



City Clerk's Office

SEP 20 2019

City of Livermore

INTEROFFICE MEMORANDUM

Date: September 20, 2019

To: Jason Alcala, ~~City Attorney~~

From: Sarah Bunting, City Clerk

Subject: Citizen's Initiative Changing Development Regulations in Downtown Livermore, and Amending Regulations to Allow Housing at the Civic Center
- City Attorney's Impartial Analysis (Elections Code § 9280)

This memorandum is to provide you with the impartial analysis I prepared pursuant to Elections Code section 9280 for the Citizen's Initiative Changing Development Regulations in Downtown Livermore, and Amending Regulations to Allow Housing at the Civic Center. I will also send you an electronic copy of a Word file containing the impartial analysis.

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

City Attorney's Impartial Analysis (Elections Code § 9280)

Introduction

This measure proposes comprehensive changes to the City's General Plan, Downtown Specific Plan, and Development Code. The scope of these changes cannot be reasonably covered in this analysis. Informed voters should review the entirety of this measure. The report on the effects of this measure can be found on the City's webpage. If this measure is approved, any substantive changes to it would require additional voter approval.

This measure makes additions and deletions to the City of Livermore's existing land use regulations to change the mix of land uses and development standards for both downtown Livermore and the Civic Center areas.

This measure contains illustrative figures depicting a concept, but these figures do not depict all development alternatives this measure allows. This measure does not require a project to be developed, and this measure will not construct any project or improvement.

Downtown Subdistricts

This measure creates new downtown subdistricts defining the land uses and development standards in these areas. The mix of land uses in this measure are similar to the City's existing regulations, but this measure changes the locations where most uses would be allowed.

This measure does not provide a defined alternative to the downtown development plan the City Council approved in 2018, following its community outreach in 2017 ("Downtown Plan"). The Downtown Plan contains the specific projects selected for development by the City Council. If approved, this measure would provide a variety of land use alternatives and the City Council would need to select a new projects.

The land uses for the following subdistricts are different than the selected projects in the Downtown Plan:

Subdistrict 2.4.2 Central Park. This measure proposes to allow a park use in areas designated for blackbox theater, residential, and park projects.

Subdistrict 2.4.4 Eastside Garage and Restaurant. This measure proposes to allow parking, retail, restaurant, office, blackbox theater, and science center uses in areas designated for a hotel, public street, and disabled access parking projects. Measure does not permit a hotel use adjacent to the Bankhead Theater.

Subdistrict 2.4.5 Hotel and Theater. This measure proposes to allow hotel and blackbox theater uses in areas designated for residential and science center projects.

Subdistrict 2.4.6 Multi-Family Residential. This measure proposes to allow a residential use in a portion of the area designated for surface parking projects, and significantly increases the allowable residential density.

Subdistricts 2.4.7 and 2.4.7a – L Street Garage, Surface Parking and Veterans.

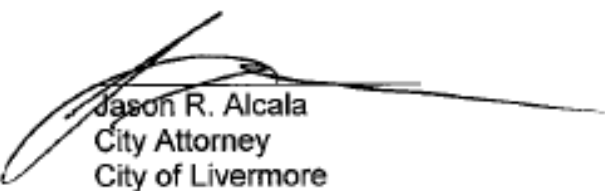
This measure proposes to relocate Veterans Way. A measure cannot relocate an existing street, but may affect its allowable location if reconstructed.

Subdistrict 2.4.8 – Center for Science, Culture & Education. This measure proposes to allow science center or blackbox theater uses, or in the alternative, retail, restaurant, and office uses, in the area designated for residential and park projects.

Civic Center

This measure proposes to change the land use designation for a portion of the Civic Center from *Civic Center (CF-CC)* to *Urban High Residential (UH-6)* and its zoning from *Education and Institutions (E)* to *Planned Development Residential (PD-R)*.

Prepared and submitted:



Jason R. Alcala
City Attorney
City of Livermore

The above statement is an impartial analysis of Measure _____. If you desire a copy of the Measure, please call the elections official's office at 925-960-4200 and a copy will be mailed to you at no cost to you.