



# General Plan Advisory Committee

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Wednesday, February 9, 2022

## Item 4.2 Overview of Land Use and Alternatives Process

# Presentation Outline

## » Land Use Alternatives Process

- Focus Areas and Outreach

## » Alternatives Timeline

## » Questions

## » Feedback and Input





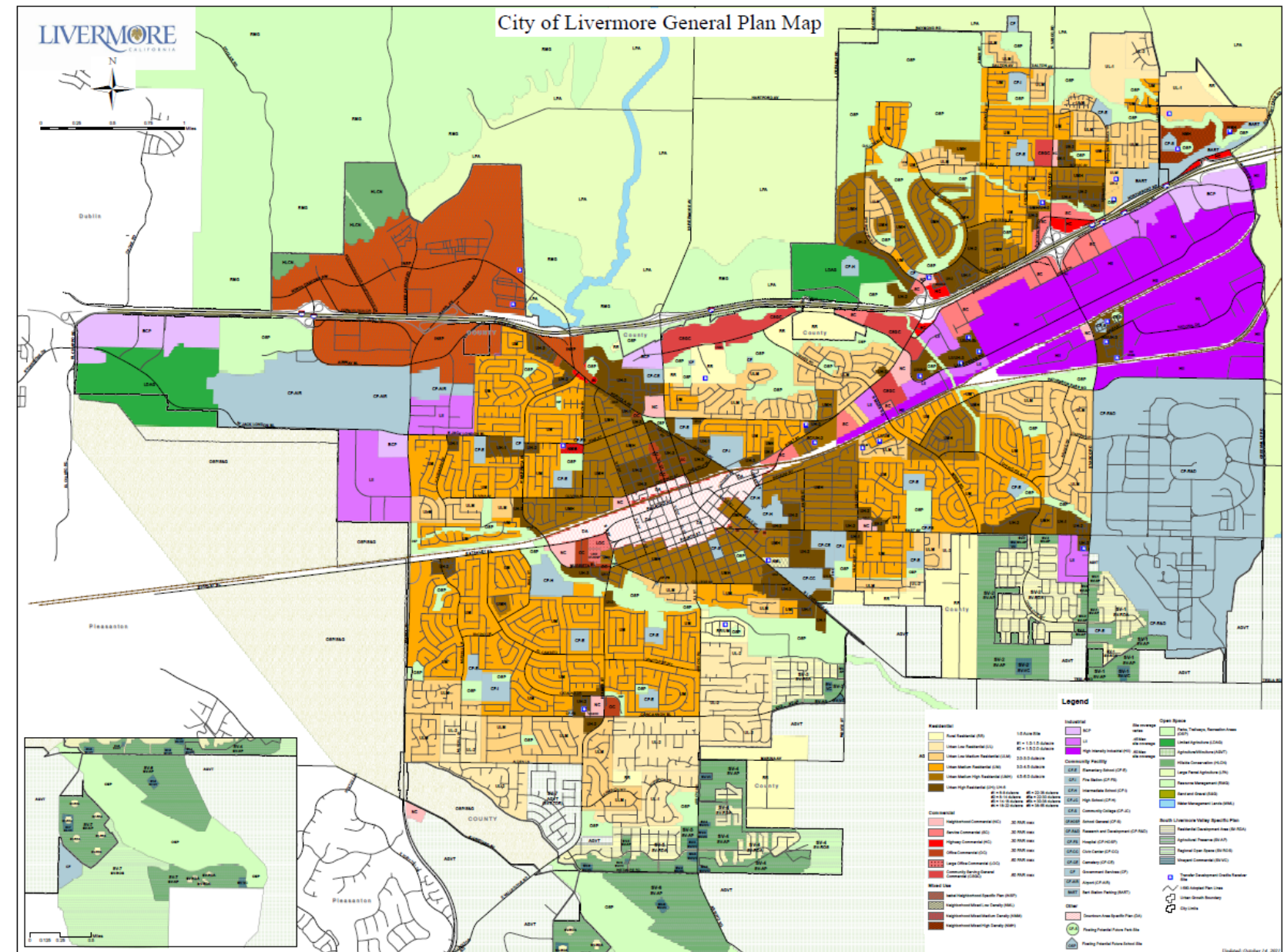
# General Plan Land Use Map

# Map and designations determine:

## » What can be built

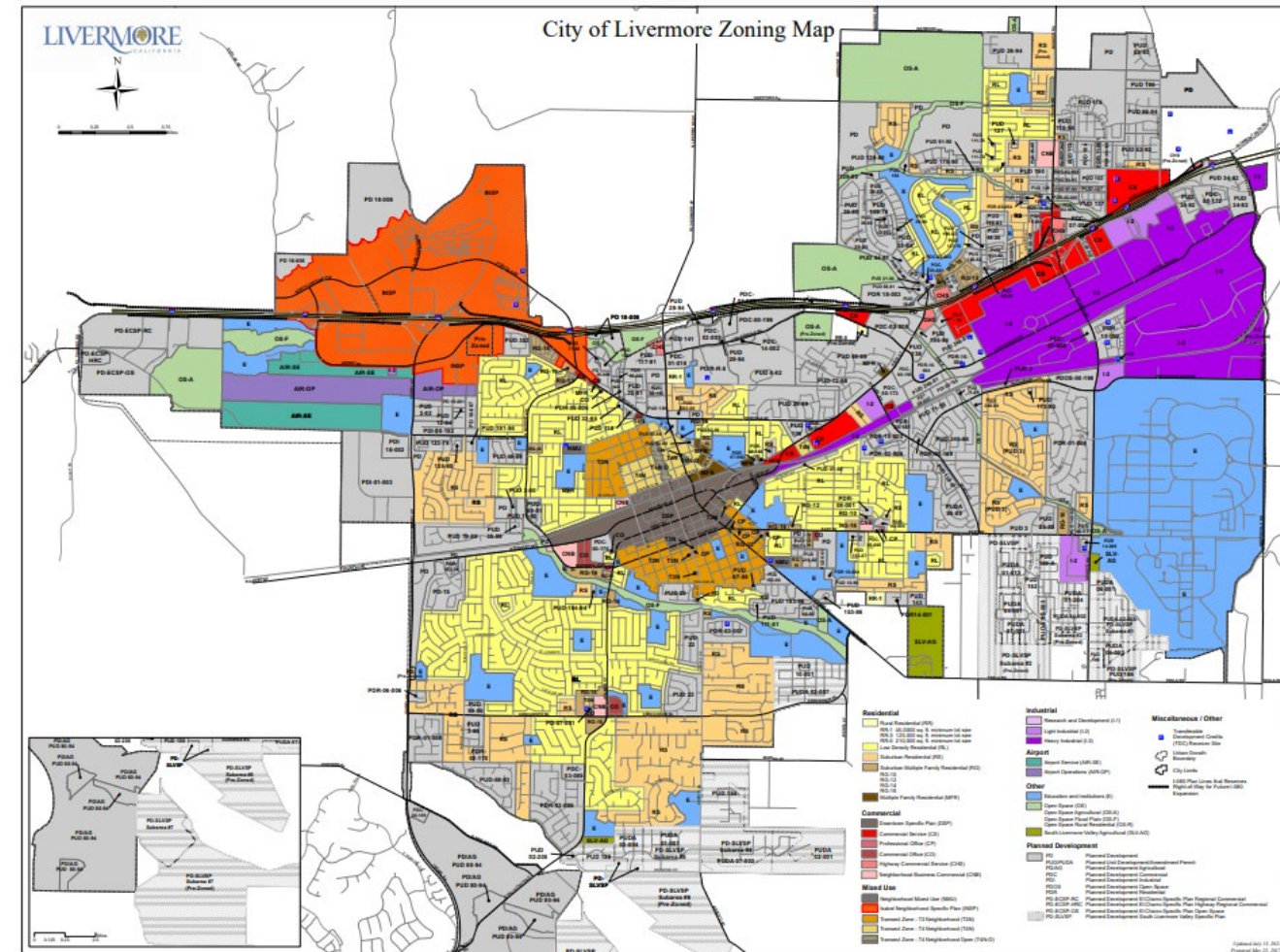
## » Where

## » At what intensity or density



# Livermore Development Code

- » Implements and must be consistent with the General Plan
- » Adds specificity about the allowed land uses
- » Identifies:
  - Height limits
  - Maximum and minimum lot coverage
  - Setbacks
  - Parking requirements
  - Architectural features required
- » Not changing as part of General Plan Update









# Role of Land Use Alternatives

- » Most General Plan Land Use designations will remain the same, but some may change
- » Select focus areas will explore three alternative land use plans in areas where designations and uses might change more significantly
- » Explore different possible futures for how to accommodate:

## 88 PLANNING WORKS • Jobs

- Housing
- Services
- Parks and open space



# Land Use Alternatives Process

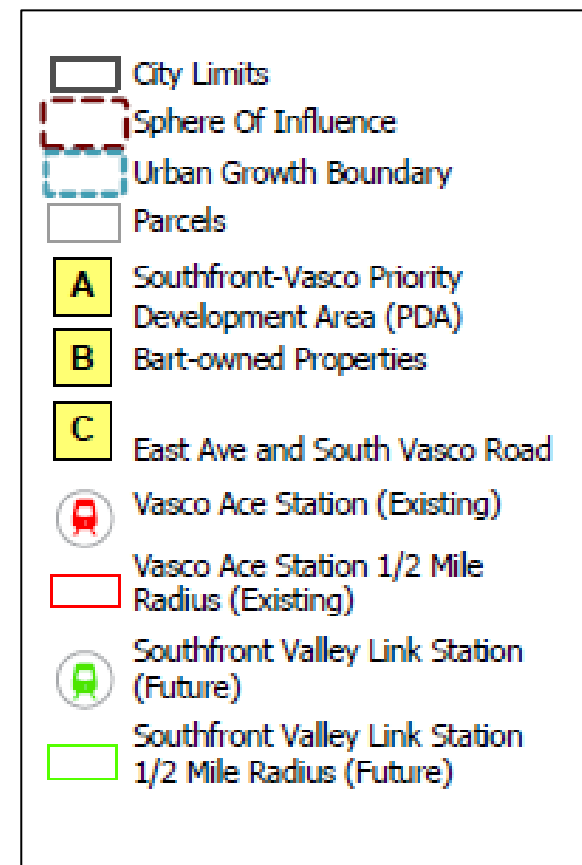
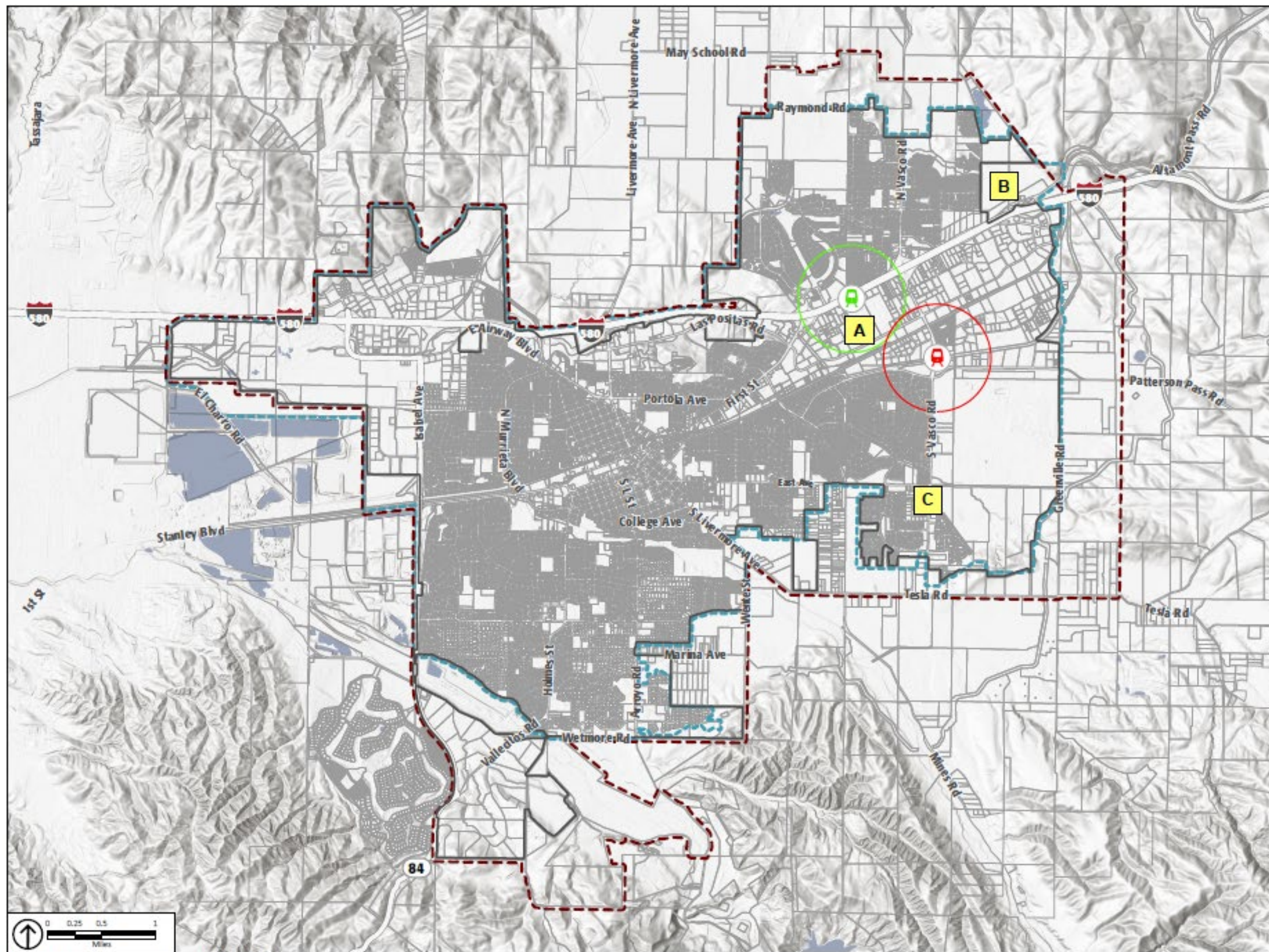
1. **Identify focus areas**
2. **Create land use alternatives for each focus area**
3. **Evaluate and compare alternatives**
4. **Select a preferred alternative for further study**
5. **Refine the preferred scenario to become the updated General Plan Land Use map**



# Focus Area Attributes

- » **Could experience change over next 20 years**
- » **May have large areas of undeveloped or underutilized land**
- » **Are served by existing or planned transit and infrastructure**
- » **May be starting to transition to other uses**
- » **Are not within adopted Specific Plan boundaries**
- » **Typically multiple parcels**







# Focus Areas Outreach

## » Property owners

## » Community input

- E-blast to General Plan mailing list
- Posters and fliers outlining alternatives process
- Press release
- Pop up events
- Online mapping tool
- Help us get the word out!

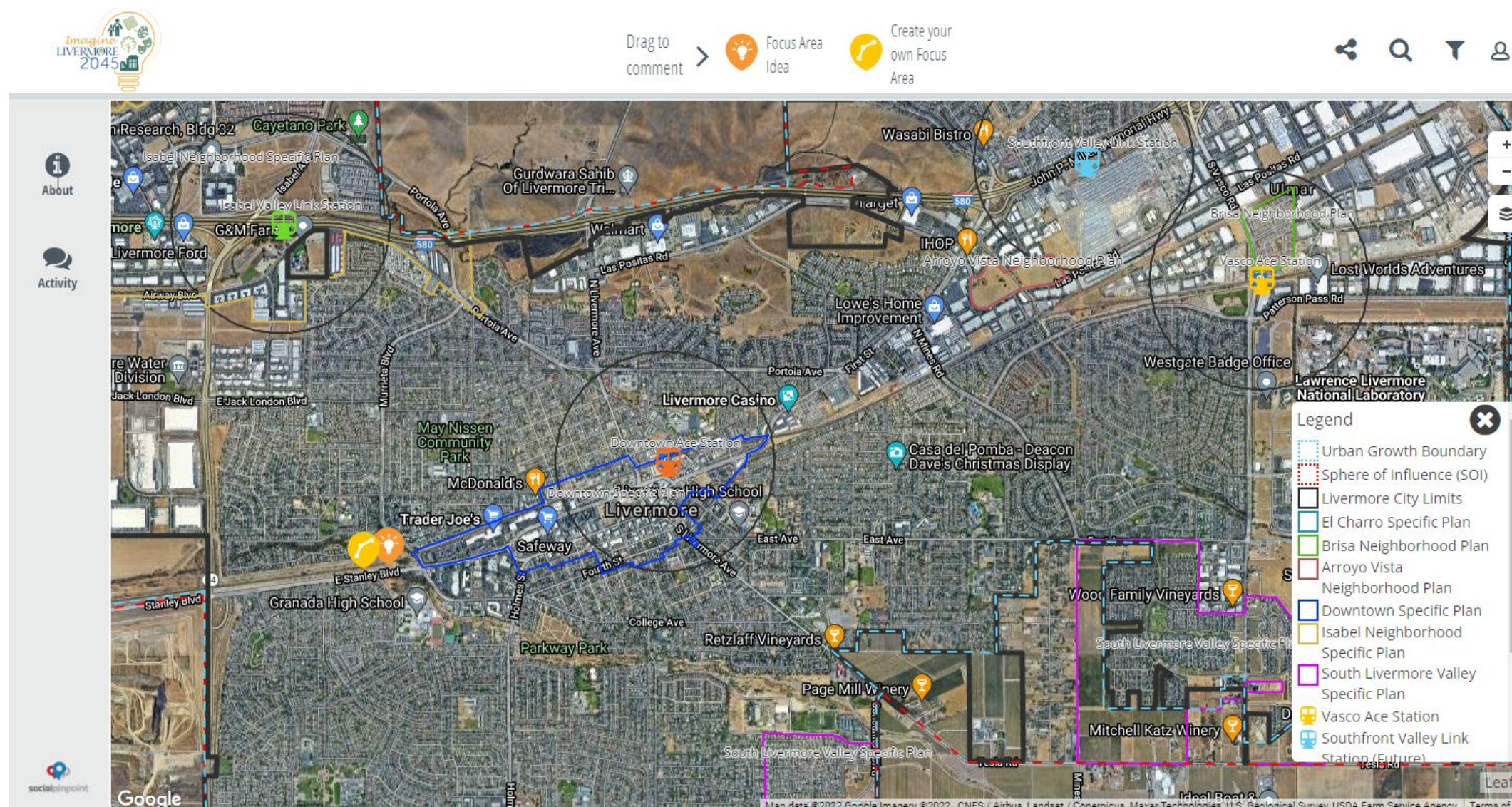
PLACEWORKS





# Focus Areas Outreach

<https://bit.ly/LivermoreFocusAreas>





# Draft Land Use Alternatives Input

- » General Plan Advisory Committee input
- » Planning Commission input
- » City Council review and direction





# Land Use Alternatives Evaluation

## » Alternatives evaluation will consider:

- Climate change and resilience
- Public safety from flooding and fires
- Equity
- Parks
- Housing supply
- Student generation and school capacity
- Infrastructure capacity
- Open space preservation and biological resources
- Historic resources
- Aesthetics and urban design
- Fiscal impacts
- Transportation impacts

» **No decisions on a preferred land use scenario will be made until evaluation is complete and shared with community**



# Land Use Alternatives Schedule

Task	Timing
Create draft alternatives	Early 2022
GPAC review of draft alternatives	Spring 2022
Planning Commission review of draft alternatives	Spring 2022
City Council direction on draft alternatives	Spring 2022
Evaluate draft alternatives	Summer to Fall 2022
Community review of draft alternatives evaluation	Fall 2022
GPAC review of draft alternatives evaluation	Fall 2022
Planning Commission review of draft alternatives evaluation	Late 2022
City Council direction on preferred scenario	Early 2023



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# GPAC Questions

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# Public Comments

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# Questions for GPAC

- » **What reactions do you have to General Plan team ideas about potential focus areas?**
- » **What kind of land uses should the focus areas explore?**
- » **Are there other areas of the city that should be considered as a focus area?**



