



PUBLIC HEARING NOTICE

The City of Livermore Planning Commission will conduct a public hearing on the following applications and environmental documents on Tuesday, May 1, 2018, beginning at 7:30 p.m. at the City Council Chambers, 3575 Pacific Avenue.

Hearing to consider a request to adopt the Isabel Neighborhood Specific Plan
And
Notice to consider a Final Environmental Impact Report
Under the California Environmental Quality Act

The Isabel Neighborhood Specific Plan would establish land use regulations for the development of a complete transit-oriented neighborhood in the area surrounding the proposed BART station in the median of I-580, just east of Isabel Avenue. The Plan would allow up to 4,095 new multi-family housing units and approximately 2.1 million square feet of net new non-residential uses. It identifies the necessary infrastructure to serve the planned development, including three new neighborhood parks, multi-use trails, and pedestrian and bike facilities. The Plan also includes an Affordable Housing Strategy, phasing program, implementation tools, and preliminary Infrastructure Financing Strategy.

Location: The Planning Area for the Isabel Neighborhood Specific Plan is located in northwest Livermore, and is bisected by Interstate 580 in an area developed primarily with industrial and commercial uses, residential uses, Las Positas College, and several large undeveloped sites.

Site Area: 1,100+ acres

Applicant: City of Livermore

Application Numbers: Specific Plan 18-001 (SP18-001); Development Code Text Amendments (DCA18-001); Annexation - Pre-Zoning (APZ18-001); General Plan Text and Map Amendments (GPA18-001); Housing Implementation Program Amendments (POL18-001); Zoning Map Amendment (ZMA18-001) to rescind the following Planned Developments (PD) and Planned Unit Developments (PUD): PUD 116, PDI 06-008, PD 17, PDC 00-195, PDR 01-016, PDI 00-188, PDI 03-003, PDI 01-020 and PDR 01-001, and replace with Isabel Neighborhood Specific Plan zoning (INSP); Planned Development Amendment (PD18-001) to amend PUD 153-84; Planned Development Amendment (PD18-006) to amend PDI 00-181; Planned Development Amendment (PD18-007) to amend PDI 01-002; and Planned Development Amendment (PD18-009) to amend PD 16.

Public Improvements: All planned infrastructure necessary to serve the planned development such as roads, utilities, and parks.

Zoning: Various. The project proposes to rezone the Planning Area to Isabel Neighborhood Specific Plan (INSP).

General Plan: Various. The project proposes to change the land use designation of Planning Area to Isabel Neighborhood (IN).

Historic Status: One property in the Plan Area (Gandolfo Ranch on East Airway Boulevard) was identified in the Draft Environmental Impact Report for the Isabel Neighborhood Specific Plan as potentially eligible for listing in the National Register of Historic Places.

CEQA: Isabel Neighborhood Specific Plan Environmental Impact Report SCH# 2016042039

Project Planner: Ashley McBride

Project website: www.cityoflivermore.net/BART

Hearing to consider a request to develop a three-story hotel

And

Consideration of a Categorical Exemption under the California Environmental Quality Act

Hearing to consider a request to develop a vacant 2.9±-acre site with a three-story, 34± foot tall, 84,560± square foot hotel consisting of 116 guest rooms, an indoor pool, a dining/living room area, a small fitness room, and a small conference room. The proposal also includes building signage, a monument sign, onsite parking, landscaping, storm-water-treatment improvements, and an interior courtyard with full-court basketball.

Location: Armstrong Street, south of Kitty Hawk Road, easterly adjacent to the intersection of Armstrong Street and Earhart Way (APN: 904-4-67)

Site Area: 2.9± acres

Applicant: LN Hospitality Livermore, LLC

Application Numbers: Conditional Use Permit 17-010 (CUP17-010) and Site Plan Design Review 17-031 (SPDR17-031)

Public improvements: Project will connect to existing public utilities

Zoning: Planned Development (PD) 17

General Plan: Business and Commercial Park (BCP)

Historic Status: None

CEQA: Recommend finding the project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, Class 32, Infill Development Projects.

Project Planner: Turhan Sonmez

Hearing to consider a proposed Master Sign Program for the Shoppes at Livermore commercial development

And

Consideration of a Categorical Exemption under the California Environmental Quality Act

Hearing to consider a proposed Master Sign Program for the Shoppes at Livermore commercial development. The project includes an amendment to the Planned Development-EI Charro Specific Plan-Highway Regional Commercial zoning district to incorporate the proposed sign standards.

Location: Southeast quadrant of El Charro Road and Jack London Boulevard

Site Area: 13± acres (11.5 development site with 1.5-acre overflow parking lot)

Applicant: Arrow Sign Company for Livermore Investments, LLC

Application Numbers: Planned Development 17-002 (PD17-002) and Master Sign Program 18-002 (MSP18-002)

Public improvements: None

Zoning: Planned Development-EI Charro Specific Plan-Highway Regional Commercial (PD-ECSP-HRC)

General Plan: Business and Commercial Park (BCP)

Historic Status: None

CEQA: Recommend finding the project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311, Accessory Structures, which exempts the construction of minor structures, including on-premise signs.

Project Planner: Benjamin Murray

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, April 27, 2018, 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>.

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, or call (925) 960-4450.

Dated: April 18, 2018

Publish: April 21, 2018

Posted: April 21, 2018

Steve Stewart, Planning Manager
Secretary to the Planning Commission