Planning Commission 101: The Nuts and Bolts of Planning

Presented by Marc Roberts, Livermore City Manager

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
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
First Street Before

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First Street After

Outdoor Dining: Flex Zone

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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

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Environmental Determination

The potential environmental effects of the project were previously analyzed in the Livermore General Plan and Downtown Specific Plan EIR, certified on February 9, 2004, (State Clearing House No. 2003031326), and Downtown Specific Plan Amendments and Regional Performing Arts Theater Subsequent EIR certified on March 30, 2003 (State Clearing House No. 02004000669). The proposed project is associated with the development anticipated in the Subsequent EIR. The City, however, has determined that the proposed project would not result in any new significant environmental effects not previously considered, nor would it result in any substantial increase in severity of previously identified significant effects.

Recommendation

Staff recommends the Planning Commission adopt its attached resolution, make the findings, and:

1. Confirm the previous Environmental Document Determination and, after approval of the application, instruct staff to file the previous Environmental Document Determination with the Alameda County Clerk;
2. Approve Downtown Design Review 11-010, and
3. Advise that the Planning Commission’s action is subject to a 14-day appeal period.

Attachment

1. Resolution Approving Downtown Design Review 11-010
2. Development Plan
3. Conditional Approval
4. Previous Environmental Document Determination

Staff Report

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Walgreens Before

Walgreens After
Walgreens After

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