 1188 South Livermore Avenue, and on the City's website at <http://www.cityoflivermore.net/citygov/clerk/comms/pc/default.asp>.

The Initial Study and proposed Negative Declaration will be available at the locations stated above and at the hearing, for public review beginning May 6, 2017, and ending June 26, 2017.

All interested parties are invited to attend the public hearing or submit written comments to the Planning Commission Secretary City of Livermore Planning Division, 1052 South Livermore Avenue, by email at [planning@cityoflivermore.net](mailto:planning@cityoflivermore.net), or call (925) 960-4450.

Dated: May 3, 2017

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Steve Stewart, Planning Manager  
Secretary to the Planning Commission