LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 7.1**

DATE: November 23, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Hearing to consider a General Plan Amendment (GPA) 26-002 to revise the land use designation for 4200 East Avenue from Medium Density Residential (MDR-2) to Neighborhood Commercial (NC) to provide consistency between the General Plan and Zoning Map.

RECOMMENDED ACTION

The Planning Commission and Staff recommend the City Council:

- Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3), common sense exemption, that the conformance of the General Plan and Zoning Map would not cause a significant effect on the environment and instructing staff to file a Notice of Exemption with the Alameda County Clerk and State Clearinghouse; and
- Adopt a resolution approving General Plan Amendment (GPA) 26-002, amending the General Plan land use map for the subject property from Medium Density Residential (MDR-2) to Neighborhood Commercial (NC).

SUMMARY

The proposed General Plan Amendment would align the General Plan land use designation for 4200 East Avenue with the property's existing Professional Office (CP) zoning and established commercial use. The property currently has a Medium Density Residential (MDR-2) General Plan designation but contains an office building that has historically supported a variety of professional offices. The inconsistency between the General Plan and zoning designations creates land use conflicts and uncertainty for the property owner and existing businesses.

Staff and the Planning Commission recommend City Council approve the General Plan Amendment (GPA) to designate the site Neighborhood Commercial (NC), thereby aligning the General Plan land use designation with the existing zoning. The GPA would allow existing and future commercial and office uses to continue on the site, subject to Site Plan Design Review and Use Permit requirements, as applicable.

DISCUSSION

BACKGROUND

In August of this year, staff received an application for a veterinary clinic to operate within an existing office building at 4200 East Avenue. Upon review, staff identified an inconsistency between the site's General Plan land use designation of Medium Density Residential (MDR-2) and its Professional Office (CP) zoning. The site has supported an office building, and office uses since the 1980s. Medical and office uses are permitted within the CP zoning district, with particular additional uses conditionally permitted.

PROJECT DESCRIPTION

The project consists of a General Plan Amendment (GPA) to change the site's land use designation from Medium Density Residential (MDR-2) to Neighborhood Commercial (NC), consistent with its existing Professional Office (CP) zoning. The amendment would not change the zoning, authorize physical development, or approve the proposed veterinary clinic.

The veterinary clinic is not part of the GPA request but separately would remain subject to applicable development standards and land use entitlement requirements.

PROJECT SITE CONTEXT

The project site is located at 4200 East Avenue and measures approximately 0.4 acres. Nearby uses include residential uses to the north, east, and south, and commercial uses, including a gas station, to the west.

STAFF ANALYSIS

The proposed GPA would resolve an inconsistency between the site's MDR-2 General Plan land use designation and its existing CP zoning. The site contains an existing office building, and established office uses and is located within an area characterized by both residential and commercial uses. The Neighborhood Commercial (NC) General Plan designation explicitly allows office uses.

Designating the site NC would align the General Plan with the existing zoning and development pattern, provide greater consistency with the surrounding land uses, and support the applicable policies of the Livermore General Plan 2045 regarding commercial land availability and long-term economic vitality. The amendment would also provide greater certainty for the property owner and facilitate review of future site improvements or changes in use, subject to applicable requirements. Further, although the site currently has a residential land use designation, it is not included in the Housing Site Inventory and would not be eligible for inclusion given its size, physical characteristics, and associated development constraints.

Based on these considerations, staff and the Planning Commission recommend the City Council approve the GPA.

ENVIRONMENTAL DETERMINATION

Staff and the Planning Commission recommend the City Council find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) common sense exemption. The GPA would align the General Plan land use designation with the site's existing zoning, physical characteristics, and uses. No physical development is proposed, and any future uses or development would remain subject to any separately required approvals and associated environmental review.

PLANNING COMMISSION

On October 20th, 2026, the Planning Commission reviewed the proposed project, asked several questions, and recommend approval to the City Council unanimously. No public comments were received at the meeting (see Attachment 2 – PC Meeting Minutes).

FISCAL AND ADMINISTRATIVE IMPACTS

The project is an administrative correction to align the General Plan Land Use designation with the property's existing zoning. Because the amendment does not involve any physical development and only a small policy change, no significant fiscal or administrative impacts are anticipated. The GPA application was staff initiated and involved a modest amount of staff time to prepare and present the staff report.

COMMUNITY PILLAR

4. Inclusive and inviting spaces and places

GUIDING DOCUMENTS

General Plan 2045

ATTACHMENTS

1. Location Map
2. Meeting Minutes- Planning Commission
3. Environmental Resolution
4. Exhibit A - Environmental Resolution
5. Project Resolution
6. Exhibit A - Planning Commission Resolution
7. Exhibit B - Existing and Proposed Land Use Map

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Approved by:



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Fiscal Review by:



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