Inception of Downtown Revitalization

- Visioning 2001 - 2002
  - The City conducted a City-wide visioning effort
  - Downtown was in decline and was a focus of concern
  - Visioning call for a revitalization plan and led to a Specific Plan process

- 2003 Specific Plan Workshops
  - Community discussion on important issues for Downtown:
    - Where to concentrate growth
    - Density and height
    - Transit
    - Traffic impacts and pedestrian orientation

- 2017 Specific Plan Workshops
  - Design of 8.2 Acre Catalyst Site
Community Workshops

Specific Plan Area
Downtown Specific Plan Components

Existing Conditions:
- Documents the land use pattern that existed in 2003/2004

Revitalization Strategy:
- Provides a coordinated direction for all plan elements to achieve specific community objectives.

Land Use and Development Policies
- Provides the regulatory framework governing development.

Development Standards:
- Provides detailed regulations for site development.

Design Standards and Guidelines:
- Provides specific direction on appropriate building types and principles of urban design to simplify the review process and provide greater certainty for developers.

Circulation and Transportation:
- Contains specific recommendations for First Street, new mid-block streets and alleys and other roadway improvements.

Parking:
- Identifies specific parking standards for new development and provides a parking strategy to meet the overall parking demand as the Downtown redevelops.

Public Utilities and Infrastructure:
- Identifies major capital improvements needed to support Downtown revitalization.

Implementation:
- Lists priorities for revitalization and identifies specific areas where focused investment will provide the most benefit in achieving community objectives. It also includes specific recommendations for Catalyst Projects that are designed to “jump-start” revitalization.
Revitalization Strategy

1. Promote the concentration of activity-generating uses in a compact cluster in the center of Downtown.
2. Maximize investment in new housing construction throughout the Specific Plan Area.
3. Dramatically transform the character of the Downtown’s primary pedestrian space, First Street.
4. Focus immediate attention on opportunity sites capable of delivering dramatic short-term beneficial change.
5. Maximize transit opportunities.

Role of the Planning Commission

» Approval/Amendment Process
   • Review General Plan, Housing Element, and Zoning Code
   • Conduct a public hearing
   • Make a recommendation to the Board/City Council
   • Board/City Council Adoption (Legislative Action)
First Street Before

First Street After

Outdoor Dining: Flex Zone
Blacksmith Square Before

Blacksmith Square After
Blacksmith Square After

LVC Site: Mixed Use
Role of the Planning Commission

» Implementation Process
  • Individual development project review
    ▪ Site and Architectural Permits
    ▪ Conditional Use Permits
    ▪ Other
  • Consistency with the General Plan and Specific Plan
  • Public hearing

» Project approval (Quasi-Judicial Action)

Design Standards
Planning Commission 101
League of Cities 2018:
Planning Commissioners' Academy

Staff Report

PLANNING COMMISSION AGENDA REPORT

TO:    Development Control and
       Member of the Planning Commission
FROM: 经纬晨, Senior Planner
       Tracy Parker, Assistant Planner
REVIEWED BY:  Steve Stewart, Planning Manager
               Scott Lee, Principal Planner
DATE:  March 6, 2016
SUBJECT: Legacy Livermore – Development Review (EDR 17-014),
         Tentative Plan Map 10325 (SU-17-014), Certificate of
         Appropriations (COA 17-014), and Tentative Use (TUE 17-014).

RECOMMENDATION

Staff recommends the Planning Commission adopt a resolution certifying a Mitigated
Negative Declaration and approving Development Review (EDR 17-014), Tentative
Plan Map 10325 (SU-17-014), Certificate of Appropriations (COA 17-014), and Tentative Use (TUE 17-014), authorizing the
development of a mixed-use residential and retail development known as Legacy
Livermore.

The Hearing Preservation Commission and staff recommend the Planning Commission
retain the mitigation approved in the Certificate of Appropriations (COA 17-014) for
the dedication of land over 10 years old on the site.

The Planning Commission's action is subject to a 10-day appeal period.

PROJECT DESCRIPTION

Legacy’s full-service hotel to develop a mixed-use commercial and residential
development, consisting of two buildings that together contain 229 apartments and
approximately 16,005 square feet of ground floor retail space. The proposed project
includes one mid-rise apartment building and one retail building. The mid-rise
apartment building will be four stories high with 184 apartments in two towers
above. A surface parking lot will be provided along the south side of the site.

The staff proposes a height limit of 75 feet above grade and a setback of 10 feet
from the setback line.

STAFF ANALYSIS

General Plan

The project site has a General Plan land use designation of Downtown Area. The
Downtown Area is a mixed-use area with a variety of land uses, including retail,
office, and residential uses. The site is located within the City of Livermore.

The project supports policies established in the 2010-2020 Housing Element. The
Housing Element identifies a need for development of affordable housing to
meet housing needs of very low income households. The project will contribute
approximately 20 units, thus contributing to a market segment that has seen little recent development in Livermore.

The project implements policies in the Climate Change Element. For example, the
project includes the use of solar panels to provide energy for the site.

The project is located in the Business and Commercial Districts of the Downtown
Specific Plan. This area is designated for mixed-use development.

Notes

The site is located in Business and Commercial Districts of the Downtown
Specific Plan. This area is designated for mixed-use development.
Staff Report

Planning Commission 101

The Staff Report provides an overview of the Planning Commission's role and responsibilities, including the process for reviewing development proposals, public participation, and the use of zoning and planning tools to guide development.

Development Standards

- **Public Open Space**: Minimum 20% of gross development area plus 20% of gross open space within the development.
- **Public Open Space to Be Available Through the Use of an Accessory or Separate Public Open Space**: Minimum 5% of gross development area.
- **Public Open Space Standards**: Minimum 10% of gross development area plus 20% of gross open space.
- **Public Open Space Design**: Must be accessible to the public and designed to enhance the aesthetic qualities of the development.

The Staff Report also includes a summary of recent developments, future projects, and any changes to the planning documentation.

Planning Commission 101

The Planning Commission 101 program is designed to provide comprehensive training for new and experienced planning commissioners. The program covers the legal framework, planning principles, and practical skills necessary for effective commission service.

The Staff Report highlights key topics covered in the training, including zoning, land use regulations, and public participation strategies. It also provides feedback on the effectiveness of the program and suggestions for improvements.

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C. GENERAL CONDITIONS OF APPROVAL

1. Development shall conform to the map designated by the City in Exhibit B-1. Exhibit B-1 plans shall include but are not limited to subdivision, landscape, and architectual plans reviewed and approved by the Planning Commission and the City, as well as line drawings identifying the locations of all improvements shown above the Project’s Baseline Conditions as required by the City in the approval process.

2. For all proposed projects, Bay Area Air Quality Management District (BAAQMD) Air Quality Certification requires requesting the implementation of all BAQMD Control Measures. Exhibit B-1 of the BAAQMD AIR Quality Certification is also required. Air Quality Certification is considered the significant criteria for the project. These criteria are evaluated based on the project’s environmental conditions and project requirements.
Downtown Specific Plan

Downtown Core
Subarea 1
- Mixed-Use Required
- Three floors, 45-foot maximum height
Subarea 2
- Multi-Family Residential
- Four floors, 55-foot maximum height

Proposed Project
Architecture