

Initiative Measure to be Submitted Directly to the Voters of the City of Livermore

The City Attorney has prepared the following title and summary of the chief purpose and points for the proposed initiative measure:

Title: Citizen's Initiative Changing Development Regulations in Downtown Livermore, and Amending Regulations to Allow Housing at the Civic Center.

Summary:

1. Downtown. The chief purpose of the initiative measure is to change the Downtown Plan that the City Council approved in 2018 after its community outreach program in 2017.

This initiative proposes changes to the City of Livermore's *General Plan*, *Downtown Specific Plan*, and *Development Code* to create a new Subarea 4 with subdistricts for projects downtown.

In summary, the following subdistricts in the initiative propose comprehensive points and changes to the corresponding areas in the Downtown Plan:

Subdistricts	Changes to Downtown Plan
2.4.2 – Central Park	Proposes a park use in Downtown Plan areas designated for residential housing and black box theater uses.
2.4.4 – Eastside Garage and Restaurant	Proposes parking, retail, restaurant, office, black box theater, and science center uses in Downtown Plan areas designated for a hotel, public street, and disabled access parking. The initiative provides that a hotel is not a permitted use adjacent to the Bankhead Theater.
2.4.5 – Hotel and Theater	Proposes hotel and black box theater uses in Downtown Plan areas designated for residential housing and a science center.
2.4.6 – Multi-Family Residential	Proposes residential use in a portion of the Downtown Plan area designated for parking. The initiative changes the residential density for this subdistrict from 20-35 units/acre to 150 units/acre.

2.4.7 and 2.4.7a – L Street Garage, Surface Parking and Veterans Way	Proposes to relocate Veterans Way.
2.4.8 – Center for Science, Culture & Education	Proposes science center or black box theater uses (and retail, restaurant, and office uses in the alternative) in the Downtown Plan area designated for residential housing.

This initiative also proposes to delete an exception in the *Downtown Specific Plan* allowing projects up to 4 stories in height at the catalyst site.

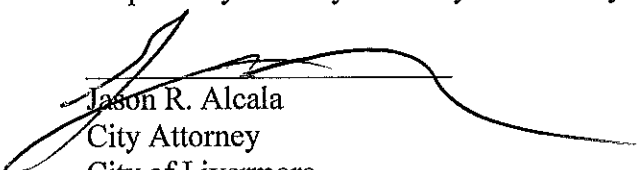
The following subdistricts in the initiative propose points and changes to areas with similar uses in the Downtown Plan, but the initiative has the effect of prohibiting the City from changing those aspects without voter approval:

Subdistricts	Uses Similar to Downtown Plan
2.4.1 – Stockmen’s Park and Monument	Proposes a park use in the Stockmen’s park area.
2.4.3 – Retail and Restaurant	Proposes retail and restaurant uses in areas designated for those uses adjacent to Stockmen’s Park.
2.4.7 and 2.4.7a – L Street Garage, Surface Parking and Veterans Way	Proposes parking in areas designated for parking.

2. Civic Center. Another purpose of the initiative measure is to amend the City of Livermore’s *General Plan* and zoning map for a portion of the Civic Center.

The initiative proposes to change the land use designation for a portion of the Livermore Civic Center from *Civic Center* to *Residential* and its zoning from *Education and Institutions* to *Planned Development Residential*. The proposed change would permit residential housing at a density of 38-55 units/acre.

Prepared by the City Attorney for the City of Livermore on June 6, 2019.


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 City Attorney
 City of Livermore