



## GENERAL PLAN ADVISORY COMMITTEE

### AGENDA

WEDNESDAY, NOVEMBER 8, 2023

## GENERAL PLAN ADVISORY COMMITTEE REGULAR MEETING – 7:00 PM

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

CIVIC CENTER MEETING HALL  
WILLIAM H. MENDENHALL COMMUNITY ROOM  
1016 S. LIVERMORE AVENUE

Stephanie Shang, Chair  
Jeremy Troupe-Masi, Vice Chair  
Krista M Alexy, Committee Member  
Arun Bhatia, Committee Member  
Alan K Burnham, Committee Member  
Carmelita (Mel) Chiong, Committee Member  
Paul Halvorsen, Committee Member  
David B Kent, Committee Member  
Timothy D Kingsbury, Committee Member  
Alana Laudone, Committee Member  
Ellen C Peete, Committee Member  
Heriberto Revuelta, Committee Member  
Asa Strout, Committee Member

## 1. CALL TO ORDER

### ROLL CALL

Committee Member Krista M Alexy  
Committee Member Arun Bhatia  
Committee Member Alan K Burnham  
Committee Member Carmelita Chiong  
Committee Member Paul Halvorsen  
Committee Member David B Kent  
Committee Member Timothy D Kingsbury  
Committee Member Alana Laudone  
Committee Member Ellen C Peete  
Committee Member Heriberto Revuelta  
Committee Member Asa Strout  
Vice Chair Jeremy Troupe-Masi  
Chair Stephanie Shang

## 2. OPEN FORUM

- In conformance with the Brown Act, no action can occur on items presented during Open Forum.
- To provide public comment, please submit a speaker card. When your name is called, walk to the lectern to address the General Plan Advisory Committee.
- Comments are limited to a maximum of 3 minutes per person, per item. The Chair may reduce the amount of time based on the number of persons wishing to speak.
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene after Matters for Consideration.

## 3. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the General Plan Advisory Committee with a single action. Members of the audience wishing to provide public input must submit a speaker card.

### 3.1 Approval of draft minutes - June 14, 2023, General Plan Advisory Committee regular meeting

#### **Recommendation:**

Staff recommends the Committee approve the draft meeting minutes.

#### **Attachments:**

[1. June 14, 2023, Draft Minutes](#)

## 4. MATTERS FOR CONSIDERATION

### 4.1 Preferred Citywide Land Use Scenario

#### **Recommendation:**

The project team recommends the General Plan Advisory Committee:

- Receive a presentation from the project team on an overview of the Citywide Land Use Alternatives and evaluation results

- Discuss and provide input on a preferred Citywide Land Use Scenario

### Staff Report

#### Attachments:

1. Staff Report

## 5. ADJOURNMENT

To a regular General Plan Advisory Committee meeting, on Wednesday, December 13, 2023, at 7:00 pm, William H. Mendenhall Community Room, Civic Center Meeting Hall, 1016 S. Livermore Avenue.

## 6. HOW TO PARTICIPATE IN THE COMMITTEE MEETING

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

**Open Forum** is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the General Plan Advisory Committee, you must submit a speaker card to the liaison prior to the start of that item. You should be aware that 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.

**Other Agenda Items** are also open for public input including Matters for Consideration items. These comments are also subject to the 3-minute limit.

### Submission of Comments Prior to the Meeting:

**Email Comments** may be submitted by the public to the Committee Liaison ([gpubdate@LivermoreCA.gov](mailto:gpubdate@LivermoreCA.gov)). Items received no later than 12:00 pm on the day of the meeting will be provided to the Committee and available on the City website 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 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the Committee and the public upon submittal.

### Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the liaison prior to the start of the item. 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.

If you would like to deliver written materials to the General Plan Advisory Committee as part of

your public comments, please provide 22 copies to the liaison with your speaker card.

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 1016 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, <http://livermoreca.gov/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://livermoreca.gov/agenda>.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES 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 CONTACT THE ADA COORDINATOR AT [ADACOORDINATOR@LIVERMORECA.GOV](mailto:ADACOORDINATOR@LIVERMORECA.GOV) OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

GENERAL PLAN ADVISORY COMMITTEE MEETING

MINUTES WEDNESDAY, JUNE 14, 2023, 7:00 PM

**1. CALL TO ORDER**

The June 14, 2023, meeting of the General Plan Advisory Committee was called to order by Chairperson Shang at 7:04 pm.

**ROLL CALL – Present:**

1. Committee Member Alan K Burnham
2. Committee Member Carmelita Chiong
3. Committee Member David B Kent
4. Committee Member Timothy D Kingsbury
5. Committee Member Alana Laudone
6. Committee Member Ellen C Peete
7. Committee Member Herberito Revuelta
8. Committee Member Asa Strout
9. Vice Chair Jeremy Troupe-Masi
10. Chair Stephanie Shang

**Absent:** Committee Members Krista Alexy, Arun Bhatia, and Paul Halvorsen

Also present were Community Development Director Paul Spence, Economic Development Manager Andy Ross, Planning Manager Steve Stewart, and Administrative Assistant Debbie Davis.

**2. OPEN FORUM**

Constance Kopps provided one comment on Springtown Park

**3. CONSENT CALENDAR**

Approval of draft minutes – May 10, 2023, General Plan Advisory Committee Regular Meeting

Recommendation: Staff recommends the Committee approve the meeting minutes

ON MOTION BY COMMITTEE MEMBER STROUT AND SECONDED BY VICE CHAIR TROUPE-MASI AND CARRIED ON A 9-0 VOTE WITH 1 ABSTAINING, THE GENERAL PLAN ADVISORY COMMITTEE APPROVED THE DRAFT MINUTES FOR THE MAY 10, 2023 MEETING.

**4. MATTERS FOR CONSIDERATION**

## 4.1 Land Use Alternatives - East of Greenville Focus Area

**Recommendation:** The project team recommends the General Plan Advisory Committee receive a presentation from the project team and ask questions.

Mr. Ross gave a presentation on Focus Area Alternative Maps East of Greenville

Chairperson Shang opened the public comment period for this item.

Jean King, Constance Kopps, Lori Souza, Mark Triska, and John Steinbuch all provided comments.

Chairperson Shang closed the public comment period for this item.

## 5. ADJOURNMENT

The meeting was adjourned at 8:51 pm to the next meeting of the General Plan Advisory Committee on July 12, 2023, at 7 pm.



**DATE:** November 8, 2023  
**TO:** Chairperson and Members of the General Plan Advisory Committee  
**FROM:** Andy Ross, Economic Development Manager  
**SUBJECT:** Preferred Citywide Land Use Scenario

**RECOMMENDED ACTION**

The project team recommends the General Plan Advisory Committee:

- Receive a presentation from the project team on an overview of the Citywide Land Use Alternatives and evaluation results
- Discuss and provide input on a preferred Citywide Land Use Scenario

**SUMMARY**

**DISCUSSION**

**ATTACHMENTS**

[1. Staff Report](#)

Prepared by: Andy Ross  
Economic Development Manager



## **MEMORANDUM**

DATE November 3, 2023  
TO Livermore General Plan Advisory Committee  
FROM Economic Development Manager Andy Ross and Joanna Jansen, PlaceWorks  
SUBJECT November 8, 2023, GPAC Meeting

### **MEETING OBJECTIVES**

At the November 8, 2023, meeting of the General Plan Advisory Committee (GPAC), the project team will:

- Provide an overview of the Citywide Land Use Alternatives and evaluation results.
- Facilitate a GPAC discussion to gather input on a preferred Citywide Land Use Scenario.

### **FOCUS AREA LAND USE ALTERNATIVES**

The GPAC developed the land use alternatives through selecting areas suitable for redevelopment or change over the next 20 years, creating an assortment of land use scenarios for each Focus Area, and evaluating various tradeoffs associated with buildout under the new land uses.

The land use alternatives explore a range of commercial, industrial, and residential growth within five 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 designated at appropriate intensities and densities to accommodate an appropriate mix and balance of land use types. The General Plan team created three land use alternatives for each Focus Area:

1. Midtown (formerly known as Southfront)
2. Vasco Row (formerly known as Vasco and East Ave or Research Drive)
3. Laughlin Road
4. Las Positas Court
5. East of Greenville Road

The 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 topics such as circulation, community character, safety, and natural resources protection, among others.

### **CITYWIDE LAND USE ALTERNATIVES**

Based on the Focus Area Land Use Alternatives, the project team created three Citywide Land Use Alternatives by combining the Focus Area Alternatives in different configurations. The purpose of the



Citywide Land Use Alternatives is to consider the implications of a combination of growth inside and outside the Focus Areas and how it could affect housing-to-employed-residents-ratios, schools, parks, the circulation system, utility infrastructure, and the City's fiscal health.

The Citywide Land Use Alternatives incorporate the Focus Area Alternatives plus additional growth the City anticipates outside the Focus Areas, consistent with the existing General Plan Land Use Map, in places such as:

- Isabel Neighborhood Specific Plan area
- Downtown Specific Plan area
- El Charro Specific Plan area (i.e. the area surrounding the Outlets)
- Other small infill sites scattered throughout the city.

Since the City does not anticipate changes to the existing General Plan Land Use designations for most of the area outside the Focus Areas, these areas are not part of the community conversation about future land use changes.

The Citywide Land Use Alternatives are based on mixing combinations of the Focus Area alternatives described below. (Note: Citywide Alternative A is not made of every Focus Area Alternative "A".) The alternatives evaluation assumed the same amount of growth outside of the Focus Areas for each Citywide Land Use Alternative. The Focus Area alternatives can be mixed and matched in different ways to create the Citywide Preferred Land Use Scenario.

- **Citywide Land Use Alternative A.** Citywide Land Use Alternative A would add 13,460 net new housing units and 29,240 net new jobs. This alternative is a combination of the following Focus Area alternatives:
  - Midtown Business Center Alternative
  - Laughlin Road Mixed Use Alternative
  - Las Positas Residential Alternative
  - Vasco Row Production Alternative
  - East of Greenville Alternative A
- **Citywide Land Use Alternative B.** Citywide Land Use Alternative B would add 16,490 net new housing units and 29,560 net new jobs. This alternative is a combination of the following Focus Area Alternatives:
  - Midtown Blended Alternative
  - Laughlin Road Industrial Alternative
  - Las Positas Highway Oriented Alternative
  - Vasco Row Wine Country Center Alternative
  - East of Greenville Alternative B
- **Citywide Land Use Alternative C.** Citywide Land Use Alternative C would result in 20,765 net new housing units and 27,140 net new jobs. This alternative is a combination of the following Focus Area alternatives:
  - Midtown Residential Neighborhood Alternative
  - Laughlin Road Open Space Alternative
  - Las Positas Neighborhood Center Alternative
  - Vasco Row Maker Village Alternative
  - East of Greenville Alternative C

## ALTERNATIVES EVALUATION MATERIALS

The General Plan team has published two documents to help the community understand the tradeoffs amongst the land use alternatives. The project team will present the findings of the Alternatives Evaluation at the GPAC meeting. Please review these materials before the meeting.

- **Alternatives Evaluation Summary Booklet.** The Alternatives Evaluation Summary Booklet provides an overview of the preferred scenario process, describes the land use alternatives, including projected growth and maps, and presents findings from the more detailed Alternatives Evaluation Background Report. Understanding that most people will not have time to wade through a 180+ page report, the General Plan team created the Summary Booklet to distill the key information to support the community's review of the land use alternatives and decisions about a preferred scenario. The Summary Booklet highlights those topics where the land use alternatives result in different outcomes. The Summary Booklet is available here: [https://imaginelivermore2045.org/wp-content/uploads/2023/10/Livermore\\_Executive\\_Summary\\_Booklet\\_October2023.pdf](https://imaginelivermore2045.org/wp-content/uploads/2023/10/Livermore_Executive_Summary_Booklet_October2023.pdf)
- **Alternatives Evaluation Background Report.** This report provides a more detailed analysis of the land use alternatives. It provides an overview of the General Plan, projected growth in Livermore, the land use alternatives, the alternatives evaluation results, and high level policy solutions that could influence the outcomes of development under any of the land use alternatives. The Background Report is available here: [https://imaginelivermore2045.org/wp-content/uploads/2023/10/ImagineLivermore\\_AlternativesEvaluation\\_102023\\_Final.pdf](https://imaginelivermore2045.org/wp-content/uploads/2023/10/ImagineLivermore_AlternativesEvaluation_102023_Final.pdf)

## GPAC DISCUSSION

The purpose of the November 8, 2023, meeting is to receive GPAC feedback to help inform a preferred Citywide Land Use Scenario. The GPAC will work in small groups to identify a Preferred Land Use Scenario for each Focus Area and create a single Preferred Citywide Land Use Scenario. The meeting will include time for each GPAC small group to report back to the full committee and discuss similarities and differences.

As the GPAC works to develop this long-term land use plan, please keep in mind there are some themes the City needs to try to balance to achieve the City's goals and obligations. Some of these considerations include:

- **Plan for Adequate Housing Options** – The State of California mandates that all cities plan for an adequate amount of housing to meet expected demand in their community, which is identified through the Regional Housing Needs Allocation (RHNA or State Housing Requirements) process every eight years. Because the General Plan covers a 20-year period and accounts for two to three RHNA cycles, we will need to identify areas to accommodate up to 19,000 new housing units to meet our long-term State Housing Requirements to the 2045-time horizon.
- **Ensure Sufficient Public Revenue** – The City relies on three primary sources of revenue to fund the high-quality services and infrastructure residents expect: sales taxes, property taxes, and impact fees associated with development. As costs of providing services and maintaining aging

- infrastructure rise over time, it is important to maintain an adequate revenue base and a growing local economy.
- **Foster High Quality Job Creation** – As the cost of living in Livermore continues to rise over time, it is important to adopt policies and plans that encourage the creation of high-quality jobs, meaning jobs that pay wages commensurate with the cost of living. Many residents will not work in Livermore, but the availability of high-quality jobs decreases commuting and creates more time for family, volunteering, and other forms of civic engagement.
  - **Maintain Sense of Place and Quality of Life** – Livermore residents, businesses, and visitors have chosen to live, work, and play in Livermore because of its unique attributes: safety, vibrant commercial spaces, small town feel, high-quality design, neighborhood character, and more. While some areas of Livermore will likely take on new development patterns in order to address housing, jobs and revenue needs over the next 20 years, it will remain essential to create attractive, inviting, and functional spaces that integrate seamlessly with the existing community.

The GPAC should review the findings in the Alternatives Evaluation Summary Report prior to the meeting to understand how different amounts of growth could help or impede the City's ability to meet the objectives identified above.

## NEXT STEPS

Following this GPAC Meeting, the next steps to finalizing the Preferred Land Use Scenario include:

- Hold community workshops and events from October to November 2023 to continue to gather input from the community for each Focus Area.
- Present a summary of the public input on the preferred scenario to the GPAC at the December 13, 2023, meeting and work with the GPAC to finalize the GPAC Preferred Land Use Scenario.
- Present a summary of the public input on the Preferred Land Use Scenario at a public meeting before the Planning Commission in December 2023, to review the input from the community and GPAC, and provide a recommendation to the City Council.
- Present the Planning Commission recommendation and GPAC feedback on the Preferred Land Use Scenario and summary of public input at a public meeting before the City Council in Q1 2024, to review the input from the community, Planning Commission, GPAC and provide direction on the preferred scenario.
- Finalize the preferred circulation and land use scenario per Council direction.

After Council provides final direction on the Preferred Land Use Scenario, the General Plan team will finalize the Preferred Land Use Scenario to become the basis of the Draft 2045 Land Use Map. The

potential environmental impacts from the entire Draft 2045 Land Use Map along with the draft goals, policies and actions will be analyzed in the Draft General Plan EIR.

## **UPCOMING GPAC MEETINGS**

At the next GPAC meeting, the GPAC will review a Preferred Citywide Land Use Scenario, which the project team will create based on the outcomes of the November 8, 2023, GPAC meeting.