

# Planning Commission 101:

## The Nuts and Bolts of Planning



Presented by  
Marc Roberts, Livermore City Manager

League of Cities 2019: Planning Commissioners Academy | March 6, 2019

## 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

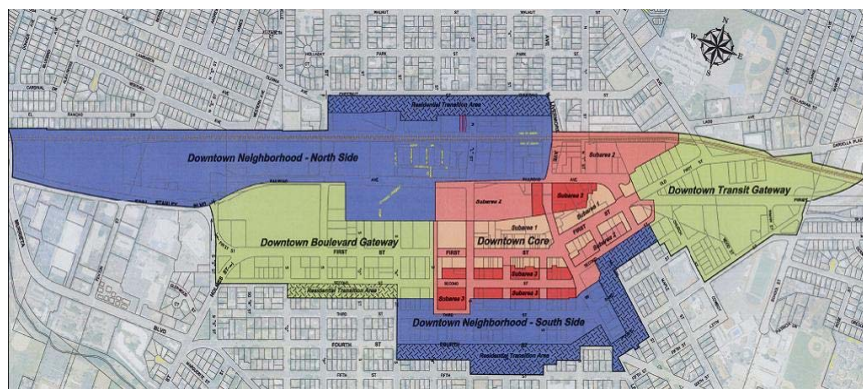


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## Specific Plan Area



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## 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.



## Downtown Specific Plan Components

### 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



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## First Street After



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## First Street Before



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## First Street After



Outdoor Dining: Flex Zone

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## Blacksmith Square Before



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## Blacksmith Square After



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## Blacksmith Square After



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## LVC Site: Mixed Use



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# 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

BUILDING MASS AND INCREMENT	
<b>SITING AND ORIENTATION</b> Buildings shall be sited to reinforce the public street network of Downtown, aligning with primary street frontages and public pathway spaces.	<b>Standards:</b> <ul style="list-style-type: none"> <li>Main facades with entrance doors and windows shall front upon the primary street. Buildings shall not orient to parking lots at the expense of street and pathway frontages.</li> <li>Downtown buildings shall be "four-sided" buildings, and maintain quality architectural articulation and finishes around all visible sides of the buildings, not just the front.</li> <li>All building walls that face streets shall incorporate active facades, with windows, doors and other architectural elements giving interest to the building.</li> </ul> <b>Guidelines:</b> <ul style="list-style-type: none"> <li>All building walls that face sidewalks or pathways should incorporate active facades, with windows, doors and other architectural elements giving interest to the building wall along the sidewalk.</li> </ul>
<b>OVERALL BUILDING MASSING</b> Building scale shall be compatible with the existing fine-grained, pedestrian friendly, small-storefront fabric of the Downtown Core.	<b>Standards:</b> <ul style="list-style-type: none"> <li>Commercial buildings shall be simple in form and massing, with a primary building mass accentuated by a few important features, such as a major entrance and a top treatment (i.e. a roof, cornice or parapet).</li> </ul> <b>Guidelines:</b> <ul style="list-style-type: none"> <li>Ancillary elements shall be used to add interest to simple facades (such as building volumes, cantilevered balconies, window bays and decorative detailing).</li> </ul>



# Staff Report



## PLANNING COMMISSION AGENDA REPORT

TO: Chairperson Storti and  
Members of the Planning Commission

PREPARED BY: Benjamin Murray, Senior Planner

REVIEWED BY: Marc Roberts, Community Development Director  
Paul Spence, Principal Planner

DATE: May 3, 2011

SUBJECT: Downtown Design Review 11-010

### SUMMARY RECOMMENDATION

Staff recommends the Planning Commission approve the proposed project with conditions.

### PROJECT DESCRIPTION

The project proposes to demolish two existing buildings (the Hollywood Video and Tire Mart buildings located at 60 South P Street and 1682 First Street) and construct a 15,850 square foot building with a drive-through pharmacy for Walgreen's Pharmacy. The project also includes a 1,200 square foot pad building for a future tenant. The development site is composed of two existing parcels, which will be reconfigured to accommodate the proposed buildings and related improvements.

### STAFF ANALYSIS

The proposed Walgreens Pharmacy is located at the northeast corner of First and P Streets in the Downtown Boulevard Gateway (Gateway) District of the Downtown Specific Plan (DSP). The intent of this district is to provide land area for high quality housing, offices, and other compatible uses adjacent to the Core. The Gateway District also provides areas for commercial uses, such as recreational, home improvement, and other large-scale uses that support activities in the Core, but because of their size or scale are best located outside of the Core area (DSP, Ch. 5, p.1).



# Staff Report

## 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. 2003032038), and Downtown Specific Plan Amendments and Regional Performing Arts Theater Subsequent EIR, certified on March 30, 2009 (State Clearing House No. 2008092085). The proposed project is consistent with the development anticipated in the Subsequent EIR. The City, therefore, 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 the attached resolution, make the findings, and:

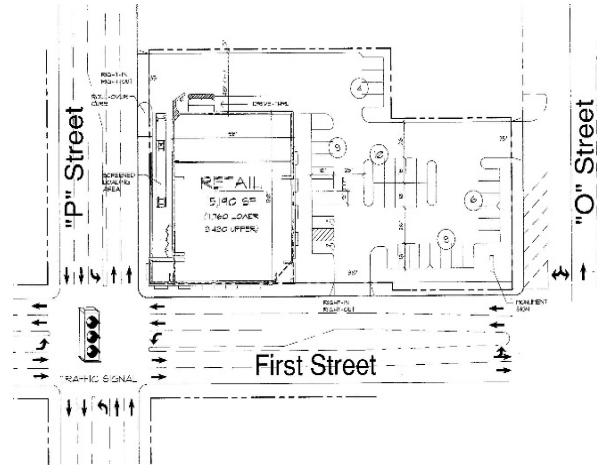
1. certify the Previous Environmental Document Determination and, after approval of the application, instruct staff to file the Previous Environmental Document Determination with the Alameda County Clerk;
2. approve Downtown Design Review 11-010; and
3. advise that the Planning Commission's action is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

## ATTACHMENTS

1. Resolution Approving Downtown Design Review 11-010
2. Development Plans
3. Conditions of Approval
4. Previous Environmental Document Determination



## Walgreens Before

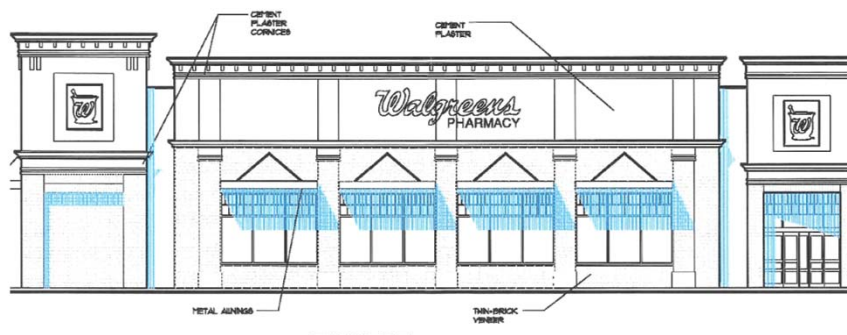


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## Walgreens Before



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This site plan shows the layout of the Walgreens and Retail Building at the intersection of First Street and P Street. The Walgreens building is a 12,500 SF, 1-2 story structure with a new storage room, receiving doors, and a new street tree. The Retail Building is a 12,000 SF structure with an articulated screen wall and a new street tree. The plan includes various annotations such as 'ACCESSIBLE ROUTE', 'EXISTING CONCRETE MASONRY FENCE TO REMAIN', 'TRASH COMPACTOR ENCLOSURE', 'EXISTING WOODEN FENCE TO REMAIN', 'EXISTING LOT FENCE, LINE TO BE RELOCATED', 'NEW STREET TREE', 'EXISTING STREET TREE HELD TO REMAIN', 'EXISTING CURB RAMP TO REMAIN', '8' HIGH POLYURETHANE SIGN', 'ARTICULATED SCREEN WALL', 'ADJUST STREET LIGHTS FOR ACCESSIBLE PARKING', and 'RIGHT-OF-WAY'. The plan also shows the location of the 'Walgreens' and 'Retail Building' and the 'First Street' and 'P Street' intersection.

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## Walgreens After



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## Walgreens After



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