



## GENERAL PLAN ADVISORY COMMITTEE

### AGENDA

THURSDAY, JUNE 9, 2022

GPAC VIRTUAL SPECIAL MEETING – 7:00 PM

#### TELECONFERENCE:

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE  
AGENDA

#### ZOOM WEBINAR:

<https://us02web.zoom.us/j/83044595961>

Zoom dial in phone number: 1 669 900 6833

Meeting ID: 830 4459 5961

Stephanie Shang, Chair  
Jeremy Troupe-Masi, Vice Chair  
Krista M Alexy, Committee Member  
Arun Bhatia, Committee Member  
Alan K Burnham, Committee Member  
Carmelita Chiong, Committee Member  
Thomas Matt Graves, Committee Member  
Paul Halvorsen, Committee Member  
David B Kent, Committee Member  
Timothy D Kingsbury, Committee Member  
Tracy Kronzak, Committee Member  
Alana Laudone, Committee Member  
John P Marchand, Committee Member  
David M Martinez, Committee Member  
Ellen C Peete, Committee Member  
Heriberto Revuelta, Committee Member  
Steven Spedowski, Committee Member  
Greta Stahl, Committee Member

Asa Strout, Committee Member

**1. CALL TO ORDER**

**2. ROLL CALL**

Committee Member Krista M Alexy  
Committee Member Arun Bhatia  
Committee Member Alan K Burnham  
Committee Member Carmelita Chiong  
Committee Member Thomas Matt Graves  
Committee Member Paul Halvorsen  
Committee Member David B Kent  
Committee Member Timothy D Kingsbury  
Committee Member Tracy Kronzak  
Committee Member Alana Laudone  
Committee Member John P Marchand  
Committee Member David M Martinez  
Committee Member Ellen C Peete  
Committee Member Heriberto Revuelta  
Committee Member Stephanie Shang  
Committee Member Steven Spedowski  
Committee Member Greta Stahl  
Committee Member Asa Strout  
Committee Member Jeremy Troupe-Masi

**3. SPECIAL MEETING WORKSHOP ITEM**

AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE GENERAL PLAN ADVISORY COMMITTEE REGARDING THE SPECIAL MEETING ITEM WILL BE PROVIDED BY THE CHAIR.

**3.1 General Plan Land Use Map Alternatives**

**Recommendation:**

The project team recommends the General Plan Advisory Committee receive a presentation on the various land use alternatives by focus area and provide feedback to the project team.

**Staff Report**

**Attachments:**

1. [Staff Report](#)
2. [Focus Areas](#)
3. [Draft Alternative Maps](#)
4. [Land Use Place Types Menu](#)

**4. ADJOURNMENT**

To a General Plan Update Committee Regular Meeting on July 13, 2022, at 7:00 p.m., William H. Mendenhall Community Room, Civic Center Meeting Hall, 1016 S. Livermore Avenue.

**5. HOW TO PARTICIPATE IN THE GENERAL PLAN UPDATE COMMITTEE**

You can participate in the meeting in a number of ways:

Participants may submit comments prior to the meeting. Written comments or materials may

be submitted by the public to the City of Livermore Planning Division via email at [gpupdate@cityoflivermore.net](mailto:gpupdate@cityoflivermore.net). Items received by 12:00 noon on the day of the meeting will be provided to the Committee and will be available on the meeting agenda at <https://www.cityoflivermore.net/agenda> prior to the meeting. These items will not be read into the record.

**eComments** may be submitted by the public using the eComment link [here](#). Comments may be up to 1000 characters in length and will be accepted up until 4PM the day of the meeting. These items will NOT be read into the record and are viewable by the the Committee and the public upon submittal.

**During the meeting**, the Citizen's Forum agenda item is an opportunity for the public to speak regarding items not listed on the agenda. Speakers may also provide comments on any item listed on the agenda. Speakers are limited to a maximum of 500 words per person, per item. The Committee is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Committee may place it on a future agenda or direct staff to work with you and/or report to the Committee on the issue.

#### **Submission of comments during the meeting:**

Speakers are limited to a maximum of 500 words per person, per item. Zoom Q&A can be used to submit a written comment. You should be aware that the General Plan Advisory Committee is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Committee may place it on a future agenda or direct staff to work with you and/or report to the Committee on the issue.

The City will be using Zoom webinar to conduct its meetings:

Zoom Webinar: <https://us02web.zoom.us/j/83044595961>

Zoom dial in phone number: 1 669 900 6833

Meeting ID: 830 4459 5961

For questions regarding the General Plan Advisory Committee, please contact the Planning Division at (925) 960-4450.

If you would like to deliver written materials to the Committee as part of their electronic comments during a meeting, the speaker must identify that intent in his or her comment submitted and immediately email the materials to the Committee liaison at [gpupdate@cityoflivermore.net](mailto:gpupdate@cityoflivermore.net).

The Committee Agenda and Agenda Reports are prepared by City staff and are available for public review on Friday evening, three days prior to the General Plan Advisory Committee meeting at City Hall, 1052 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, <http://cityoflivermore.net/agenda>.

Under Government Code §54957.5, any supplemental material distributed to the members of the General Plan Advisory Committee after the posting of this agenda will be available for public review at City Hall, 1052 South Livermore Avenue, Livermore, and included in the



agenda packet available on the City's web site at <http://cityoflivermore.net/agenda>.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITY ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CALL (925) 960-4200 (VOICE) OR (925) 960-4104 (TDD) AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.



## **GENERAL PLAN ADVISORY COMMITTEE STAFF REPORT**

**ITEM NO. 3.1**

**DATE:** June 9, 2022  
**TO:** Chairperson and Members of the General Plan Advisory Committee  
**FROM:** Andy Ross, Senior Planner  
**SUBJECT:** General Plan Land Use Map Alternatives

### **RECOMMENDED ACTION**

The project team recommends the General Plan Advisory Committee receive a presentation on the various land use alternatives by focus area and provide feedback to the project team.

### **SUMMARY**

### **DISCUSSION**

### **ATTACHMENTS**

1. [Staff Report](#)
2. [Focus Areas](#)
3. [Draft Alternative Maps](#)
4. [Land Use Place Types Menu](#)

Prepared by: Andy Ross  
Senior Planner

## MEMORANDUM

DATE June 3, 2022  
TO Livermore General Plan Advisory Committee  
FROM Senior Planner Andy Ross and Joanna Jansen, PlaceWorks  
SUBJECT June 8 and 9, 2022 GPAC Meeting

### MEETING OBJECTIVES

At the June 8 and 9 meetings of the General Plan Advisory Committee (GPAC), the project team will seek GPAC feedback on:

- Whether the General Plan team has captured the appropriate range of land use alternatives for the four focus areas.
- Whether the range of alternatives is consistent with the General Plan Vision.
- If there are any new land use ideas that should be incorporated into the draft alternatives.

### GENERAL PLAN UPDATE OVERVIEW

The City kicked off the General Plan Update in August 2021. Figure 1 shows the overall project schedule and tasks. As of April 2022, the General Plan team has created a Draft Vision Statement and Guiding Principles based on feedback from the community, GPAC, Planning Commission, and City Council (Task 2) and documented baseline environmental conditions (Task 3). These documents are available at: <https://imagineLivermore2045.org/documents/>.

The General Plan team is currently working on two tasks:

- **Task 6 - Housing Element and CEQA** – This Housing Element outlines how the City will accommodate housing for the 2023-2031 planning period and is based on existing General Plan land use designations and zoning.
- **Task 4 - Land Use Alternatives** – This process will explore different possibilities for how to accommodate future jobs, services, entertainment, housing, and parks and open space through 2045.

**Figure 1 Project Schedule**



## CONNECTION TO THE VISION STATEMENT

The Vision Statement will be the basis for General Plan Update and describes the future of Livermore as the community would like it to be in 2045. The Vision Statement will be at the forefront of the General Plan to set the tone for the entire document and can be viewed at: [https://imagineLivermore2045.org/wp-content/uploads/2022/03/Livermore\\_Vision\\_GP\\_FINAL\\_DRAFT\\_031522r.pdf](https://imagineLivermore2045.org/wp-content/uploads/2022/03/Livermore_Vision_GP_FINAL_DRAFT_031522r.pdf)

The Vision Statement includes key themes that are relevant to the GPAC's land use and focus area discussions, including:

- Prosperity
- Vibrancy
- Mobility
- Sustainability
- Resiliency
- Equity
- Diversity
- Continuity
- Arts

These themes illustrate a future of Livermore that the community will try to achieve through land use planning and General Plan policy.

## PLANNING FOR FUTURE DEVELOPMENT

Livermore anticipates that both jobs and population will continue to grow over the next twenty-plus years. The General Plan will guide all types of land uses and future development and conservation during that time, including new jobs and businesses, new single-family homes and apartments, new parks and trails, and new government facilities.

## Projected Growth

The General Plan team reviewed projections from Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), including published projections and preliminary data releases to provide a perspective on potential future growth in Livermore.<sup>1</sup> While ABAG/MTC has been revising projections based on new transportation modeling, the forecasts for Livermore have not changed notably. Both published and updated information indicates Livermore could grow to accommodate roughly 114,000 residents and 46,000 workers by 2040, with population growth of 34 percent and employment growth of 7 percent between 2020 and 2040. However, these projections do not fully account for recent growth in the city, and the rates of growth are calculated from low population and employment base figures. For example, Local Employment Dynamics-Longitudinal Employer-Household Data (LED-LEHD) reveal that Livermore already had over 53,000 jobs by 2018.

Given the disconnect between the projections for Livermore and recent data counts from California's Department of Finance and the US Census Bureau, the General Plan team adjusted ABAG/MTC projection totals to capture updated existing conditions data (i.e., recent population and employment counts). Applying ABAG/MTC forecasted growth rates to updated population and employment counts suggests Livermore could potentially expand to 120,000 residents and 57,000 jobs.

The General Plan Update and Land Use Alternatives process provides an opportunity to plan for future population and economic growth, proactively address emerging industry and market trends, and attract new business and industries.

## Regional Housing Needs Allocation

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through a Housing Element, which is a required component of the General Plan and is currently being updated. State law requires every California jurisdiction to plan for its "fair share" of the regional housing need for households of all income levels.

To comply with State law, the City's Housing Element must be updated to ensure the City's policies and programs can accommodate estimated housing growth needs identified in the Association of Bay Area Government's (ABAG) Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning period. This will be the "6th cycle." Livermore's 6th Cycle RHNA is 4,570 housing units, distributed among four income categories that range from Very Low Income to Above Moderate Income. The City must ensure it can accommodate the new housing units that might be built for the period from 2023 to 2031.

Although the RHNA allocation is not a requirement to build units, the State legislature has enacted increasingly stringent requirements on cities to ensure they are doing everything possible for housing to be built and to remove common barriers to housing construction. The land use alternatives, when developed, will need to include enough land designated for housing to fulfill the City's 6th Cycle

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<sup>1</sup> Plan Bay Area Projections 2040, A Companion to Plan Bay Area 2040 November 2018 and MTC "open data."

numbers RHNA. As discussed at the April 13, 2022 GPAC meeting the City does not need to redesignate or rezone sites to comply with the 6<sup>th</sup> cycle RHNA. However, the General Plan extends beyond the end of the 6<sup>th</sup> Cycle. Assuming continued 8-year RHNA cycles, and that the General Plan's expected life cycle is until 2045, the updated General Plan should designate sufficient residential land to accommodate the future 7<sup>th</sup> Cycle (January 2031 to January 2039) and most of the 8<sup>th</sup> Cycle (January 2039 to January 2047).

The scale of future housing allocations is unknown and difficult to predict. However, it is reasonable to assume if the 7<sup>th</sup> Cycle RHNA is in the same proportion to the existing number of homes as the 6<sup>th</sup> Cycle RHNA, it could allocate 5,100 to 5,200 new units. If the 8<sup>th</sup> Cycle continues that trend, it could be expected to allocate an additional 5,900 to 6,000 new units, for a combined total of around 11,000 new units over the 7<sup>th</sup> and 8<sup>th</sup> Cycles, covering the years 2031 to 2047. This does not include any additional "buffer" for the two future RHNA cycles. The General Plan Update provides an opportunity to designate adequate residential sites to meet the future RHNAs in preparation for the next Housing Element and accommodate future housing.

### **Jobs/Housing Balance**

Jobs/housing balance is often cited as a measure both of how well the local economy provides jobs for the local labor force, and whether there is housing that is affordable to local workers. A balance of housing and jobs can benefit the city's economy, environment, and quality of life. Although this topic is often described as "jobs/housing" balance, comparing the number of jobs to the number of employed residents is a more direct comparison of individuals, rather than comparing people to homes. The jobs-employed residents ratio is calculated by dividing the number of jobs in the community by the number of employed residents in the same area. It takes into account children, seniors, students, and other residents who are not part of the workforce.

A jobs-to-employed residents ratio of 1.0 would indicate a numerical match between the number of local workers and local jobs. A higher number of jobs relative to residents (over 1.0) typically indicates that the community must import workers to fill jobs, perhaps at least in part because some workers cannot afford to live in the community. A low number of jobs and high number of employed residents (a ratio of less than 1.0) typically indicates that workers are commuting out of the community for work. When the number of employed residents is significantly mismatched from the number of jobs in the city, the result is increased traffic congestion as workers commute either in or out, which in turn creates increased air pollutant emissions, increased noise, and increased GHG emissions.

As of 2018, the most recent year for which LEHD data is available, Livermore had 53,338 jobs and 48,064 employed residents. This equates to a jobs/employed residents ratio of 1.11. The ratio of 1.11 indicates that there are more jobs than workers in Livermore and Livermore must import some workers. Since 2020, the Covid pandemic has changed commute patterns in the Bay Area for those workers who are able to work remotely. However, updated data on jobs and employed residents is not yet available for 2020 or 2021.

A quantitative balance indicated by a 1.0 ratio does not assess whether there is a qualitative match in job type vs. resident skills and abilities. Even with an ideal jobs-to-employed residents ratio of 1.0 - or even with a qualitative match in job types - many residents will continue to commute outside of Livermore to work while workers that do not live in Livermore will continue to commute in.

## OVERVIEW OF DRAFT ALTERNATIVES PROCESS

The process to create the land use alternatives and to ultimately select a preferred land use scenario will take about one year, from winter 2022 to spring 2023, and will be shaped by community, General Plan Advisory Committee, and Planning Commission input. The City Council will ultimately provide direction on the preferred scenario. The process to create the draft land use alternatives and preferred scenario is described as follows:

1. **Choose focus areas.** Focus areas are large areas of undeveloped or underutilized land, are within proximity to existing or future transit and other infrastructure, are already starting to transition to other uses, and/or where property owners have expressed interest in considering redevelopment or change. Focus areas are typically a combination of many parcels and are many acres in size. From February to March 2022, Livermore community members were asked to provide input at eight pop ups, two property owner meetings, and an online activity to help identify areas of the city to study first for potential change over the next 20 years. At the February and March Committee meetings, GPAC also provided input on the draft focus areas and the mix of land uses within each focus area. The focus areas are shown in Attachment 1.
2. **Create land use alternatives.** After selecting the focus areas, the project team sent a letter to property owners to notify them about the focus areas and ask them if they have future plans for their property. Using GPAC and property owner feedback, the General Plan team prepared three draft land use alternatives for each identified focus area that will consider a range of different intensities and types of development that could occur over the next 25 years. This phase included additional communication with property owners in the identified Focus Areas. The GPAC will review and provide input on the draft alternatives, followed by Planning Commission review, and concluding with the City Council providing final direction on the three alternatives.
3. **Evaluate and compare alternatives.** Following Council direction and once the land use alternatives are finalized, the project team will begin to compare the differing outcomes of these alternatives against a set of metrics. The evaluation will consider things like:
  - Climate change and resilience
  - Public safety from flooding and fire
  - Equity
  - Parks
  - Housing supply
  - Student generation and school capacity
  - Capacity of water, sewer, and storm drainage infrastructure
  - Open space preservation and biological resources
  - Historic resources
  - Aesthetics and urban design
  - Fiscal impacts

- Transportation impacts
  - Commercial land use supply (adequate sites and geographic distribution)
  - Commercial diversity (product, service, recreation)
4. **Create the preferred scenario.** Beginning in spring 2023, the project team will present the results of the alternatives evaluation to the community, GPAC, Planning Commission, and City Council to choose a preferred scenario for each focus area after considering the relative benefits, trade-offs, and potential impacts of each alternative. The preferred scenario can be created by mixing and matching different combinations of housing and commercial development in each focus area.
  5. **Analyze the preferred scenario as part of the Draft General Plan.** Once the preferred scenario is finalized, the project consultant team will integrate it with the citywide General Plan land use map. The Draft General Plan will cover the entire city and analyze the proposed growth to understand the infrastructure improvements it would require, the net annual fiscal impacts, and the financing tools and policies available to the City to finance any public costs associated with the preferred scenario. The entire Draft General Plan, including policies and actions in all Elements, will undergo additional analysis in the Draft Environmental Impact Report.

## OVERVIEW OF THE DRAFT ALTERNATIVES

The draft land use alternatives explore a range of commercial, industrial, and residential growth within four focus areas to accommodate future commercial needs, support local job growth, and to respond to future State mandated RHNA cycles through 2045. The City must ensure that there is enough land zoned at appropriate intensities and densities to accommodate a suitable mix and balance of land use types. This section describes the land use alternatives for each focus area:

- Southfront Priority Development Area
- East Avenue at Vasco Road
- Laughlin Road Area
- Las Positas Court

Attachment 2 includes maps of the draft land use alternatives. The building blocks of the draft land use alternatives are the land use categories described and illustrated on the Place Types Menu in Attachment 3. The Place Types are representative examples. The land use categories within the focus area are not existing General Plan land use designations. At a future phase when a preferred scenario is selected the land use categories will be refined to either use existing designations, modified designations, or new designations in the General Plan. The alternatives reflect approved or entitled projects and 6<sup>th</sup>-cycle Housing Element sites.

The draft alternatives provide the big picture land use ideas on what type and intensity of development could occur in the future. Once the Council selects the preferred land use scenario, the Draft General Plan will include additional policy guidance for these areas to improve circulation, community character, safety, protect natural resources, among other topics.



In addition to the focus areas, the City also anticipates future growth to occur in the Isabel Neighborhood Specific Plan area, Downtown, and other small infill sites scattered throughout the city. Further, the project team will also incorporate other smaller scaled land use designation changes into the overall Land Use Map. These may be initiated by property owners or needed to create consistency with existing land uses occurring within a specific area.

## **Draft Buildout Numbers**

A description of the draft alternatives by focus area is accompanied by a table that summarizes the range of potential jobs, housing, and new population each alternative could accommodate. The buildout projections are based on the number of existing housing units and the estimated number of jobs per focus area. Existing housing units are based on the 2020 Alameda County Assessor's Office data. The estimated number of 2020 jobs are based Traffic Analysis Zone (TAZ) data used for the City's Traffic Model.

The General Plan team generated the buildout estimates using the minimum and maximum density range allowed by each Place Type. These calculations assume that every parcel would redevelop through the 2045 horizon, a scenario that is unlikely given historic development trends and potential parcel-level site constraints that cannot be factored in at this large-scale analysis. In addition, the General Plan team applied an industry standard factor that assumed a portion of each parcel would not be developed to account for roads, landscape setbacks, parking areas, and utilities.

The buildout estimates are meant to provide a big picture look at the range of possibilities that could unfold under these draft alternatives to help the GPAC consider if we are considering a sufficient range of alternatives. The impacts of future growth in jobs and housing will be evaluated once the City Council provides final direction on the range of draft alternatives. The pros and cons of the draft alternatives will be presented to the community, GPAC, Planning Commission, and City Council to inform the selection of the preferred land use scenario.

## **Southfront Priority Development Area**

The Southfront Priority Development Area (PDA) is approximately 630 acres<sup>2</sup> and includes a mix of existing commercial, office, industrial, and residential land uses. The predominant existing land use is low intensity, light industrial. The existing Vasco Ace Station is located in the southeastern portion of the focus area near the existing Brisa Neighborhood. In addition, a planned Valley Link station area is proposed within this focus area located within the I-580 median midway between the Frist Street Overpass and Vasco Interchange. The vision for this focus area is a transit oriented, complete neighborhood, with a mix of housing, jobs and services. Table 1 summarizes the three draft alternatives for transit-oriented development surrounding the existing and future rail stations. Each alternative includes a mix of residential and job supporting land uses in varying proportions. Alternative A is focused on job growth, Alternative B is focused on housing growth, and Alternative C includes a balanced mix of both jobs and housing.

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<sup>2</sup> The total acreage reported for each focus area excludes street right-of-way.

**TABLE 1 SOUTHFRONT PDA DRAFT ALTERNATIVES BUILDOUT**

	Existing (2020)	Alternative A (Net New)			Alternative B (Net New)			Alternative C (Net New)		
		Min	Mid	Max	Min	Mid	Max	Min	Mid	Max
Homes	2,667	41	2,042	4,044	3,054	7,651	12,248	1,185	3,802	6,418
Population	7,121	109	5,433	10,757	8,123	20,351	32,579	3,153	10,112	17,071
Jobs	2,956	2,726	5,807	8,889	688	3,057	5,426	1,489	4,248	7,007

## East Avenue and South of Vasco Road

The East Avenue and South of Vasco Road focus area is approximately 39 acres and includes a mix of existing predominately light industrial uses. The emergence of commercial uses from the winery and brewery businesses have added new dynamics to this area that were not originally anticipated by the existing General Plan. The vision for this focus area is a visitor destination that supports production spaces and serves as a gateway to South Livermore Wine Country. Table 2 summarizes the three draft alternatives for this focus area. All three draft alternatives explore variations of a commercial and production maker village that accommodates the sale and cultivation of local products such as coffee, cheese, wine, and beer, along with related dining and entertainment uses. The maker village is activated by differing mixes of new residential uses and parks and open spaces.

**TABLE 2 EAST AVENUE AND SOUTH OF VASCO ROAD DRAFT ALTERNATIVES BUILDOUT**

	Existing (2020)	Alternative A (Net New)			Alternative B (Net New)			Alternative C (Net New)		
		Min	Mid	Max	Min	Mid	Max	Min	Mid	Max
Homes	5	370	551	733	-5	-5	-5	175	259	343
Population	13	984	1,466	1,949	-13	-13	-13	465	688	911
Jobs	442	-254	-35	183	0	412	825	-242	-8	226

## Laughlin Road

The Laughlin Road focus area is approximately 269 acres and consists of primarily vacant, undeveloped land with some scattered light industrial and open space/recreational uses. Much of this Focus Area is outside of the city limits, but within the Urban Growth Boundary. Previously, this focus area was

identified as a transit-oriented development in anticipation of a future BART station and maintenance facilities. However, BART has decided not to extend service to Livermore and the Valley Link rail system has identified transit stations in Livermore at Isabel Ave and Southfront Road. Therefore, the current urban land uses designation may not be appropriate at this location. Table 3 summarizes the three draft alternatives for this focus area. In light of biological resources and fault lines in the undeveloped part of this focus area outside the city limits, all three draft alternatives anticipate preserving the majority of the focus area's open space and explore different variations of residential and commercial uses along I-580 at the southern and eastern edges of the focus area.

**TABLE 3 LAUGHLIN ROAD DRAFT ALTERNATIVES BUILDOUT**

	Existing (2020)	Alternative A (Net New)			Alternative B (Net New)			Alternative C (Net New)		
		Min	Mid	Max	Min	Mid	Max	Min	Mid	Max
Homes	0	629	1,420	2,212	335	560	786	851	1,721	2,591
Population	0	1,673	3,778	5,884	891	1,491	2,091	2,263	4,578	6,893
Jobs	0	90	195	300	253	547	842	90	195	300

## Las Positas Court

The Las Positas Court focus area is approximately 75 acres and includes low-lying commercial office buildings and undeveloped land that fronts I-580. Table 4 summarizes the three draft alternatives for this focus area. The draft alternatives explore variations of extending of the surrounding residential and open space uses. The Alternatives explore adding residential, commercial, and open space uses, while preserving some of the existing commercial space. Table 4 summarizes the three draft alternatives for this focus areas.

**TABLE 4 LAS POSITAS COURT DRAFT ALTERNATIVES BUILDOUT**

	Existing (2020)	Alternative A (Net New)			Alternative B (Net New)			Alternative C (Net New)		
		Min	Mid	Max	Min	Mid	Max	Min	Mid	Max
Homes	0	16	66	115	308	484	659	405	597	789
Population	0	44	174	305	819	1,286	1,754	1,077	1,588	2,099
Jobs	253	247	996	1,745	296	1,102	1,909	717	2,173	3,628

## OTHER TOOLS TO GUIDE CHANGE

This step of the General Plan Update is focused on specific locations and land uses. While these are critical questions, they are not the only questions the General Plan will address. The General Plan will also include policies and programs that regulate development in certain areas or citywide. For example, the land use alternatives will explore whether a focus area should transition to a certain type of use, but the General Plan policies will shape important aspects like whether that new development is walkable, how accessible new parkland is, and how site design reflects natural resources and safety hazards. The Circulation Element will cover transportation connections to, from, and within focus areas to ensure that it is consistent with City goals for walking, biking, and transit and will identify specific transportation improvements needed to support future development. The policies and actions in the updated General Plan will play a strong role in responding to community concerns and achieving the community's vision.

Beyond the General Plan, the City regulates land use through the Livermore Development Code, Specific Plans, Master Plans, and other tools that require, prohibit, or encourage certain types of development. These policy documents express what the City views as the best possible future for a given area or parcel to meet overall community wants and needs. However, the property owner must ultimately decide whether and when to redevelop; the City cannot require a private property owner to redevelop their property. This is usually an economic decision for the property owner based on the profit they expect to make after accounting for the costs of redevelopment, and is strongly influenced by market forces.

## GPAC DISCUSSION

At the June 8 and 9, 2022 meetings, staff is seeking GPAC member feedback on the following questions:

- Is this the right range of alternatives and do they capture the Committee's initial input?
- Do the range of alternatives help achieve the General Plan Vision?
- Are there ideas missing that you would like to see evaluated?

GPAC members will likely have many questions about the potential outcomes of the different alternatives. At this point, our goal is to confirm we are considering a sufficient range of alternatives so that the General Plan team can conduct an in-depth evaluation to compare the pros, cons, outcomes, and tradeoffs of each alternative. Further the team will provide information to the community, the GPAC, and the City Council on how these alternatives perform across a range of topics, including climate change and resilience, public safety, equity, public services and parks, natural resources, circulation, economics, housing supply, and other topics.

The project team will present an overview of each of the draft land use alternatives by focus area..

The GPAC is not being asked to vote on, rank, or choose among the alternatives. Choosing among the alternatives to mix and match to create the preferred scenario will happen when the results of the draft alternatives evaluation are presented to the community and the GPAC in winter 2023. The project team will present the draft alternatives accompanied with the Committee's feedback to the Planning Commission and City Council,

## **NEXT STEPS**

Following the June 8 and 9, 2022 GPAC meetings, the next steps to finalize the draft alternatives include these steps:

- Present the draft alternatives and a summary of the GPAC input on the draft alternatives to the Planning Commission.
- Present the draft alternatives and Planning Commission and GPAC feedback on the draft alternatives to the City Council.
- Finalize draft alternatives based on Council direction.

When the land use alternatives are finalized, the General Plan team will begin the alternatives evaluation, which is expected to take several months to complete.

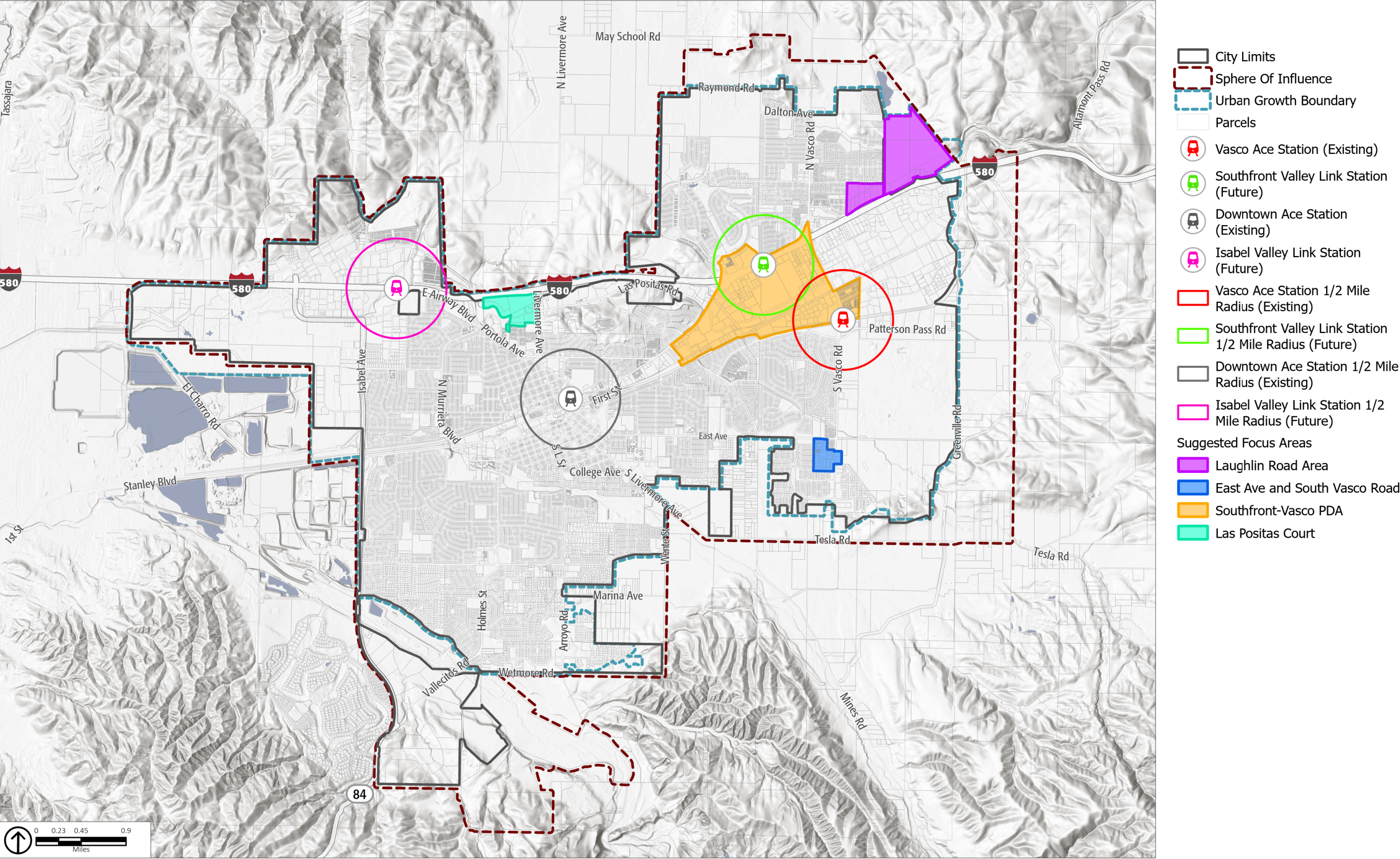
## **UPCOMING GPAC MEETINGS**

Upcoming GPAC meetings will focus on key learnings in preparation for review of the alternatives analysis.

## **ATTACHMENTS**

1. Citywide Focus Areas Map
2. Draft Alternative Maps
3. Place Types Menu

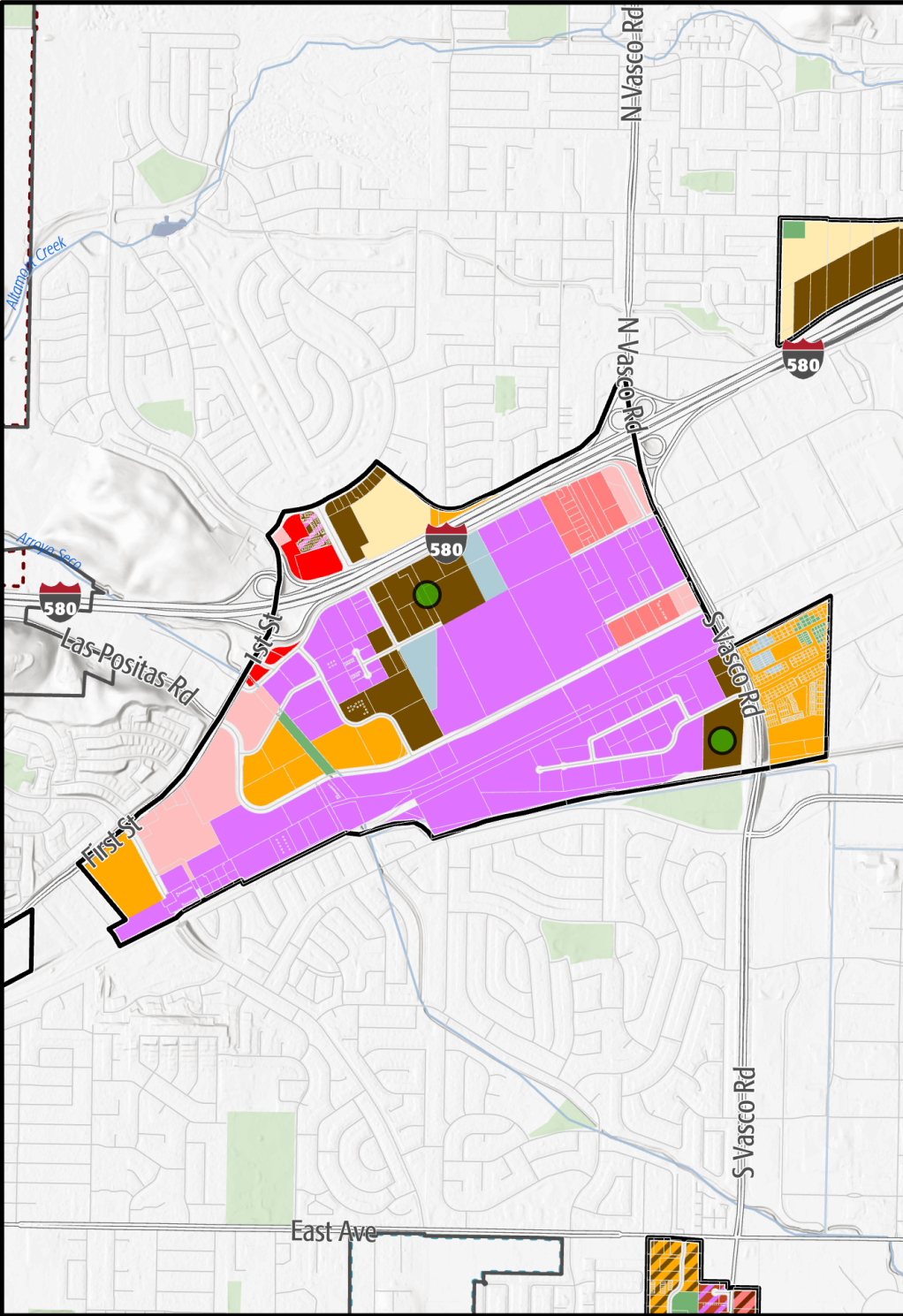




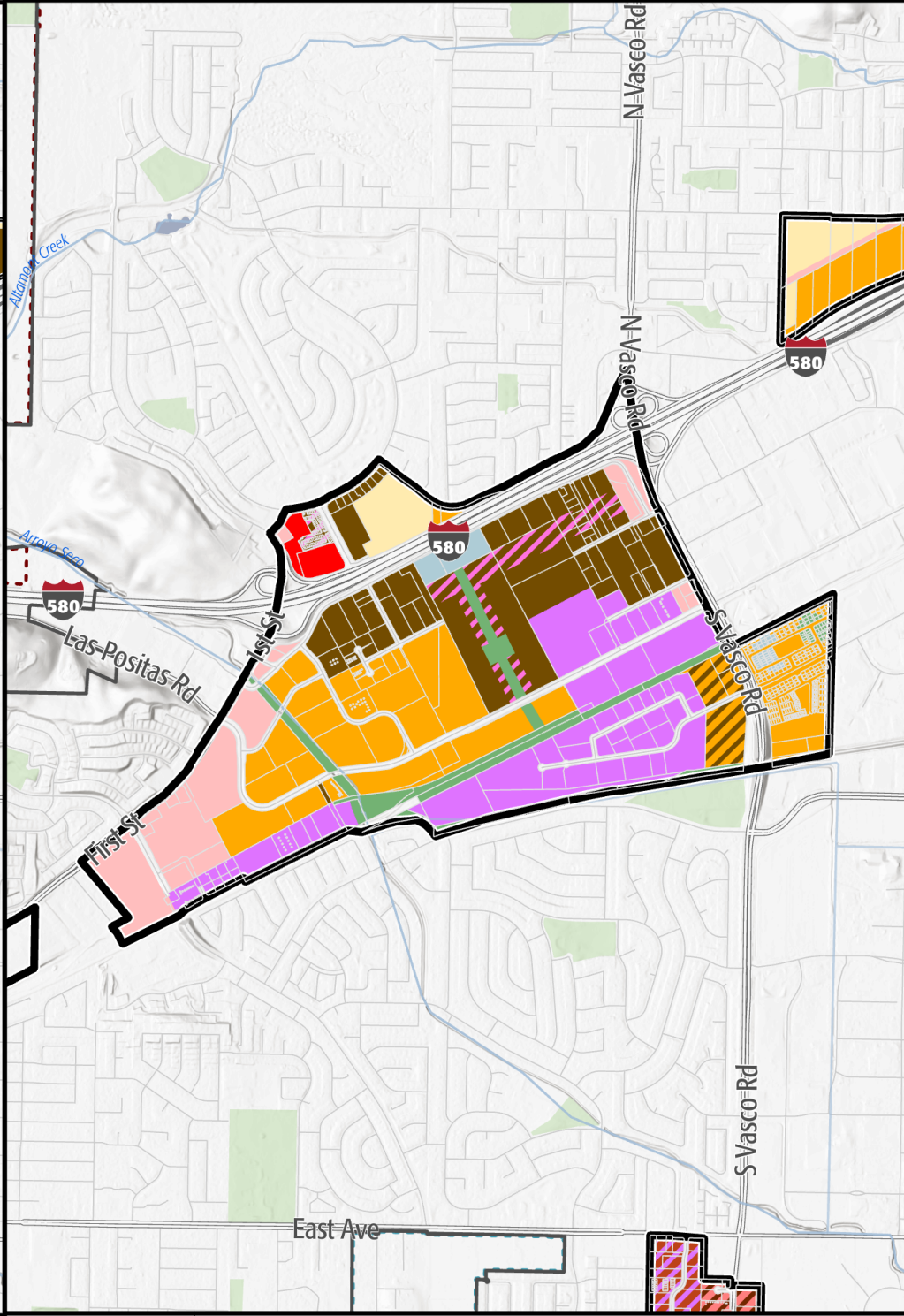
Source: City of Livermore, PlaceWorks, 2021.



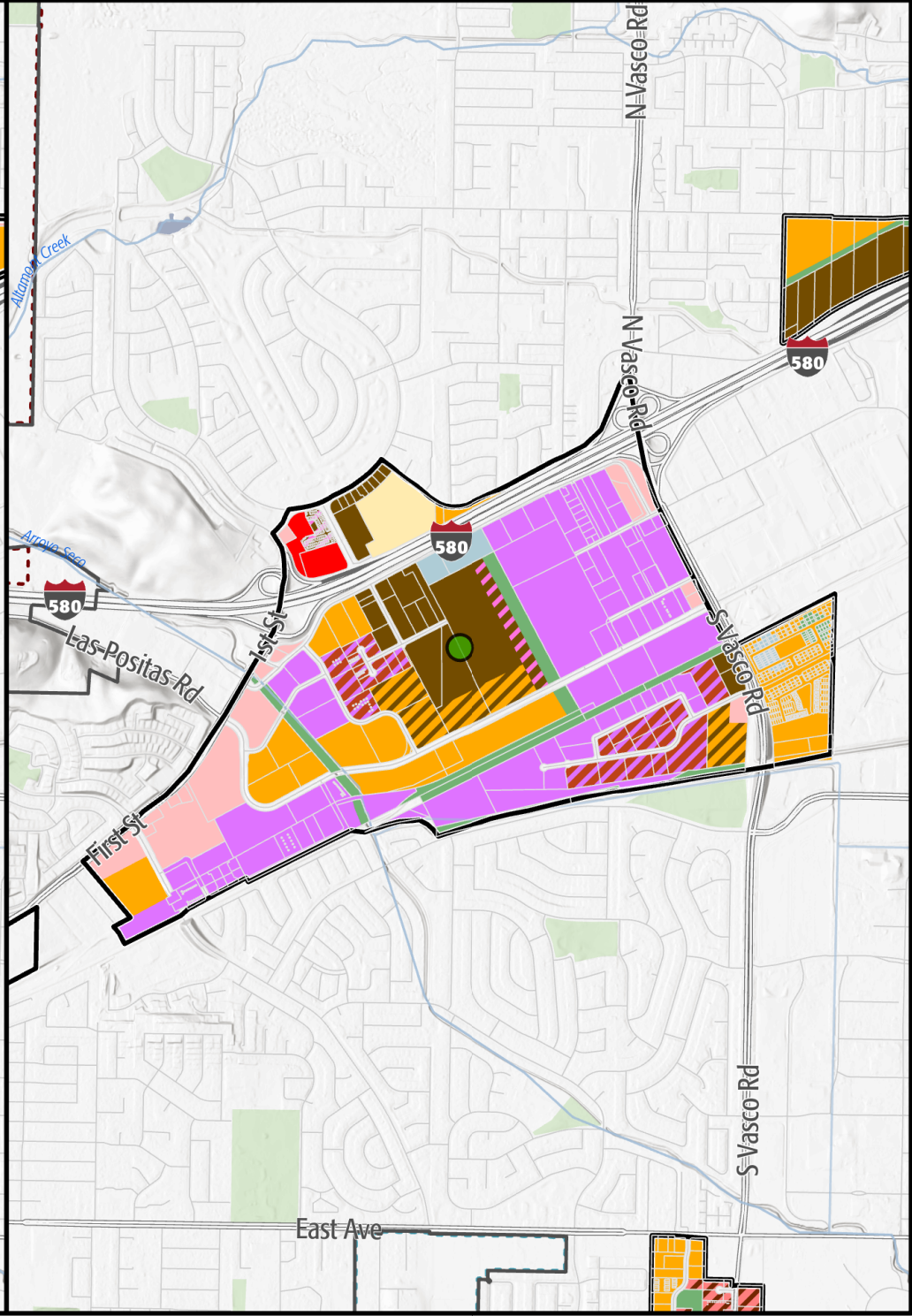
ALTERNATIVE A



ALTERNATIVE B



ALTERNATIVE C



Focus Area Boundaries

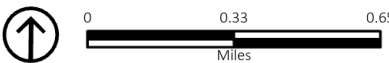
Land Use Descriptions

- Low Density Residential
- Medium Density Residential

- Medium High Density Residential
- High Density Residential
- High Density Mixed Use
- Neighborhood Commercial

- Service Commercial
- Highway Commercial
- Wine-Country Commercial
- Mixed Commercial and Industrial

- Industrial
- Industrial Office
- Open Space
- Public

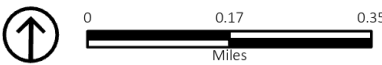
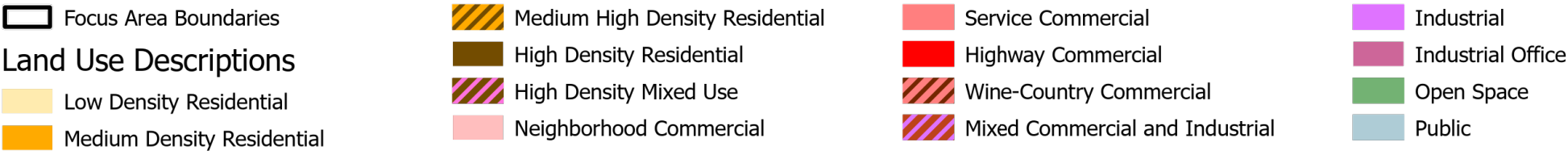
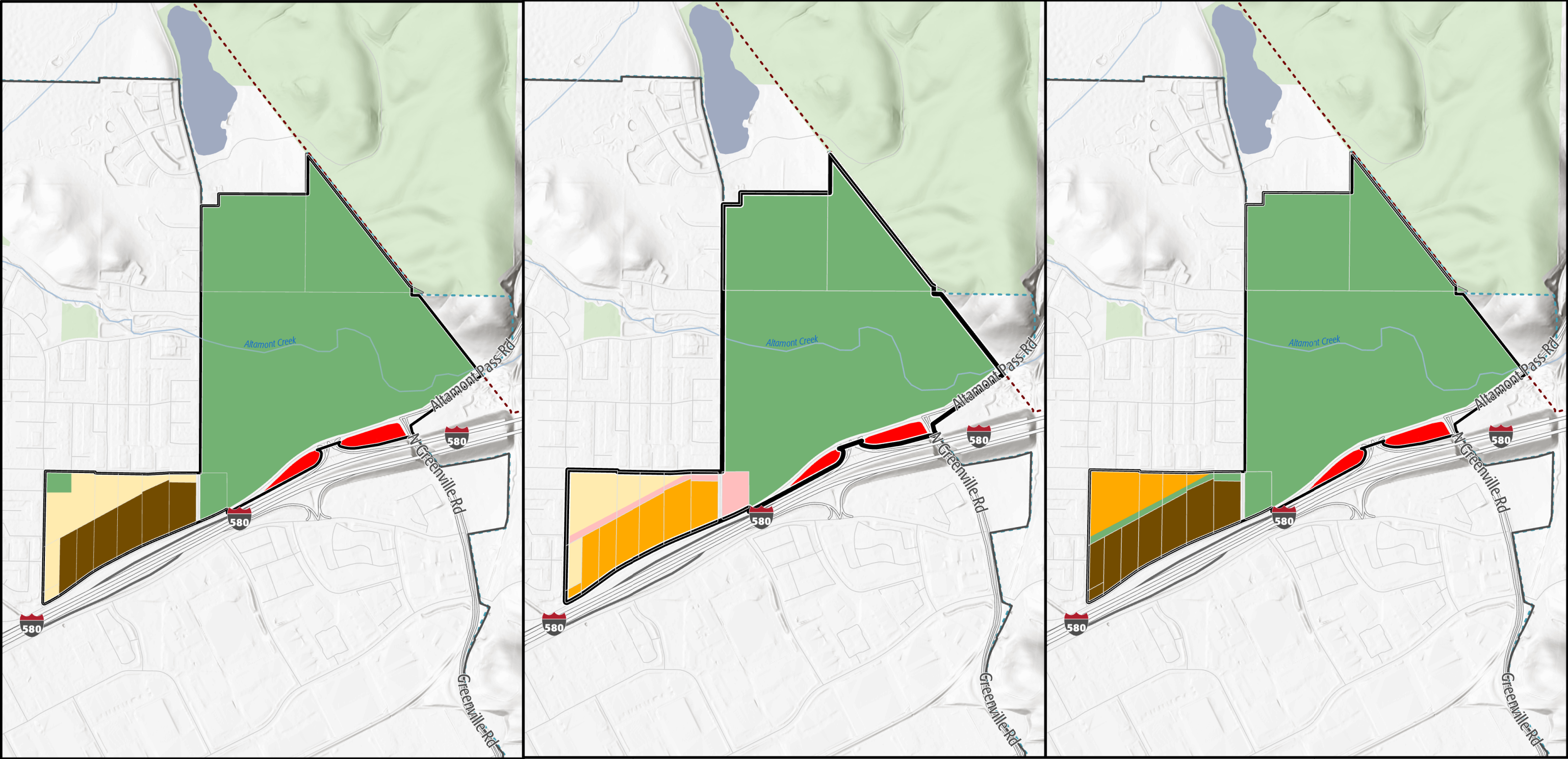




ALTERNATIVE A

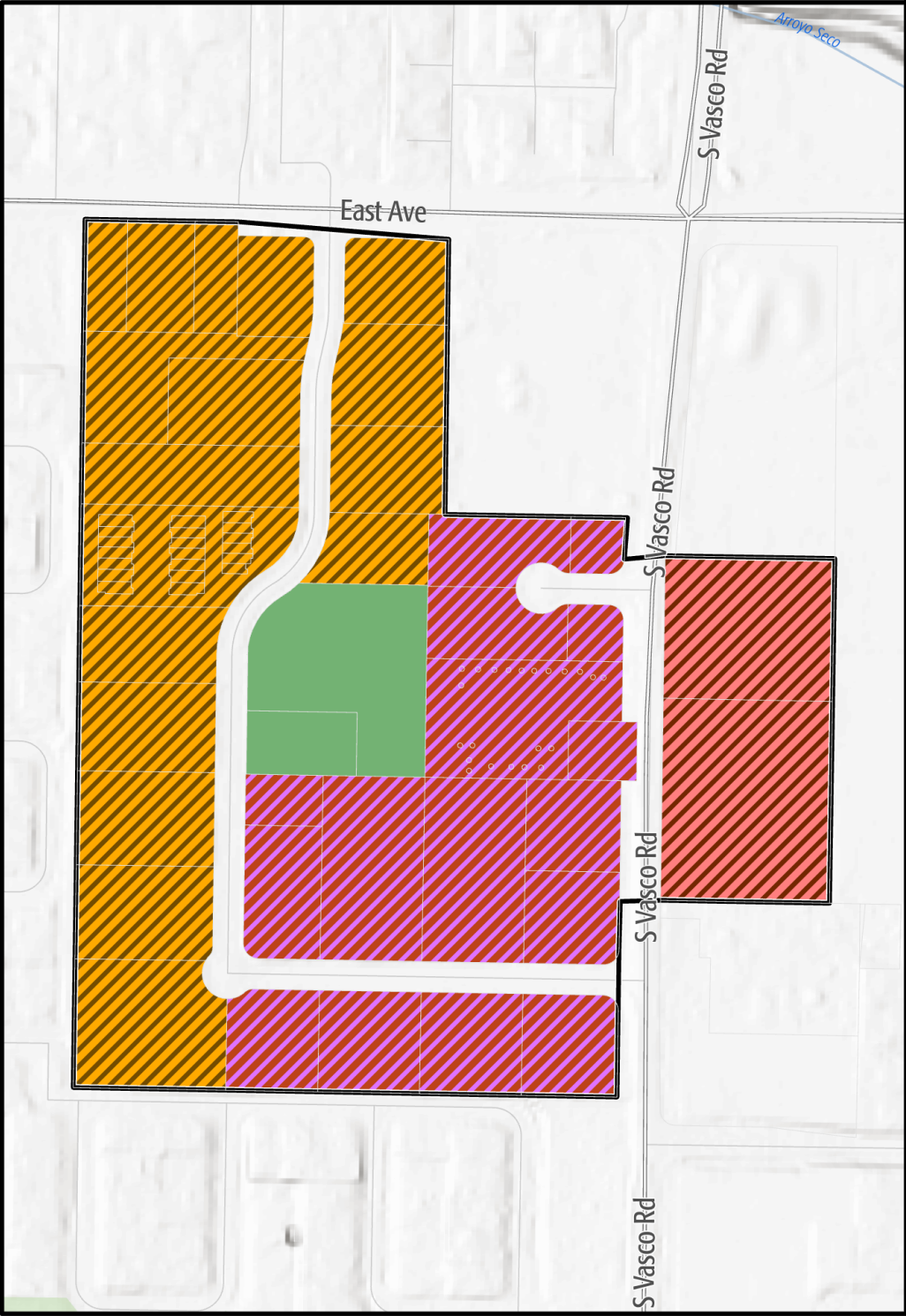
ALTERNATIVE B

ALTERNATIVE C

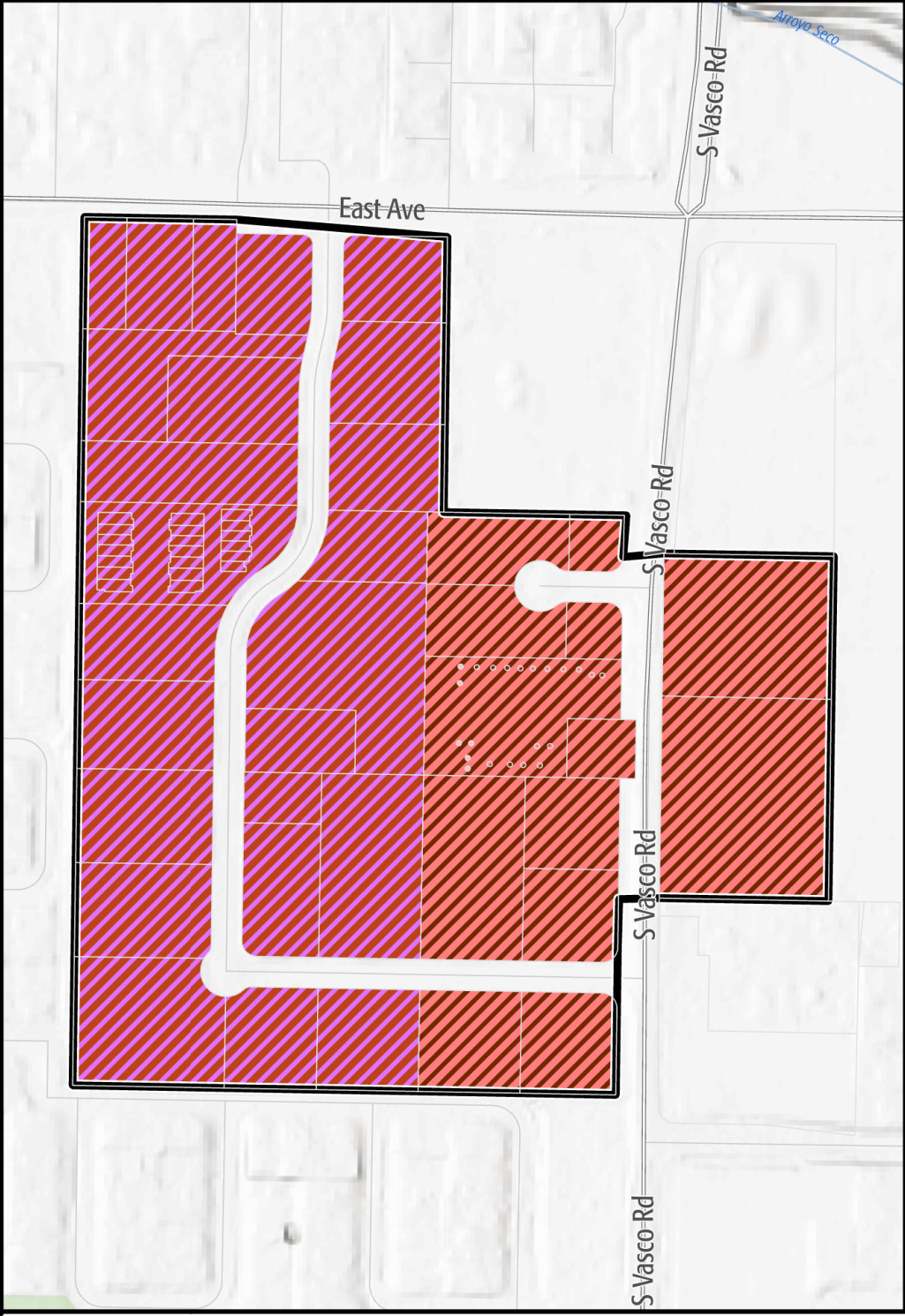




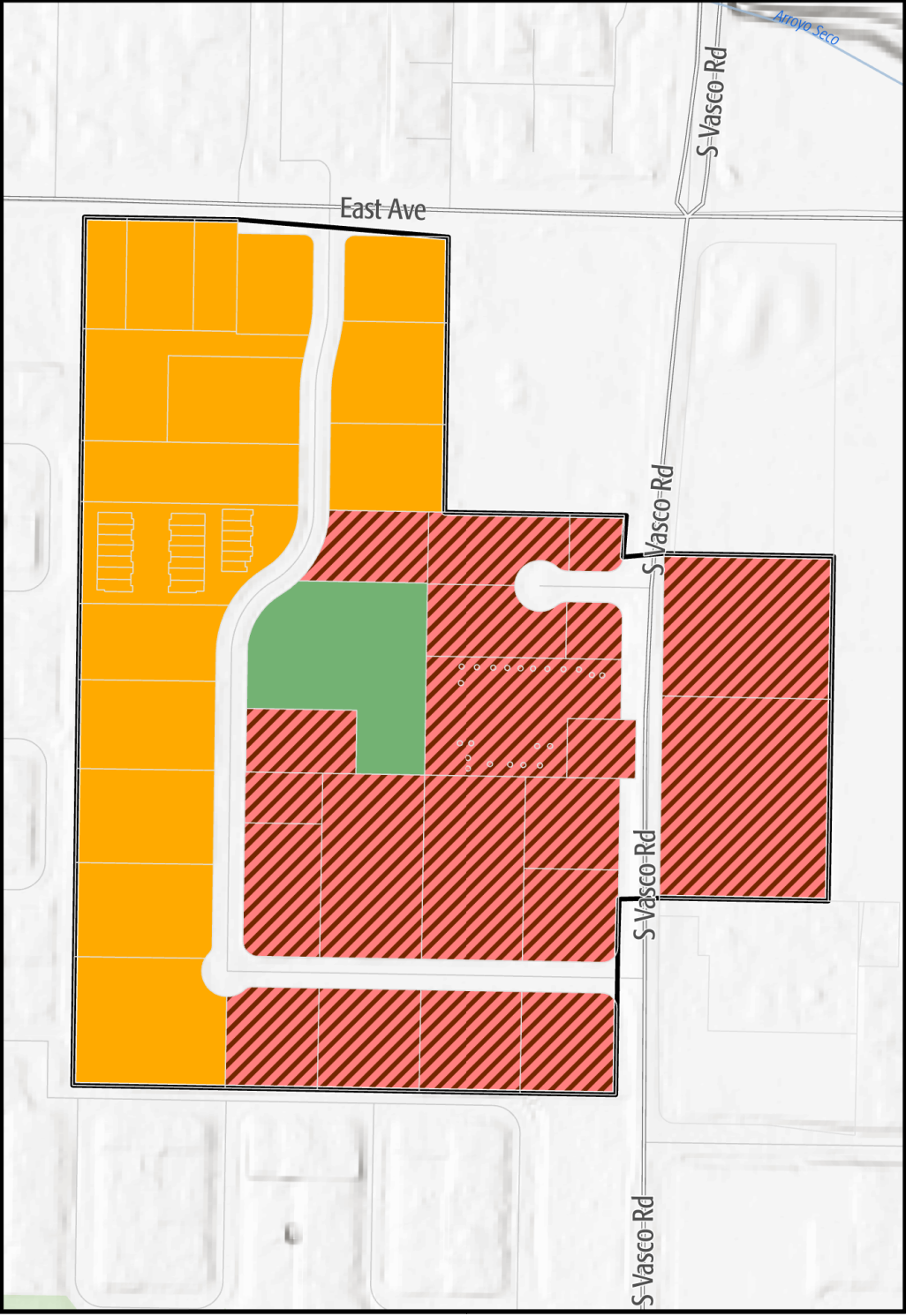
ALTERNATIVE A



ALTERNATIVE B



ALTERNATIVE C



Focus Area Boundaries

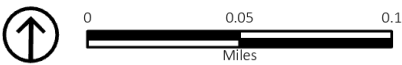
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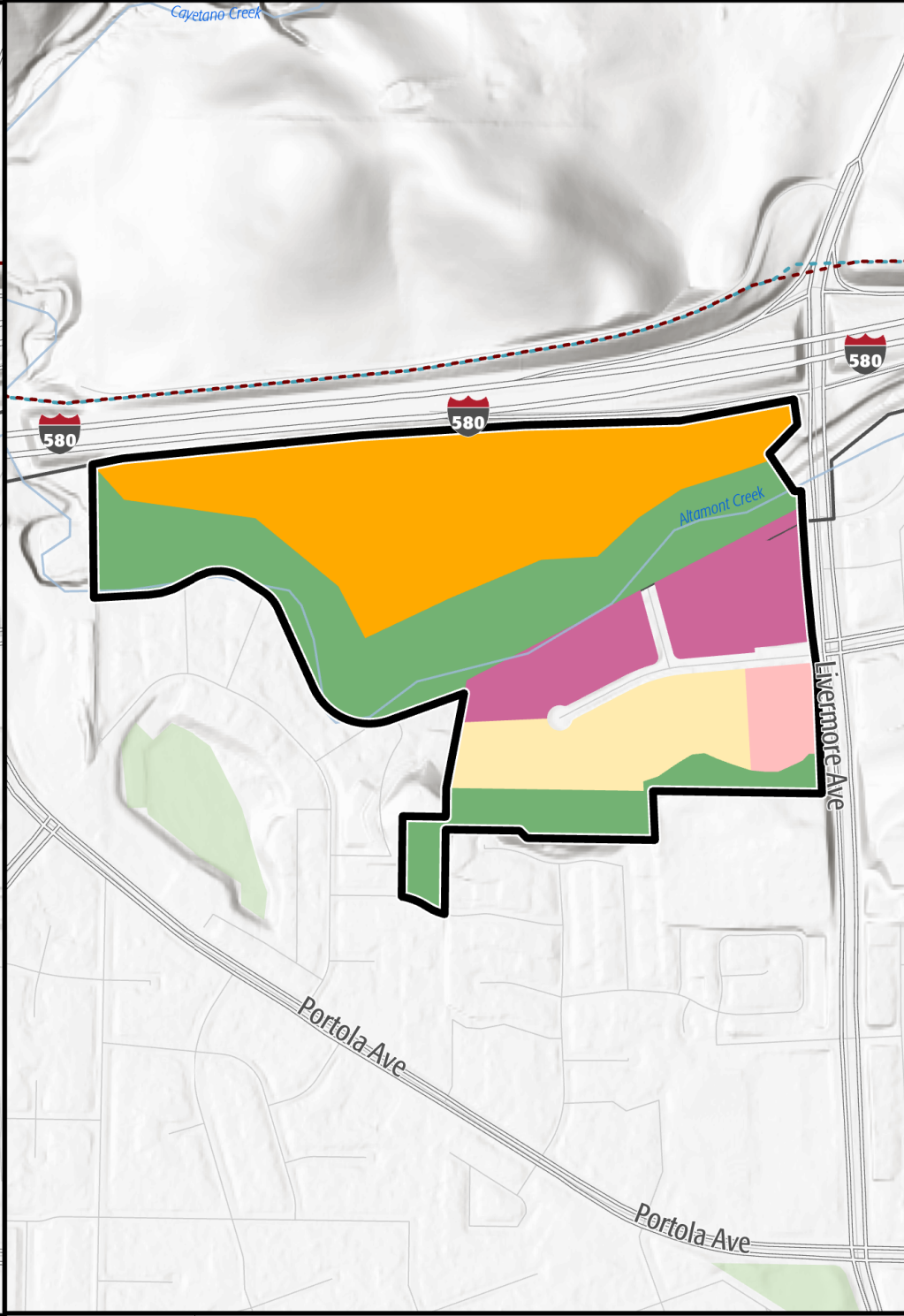
East Ave and South Vasco Road



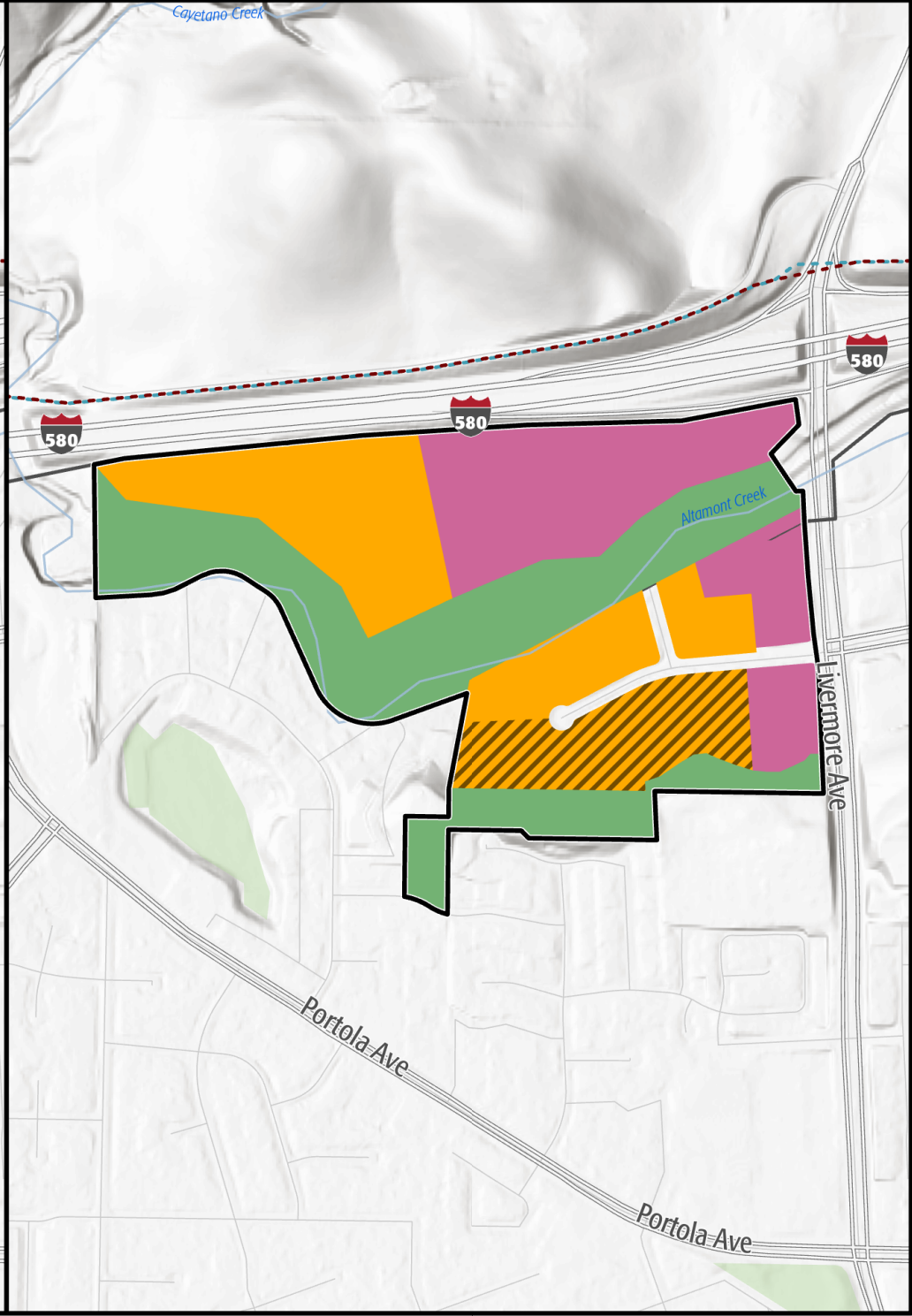
ALTERNATIVE A



ALTERNATIVE B



ALTERNATIVE C



Focus Area Boundaries

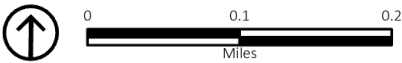
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## Place Types Menu

### RESIDENTIAL

#### Low Density Residential

- » Single-family homes, duplexes
- » 1 to 2 stories
- » 2 to 14 DU/A



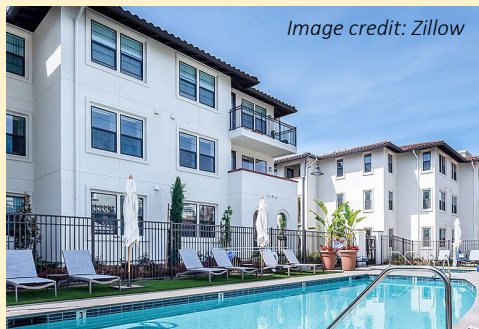
#### Medium Density Residential

- » Townhomes, low-rise garden apartments, and condominiums
- » 2 to 3 stories
- » 15 to 29 DU/A



#### Medium High Density Residential

- » Multi-story condominiums and apartment buildings with structured or below-ground parking
- » 3 stories or higher
- » 30 to 59 DU/A



#### High Density Residential

- » Multi-story condominiums and apartment buildings with structured or below-ground parking
- » 3 stories or higher
- » 60 to 100 DU/A





## Place Types Menu

### MIXED USE

#### Medium High Density Mixed Use

- » Residential: Multi-story condominiums and apartment buildings
- » Non-residential: Neighborhood commercial or office
- » 3 stories or higher
- » 30 to 59 DU/A
- » 1.5 FAR (non-residential)



#### High Density Mixed Use

- » Residential: Multi-story condominiums and apartment buildings
- » Non-residential: Neighborhood commercial or office
- » 3 stories or higher
- » 60 to 100 DU/A
- » 2.0 FAR (non-residential)







## Place Types Menu

### COMMERCIAL

#### Highway Commercial

- » Includes uses such as hotels and motels, restaurants, and motor vehicle and gasoline service stations
- » 1 to 4 stories
- » 0.30 to 1.0 FAR



Image credit: GHMG Hotel

#### Neighborhood Commercial

- » Includes uses such as dry cleaners, nail salons, grocery stores, in-line retail, and neighborhood commercial
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



#### Service Commercial

- » Includes uses such as auto sales and service, nurseries, home maintenance centers, and kennels
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



Image credit: Google



#### Wine-Country Commercial

- » Includes uses such as wineries, production facilities, tasting rooms, small groceries, restaurants, bike rental facilities, lodging, and other visitor serving uses
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



Image credit: Guzzardo Partnership



Image credit: NorCal Wine



## Place Types Menu

### MIXED INDUSTRIAL

#### Mixed Commercial and Industrial

- » Includes food or beverage production areas that come with a commercial component that include sales of products made on site, tasting rooms and event spaces, which could occur in the same building, such as a winery with production uses and a tasting room, cheese production, or coffee roasting; or could occur next to each other.
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



#### Industrial-Office

- » Includes office, Research & Development (R&D), and high-tech processing uses, such as life science; but not heavy industrial uses such as traditional manufacturing
- » 1 to 2 stories
- » 0.5 to 2.0 FAR



### INDUSTRIAL

#### Industrial

- » Includes manufacturing, warehousing, R&D, recycling facilities, and heavy industry that uses, stores, or processes raw materials
- » 1 to 2 stories
- » 0.60 FAR







## Place Types Menu

### OPEN SPACE AND PARKS

#### **P** Community Park

- » Includes active recreation areas, playgrounds, landscaped trails, and paths



#### Open Space

- » Includes passive recreation areas, trails, scenic buffers from I-580, and open space for floodplain and environmental conservation



### PUBLIC

#### Public

- » Includes public and quasi-public uses, such as schools, transit facilities, public and private meeting facilities, park and recreation areas, administrative and professional offices

