




City of Livermore Development Code



Livermore, CA
Adopted March 8, 2010
Effective Date May 1, 2010

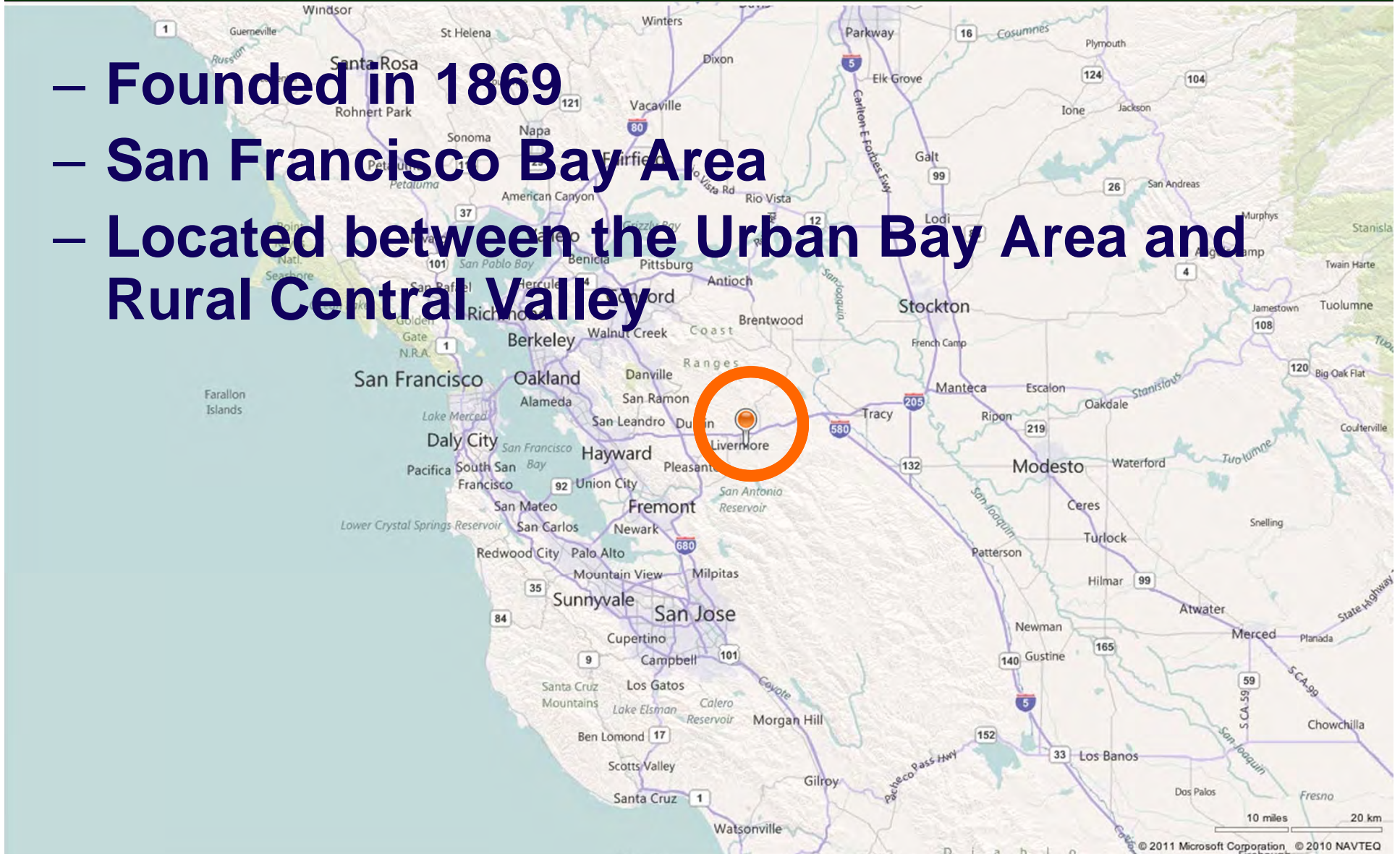
Opticos '09

City Facts

- **Founded in 1869**
- **Population 83,604**
- **Home to Livermore National Laboratory and Sandia National Laboratory**

City of Livermore

- Founded in 1869
- San Francisco Bay Area
- Located between the Urban Bay Area and Rural Central Valley

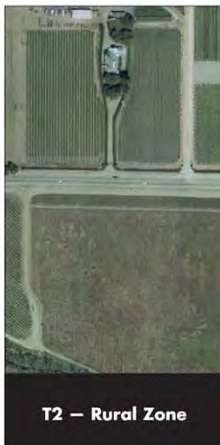


Livermore Transect

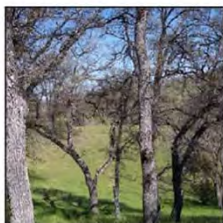
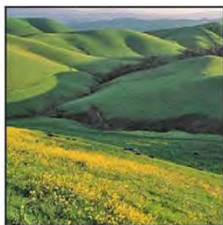
RURAL



URBAN



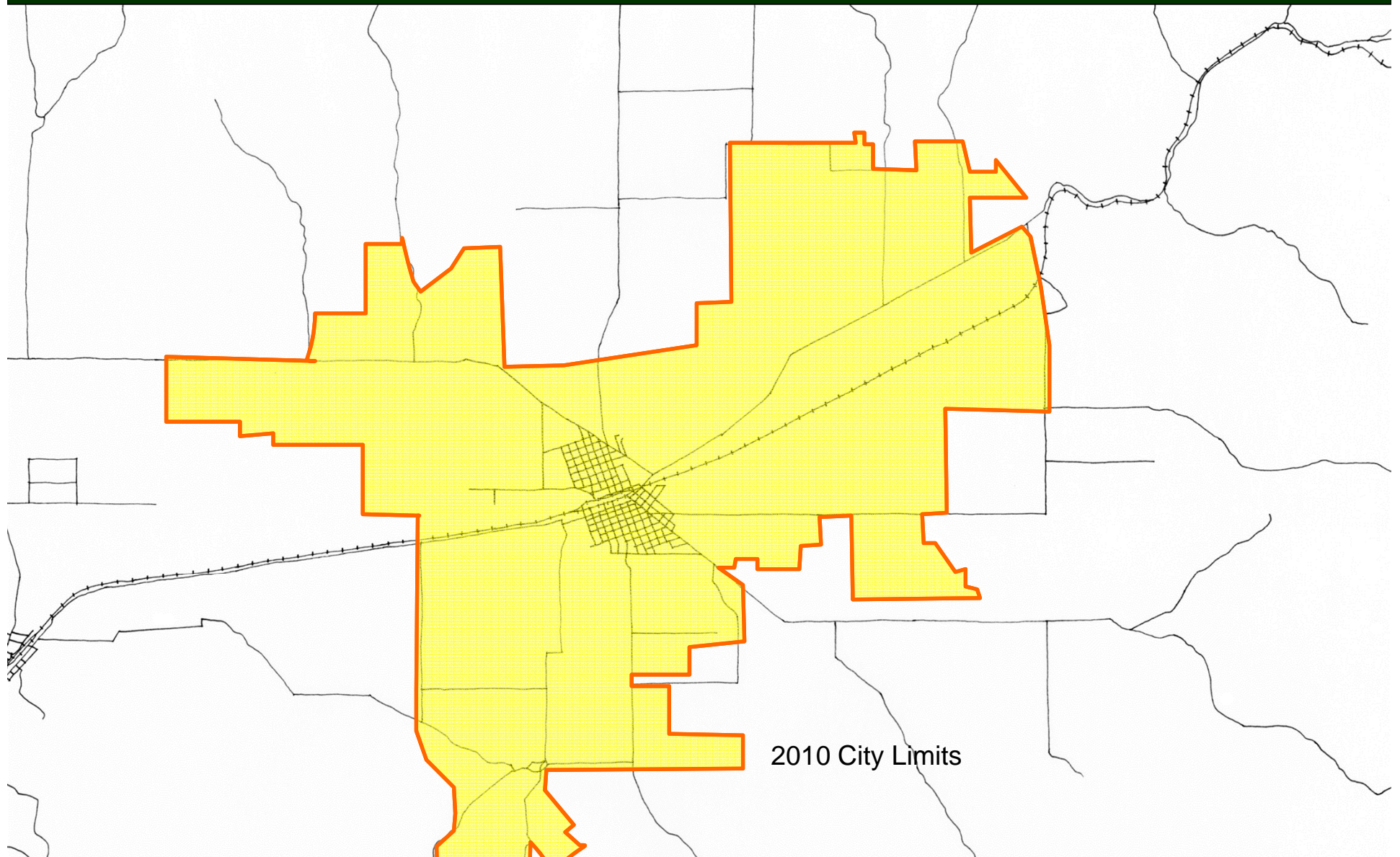
Single Use Special Districts



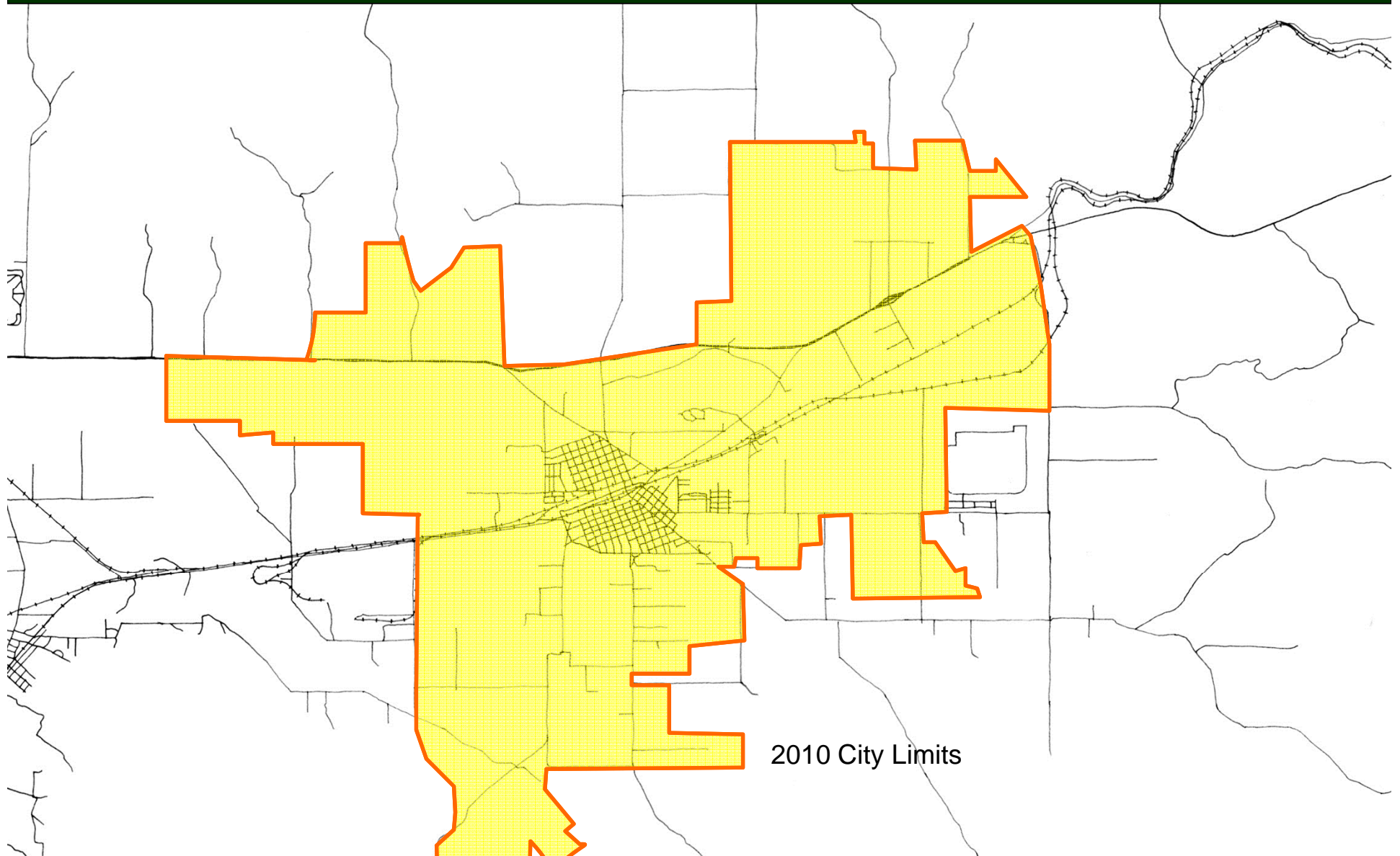
Why a Hybrid was chosen

- **Budget**
- **Political Will**
- **Current Code did not meet the needs of the City, Residents or Developers, but...**

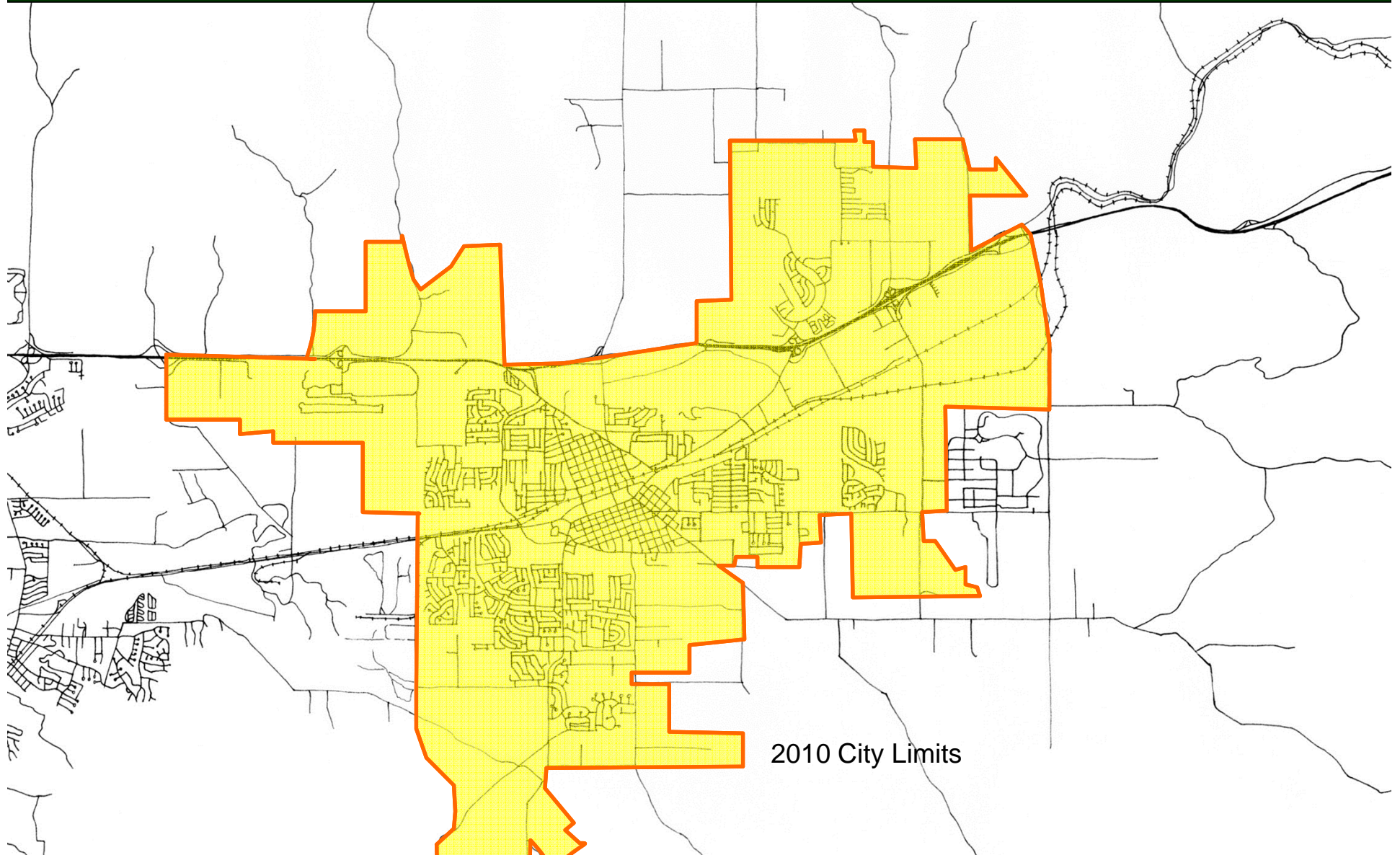
City of Livermore - 1907



City of Livermore - 1953

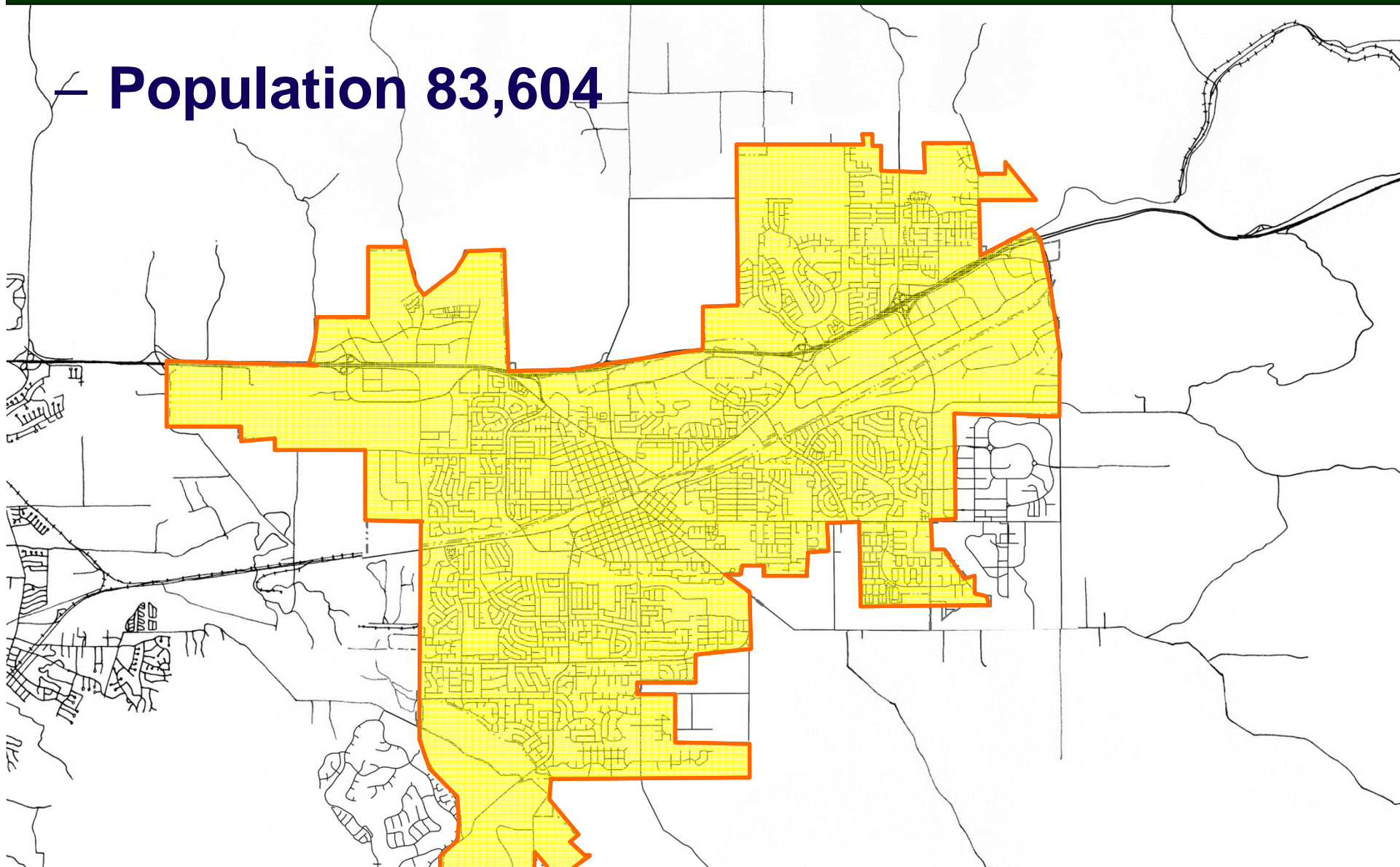


City of Livermore - 1981



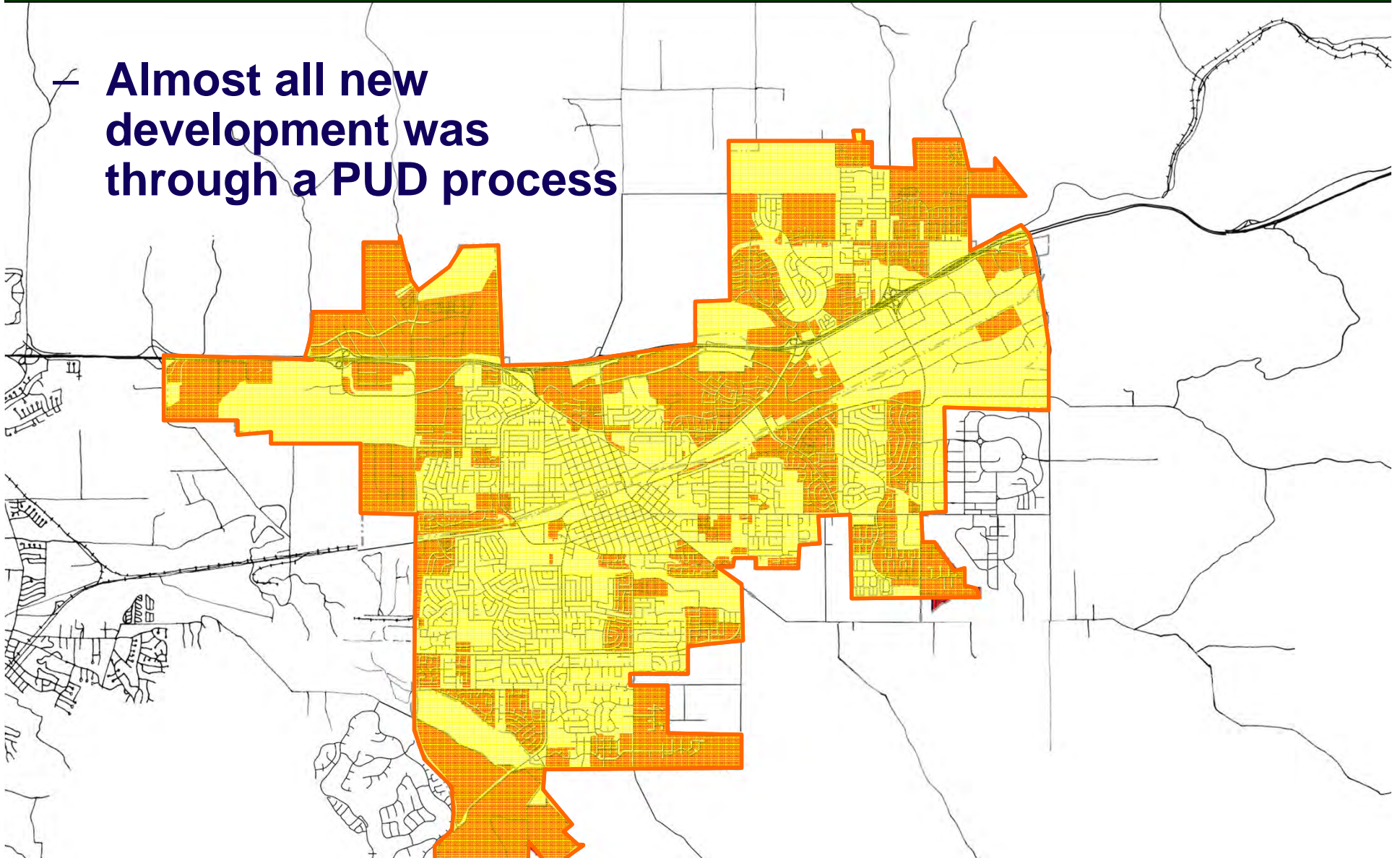
City of Livermore - 2010

– Population 83,604

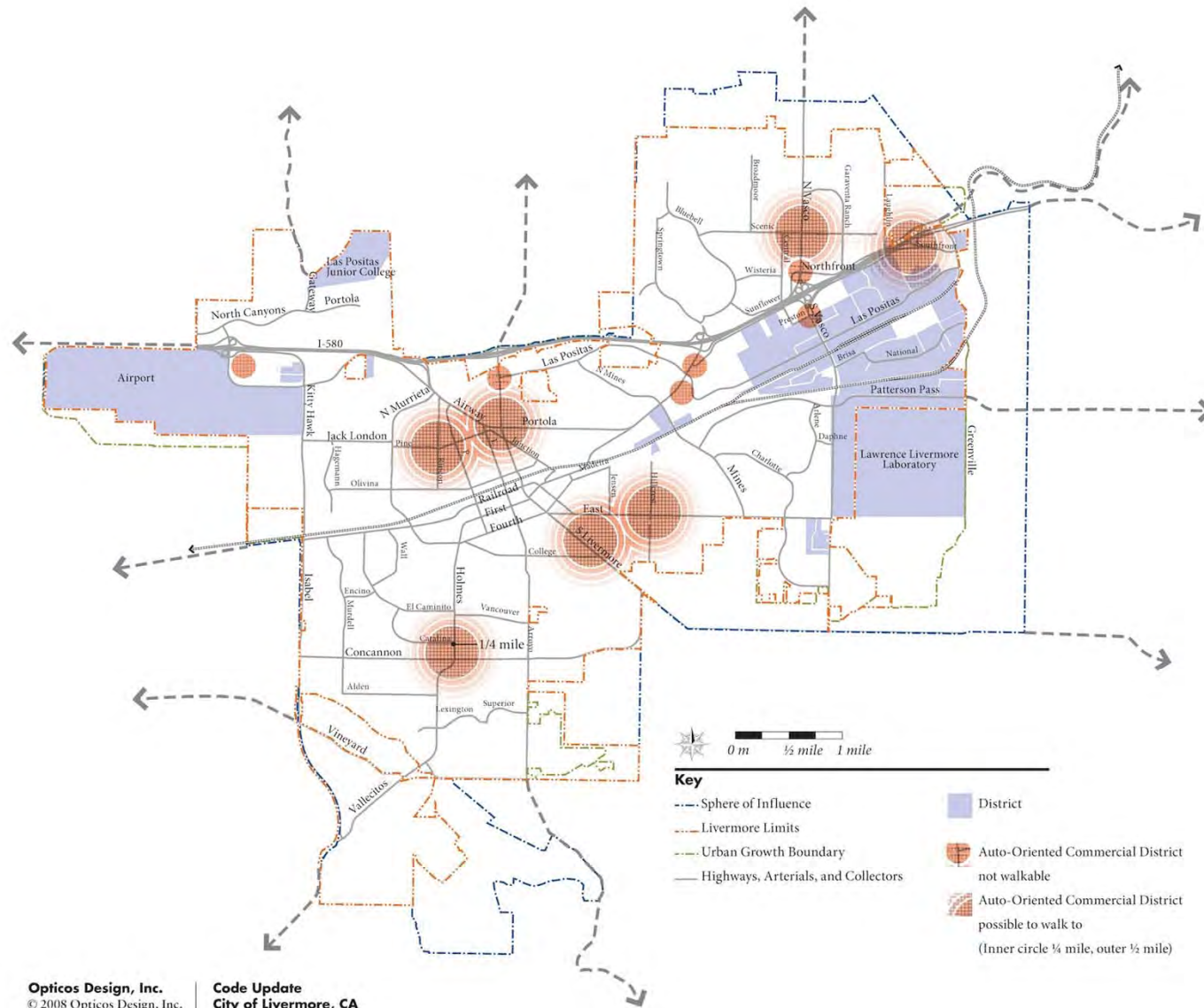


City of Livermore - 2010

- Almost all new development was through a PUD process



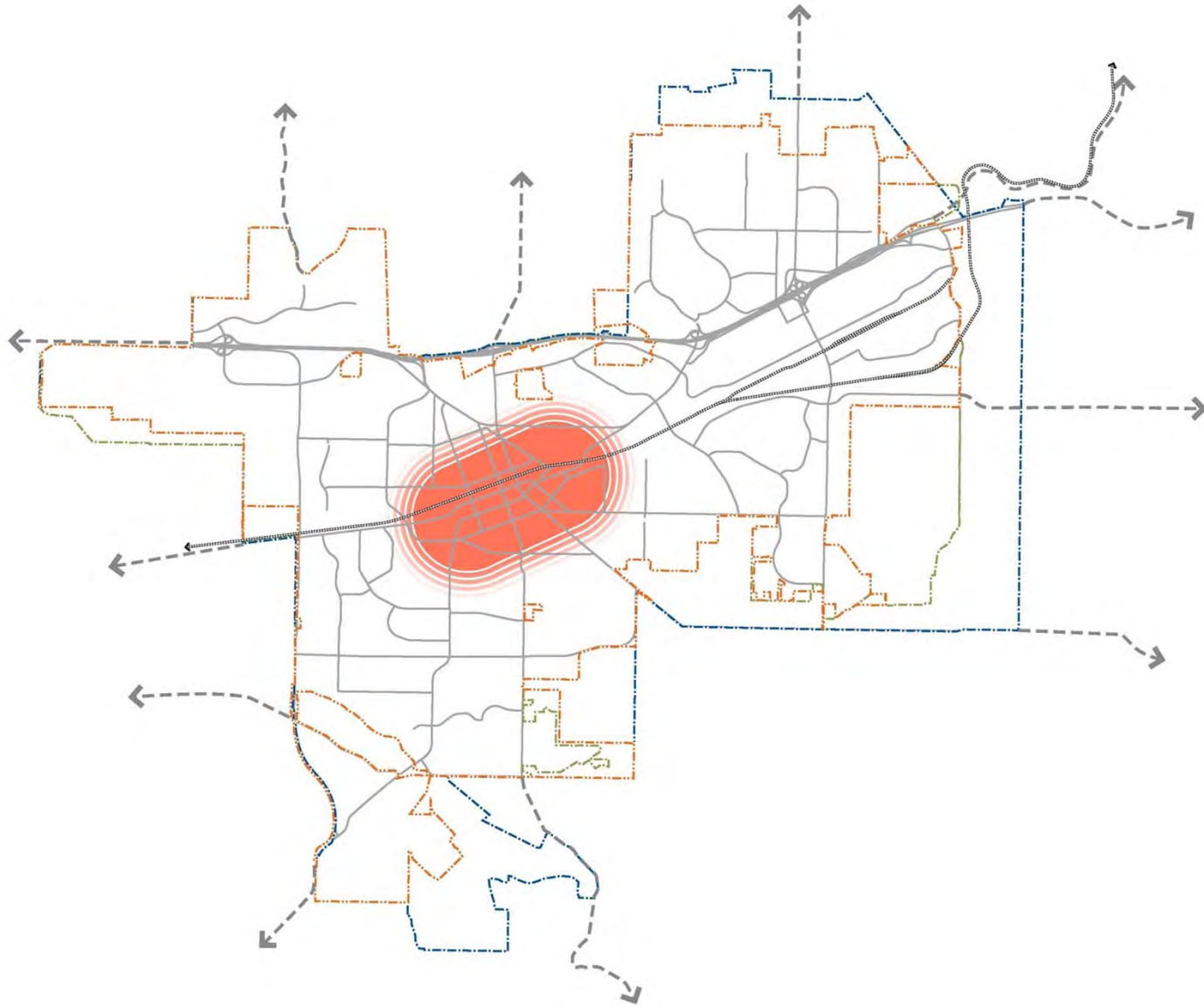
Airport, Industrial, Institutional and Regional Commercial Districts



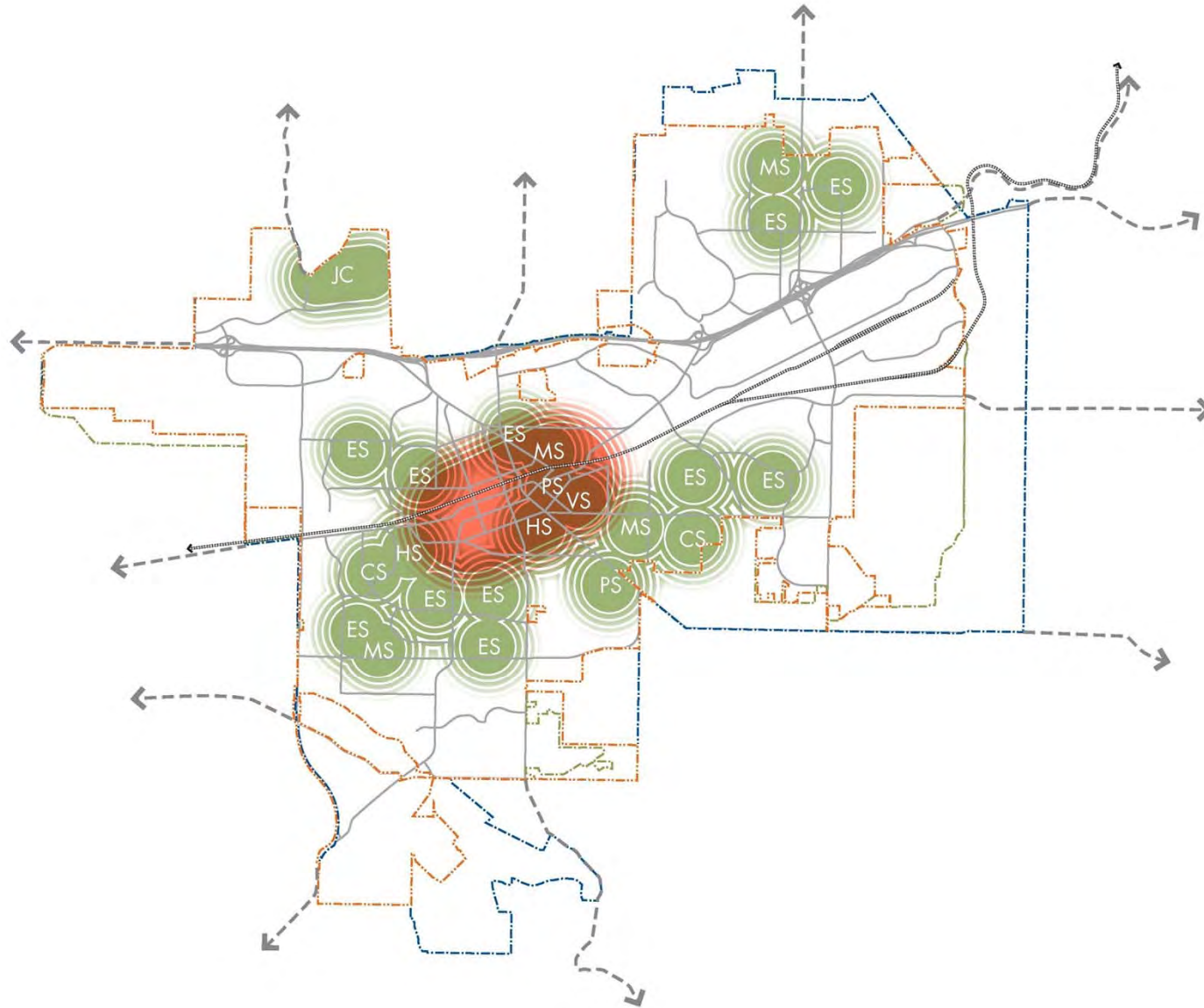
How the FBC areas were chosen

- **Preservation**
- **Evolution**
- **Future applications**

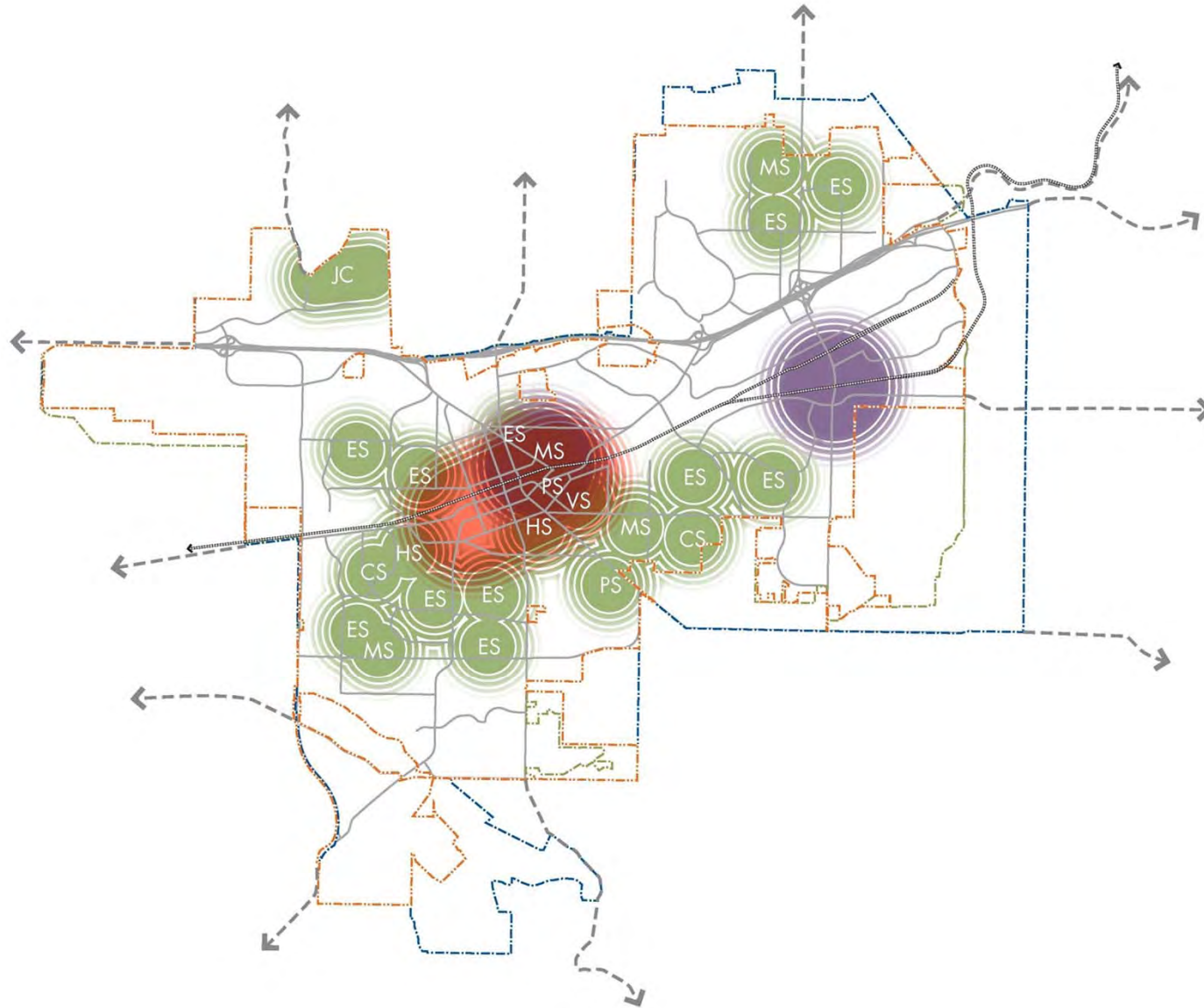
Downtown ½ mile



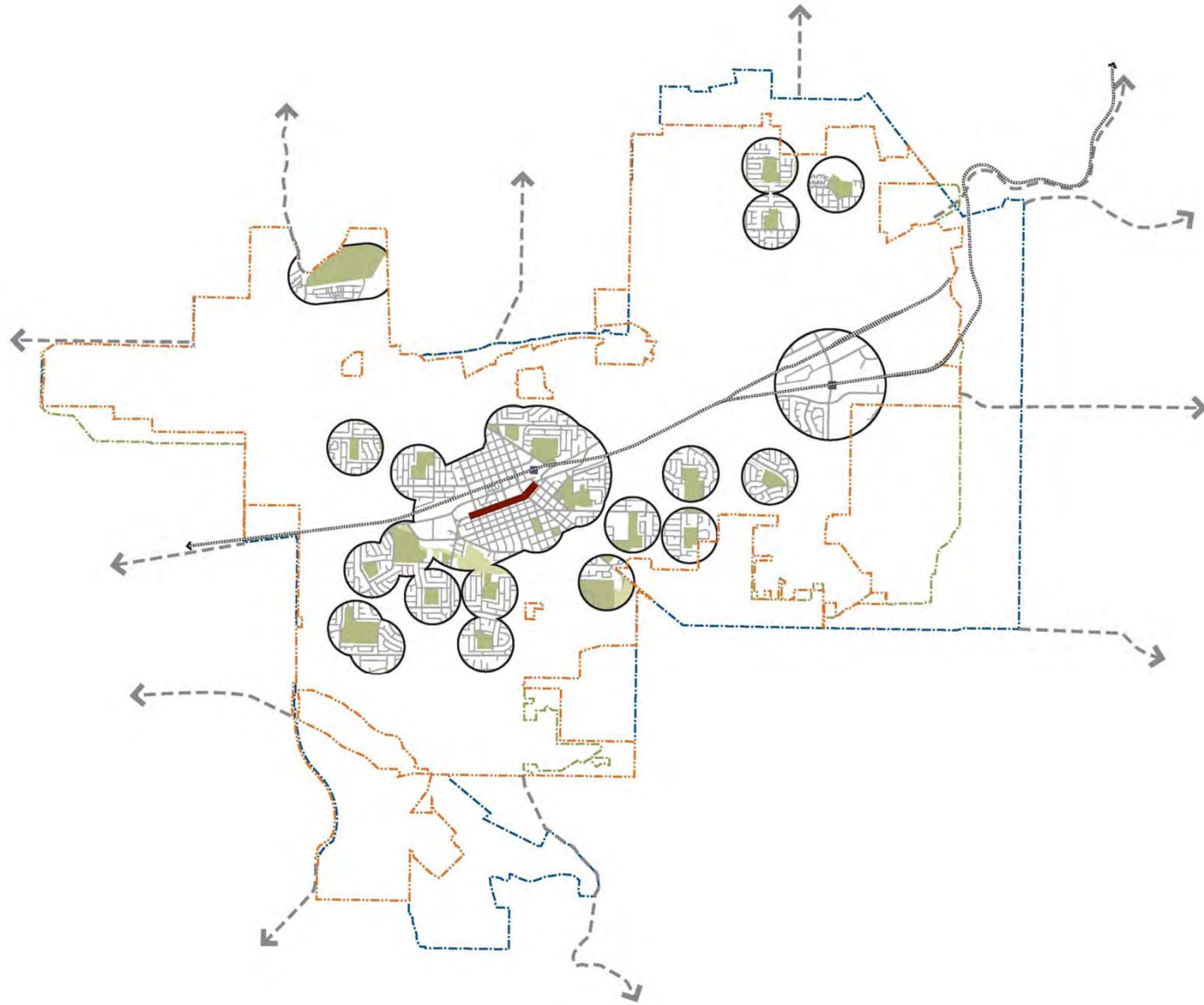
Schools



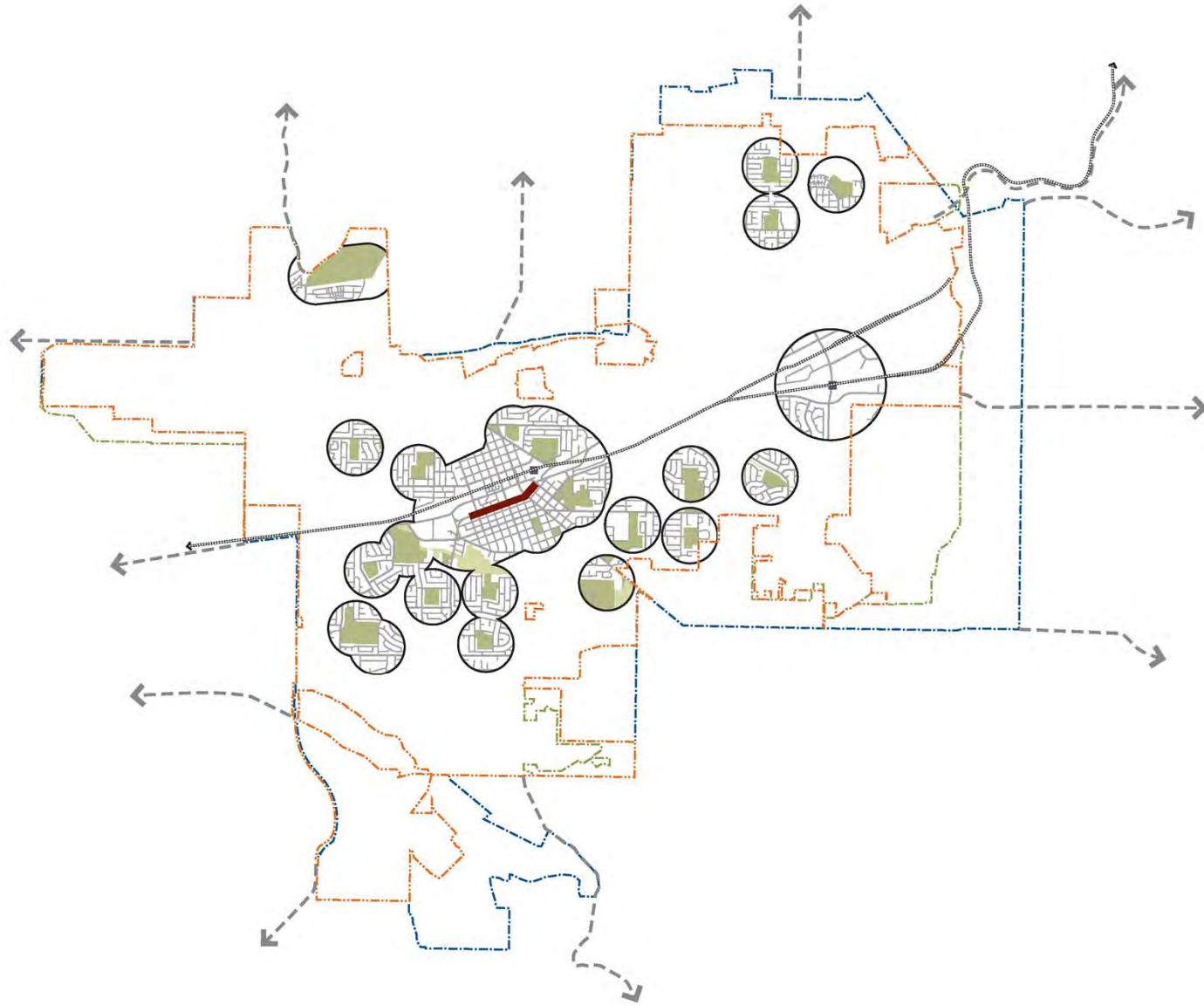
Regional Transit



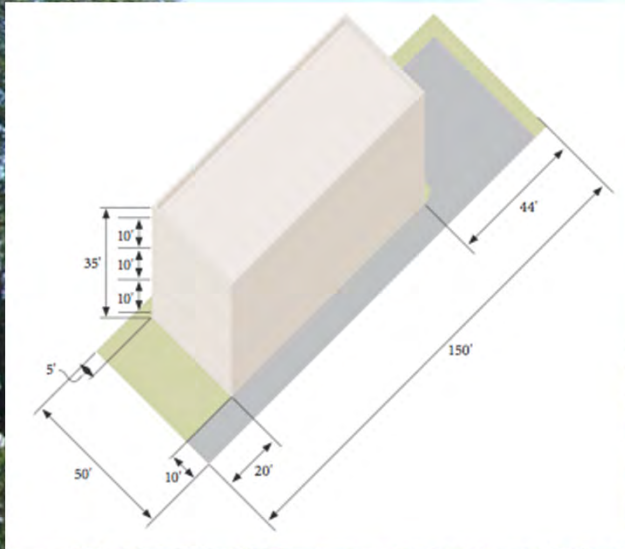
Areas with potential walkability



Areas with potential walkability



RL 5-0 Zone



Constraining Factors

Limiting factor: Lot coverage

Regulations contributing to poor design

1. 5' min rear setback regardless of building height: which means a 35' building can be placed on the setback
2. On detached, sf lots: up to 600 sf or 50% of front yard (up to 800 sf max) may be paved, which still accommodates 3 parking spaces (Sec 3-05-110D)
3. Lack of FAR allows potentially HUGE single buildings (e.g. 9,000 sf total area on a 50x150 typical lot)
4. No additional yard required for second/accessory units



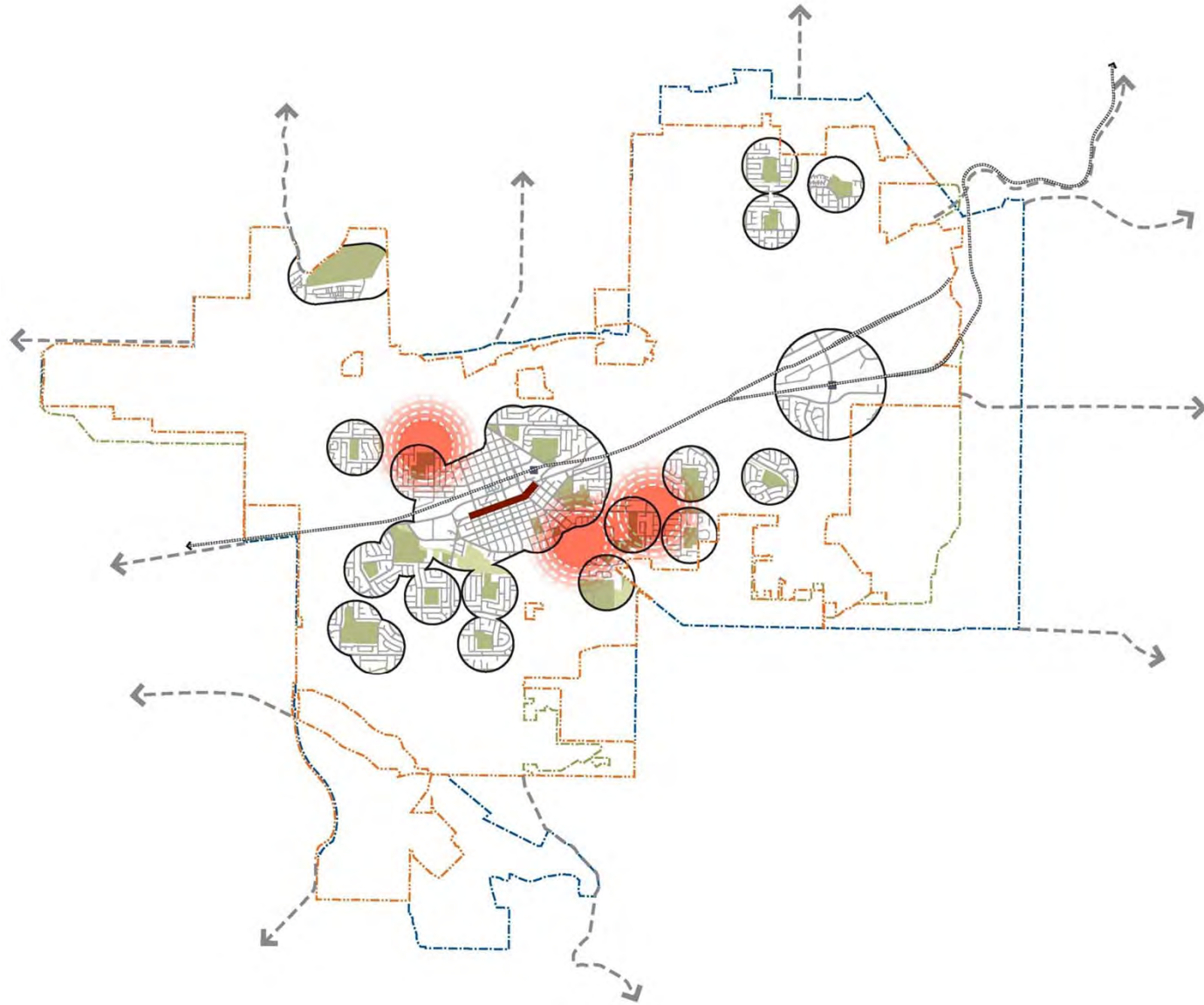
RL 5-0 Zone: Potential Build Out



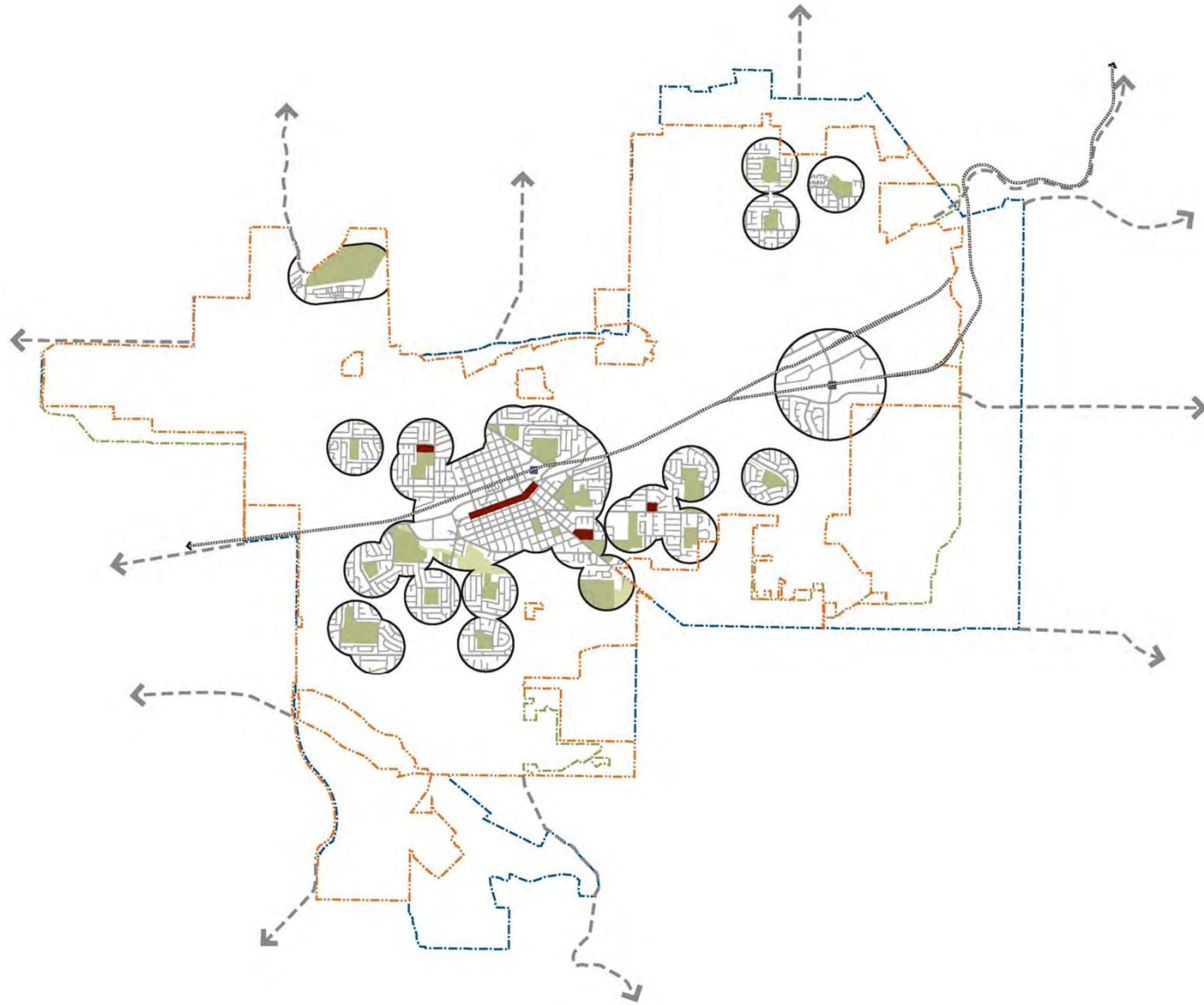
T3 Zone Potential



Near Term: Adding Neighborhood Main Streets

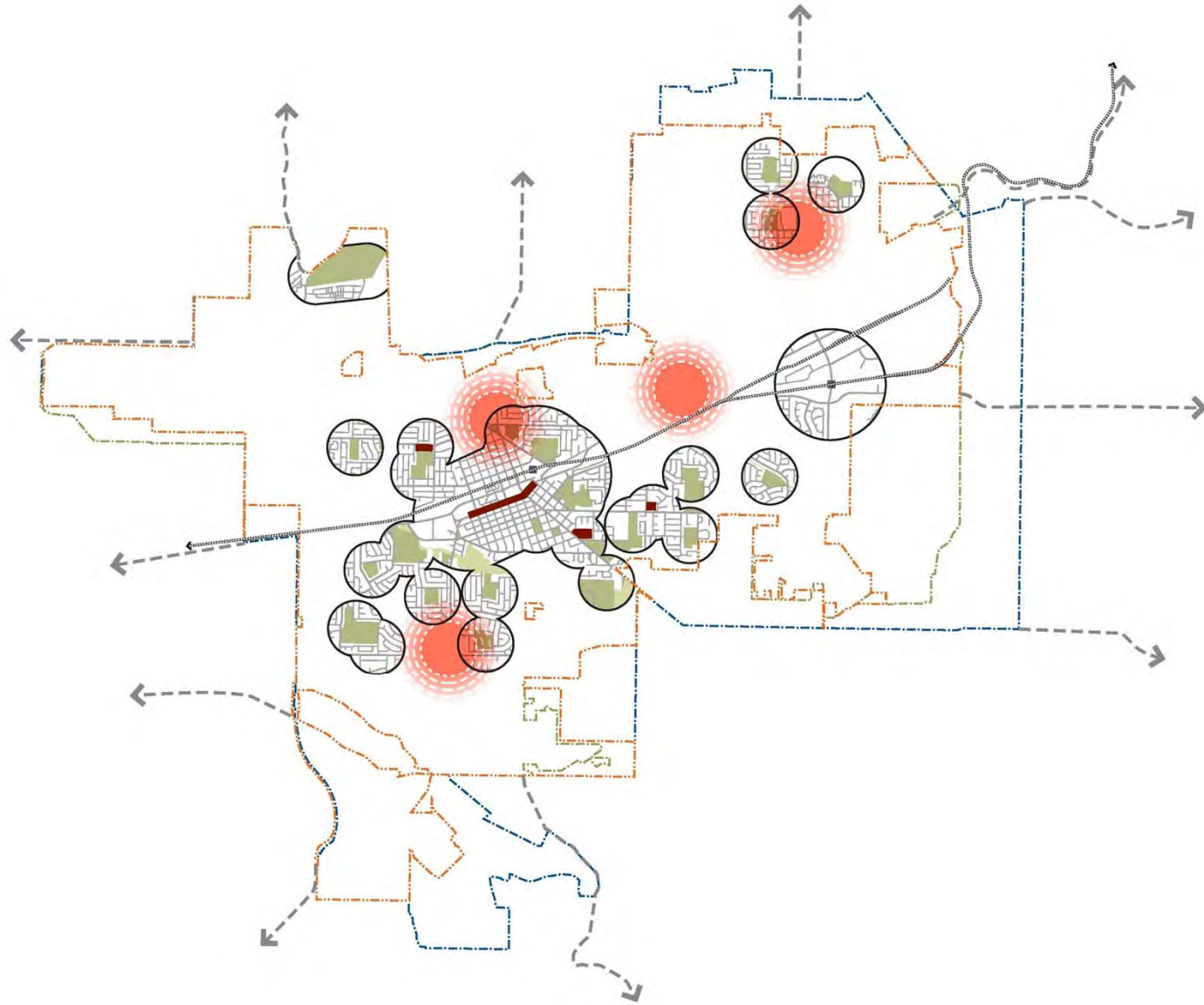


Walkability

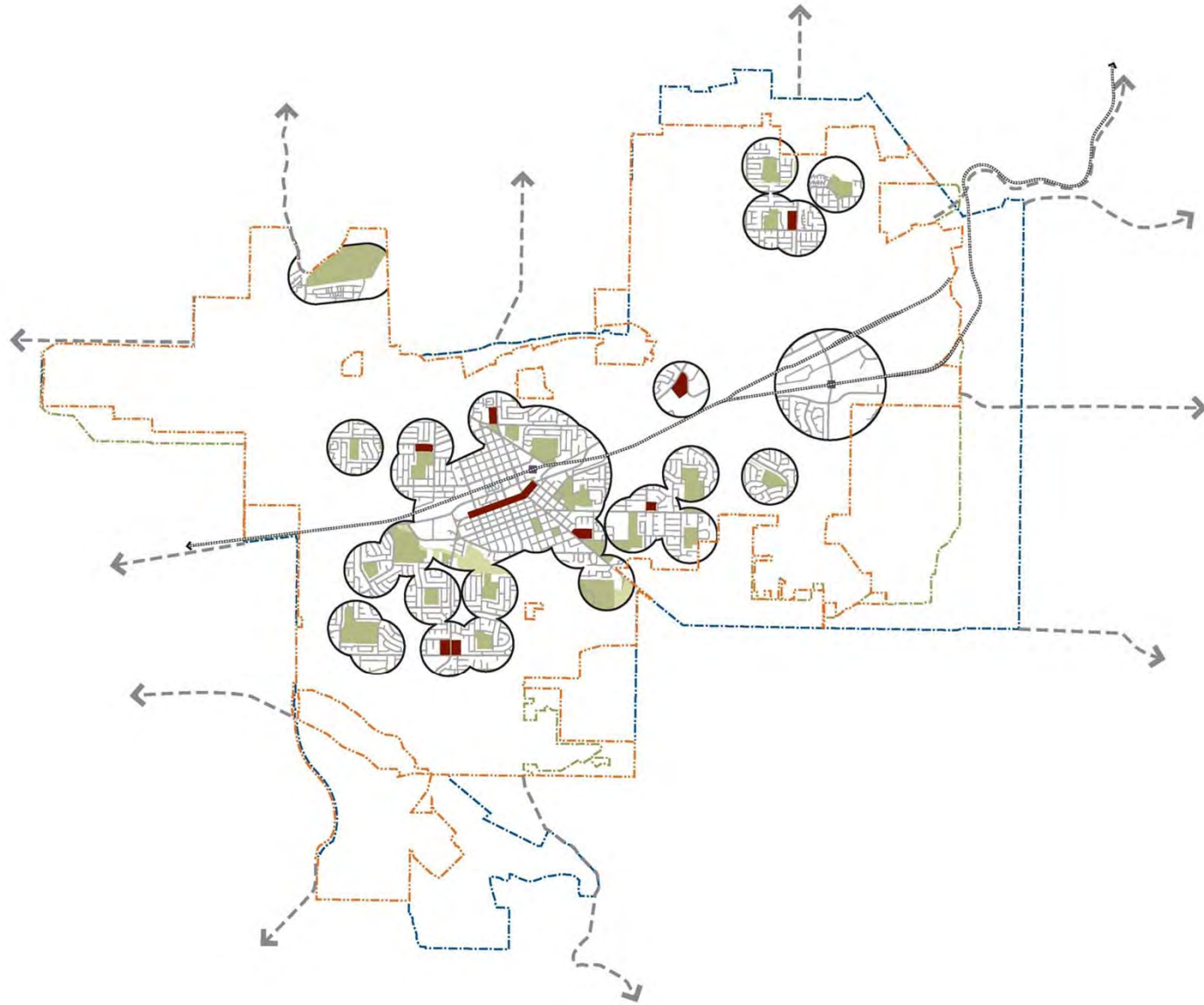




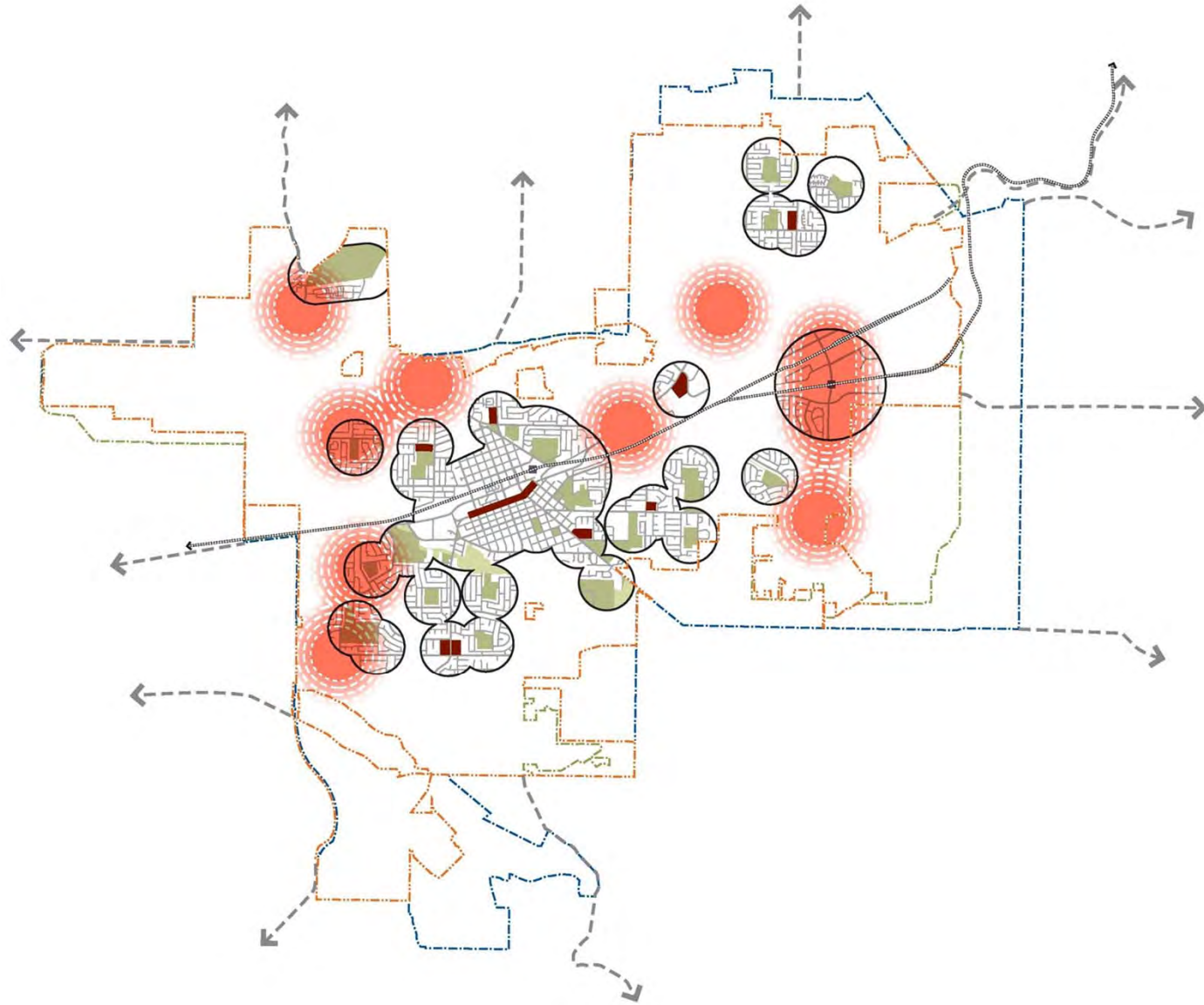
Long Term: Convert Commercial Centers



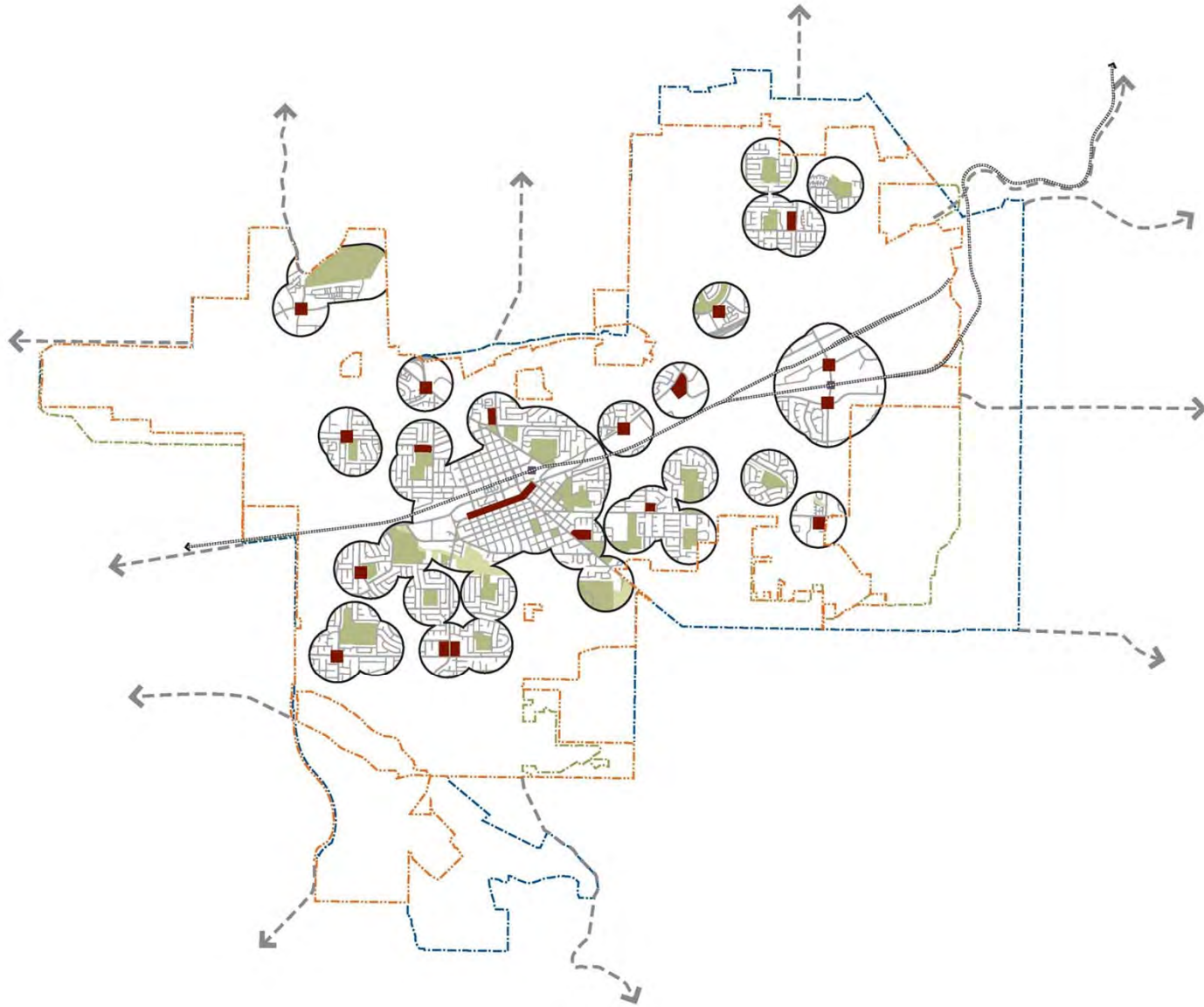
Long Term Walkability



Long Term: Add new Neighborhood Main Streets



Long Term: Walkability





Lessons Learned

- **Choose where to change zoning strategically**
- **Involve the public early and often**
- **Create a framework for future Transect Zones**
- **Carefully select parking, allowed uses, use specific standards for Transect Zones**