

## PUBLIC NOTICE

This is to advise that the Livermore City Council will conduct a public hearing at its meeting of July 8, 2024, beginning at 7:00 p.m. to consider the matters listed below:

- Public Hearing for the confirmation of the levy of assessments for the City's Landscape Maintenance Districts. For Fiscal Year 2024-25 for Maintenance District No. LL-2, Annexation No. 1996-7, the Fiscal Year 2024-25 assessment is equal to the Fiscal Year 2023-24 assessment. For the remainder of the Districts, the Fiscal Year 2024-25 assessments is increased from Fiscal Year 2023-24 based on the increased cost of maintenance and the permitted annual inflationary index. The Fiscal Year 2024-25 assessments are at or below the maximum allowable assessment amount for each respective District.
- Hearing to consider a request for Vesting Tentative Tract Map and Site Plan Design Review to develop vacant land located southwest of the Portola Avenue and Tranquility Circle intersection with a for-sale residential condominium project, known as Shea Aura. The development consists of three-story condominium buildings with 164 total units, including 33 units affordable to buyers with median and moderate-income levels, and 17 accessible units. The development also includes pocket parks, landscaping, trail connections, parking, and frontage improvements. The applicant has submitted for relief under the Housing Crisis Act of 2019 (CA SB330) and State Density Bonus laws (Government Code section 65915).

Location: Southwest of Portola Avenue and Tranquility Circle, east of Isabel Avenue (APNs: 903-0014-004-00, 903-0014-005-00, 903-0014-006-00, and 903-0014-007-00)

Site Area: 14.73± acres

Applicant: David Best, Shea Homes

Application Numbers: Vesting Tentative Tract Map 8612 (SUB) 21-007; and Site Plan Design Review (SPDR) 21-006.

Public Improvements: Curb cuts and driveway, bike lanes, street trees, landscaping, and street frontage improvements.

Zoning: Isabel Neighborhood Specific Plan (INSP) – Subarea 2a – Village and Transition

General Plan: Isabel Neighborhood Specific Plan (INSP)

Historic Status: None

CEQA: Recommend finding the project is exempt from the provisions of CEQA under CEQA Guidelines sections 15182(c), residential projects consistent with a Specific Plan, and 15183, projects consistent with a Zoning Action.

Project Planner: Shannon Pagan, Assistant Planner

Consult the July 8, 2024 City Council Meeting agenda for location and participation options published the evening of July 2, 2024 at [www.livermoreca.gov/agenda](http://www.livermoreca.gov/agenda) or at the City Clerk's Office, 1052 South Livermore Avenue Livermore, CA 94550.

The City invites public comment on the matter with the following formats available:

1. Written comments are to be submitted prior to the meeting by using e-comment (on website) until 4:00 p.m., by emailing [cityclerk@livermoreca.gov](mailto:cityclerk@livermoreca.gov) by 12:00 p.m. or by delivering to the City Clerk at 1052 S Livermore Ave by 12:00 p.m. the day of the meeting.
2. In-person comments may be provided at the Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue, Livermore, CA 94550.

Public comments are limited to 3 minutes; and the Mayor may reduce the amount of time based on the number of persons wishing to speak.

Staff reports and recommendations will be available for review in the City Council agenda packet from the evening of July 2, 2024, which can be found on the City of Livermore website at [www.livermoreca.gov/agenda](http://www.livermoreca.gov/agenda). If you would like a copy of the agenda, please reach out to the City Clerk's Office by email at [cityclerk@livermoreca.gov](mailto:cityclerk@livermoreca.gov), by phone at (925) 960-4200, or by mail, 1052 S Livermore Ave, Livermore, CA 94550. Written information regarding these agenda items must be received in the City Clerk's Office by 5:00 p.m. on July 1, 2024, to be included in the agenda packet. Materials submitted after the 5:00 p.m. Monday deadline will be given to the City Council the night of the meeting, provided the materials are received in the City Clerk's Office by 12:00 p.m. on the day of the Council meeting.

If you challenge the items in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered at, or prior to, the public hearing. Note: if these actions are subject to the Code of Civil Procedure, Section 1094.5, and you choose to challenge these actions in court, you must seek judicial review within the time specified in the Code of Civil Procedure, Section 1094.6.

All interested persons are invited to attend.

Dated: June 20, 2024  
Published: June 26, 2024

Deborah L. Elam, Acting City Clerk