

## **PUBLIC NOTICE**

This is to advise that the Livermore Planning Commission will conduct a public hearing at its meeting of July 16, 2024, beginning at 7:00 p.m. to consider the matters listed below.

1. Hearing to consider a request for a Conditional Use Permit to allow a Residential Care Facility with seven (7) or more clients. The facility will consist of nine rooms for residents and three rooms for caretakers, with three parking spaces, including one ADA accessible space and four bicycle spaces.

Location: 3646 East Avenue (APN: 98A-414-11-2)

Site Area: 0.216± acres

Applicant: Octavian Maher, Anastasia - Home Care for the Elderly

Application Numbers: Conditional Use Permit (CUP24-003)

Public Improvements: None

Zoning: Suburban Multiple Residential (RG-12)

General Plan: Urban High Residential (UH-2)

Historic Status: None

CEQA: Recommend finding the project is exempt from the provisions of CEQA Guidelines section 15301 (a) which exempts interior or exterior alterations.

Project Manager: Emily Gnecco, Department Assistant

2. Hearing to consider the "Arroyo Vista" residential development Project on approximately 15 acres within the Arroyo Vista Neighborhood. The Project is to allow approximately 86 single family units in the northern portion of the west parcel to be increased to three stories in height and remove a pedestrian bridge that connects the east and west parcel. The project will provide new community amenities, including two pocket parks and financial contribution of \$2,000,000 to the Community Benefit Fund and the Social Opportunity Endowment Fund.

Location: Southeast corner of Arroyo Vista and Las Positas Road (APNs: 99-1325-22-2 and 99-1325-29-2)

Site Area: +/-15 acres

Applicant: Trumark Homes, LLC

Application Numbers: Development Agreement Amendment (DAA) 24-001, Site Plan Design Review (SPDRM) 24-002, Planned Development (PD) 24-001, Specific Plan Amendment (SPPA) 24-002

Public Improvements: The project proposes a range of public improvements implementing the Arroyo Vista Neighborhood Plan and serving the Project, including: public streets and sidewalks; water, sewer, and stormwater facilities; stormwater retention areas; traffic signals; crosswalks; street trees; a public walking trail; approximately 0.2-acres of pocket parks;

Zoning: Planned Development 16-004

General Plan: Low Intensity Industrial (LII) and Urban High Density Residential (UH-3)

Historic Status: None

CEQA: Recommend adopting an Addendum to the Arroyo Vista Neighborhood Plan Initial Study and Addendum (2017), finding that: 1) none of the events

described in CEQA Section 15162 have occurred; 2) the Project is less intense than anticipated in the Initial Study and Addendum (2017); 3) the Project will not result in any significant impacts beyond those identified in the EIR; and 4) that the existing Initial Study and Addendum (2017) adequately covers the Project.  
Project Manager: Kaitlyn Harrison, Assistant Planner

Consult the July 16, 2024 Planning Commission Meeting agenda for location and participation options published the evening of July 12, 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 [planning@LivermoreCA.gov](mailto:planning@LivermoreCA.gov) no later than 12:00pm, or by delivering to the Planning Division 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 Chairperson may reduce the amount of time based on the number of persons wishing to speak.

Staff report and recommendation will be available for review in the Planning Commission agenda packet from the evening of July 12, 2024, which can be found on the City of Livermore website at [www.livermoreCA.gov](http://www.livermoreCA.gov). If you would like a copy of the agenda, please reach out to the Planning Division's Office by email at [planning@LivermoreCA.gov](mailto:planning@LivermoreCA.gov), by phone at (925) 960-4450, or by mail, 1052 South Livermore Avenue Livermore, CA 94550. Written information regarding these agenda items must be received in the Planning Division's Office by 5:00 p.m. on July 11, 2024, to be included in the agenda packet. Materials submitted after the 5:00 p.m. Thursday deadline will be given to the Planning Commission the night of the meeting, provided the materials are received in the Planning Division's Office by 12:00 p.m. on the day of the meeting.

If you challenge these 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 28, 2024  
Published: July 5, 2024

  
Stephen Riley, Planning Manager  
Secretary to the Planning Commission