



## PUBLIC HEARING NOTICE

The City of Livermore Planning Commission will conduct a public hearing on the following applications and environmental documents on Tuesday, June 20, 2017, beginning at 7:30 p.m. at the City Council Chambers, 3575 Pacific Avenue.

Hearing to consider a City-initiated request for a General Plan Amendment (GPA) for an approximately 24-acre area, located southeast of the First Street and Portola Avenue intersection, which presently has a Service Commercial (SC) General Plan designation and

An Initial Study and a Mitigated Negative Declaration will be considered

1. Hearing to consider a City-initiated request for a General Plan Amendment (GPA) for an approximately 24-acre area, located southeast of the First Street and Portola Avenue intersection, which presently has a Service Commercial (SC) General Plan designation. The GPA proposes a dual land use designation retaining the Service Commercial (SC) designation and allowing a land owner to use the Urban High Residential (UH-2) land use category, which allows 8 to 14 residences per acre. The GPA would designate the site a Transferable Development Credit (TDC) Receiver (R) Site.

Location: Approximately 24 contiguous acres of land southeast of the First Street intersection with Portola Avenue: on the west end from and including 3615 First Street (APN 99-56-6-2) to and including 3979 First Street (APN 99-56-2) on the east end (APN stands for Assessor Parcel Number).

Site Area: 24± acres

Applicant: City of Livermore

Application Number: General Plan Amendment (GPA) 16-005

Public improvements: None

Zoning: Commercial Service (CS)

General Plan: Service Commercial (SC)

Historic Status: None

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

Project Planner: Frank Guido

Hearing to consider a request for a Zone Change to residential and a development proposal for 100 two- and three-story townhomes on approximately seven acres and

An Initial Study and a Mitigated Negative Declaration will be considered

2. Hearing to consider a request for a Zone Change from Commercial Service (CS) to the Transect 4 Neighborhood (T4N) residential zoning district and an amendment to the T4N and related residential development standards. The project includes a proposal for 100 two- and three-story townhouse-style condominiums in 20 buildings on approximately seven acres located on the old “Codioli” site. The development includes proposals for interior streets, garage alleys, utilities, driveways, paseos, landscaping, and common park space. The request is made concurrently with General Plan Amendment 16-005, which proposes a dual land use designation retaining the site’s Service Commercial (SC) designation and allowing a land owner to use the Urban High Residential (UH-2) land use category, which allows 8 to 14 residences per acre. The development density conforms to the UH-2 General Plan land use designation. The application will also include a Development Agreement that will address vesting land use entitlements and development standards and will secure contribution by the applicant to First Street corridor improvements to facilitate bicycle and pedestrian access to and from Downtown.

Location: 3733 through 3765 First Street (APNs 99-56-10-2 and 99-56-9-1) (APN stands for Assessor Parcel Number).

Site Area: 7± acres

Applicant: Valley Oak Partners, LLC

Application Numbers: Development Code Amendment (DCA) 16-002; Zoning Map Amendment (ZMA) 16-002; Development Agreement (DA) 17-001; Vesting Tentative Tract Map 8168 (Subdivision [SUB] 16-006); and Site Plan Design Review (SPDR) 16-014

Public improvements: Includes sewer, water, storm-drain, streets, lighting, sidewalk, curb, gutter, First Street median, First Street signal and crosswalk at project entry, relocation of First Street bus turnout, and Iron Horse trail improvements.

Zoning: Commercial Service (CS)

General Plan: Service Commercial (SC)

Historic Status: None

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

Project Planner: Frank Guido

Hearing to consider the Arroyo Vista Residential Project  
and  
An Addendum to the adopted Initial Study/Mitigated Negative Declaration for the  
Arroyo Vista Neighborhood Plan (2007)

3. Hearing to consider the Arroyo Vista Residential Project, which includes the development of 435 residential units (86 single-family detached houses, 109 single-family attached row townhomes, 140 single-family attached garden court townhomes, and 100 multi-family flats). The subdivision would establish individual lots for the single-family detached and attached units, while the flats will be subdivided into condominiums with multiple units on one lot. The project also includes on-site parking, two neighborhood parks, recreational amenities, pedestrian pathways, landscaping, lighting, streetscape improvements, and a pedestrian bridge over the Arroyo Seco channel to connect the two sides of the project site. The Planned Development proposes rezoning the project site to establish development standards consistent with the Arroyo Vista Neighborhood Plan, adopted in 2007.

Location: north side of Las Positas Road, south of Arroyo Vista Road and west of Bennett Drive, on either side of the Arroyo Seco Channel

Site Area: 29± acres

Applicant: SummerHill Homes

Application Numbers: Vesting Tentative Tract Map 8379 (Subdivision [SUB] 16-010), Development Agreement (DA) 17-002, Planned Development (PD) 16-004, and Site Plan Design Review (SPDR) 16-027

Public improvements: Includes sewer, water, storm-drain, streets, lighting, sidewalk, curb, gutter, signals at Las Positas Road/Arroyo Vista and Las Positas Road/Contractors Street, limited on-street parking on Las Positas Road, and bus shelter with turnout.

Zoning: Planned Unit Development (PUD) 246-81 (proposed rezoning to Planned Development)

General Plan: Low Intensity Industrial (LII)/Urban High Residential (UH-3) with a floating Open Space (OS) overlay

Historic Status: None

CEQA: Addendum to Initial Study/Mitigated Negative Declaration for the Arroyo Vista Neighborhood Plan (2007)

Project Planner: Lori Parks

Hearing to consider a request to approve the Downtown Infill Incentives Program and amend the Downtown Specific Plan  
and  
Consideration of an Exemption under the California Environmental Quality Act

4. Hearing to consider a request to approve the Downtown Infill Incentives Program for in-lieu parking fee subsidies and amend the Downtown Specific Plan to modify on-street parking regulations.

Location: Downtown Livermore

Site Area: Downtown Livermore

Applicant: City of Livermore

Application Number: Policy Proposal (POL) 17-002 and Specific Plan Amendment (SPAA) 17-001

Public improvements: None

Zoning: Downtown Specific Plan

General Plan: Downtown Area (DA)

Historic Status: Not applicable

CEQA: Recommending finding the project is exempt from the California Environmental Quality Act under Section 15061(b)(3), which exempts projects that are covered under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Project Planner: Debbie Bell

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, June 16, 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 analyzed both GPA 16-005 and housing development that would be enabled by the GPA on First Street (Sub 16-006). The proposed Initial Study and Mitigated Negative Declaration will be available at the locations stated above for public review beginning June 10, 2017, and ending July 10, 2017.

The public may submit comments about the Applications, Initial Study, and proposed Mitigated Negative Declaration at the Hearing or in writing in advance of the Hearing 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: June 7, 2017

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Steve Stewart, Planning Manager  
Secretary to the Planning Commission

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