

# Imagine Livermore 2045 General Plan

## Draft Land Use Designations

### Residential

Rural Residential (RR) (1 du/ac – 1 du/5 ac; Minimum lot size - 1 acre.)

The Rural Residential designation encourages large lot development with a rural character, generally on the urban edge. This designation provides a transition between developed areas and the agricultural and open areas surrounding the community.

Low Density Residential (LDR) (Category 1-4) [density range 1-6 du/ac]

The Low Density Residential designations accommodate the lowest range of traditional suburban residential densities provide opportunities for mostly single family detached housing types in a range of neighborhood settings.

**Category 1 (LDR-1): (1.0 – 2.0 du/ac )**

Category 1 is rural in character and includes large separations from between buildings.

**Category 2 (LDR-2): (2.0 - 3.0 du/ac)**

Category 2 provides a transition from the lowest densities at the edge of the community to the higher densities experiences in the center of the community.

**Category 3 (LDR-3): (3.0 - 4.5 du/ac)**

Category 3 also applies to areas generally located closer to surrounding neighborhood commercial development.

**Category 4 (LDR-4): (4.5 - 6.0 du/ac)**

Category 4 encourages “clustering” residential development to ensure the reservation of urban open spaces and community facilities.

Medium Density Residential (MDR) (Category 1-4) [density range 6-22 du/ac]

The Medium Density Residential designations accommodate the mid-range of traditional suburban residential densities in the City. They provide single family detached housing types in a range of neighborhood settings.

**Category 1(MDR-1): (6 - 8 du/ac)**

Category 1 accommodates both attached and detached single family units.

**Category 2 (MDR-2): (8 - 14 du/ac)**

Category 2 accommodates townhouses and duplexes, and other similar attached building types.

### Category 3 (MDR-3): (14 - 18 du/ac)

Category 3 provides housing opportunities through a mix of townhouses and apartments.

### Category 4 (MDR-4): (18 - 22 du/ac)

Category 4 provides housing opportunities through a mix of townhouses, apartments, other attached multi-family building types.

### High Density Residential (HDR) (Categories 1-3) [density 23-55+du/ac]

High Density Residential designations accommodate the highest range of residential densities in the City. They are located nearest to regional transit, employment, and activity centers and provide attached housing types such as townhouses, garden apartments, and apartments.

### Category 1 (HDR-1): (23 - 38 du/ac)

Category 1 provides housing opportunities primarily in the form of apartments, condominiums, and townhouses.

### Category 2 (HDR-2): (38 - 55 du/ac)

Category 2 provides housing opportunities primarily through a district wide mix of apartments, condominiums, and townhouses in a form compatible with other nonresidential uses.

### Category 3 (HDR-3): (55+ du/ac)

Category 3 facilitates the highest density ranges in the City. It is primarily found nearest to regional transit and activity centers and is typically implemented through a Specific Plan to ensure compatibility and adequate infrastructure and services to accommodate development at this scale.

## Commercial

### Regional Commercial (RC) (.30 to 1.0 FAR)

The Regional Commercial designation is applied to commercial development along major streets, and adjacent and accessible to a highway or freeway, where any one or combination of significant community serving retail, office, and service activities are appropriate. The Regional Commercial designation encourages the location of commercial uses generally consisting of a size, bulk, and coverage found in a regional retail shopping center environment, including:

- Destination-oriented prime retail tenants and accessory retail uses.
- Business and commercial services.
- Professional and administrative offices.
- Hotels and motels.
- Restaurants.
- Motor vehicle and gasoline service stations.

Regional Commercial areas are typically located near Interstate 580 and along Major Streets and function as gateways to the community.

### Neighborhood Commercial (NC) (.30 FAR)

Neighborhood Commercial areas serve neighborhood convenience shopping needs. Neighborhood Commercial areas are generally planned commercial centers comprised of a grocery store and smaller supporting uses, located on a major arterial. Neighborhood Commercial areas are intended to provide uses to meet general daily service needs including general retail (grocery stores and drug stores), restaurants, personal services (salons and dry cleaners) and professional uses (real estate, law, insurance agencies, or medical offices).

### Service Commercial (SC) (.30 FAR)

Service Commercial uses include auto sales and service, general and specialized contracting services, construction equipment and material sales, nurseries, home maintenance centers and wholesale establishments, and light industrial and related uses. The SC designation is a transitional district between purely commercial activities and heavy industrial processing. This designation is applied to areas outside of the Downtown near major streets, in the general vicinity of freeway interchanges, or at other locations with significant access potential from the community at large.

### Office Commercial (OC) (.60 FAR)

The Office Commercial designation provides primarily for medical, legal, insurance, and similar uses. In order to ensure maximum compatibility with land use development patterns, the OC designation envisions limited, small-scale neighborhood serving retail uses for the convenience of and benefit to the surrounding neighborhood, and medium density residential development consistent with the MDR-2 Residential land use designation (15 to 23 du/acre)(Category 1 MNM designation).

### Wine-Country Commercial (WCC) (0.30 – 1.0 FAR)

The Wine-Country Commercial designation accommodates sites for visitor serving uses intended to support viticulture, agriculture, and hospitality in Livermore. Appropriate visitor serving uses include, wineries, production facilities, tasting rooms, specialty foods and goods retail, food and beverage service and sales, restaurants, rental facilities (e.g. bicycles), event spaces and entertainment venues, and lodging and overnight accommodations. The WCC designation is applied to areas on gateways into South Livermore Wine Country and designed in a manner intended to enhance the wine country and visitor experience through high quality design meant to evoke the character of South Livermore

## Mixed-Use

### Mixed Industrial-Commercial (MIC) (0.30 – 1.0 FAR)

The Mixed Industrial – Commercial I designation provides sites for uses where production areas have a commercial component, including sales of products made on site or related to primary production, and event spaces. Appropriate uses include artist spaces, food and beverage production and sales including wineries, distilleries, coffee roasters, and breweries, and furniture or craft products. The MIC designation may include other light manufacturing of goods, products, and materials in existing industrial park settings. Operations and sales could occur in attached or detached commercial structures on the same site.

## Neighborhood Mixed-Use (NM)

The Neighborhood Mixed-Use designations are intended to help improve the pedestrian orientation of Livermore's neighborhoods by providing neighborhood commercial services within walking distance of existing residents and integrating housing with commercial development on a single site. Neighborhood serving commercial uses are typically locally-based stores or small scale shops selling various types of merchandise, small-scale food service uses such as a local market, deli, or coffee shop or small co-working and flexible office space. Mixed residential and commercial land uses are required at these sites. The redevelopment of NM sites are intended to accommodate a range of residential uses must provide a minimum of 20-percent floor area for neighborhood supportive commercial uses.

### Category 1 – Neighborhood Mixed-Use Medium Density

A maximum of .30 FAR is allowed for the commercial portion of development on these sites. The residential baseline density is MDR-3: 18 du/ac – 22 du/ac.

### Category 2 – Neighborhood Mixed-Use Medium-High Density

A maximum of .30 FAR is allowed for the commercial portion of development on these sites. The residential density is MDH-1: 22 du/ac – 38 du/ac.

### Category 3 – Neighborhood Mixed-Use High Density

A maximum of .30 FAR is allowed for the commercial portion of development on these sites. The residential density is MDH-2: 38 du/ac – 55 du/ac.

## Industrial

### Industrial-Office (IO) (0.30 to 1.0 FAR)

This designation identifies locations near major streets, with relatively easy access to freeway interchanges, where a mix of manufacturing, research and development, and light industrial activities may be appropriate. The IO designation encourages the development of employment-generating activities with regional access set in campus-like environments with related amenities and ancillary uses for the benefit of the workforce and nearby residents. Light industrial uses in IO areas should not include objectionable levels of noise, vibration, odors, glare, or hazards that would create a nuisance for surrounding uses. In addition to primarily light industrial activities, ancillary uses could include commercial components, office, and services for the local workforce and the surrounding neighborhood, like childcare or professional education.

The IO designation is placed in areas where it will promote the location of:

- Advanced research and development
- Manufacturing
- Professional and administrative offices
- Support and ancillary services (e.g. restaurants, commercial retail, service stations)
- Low Intensity Industrial uses compatible with the above uses.

### General Industrial (GI) (FAR .3- 1.0)

Appropriate uses for this designation include manufacturing, warehousing, research and development facilities, recycling facilities, and heavy industry that uses, stores, or processes raw materials. The General Industrial designation is intended to provide an insulated area for uses that may be objectionable in other areas due to noise, odors, vibration, glare or hazards. General-Industrial uses are located in the eastern portion of the city near Patterson Pass Road and I-580, generally between Vasco Road and Greenville Road.

## Open Space and Agriculture

### Open Space and Parks (OSP)

The Open Space designation is applied to areas to be maintained as permanent or semi-permanent open space. This designation may be applied to areas that are already open space, and those that should remain open space because they have valuable natural or scenic resources, or because they are unsuitable for development due to environmental hazards. This designation includes parks, trailways, recreation areas, recreation corridors, and protected areas, such as creeks and arroyos, or similar open space uses determined appropriate for the site. All proposed structures on parcels designated OSP are subject to City Design Review. General locations for potential future park facilities are indicated on the General Plan Land Use Map by a floating designation as a circular symbol and the text "OSP." Floating designations indicate the need for the facility within the general area of the City where future need for this facility is anticipated. Floating designations are not intended to be site specific.

### Agriculture/Viticulture (AGVT) (100-acre site minimum; 1 du/100 ac)

Agriculture/Viticulture areas have been designated to preserve and promote agriculture and viticulture uses in locations suitable for cultivated agriculture, and to protect sensitive or unique environmental and land characteristics, including an area's rural character.

### Limited Agriculture (LDAG) (20-acre minimum site)

The Limited Agriculture designation applies to those areas where 20-acre parcels may be appropriate due to existing parcel size. Appropriate uses are similar to those in the Agriculture/Viticulture designation. This designation may be used to create a transition between the areas of Large Parcel Agriculture or Agriculture/Viticulture surrounding the City and the low-density residential areas on its outskirts.

### Hillside Conservation (HLCN) (1 du/20 ac to 1 du/100 ac)

The intent of this designation is to protect the natural resources of hillside areas, avoid development in areas with potentially hazardous hillside conditions, maintain the visual quality of hills and ridgelines, create a public trail system, and retain the existing rural character and small-scale agriculture of the area. This designation establishes a series of performance standards for determining density, based on physical and environmental features such as slope gradient, ridgelines, and existing and potential landslides. Relatively unconstrained sites, those with slopes below 20 percent gradient, will be permitted up to 1 dwelling unit per 20 acres; sites with steeper slopes and additional constraints will be permitted 1 unit per 100 acres. No development is permitted on the steepest slopes or ridgetops. However, these areas may be given a density credit

of 1 unit per 100 acres that could be transferred to other portions of the property or within the Hillside Conservation designation when using a specific plan.

#### Large Parcel Agriculture (LPA) (100-acre minimum site)

This is a designation from the Alameda County East County Area Plan (ECAP) that applies to locations outside the City UGB but within the Planning Area. Only the following uses, as identified in the *North Livermore Urban Growth Boundary Initiative*, and their normal and appropriate accessory uses and structures (as well as uses preemptively authorized by federal and State law), may be permitted in North Livermore, including: agricultural uses, agriculture processing facilities, limited agricultural support uses, secondary residential uses, visitor serving commercial facilities, recreational uses, public and quasi public uses, solid waste landfills and related waste management facilities, quarries, wind farms and related facilities, utility corridors, and similar uses compatible with agriculture. This is the default designation for undesignated parcels on the General Plan Land Use Map.

#### Resource Management (RMG) (100-acre minimum site size; 1 du/parcel)

This is also a designation from the ECAP. It is intended mainly for land designated for long-term preservation as open space but may include low-intensity agricultural or residential uses. The Resource Management designation provides for agricultural uses, recreational uses, habitat protection, watershed management, public and quasi-public uses, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses. This designation is also applied to areas unsuitable for development because of public health and safety hazards or environmentally sensitive features. One single-family home per parcel is allowed provided that all relevant development standards are met.

#### Water Management Lands (WML) (100-acre minimum site; 1du/parcel)

This designation is also from the ECAP. It provides for active sand and gravel quarries, reclaimed quarry lakes, watershed lands, arroyos and similar and compatible uses. One single-family home per parcel is allowed provided that all relevant development standards are met.

#### Open Space/Sand and Gravel (OSP/S & G)

These are areas of Statewide concern due to their demonstrated level of quality aggregate. The primary use allowed in areas designated OSP/S & G is open space, as defined above under Open Space (OSP), and sand and gravel extraction, processing and related activities shall be secondary. Use of S & G lands for agricultural use shall be given priority over mineral extraction in areas where the soils are designated for prime or unique farmland. Extraction of aggregate shall be conditionally permitted only after appropriate mitigation for potential impacts to environmental resources and surrounding uses has been provided. Processing and distribution of aggregate uses shall be limited to ensure that impacts on downwind land uses are appropriately mitigated.

## Community Facilities

The Community Facilities designation provides areas for public agencies and institutions, including City, County, State and federal government facilities, Livermore Valley Joint Unified School District property, and the Livermore Municipal Airport. General locations for potential community facilities (i.e., schools and parks) are indicated on the General Plan Land Use Map by a floating designation; parks are indicated by a circular symbol and the text “OSP;” and schools are indicated by a building-shaped symbol and the text “CF-S” or “CFH.” Floating designations indicate the need for the facility within the general area of the City where future need for these facilities is anticipated. Floating designations are not intended to be site specific.

## Specific Plan and Neighborhood Plan Areas

### Downtown Area (DA)

The Downtown Area (DA) designation is a general designation that applies to the area traditionally known as Downtown Livermore. The DA seeks to provide a unique, locally-oriented, pedestrian-friendly shopping environment. Higher-intensity residential development of a density that will support the predominantly commercial environment is integral to the economic viability of this district. This area supports a mix of uses, including commercial, office, entertainment, cultural arts, lodging, and residential. Land uses, development, and redevelopment in the Downtown Area shall be implemented through the Downtown Specific Plan, which includes specific land use designations, development standards, and design requirements.

### Isabel Neighborhood (IN)

The Isabel Neighborhood (IN) designation applies to the northwest area of the city between the Airway Boulevard and Isabel Avenue interchanges. The IN seeks to create a safe, vibrant, complete neighborhood that includes amenities for residents, workers, and students and support transit ridership and citywide goals for increased transportation options, housing choices, and economic vitality. The IN is implemented through the Isabel Neighborhood Specific Plan (INSP) which establishes specific land use designations and development standards to guide development of the area surrounding the future Valley Link station in the I-580 median at Isabel Avenue.

### Midtown Area (MA)

The Midtown Area (MA) designation applies to the area comprising mostly of the Southfront Priority Development Area (PDA) in Livermore. The boundaries of this area are shown in Figure X-X. The MA designation is intended to create a mixed-use, transit-supportive neighborhood that balances housing, commercial, office, and industrial uses and creates a complete community independent of whether or when a future transit station is developed. Land uses, circulation, development standards, design requirements, infrastructure and service needs, and other specifications for the Midtown Area will be determined through a specific plan.

### South Livermore Valley (SV)

The City Council adopted the SLVSP in November 1997. The SLVSP is an extension of this General Plan and is used as both a policy and a regulatory document to guide the quantity, location and character of development in the South Livermore area. This General Plan contains goals,

objectives, policies, actions, and designations that are both consistent with the Alameda County South Livermore Valley Area Plan and provides the regulatory foundation for the City's South Livermore Valley Specific Plan (SLVSP).

#### El Charro (EC)

The El Charro Specific Plan Area is regional retail destination that benefits from its proximity to Interstate 580 (I-580) while integrating a design that fits into the area's surrounding natural context. Travelers along I-580 experience views of rolling hills, interspersed with development, on either side of them throughout the region. The uses within El Charro are primarily regional-serving retail, selling clothing and accessories, home furnishings, electronics, jewelry, and other similar items and services. This commercial development draws its market from the region as well as outside of the regional trade area, focusing on providing and servicing volume rather than the niche markets provided by the retail found in Downtown Livermore.