



PUBLIC HEARING NOTICE

Hearing to consider a proposal from Legacy Partners to redevelop the former
Groth Brothers Chevrolet site
And

Notice of Intent to Adopt a CEQA Infill Checklist and Mitigated Negative Declaration

The City of Livermore Planning Commission will conduct a public hearing on the following application and environmental documents on Tuesday, March 6, 2018, beginning at 7:30 p.m. at the City Council Chambers, 3575 Pacific Avenue.

Hearing to consider a proposal from Legacy Partners to redevelop the former Groth Brothers Chevrolet site, which occupies the block bounded by First Street, South L Street, South M Street, and Railroad Avenue, with a mixed-use development consisting of two buildings that, together, contain 222 apartments and approximately 14,000 square feet of ground-floor retail space. One proposed building fronts onto First Street and contains approximately 14,000 square feet of ground-floor retail space with 34 apartments in two floors above. A surface parking lot with 49 spaces serves the retail space. A second building, located on the northern half of the site ranges from three to four stories and contains 188 apartments and 392 parking spaces contained within an internal multi-level parking structure. The development includes public and private amenities, including publicly accessible landscaped courtyards, a public path that connects South M Street with Railroad Avenue, and a private rooftop terrace and swimming pool for residents. The proposed Certificate of Appropriateness is needed to authorize the demolition of four existing buildings, including an ancillary building, that are more than 50 years old. A Tree Removal authorization is required to remove existing on-site trees.

Location: 1934-1962 First Street and 57-59 South L Street

Site Area: 4± acres

Applicant: Legacy Partners

Application Numbers: Downtown Design Review (DDR 17-012), Tentative Parcel Map 10757 (TPM 10757), Subdivision (SUB17-008), Certificate of Appropriateness (COA17-019), and Tree Removal (TREE17-006)

Public improvements: The project will widen Railroad Avenue and South L Street to accommodate parallel parking bays, tree pockets, and new curb, gutter, and sidewalk. The project will add angled parking on First Street, continuing the Downtown Core flex zone, and angled parking on the east side of South M Street.

Zoning: Downtown Specific Plan (DSP), Subareas 1 and 2

General Plan: Downtown Area (DA)

Historic Status: 6Z (not eligible for listing on the National Register).

CEQA: A CEQA Infill Environmental Checklist and Mitigated Negative Declaration, consistent with Section 21094.5 of the Public Resources Code and Section 15183.3 of the CEQA Guidelines, will be considered.

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, March 2, 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>.

The CEQA Infill Checklist and proposed Mitigated Negative Declaration will be available at the locations stated above for public review during a 20-day review period beginning February 14, 2018, and ending Tuesday, March 6, 2018, and at the Hearing.

The public may submit comments about the Applications, CEQA Infill Checklist, 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, or call (925) 960-4450.

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: February 9, 2018

Publish: February 14, 2018

Posted: February 14, 2018

Steve Stewart, Planning Manager
Secretary to the Planning Commission



PUBLIC HEARING NOTICE

The City of Livermore Planning Commission will conduct a public hearing on the following application and environmental documents on Tuesday, March 6, 2018, beginning at 7:30 p.m. at the City Council Chambers, 3575 Pacific Avenue.

Hearing to consider a request to demolish the existing buildings comprising the Residence Inn and to develop two new hotel buildings
And

Consideration of a Categorical Exemption under the California Environmental Quality Act

Hearing to consider a request to demolish the existing buildings comprising the Residence Inn and to develop two new hotel buildings, Hyatt House and Hyatt Place, a one-level below-grade parking garage, landscaping, and associated site improvements.

Location: 1000 Airway Boulevard

Site Area: 3.07± acres

Applicant: Michael W. N. Chiu

Application Numbers: Conditional Use Permit Modification (CUPM) 16-002 and Site Plan Design Review (SPDR) 16-009

Public improvements: Project will connect to existing public utilities

Zoning: Planned Development-Industrial (PD-I) 00-181

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, Infill Development Projects.

Project Planner: Scott Lee

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, March 2, 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: February 21, 2018

Publish: February 24, 2018

Posted: February 24, 2018

Steve Stewart, Planning Manager
Secretary to the Planning Commission