

PUBLIC NOTICE

This is to advise that the Livermore City Council will conduct public hearings at its meeting of July 22, 2024, beginning at 7:00 p.m. to consider the matter(s) listed below:

Hearing to receive protests related to the non-payment of charges for solid waste, recycling, and organics handling services provided by Livermore Sanitation for collection on the County assessor tax roll.

Hearing to consider the "Isabel Crossing" mixed-use development Project on approximately 45 acres within the Isabel Neighborhood. The Project is a Master Plan for the Neighborhood's core and includes approximately 1,300 residential units, including approximately 350 units affordable to individuals and families of lower, median, and moderate incomes, ~90,000 square feet of ground-floor commercial, office, and amenity space, an approximately 1.5-acre neighborhood park with an additional ~0.5 acres of public plaza space, new bike lanes, street improvements, street trees, public art, and utility infrastructure. The residential units consist of for sale townhomes and duplexes and mid-rise rental apartments. The Project also includes a 20-year Development Agreement between the City and Developer, a new tax district to finance Project infrastructure, and Specific Plan amendments. The Project is seeking relief under state housing/streamlining laws.

Location: Southwest corner of Isabel Avenue and Portola Avenue (APNs: 903-10-46 through 903-10-54)

Site Area: +/-45 acres

Applicant: Isabel Portola Owner, LLC (Harridge Development Group)

Application Numbers: Vesting Tentative Tract Map 8659 (SUB) 22-008, Development Agreement (DA) 22-001, Consistency Determination (CD) 24-004, Conditional Use Permit (CUP) 24-002, Site Plan Design Review (SPDR) 24-003, Specific Plan Amendment (SPPA) 24-001, Master Sign Program Amendment (MSP) 24-001, and Development Code Amendment (DCA) 24-001.

Public Improvements: The project proposes a range of public improvements implementing the Isabel Neighborhood Specific Plan and serving the Project, including: public streets and sidewalks; water, sewer, and stormwater facilities; separated bicycle facilities; stormwater retention areas; landscaped street medians; traffic signals; crosswalks; street trees; an approximately 1.5-acre public park; approximately 0.5 acres of public plazas; public art; etc. The Project also proposes a new tax assessment district (Community Facilities District) within the Project boundary to fund public improvements.

Zoning: Isabel Neighborhood Specific Plan (INSP) – Subareas 3b and 3c – Village, Center, Core, Neighborhood Commercial, Office Core, Ground Floor Retail/Overlay Flex Space zones.

General Plan: Isabel Neighborhood Specific Plan (INSP)

Historic Status: None

CEQA: Recommend adopting an Addendum to the Isabel Neighborhood Specific Plan Environmental Impact Report, finding that: 1) none of the events described in CEQA Section 15162 have occurred; 2) the Project is less intense than anticipated in the EIR; 3) the Project will not result in any significant impacts beyond those identified in the EIR; and 4) that the existing EIR adequately covers the Project.

Project Manager(s): Jake Potter, Senior Planner and Jennifer Ackerman, Assistant Planner

Consult the July 22, 2024 City Council Meeting agenda for location and participation options published the evening of July 16, 2024 at 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 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 report(s) and recommendation(s) will be available for review in the City Council agenda packet from the evening of July 16, 2024, which can be found on the City of Livermore website at 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, 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 15, 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 item(s) 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: July 3, 2024
Published: July 10, 2024

Deborah L. Elam, Acting City Clerk