



PUBLIC HEARING NOTICE

The City of Livermore Planning Commission will conduct a public hearing on the following applications and environmental documents on Tuesday, February 7, 2017, beginning at 7:30 p.m. at the City Council Chambers, 3575 Pacific Avenue.

**Hearing to consider a proposed commercial development on a 23± acre site
east of Livermore Premium Outlets
And
Notice to Rely on a Previous Environmental Impact Report
under the California Environmental Quality Act**

Hearing to consider a proposed commercial development and four-lot subdivision of a 23.1±-acre site east of Livermore Premium Outlets. The development is proposed to include 247,400± square feet commercial space, including retail, restaurants, an auto dealership, and a 112-room hotel. The project would provide 1,100± parking spaces and on and off-site landscape. Project access would be from the existing Livermore Outlets Drive on the west, Freisman Road to the north, a future public road to the east ("Future Road B" in the Specific Plan) and via Freisman Park to the south. The development also will complete Freisman Park, adding landscaped open space and 137± parking spaces adjacent to the site.

Location: 2000 Freisman Road (Southeast quadrant of Livermore Outlets Drive and Freisman Road)

Site Area: 24.1± gross acres (23.1± net acres)

Applicant: Livermore Associates LLC c/o Republic Family of Companies

Application Numbers: Subdivision 16-005 (Vesting Tentative Parcel Map 10525), Conditional Use Permit 16-005, and Site Plan Design Review 16-003

Public improvements: The project includes improvements to the east side of Livermore Outlets Drive along the project frontage, reconstruction and relocation of Freisman Road along the project frontage, construction of a new public road along the eastern edge of the project and Freisman Park, new curb, gutter, and sidewalk returns at entries, and the extension of utilities, including sewer, water, and storm drains; and related improvements.

Zoning: Planned Development-El Charro Specific Plan-Regional Commercial (PD-ECSP-RC)

General Plan: Business and Commercial Park (BCP)

Historic Status: None

CEQA: An Environmental Impact Report (SCH# 2006052112) was previously certified for the project.

Project Planner: Benjamin Murray

**Hearing to authorize the construction of a new gas station
And
An Initial Study and Mitigated Negative Declaration will be considered**

Hearing to consider a request to develop a new gas station with 3,870± square foot fuel canopy, fuel dispensers, 2,955± square foot convenience market, two-20,000± gallon underground fuel storage tanks, masonry trash enclosure, parking lot and on and off site landscape improvements. A variance is requested from the street frontage setback standard on Southfront Road for the new convenience store building

Location: 7300 Southfront Road

Site Area: 1.29± acres

Applicant: Mr Gurpreet Randhawa, Southfront Enterprises, Inc

Application Numbers: Site Plan Design Review (SPDR) 15-017 and Variance (VAR) 15-003

Public improvements: The project includes public utility connections and street frontage improvements, including sidewalks, median, and intersection improvements on Southfront Road.

Zoning: Planned Unit Development (PUD) 34-92

General Plan: Business and Commercial Park (BCP)

Historic Status: None

CEQA: An Initial Study and Mitigated Negative Declaration will be considered.

Project Planer: Andy Ross

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, February 3, 2017, 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 Initial Study and proposed Mitigated Negative Declaration will be available at the locations stated above and at the hearing, for public review during a 20-day review period beginning on January 18, 2017, and ending Tuesday, February 7, 2017.

All interested parties are invited to attend the public hearing or submit comments about the Applications, Initial Study, 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.

Dated: January 13, 2017

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Steve Stewart, Planning Manager
Secretary to the Planning Commission