



## Summary of GPAC Feedback on the Land Use Policy Options

At the July 10, 2024, General Plan Advisory Committee (GPAC) meeting, the project team gave an overview of policy options for some topics that will be addressed in the Land Use Element. The policy options do not represent the complete set of topics that will be covered in this Element but focus on topics that the GPAC has previously discussed and indicated interest in. The community and GPAC will have the opportunity to review and comment on the complete draft Land Use Element as part of the Draft General Plan, which is anticipated to be published in Summer 2025.

A summary of the GPAC feedback on the policy options is below. The policy option topics included:

- Environmental Justice and Community Health
- Midtown Specific Plan
- East of Greenville Road Study Area
- Neighborhood Commercial Centers

### Environmental Justice and Community Health

- Evaluate appropriate buffers or other mitigation for future residential development proximate to I-580. Clarify “require” and “encourage” in Policy Option A.
  - Policy Option A: Requiring or encouraging buffer and barriers for future residential developments within 1,000 feet of I-580.
- Expand Policy Option B to require landscape buffers in higher density residential areas.
  - Policy Option B: Requiring or encouraging landscaped buffers between residential areas and industrial or manufacturing uses and/or businesses with high levels of heavy truck traffic.
- Support for Policy Option E.
  - Policy Option E: Maintain land use designations and regulations that encourage medical facilities and health care providers to locate in the community.
- Include a policy that addresses fire hazard and prevention in the east side of the City as an environmental justice issue.
- Integrate climate action policies throughout the General Plan.
- Provide a city owned community center that provides cooling.

## Midtown Specific Plan

- Re-evaluate the distribution of housing in the Midtown area if Valley Link is not extended to this area.
- In Policy Option F, add public art to the new public amenities to be planned for in the Midtown Specific Plan.
  - Policy Option F: The Specific Plan will identify new public amenities including, but not limited to, bicycle and pedestrian facilities; parks, plazas, and greenways; and community services that support social gatherings and a sense of place.
- Emphasize walkability in the Specific Plan.
- Need to plan for affordable and multi-generational housing.
- Add a new policy that addresses access to healthy food, including farmers markets and pop-up food events in the Specific Plan area.

## East of Greenville Road Study Area

- Make each policy more specific and less broad, e.g. specify the benefits to the community.
- Add risk mitigation/conservation to Policy Option B:
  - Opportunity for substantial benefits to community: mechanisms to facilitate new infrastructure and financial resources to provide community amenities additional services, mechanisms to permanently conserve open space and wildlife habitats.
- Add a policy to work with the County to improve enforcement of current regulations.
- Consider adding a policy that addresses permanent greenbelt on the eastern edge of the city.
- Monitor and report on the inventory of available commercial and industrial land within the city. Summarize what is available and what is the projected need.
- Consider whether housing should be included in East of Greenville Study as an ancillary use as part of a research facilities or in support of the National Laboratories.

## Neighborhood Commercial Centers

- Add shopping center owners to Policy Option A:
  - Policy Option A: Establish or work with neighborhood commercial associations or organizations that can be leaders in organizing and implementing transformations to Livermore's neighborhood commercial centers.
- Balance the considerations of walkability and auto traffic for Policy Option B.
  - Policy Option B: Redesign and reconfigure neighborhood commercial centers to transition them from auto-oriented commercial strip arrangements to retail nodes with pedestrian oriented environments, public spaces, and amenities.
- Maximize parking in the redesign and reconfiguration of neighborhood commercial centers.
- Collaborate with local and state partners for the development of transit-oriented communities, e.g. Livermore Amador Valley Transit Authority (LAVTA).
- Add a policy that addresses food security and equity, e.g. retaining local grocery stores.
- Expand the variety of commercial center uses to include housing.