

4. Land Use and Development Policies

This chapter contains the regulatory framework of the Downtown Specific Plan. Along with Chapter 5 and 6, it contains all of the regulatory policies that govern the Downtown Core and its adjacent neighborhoods. The Land Use Plan Area designations and their associated policies replace the typical Zoning Districts designated in the Livermore Development Code. The Development Standards, Design Standards, and Design Guidelines for Historic Structures contained within Chapters 5 and 6 of this Specific Plan provide the mechanisms necessary to guide the amount, intensity, location and character of new development in the Downtown area. They are the regulatory framework which ensures that new investment at any scale does its part to implement the Revitalization Goals and Vision of the Plan.

As part of the revitalization strategy, new retail, office, mixed-use and entertainment uses and investment will be focused primarily in the Downtown Core area of the Specific Plan. As the center of the Specific Plan area and historic Downtown, it is envisioned that this area will be the most intensely developed and vibrant retail/mixed-use area. Anticipated maximum development potential in the Downtown Specific Plan area is as follows: Commercial- 1,000,000 square feet; Office- 356,000 square feet; Entertainment- 700 performance art seats and up to 15 movie theater screens; Cultural: up to 20,000 square feet for a science and society center; Lodging- 300 rooms; and Residential- 3,600 units. After approval of 1,400 new residential units, the City Council shall review the progress of implementation of the Plan. Unless there is a compelling reason not to at that time, the City Council shall consider increasing the maximum number of new dwelling units from the 2004 base number to 3,259 to allow maximum development capacity analyzed in the Final Environmental Impact Report (FEIR) certified in 2003 and the subsequent FEIR certified in 2009 for the General Plan and Downtown Specific Plan.

It is anticipated that redevelopment in the Downtown will occur on any sites that were vacant or that were determined to be vulnerable (not developed with a use or an intensity that allows the highest economic return on the land and therefore vulnerable to the market forces that trigger redevelopment), at the highest intensity allowed under the policies of the Specific Plan. The sites assumed to be vulnerable, based on market and property conditions at the time of plan preparation are illustrated in Likely Redevelopment Sites, page 2).

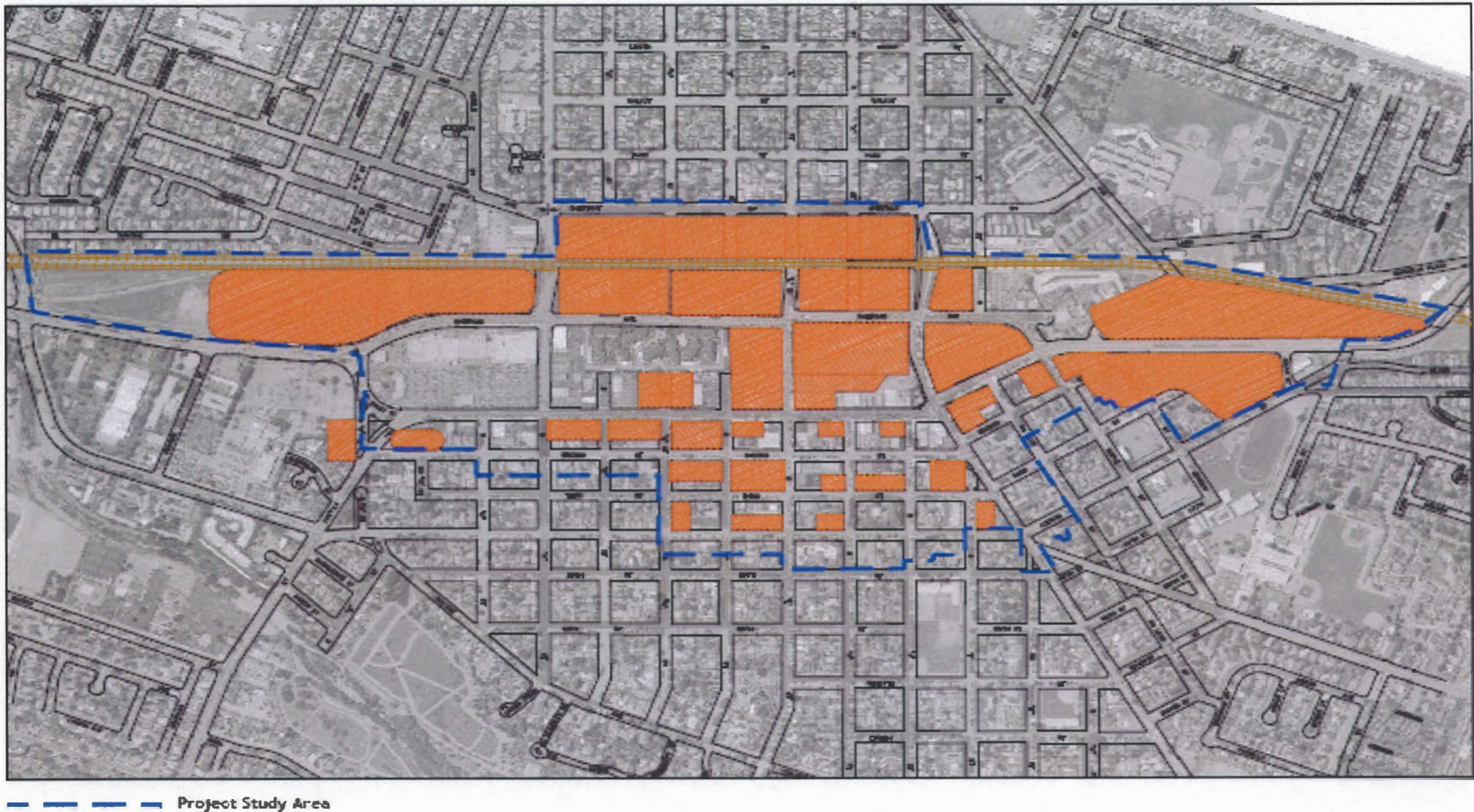


FIGURE 4-1: LIKELY REDEVELOPMENT SITES

Livermore Downtown Specific Plan

Plan Area Formation

One of the primary objectives of the Downtown Specific Plan is to re-establish Downtown as the center of the City. The Plan seeks to transform the Downtown area into a viable City neighborhood. The Downtown Core will become a defined center, meeting both commercial and recreational needs, with adjoining areas encouraging and permitting uses that are supportive of this center. Each Plan Area will encompass complementary uses, forms and activities, to create an overall cohesive character and recognizable identity. Each Plan Area will serve a distinct purpose in the greater downtown, working to meet various community needs such as the supply of new housing, new places to eat and shop, local places to work, and nearby open space for community recreation.

The land use and capital improvement policies contained in this chapter are designed to ensure that the activities and the visual character of each Plan Area support its primary development types. To enable this restructuring and to insure that separate public and private sector actions contribute equally toward this goal, the following Plan Areas are established.

1. **Downtown Core:** The Downtown Core is centered on the City's historic crossroads, at the intersection of First Street and Livermore Avenue. Its northern boundary is Railroad Avenue from M Street to Livermore Avenue. At Livermore Avenue, the boundary extends north to the south side of the Union Pacific right-of-way. Its southern boundary includes all of the properties on the south side of Second Street from M Street to Livermore Avenue, as well as the southeast corner of Second Street and Livermore Avenue (currently occupied by the U.S. Post Office). Its western edge is M Street from Third Street to Railroad Avenue. Its eastern edge is formed by the parcel on the northeast corner of First and Railroad, and the two parcels on the southeast corner of First and Maple Streets, and includes the triangular site currently occupied by the ACE/LAVTA and Greyhound Stations.
2. **Downtown Boulevard Gateway:** The Downtown Boulevard Gateway is centered along the spine of First Street, to the west of the Downtown Core. Its northern boundary is formed by Railroad Avenue from S Street to P Street. Its southern boundary is formed by the properties on the northern side of Second Street from S Street to Q Street; then the boundary jogs south to incorporate the properties on the south side of Second Street from Q Street to M Street. Its western boundary is Holmes Street, and its eastern boundary is M Street from midway between First Street and Railroad Avenue to midway between Second Street and Third Street.

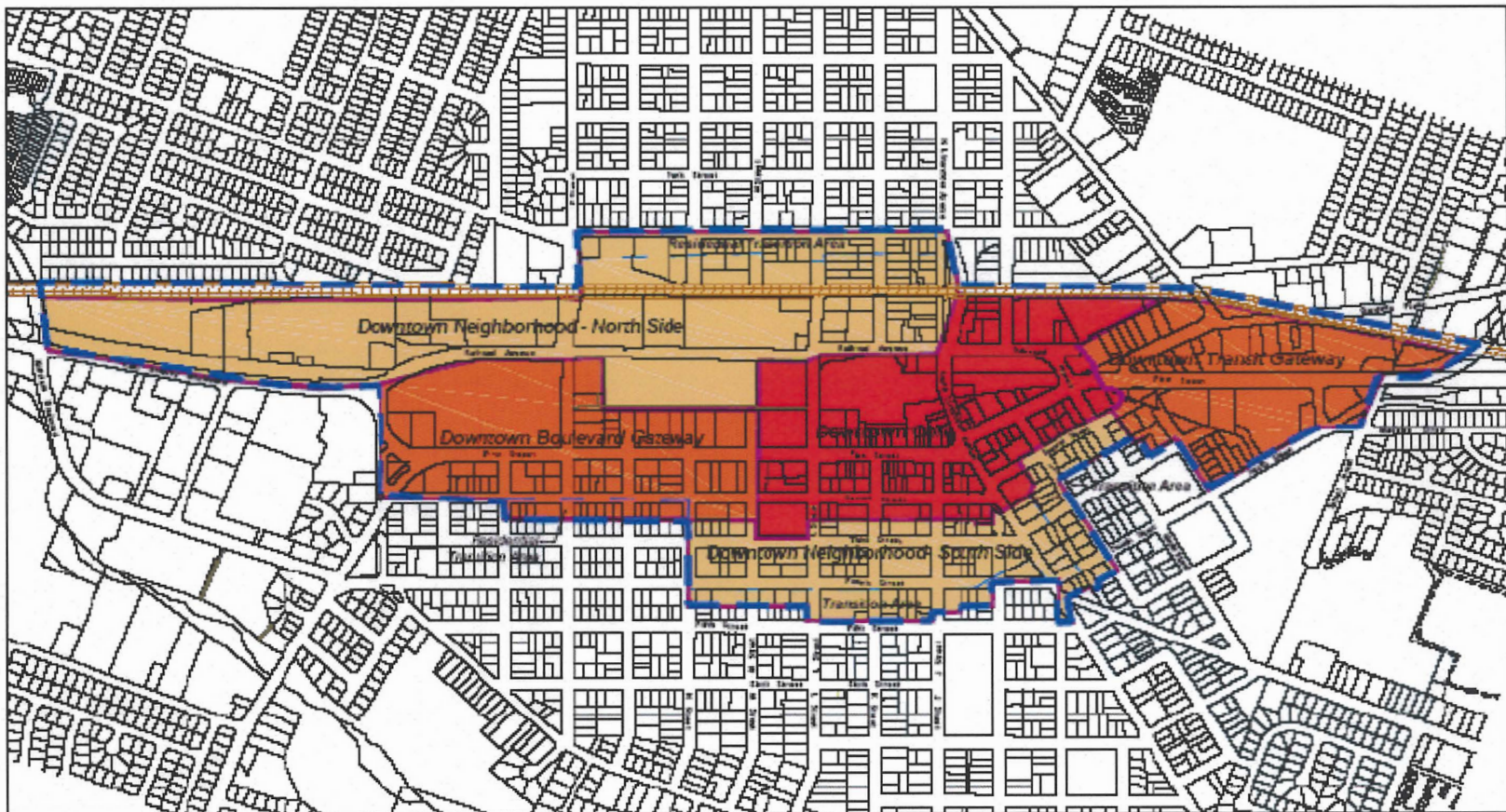


FIGURE 4-2: LAND USE PLAN AREAS

Livermore Downtown Specific Plan

3. **Downtown Transit Gateway:** The Downtown Transit Gateway is also centered along the spine of First Street, to the east of the Downtown Core. Its northern boundary follows the edge of the transit station property and the Union Pacific right-of-way east to the overpass of First Street. Its southern boundary is created by the First Street overpass, School Street, and Fourth Street from Church Street to School Street, and its western edge includes the properties fronting Church Street between Second Street and Third Street.
4. **Downtown Neighborhood – North Side:** This northern neighborhood Plan Area includes properties on both sides of the Union Pacific right-of-way. Its northern edge is formed by Chestnut Street between P Street and Livermore Avenue, and the Railroad right-of-way from Murrieta Boulevard to P Street. Its southern boundary follows the northern edge of Railroad Avenue/Stanley Boulevard for the most part, but also includes properties on the southern side of Railroad Avenue from just west of O Street extending east all the way to M Street. It is bounded on the west by P Street north of the railroad tracks and Murrieta Boulevard south of the tracks; and bounded on the east by North and South Livermore Avenue.
5. **Downtown Neighborhood -South Side:** The southern neighborhood Plan Area is bounded on the north by the Downtown Boulevard Gateway and the Downtown Core Plan Areas. Between N Street and Livermore Avenue, the northern boundary falls approximately mid-way between Second and Third Streets, except for a one-block area between Street and M Street where the boundary extends south to Third Street. The Plan Area extends south along N Street to encompass the properties on the south side of Fourth Street from N Street to L Street, where it jogs south to encompass properties fronting Fifth Street from between and J Streets, then jogs north to encompass properties on the south side of Fourth Street between J and I Streets, then jogs north to the southern boundary of Fourth Street to Livermore Avenue where it jogs south to encompass a small triangular park between H Street and Livermore Avenue. East of Livermore Avenue, the southern boundary includes the properties on the south side of Fourth Street from South Livermore Avenue to McLeod Street. Its western edge is formed by N Street, and its eastern edge continues north on McLeod Street from Fourth Street to mid-block between Second and Third Streets to encompass the south side properties along Second and Maple Streets as well as the southeast corner of Maple and Second Streets.

Urban Design Framework

The revitalization of Downtown Livermore is based on four primary urban design principles. These principles were developed directly from the community's desires for Downtown as voiced in the workshop process, and form the basis of the urban design framework underlying all of the policies contained within this Plan. The land use, building design and capital improvement policies contained within this Plan are designed to support these principals, and are to ensure that the result of the economic and physical revitalization of Downtown meets the community's goals. These policies will guide development towards a future that is in support of the principles listed below. One hypothetical example of the development that will result from these principles and the Plan policies that support them is shown on the Short Term and Long Term Urban Design Illustrations that follow on pages 7 and 8. These illustrations are intended to demonstrate an example of envisioned change over time in Downtown Livermore. They show how one possible manifestation of the future based on these principles could develop in Downtown Livermore.

The guiding principles of the Specific Plan are:

1. The Downtown Core should be the active, dynamic center of the City of Livermore.

As has been stated before, Downtown has lost the vibrancy it once had as the City's government, business and activity center. The policies contained in the Plan seek to bring back that intensity and restore day and evening activity to the Downtown Core.

The pattern of permitted retail use promoted under zoning adopted prior to this Specific Plan features a diffuse pattern throughout the greater Downtown. This means that shoppers must go from area to area to meet their retail needs, making Downtown shopping a hassle. It is also responsible for the fact that the Core is not a lively destination point for shopping. In order to establish Downtown as a focal point of activity, all of this retail activity must be concentrated into the Core. Retail activity cannot be located outside of or even near to the Core; it must be located within it. Any retail activity that draws customers outside of the Core or requires them to get into their car weakens this primary intent to make Downtown the "center of the City".

SHORT TERM



FIGURE 4-3: URBAN DESIGN ILLUSTRATIVE-ENVISIONED CHANGE

Livermore Downtown Specific Plan

LONG TERM



FIGURE 4-4: URBAN DESIGN ILLUSTRATIVE-ENVISIONED CHANGE

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In order to achieve this goal, there need to be more reasons for the community to come Downtown and to stay Downtown. The uses that can be counted on to generate the most pedestrian activity include retail shops, restaurants, entertainment venues, galleries, personal and business services. These are the uses that need to be plentiful in the Downtown Core. Activities that will draw people during all hours of the day- coffee shops and bakeries in the mornings, shops and delis during the day, a nice dinner before a cultural event in the evenings, and movies followed by cappuccino late at night- will maintain a level of liveliness in the Downtown. This will create plenty of walking from place to place, and people will accomplish multiple objectives in one trip Downtown. This is the key to Downtown's success.

2. Housing should be well-distributed throughout the Downtown.

Livermore has experienced rapid residential growth from the 1950s into the late 1990s. In 2002, Livermore's neighborhoods were predominantly composed of single-family detached homes. Less than 30 percent of the residential development citywide is made up of duplex or multifamily units. In recent years the trend for single-family homes has accelerated , and over 90 percent of building permits issued in Livermore in the 1990's have been for single- family homes. However, forecasts suggest that the mix of new housing in the City will shift in the face of dwindling land supplies upon which to build new housing. The forecasts also suggest that housing in Livermore will adjust to reflect the overall mix of housing that currently exists in the region, with a more balanced mix of single-family and multi-family units.

As housing choices in Livermore are beginning to expand, the demographic context for Americans' residential choices is also undergoing a major change. Household size is shrinking, and married couples without children and single person households make up the nation's two most numerous household types. The population of empty nesters is also growing as baby boomers age. All three of these demographic groups have shown a preference for more active living environments, especially those that are convenient to work and other amenities. These are the potential "audiences" for Downtown housing. Many have more leisure time to dine out and take part in cultural activities offered by Downtown living, more disposable income to spend on entertainment and eating out, and more of an interest in Downtown amenities such as coffeehouses and nightclubs. Downtown's historic character can be another draw for potential residents- downtowns offer a niche market for those seeking a place with identity and a stronger sense of connection with where they live. All of



Figure 4-5 Residential Illustrative: New Downtown Neighborhoods

these factors point to the desirability of Downtown housing, and Downtown Livermore has a unique opportunity to meet this market demand.

At the same time, housing is something that Downtown desperately needs, in order to make it an active dynamic center for the City (see Principle 1, above) . Downtown residents give Downtown a captive market base to support its goods and services, and they provide the "actors" that are necessary to make it a living, breathing Downtown. They spend their money and time Downtown, play in its parks, and walk along its sidewalks. The symbiotic relationship between Downtown and its residents works to everyone's advantage, and makes housing a primary principle of Downtown's revitalization.

3. Art and culture are a thread that weaves throughout Downtown.

Art has long played a role in Livermore- the Livermore Collegiate Institute was established by private citizens in 1870 to provide their children with a solid grounding in Greek and Latin, the exemplars of culture at the time. The long-standing presence of cultural groups in Livermore since then speaks of the community's continuing interest and participation in art and culture.

The Livermore-Amador Symphony, Livermore Arts Association, Livermore Choral Society, Livermore Cultural Arts Council (LCAC), Livermore Heritage Guild, Livermore Public Art Committee (a City commission promoting public art), Livermore Shakespeare Festival, Livermore Valley Opera, and Livermore Valley Performing Arts Center (LVPAC) are current forces within the City, promoting educational and cultural activities within the Livermore community. However, they are dispersed throughout the City, and many of them do not have a permanent base. Performances are held at various locations scattered around the City, from high schools to churches and wineries. This dispersion means that the arts community has no identifiable center. There is no single-place the community can come together over arts and culture.

The community of Livermore recognized the vital contribution of art and culture to their community early in the community process and voices it as an essential element for Downtown. The Arts need to be more accessible to all of Livermore's residents, in order to enable greater participation in cultural activities and greater interest in productions. They need to be woven throughout Downtown, in its streets and outdoor spaces as well as in its stores and galleries so that art and culture enter the daily interactions of the community.

An overall strategy for bringing the Arts into Downtown is an essential piece of the Specific Plan, and is summarized on the Arts and Cultural Components diagram on page 13. Providing Livermore's cultural organizations with low-cost facilities in Downtown, such as meeting rooms, office space, rehearsal studios, workshops, and small performance and exhibit spaces, will give them a home base. The presence of these well-established groups in Downtown will be visible evidence of Livermore's commitment to the arts. Of equal importance will be the availability of the facilities as well as technical support to new art groups and individuals. Support for the arts will include putting their works along an ArtWalk that weaves through Downtown. Artists will be encouraged to explore other venues of their own , so that a visitor to Downtown will be able to come upon art in unexpected, ad-hoc places: on ledges, in vacant storefronts , around corners and embedded in the sidewalk .

4. Open Space is interlaced through the Downtown, providing a wide variety of continuous public places.

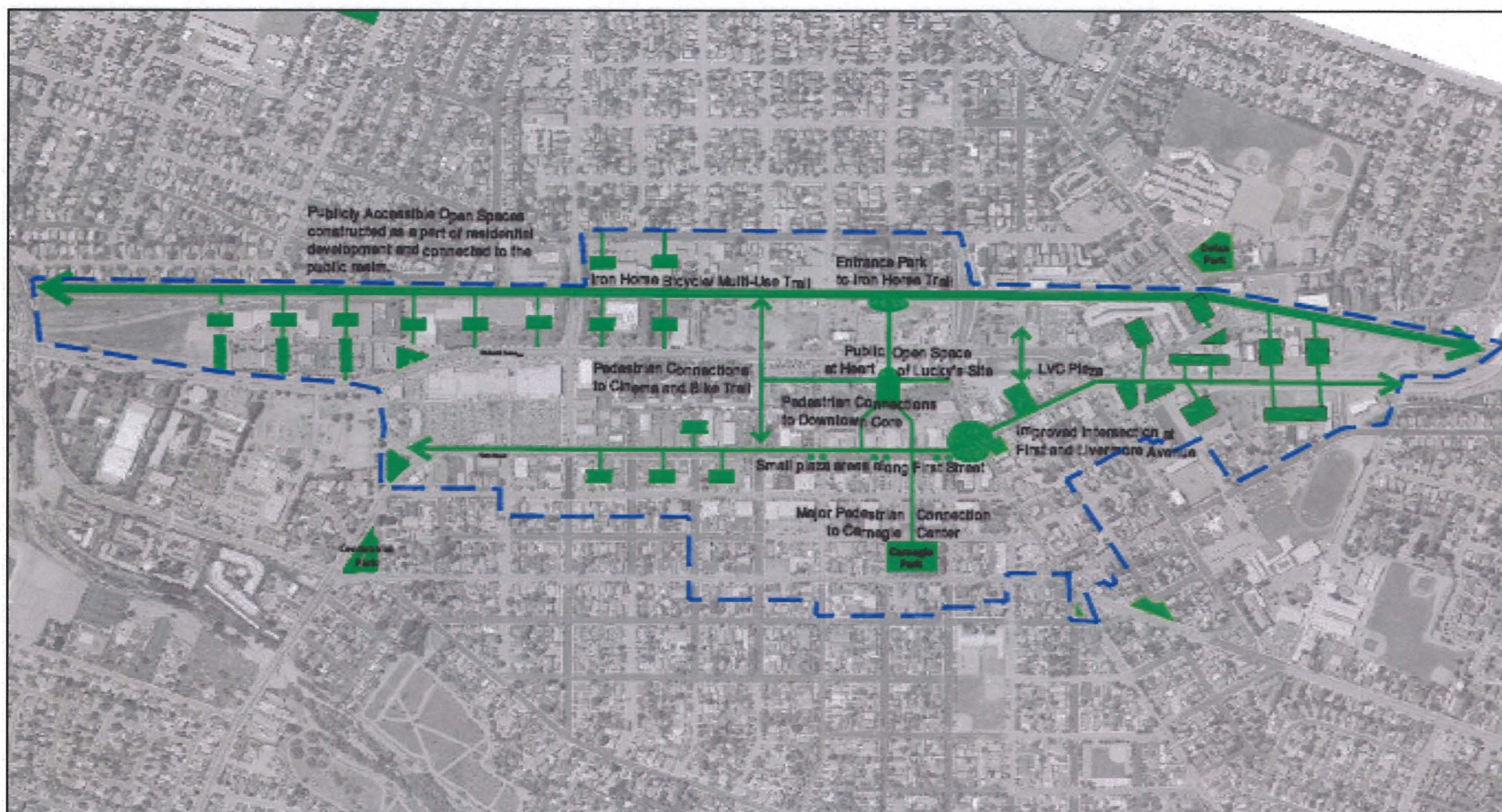
Public access and open space are critical elements of Downtown. The entire Downtown area is intended as a public amenity for its community. A central focus of the Downtown Specific Plan is not only to expand the caliber and quantity of open space in the Downtown, but also to provide an overall network that links these spaces together.

The open space network for the Downtown will work together with existing and newly created spaces to create an interconnected web of parks and public pathways. The central intersection plaza at the Heart of Downtown, the LVC plaza, the park within the Downtown Core Redevelopment Site, and other downtown open spaces will provide places for people to meet and gather. New pathways through the Lucky's site will provide a connection from First Street to development north of the Core; improvements along L Street will provide a more enjoyable walk from neighborhoods north of the railroad tracks, and tree-lined streets will serve to provide pleasant pedestrian experiences throughout the District. In addition, the proposed Iron Horse multi-use trail will allow residents to traverse the length of the greater Downtown by means of a greenway environment along the railroad tracks, and provide a connection to the ACE/LAVTA station. This network is shown on the Open Space and Access diagram on page 14.



FIGURE 4-6: ART AND CULTURAL AMENITIES

Livermore Downtown Specific Plan



- Open Space
- Project Study Area
- Enhanced Pedestrian Ways



FIGURE 4-7: OPEN SPACE AND ACCESS

City of Livermore Livermore Downtown Specific Plan

New private development must also do its part to build its portion of the public realm by providing new public spaces and linking them to existing ones. The provision of open space is an important component of any new development that will occur in the study area. Development standards throughout the study area mandate the residential units in all multi-unit buildings be organized around common usable outdoor spaces, and that additional private outdoor deck or patio space is also provided. Retail and office development are also required to provide usable public open spaces in the form of plazas, greens and widened sidewalks.

In order to avoid "superblock" development patterns and increase access to various destination points within Downtown, new developments are required to follow the City's existing small block pattern and subdivide large blocks where possible. In addition, developments of substantial size may be required to provide specific spaces that are part of the overall vision for Downtown. These include:

- The grand open space envisioned as a centerpiece for redevelopment at the former "Lucky's" site, bounded by First and L Streets and Railroad and Livermore Avenues.
- Public open spaces adjacent to workforce housing.

5. Historic Buildings and Architectural Heritage as key indicators of appropriate architectural style and "design language" for new development.

Livermore's architectural heritage serves as the keystone for a vibrant and memorable downtown. Its historic buildings vary in style, across a range of time periods, providing a strong exemplar of Livermore's own identity and history. The imagery found in downtown's historic buildings serves as a framework for new development, with its basic elements forming a common foundation that can tie together the new and the old. The architectural identity that is so evident in Downtown should not only be augmented by new design, but strengthened, so that the City's individuality is clearly visible from a visit to its downtown. Therefore, the architectural character of these historic buildings forms the primary basis for design standards and guidelines.

Growth Management Policy

The Growth Management Policies of the General Plan establish an average residential population growth fixed range between 140 and 700 dwelling units annually (based on .5 to 2.5 percent of 2002 housing units) throughout the City. The

Housing Implementation Program (HIP) sets aside a maximum number of units to be developed each year throughout the City. To encourage infill growth in the already developed Downtown area rather than Greenfield development in undeveloped areas of the City, and to establish the Downtown area as the most intensely developed part of the City, the Growth Management System for the City will be amended to exempt the Downtown from the HIP under certain conditions. Residential growth within the Specific Plan area shall proceed in accordance with the following procedures:

1. Residential development in the Downtown Area shall be exempt from the HIP process if it is demonstrated that its public infrastructure and service needs can be adequately met. Public infrastructure and service needs include, but are not limited to, water, sewer, roads, schools, parks and other recreational facilities. Meeting this requirement can be achieved through a combination of payment of City fees, on- and off-site improvements, and appropriate agreements with the City and other public agencies.
2. Residential dwelling units will be "allocated" when a Tentative Subdivision Map is approved by the City Council and the City determines adequate infrastructure (including but not limited to sewer, water, roads, schools, parks and other recreational facilities) is either available to serve the project or will be constructed as part of the project. If no Tentative Map is required, dwelling units will be allocated when the required land use entitlement is approved by the City (e.g., Design Review/Site Plan Approval, Conditional Use Permit, etc.).
3. Residential projects, or projects with a residential component, in the Downtown Specific Plan are not required to participate in the City's competitive Housing Implementation Program (HIP) but will be counted as part of the City's overall growth rate. A maximum of 2,000 dwelling units can be allocated beginning in 2004 for use during a ten-year period ending on December 31, 2013.
4. The number of dwelling units allocated will be subject to the City's adopted growth rate and the Downtown Specific Plan standards. Unused dwelling units during the initial ten-year cycle ending in 2013 may be carried over into subsequent years.
5. No dwelling unit allocations from elsewhere in the City may be used within the Downtown Specific Plan area.
6. Allocations are awarded on a first-come, first-served basis as described above for the first ten years beginning in 2004.

Maximum Development Capacity

The anticipated maximum development capacity for the Downtown Specific Plan area is as follows: Residential: 3,600 dwelling units; Commercial: 1,000,000 square feet; Office: 356,000 square feet; Entertainment: 700 performing arts seats and up to fifteen (15) movie theater screens; Lodging: 300 rooms; Cultural: up to 20,000 square feet for a science and society center. This anticipated maximum development capacity for the Downtown area illustrates the maximum development possible under the policies contained within this Specific Plan, including the permitted uses and intensities allowed in each Plan Area and described in the chapters that follow as well as existing development anticipated to remain. Plan recommendations for capital improvements, streets and infrastructure development are based on this maximum development capacity.

The initial maximum residential development potential within the Downtown Specific Plan area shall be 2,000 new units as of February 2004. After approval of 1,400 new residential units, the City Council shall review the progress of the implementation of the Specific Plan. The City Council shall consider increasing the maximum number of new dwelling units to 3,259 from the February 2004 base number, for a build-out total of 3,600 residential units, unless there is a compelling reason not to implement the build-out scenario analyzed in the FEIR certified in 2003 and the subsequent FEIR certified in 2009 for the General Plan and Downtown Specific Plan.

Once the amounts of anticipated maximum development described above are reached , some of the projections upon which the Plan is based may no longer apply, and the City will need to revise the strategies and the policies contained within the Plan and conduct additional environmental analysis for any modifications to the maximum development capacity.

Right to Downtown Operations

In order to protect the vibrant uses intended for the Downtown Core from conflicts with other private and public uses in the Downtown, and to ensure that all uses in the Downtown are "good Neighbors" that can co-exist compatibly, a Notice of "Right to Downtown Operations" shall be made available to all property owners, tenants and users of property in Downtown. This notice is intended to advise stakeholders with in the Downtown Specific Plan area of the aspects and inconveniences associated with Downtown living and business operations.

Regulatory Framework for the Specific Plan

The policies contained within Livermore's Downtown Specific Plan coordinate public and private investment in Livermore's Downtown, ensuring that separate construction projects at a variety of scales work together to create a cohesive Downtown according to the Plan.

Downtown Livermore contains a number of individual parcels under separate ownership and/or leaseholds. Coordinating change with numerous individual ownerships, as opposed to a single owner or even several very large ownerships, makes implementing a cohesive plan more difficult. As a result, the majority of redevelopment in the Downtown will occur incrementally over time, in the form of separate development projects. Proposals for new construction will be required to conform to the land use and development policies that follow. These land use policies are made up of Development Standards for each Plan Area and Design Standards and Guidelines for each building type. They promote parcel-by- parcel development that is in keeping with the Urban Design Framework described above, in order to coordinate the various private construction projects into a more valuable, integrated Downtown.

Development Standards

Development Standards address those aspects of development that are essential to achieve the goals of the Revitalization Plan. They include specifications for site development and building design, such as permitted land uses, building height, and setbacks. The Development Standards are mandatory. Development in the Downtown shall only be approved if the proposed improvements are consistent with the Development Standards.

Land use and development policies for Downtown Livermore are targeted towards its revitalization by facilitating the redevelopment of underutilized land and voluntary relocation of incompatible uses. The Development Standards organize new buildings, site improvements, streets and spaces towards a coherent identity and urban form throughout the Downtown. These policies are organized by Plan Area to enable these areas to develop a distinct identity within the Downtown, with integrated land uses and physical design. Enforcement of the development standards will ensure that the use, building form and site treatment are coordinated to realize the community's intent for each Plan Area.

Design Standards and Guidelines

Design Standards and Guidelines provide guidance for new development in terms of aesthetics and other considerations such as district character or design detail. They are intended to direct building and site design to be of the character and quality appropriate to the City of Livermore. Each primary design topic is separated into Standards, which are mandatory; and Guidelines, which are suggested. The Standards include direction on those aspects of building and site design that are "mandatory". The Guidelines contain recommendations on design aspects that are more open to interpretation and in many cases provide a choice of methods that will achieve the design elements required in the Standards. These serve as the criteria for design review by City Staff, the Planning Commission, and the Design Review Committee (DRC).

The policies contained within the Design Standards and Guidelines set up the structure for buildings that contribute to the already strong "sense of place" inherent in Downtown Livermore. They are based on the City's architectural heritage, drawing from the specific forms, color and materials that characterize the City's most valued buildings and landscapes. Design professionals and project owners working on new construction are directed to take cues from regional and local tradition - buildings must provide well-crafted architectural details, and be made of quality construction with durable and long-lasting materials. They must relate to their context in terms of materials, colors, proportions and overall composition. They must be sited and designed to assist in creating a strong pedestrian realm, and to reinforce the street as a pedestrian space. The Design Standards and Guidelines also require that new construction and significant modifications draw their inspiration from the library of styles indigenous to Livermore. Commercial buildings should draw from traditions found in old Downtown's commercial structures that include Classical Revival styling, and references to Old Western or Spanish Colonial and Mission buildings. Local residential styles vary widely, including Craftsman and Bungalow homes, Victorian, Mediterranean and Mission, and wooden vernacular styles.

Design Standards and Guidelines are organized by building type, and include sections for Commercial and Mixed-Use buildings, for Multifamily Residential buildings and for Single Family Residential structures. There are also Design Standards and Guidelines which are to be applied to design regardless of building type. These include Design Guidelines for Signs, Site Improvements, Furnishings, Landscape and Lighting, and Design Guidelines for Historic Structures.

Historic Resources

Livermore has a rich and varied building stock, with many sites and structures of historical significance. It is a stated goal of the Specific Plan to preserve and enhance these historic resource areas where possible, consistent with their use in the pursuit of the goals of the Downtown Specific Plan. Thus an effort has been made to address the identification and regulation of historic resources, including the preparation of design guidelines. In order to ensure the preservation of historical areas throughout the Downtown, the City has undertaken extensive survey work of the buildings located within the Specific Plan Area. An initial historic survey was conducted in 2004, with a subsequent survey in 2020. The surveys are included in the 2021 Citywide Historic Resource Inventory and indicate which structures are historical and identify the structures' character defining features, or those that convey historic significance. In order to protect historical resources in the Downtown, all proposed building and site modifications to Historical or Potentially Historical Resources shall be subject to the City's Certificate of Appropriateness standards, as described in Chapter 9.02 of the Livermore Development Code, or as amended.



FIGURE 4-8: HISTORIC RATINGS - DOWNTOWN CORE

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- Structures rated 5 are not considered significant historic resources, but have been found to be of local interest as indicated in adopted historic surveys. These buildings may merit special planning consideration under the existing Preservation and Cultural Heritage Ordinance (Livermore Municipal Code Chapter 15.68.040.8). In addition, they are subject to the general Design Standards and Guidelines for non-historic structures contained in the Specific Plan, which incorporate existing historic styles of Downtown Livermore and ensure quality construction, renovation, and rehabilitation.
- Structures rated 6 and higher are not considered significant historic resources or of local interest, and receive no special protection. They are subject to the general Design Standards and Guidelines for non-historic structures contained in the Specific Plan, which incorporate existing historic styles of Downtown Livermore and ensure quality construction, renovation and rehabilitation.

To ensure that any new buildings or additions are appropriate to their context, all improvements to structures that are designated National Historic Resources or Historic Resources must refer to the Design Guidelines for Historic Structures that are contained within the Specific Plan. The regulatory framework that implements the design review process for historic resources located in the Downtown Specific Plan area will be based on these Design Guidelines for Historic Structures; that process is further described in Chapter 10: Implementation Plan.

To allow use conversions of existing historic structures that will promote rehabilitation and redevelopment, certain development standards (as described in Chapter 5) may be modified for projects involving National Historic resources (rated 1-3) or Historic Resources (rated 4). Any modification to the development standards to allow or encourage such conversions is subject to a Conditional Use Permit and must demonstrate to the Historic Preservation Commission and the final reviewing body that the proposed modification to standard(s) : 1) is consistent with the 2003 General Plan and Downtown Specific Plan goals, policies and objectives ; b) will advance the City's historic preservation objectives; and c) will not detrimentally affect the historic character and integrity of the structure.

How To Use The Plan Policies

Any actions proposing physical changes to existing structures or land, and/or construction of new buildings, and establishment of new uses will be subject to the standards contained in this Specific Plan. In order to locate and review the requirements for new and renovated buildings and site treatments:

- Begin by locating the property in question on the Land Use Plan Areas map located on page 4. Note which Land Use Plan Area the property falls within and then turn to the chapter for that Plan Area.
- For regulations governing any development on the parcel, follow the policies contained in the Development Standards for that Plan Area.
- In order to ensure that the property or building on the parcel meets the standard of design quality desired by the City, review the recommendations contained in the Design Standards and Guidelines for the appropriate building type.
- Verify whether the structure is designated as a Historic Resource and its rating. Where the structure in question is a designated Historic Resource , please refer to the Design Guidelines for Historic Structures .
- The specific review required by the City for each project is further described in Chapter 10: Implementation Plan. Any aspects of development not addressed within this Specific Plan shall default to the standards set forth in the Livermore Development Code. Any conflicts that are found to exist between the Building Code, Title 15 of the Livermore Municipal Code, and this document shall be resolved in favor of the Building Code, or in the case of Historic structures, in favor of the State Historic Building Code.