



PLANNING COMMISSION STAFF REPORT

ITEM NO. 5.1

DATE: October 7, 2025

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Hearing to receive public comments on the Draft Environmental Impact Report for the Pacific and Livermore Avenue Townhomes Project for a Subdivision and Site Plan Design Review (SUB 23-004, SPDR 23-006).

RECOMMENDED ACTION

Staff recommends the Planning Commission receive public comments regarding the Draft Environmental Impact Report (EIR) for the Pacific and Livermore Townhomes Project (Project). No action is required by the Planning Commission at this meeting. The Planning Commission will review and make a determination on the Project and the related EIR at a future public hearing.

DECISION TYPE

Not Applicable

SUMMARY

On July 21, 2023, Swenson Builders applied to the City of Livermore for the Pacific and Livermore Townhomes Project (Project), which consists of the redevelopment of the four parcels commonly known as the Livermore Town Center shopping center located at the corner of Pacific Avenue and South Livermore Avenue. The Project includes the demolition of the two existing commercial buildings and associated landscaping and parking lot. The site would be redeveloped with 115 two- and three-story townhomes and associated amenities. See Attachment 1 for location map, existing conditions, and proposed site layout.

The Project requires two land use entitlements: a Subdivision (SUB) 23-004, and a Site Plan Design Review (SPDR) 23-006. In accordance with the California Environmental Quality Act (CEQA), staff has prepared a Notice of Availability (NOA) of a Draft Environmental Impact Report (Draft EIR) for the Project (see Attachment 2 for the NOA with link to Draft EIR). The NOA has been filed with the State Clearinghouse and sent to a comprehensive list of parties requesting any environmental documents for projects in the City. During this meeting, the role of the Planning Commission is to facilitate a public hearing to receive comments on the Draft EIR and no action is required by the Planning Commission.

The Planning Commission will review and make a determination on the Project and the related Final EIR at a future public hearing.

DISCUSSION

PROJECT DESCRIPTION

The proposed project would result in the redevelopment of the approximately 6.5-acre project site, which is currently developed with two commercial buildings known as the Livermore Town Center shopping center and includes an adjacent vacant lot along South Livermore Avenue. The proposed project would result in demolition of those two existing commercial buildings and construction of 15 residential buildings totaling 115 units, a pool area and associated pool equipment and clubhouse buildings, guest parking, and an interior park. The proposed project would also include approximately 26,050 square feet of open space, 55,200 square feet of landscaping, and supporting pedestrian, parking, and street frontage improvements.

The 15 residential buildings will feature two- and three-story buildings alternating between craftsman and farmhouse style architecture. The buildings adjacent to the existing residential neighborhood to the north will be two-stories, creating a buffer from the taller three-story buildings on the rest of the site.

Pedestrian access to the project site would be provided by the existing sidewalks along South Livermore Avenue, Pacific Avenue, and Dolores Street. Pedestrian access to the residential buildings would be provided by the perimeter walkway (which would also connect to the interior park), the pedestrian paseos, and pedestrian paths and sidewalks along the internal roadways. A Rectangular Rapid Flashing Beacon (RRFB) would be installed at the crosswalk on the north side of the intersection of Palm and South Livermore Avenues, and the southern crossing would be removed.

Vehicular access to the project site would be provided via one driveway along Pacific Avenue, and one driveway along Dolores Street. Approximately 38 guest surface parking spaces would be provided within the project site, which would include 27 standard parking spaces, 8 compact parking spaces, and 3 parking spaces that would be compliant with the Americans with Disabilities Act (ADA). Additionally, each proposed townhouse will be equipped with 2 vehicle parking spaces, totaling 230 parking spaces. Therefore, a total of 268 vehicle parking spaces would be provided with the project; 27 of the total parking spaces available will have electric vehicle (EV) charging capabilities.

Currently, bus stops along Pacific Avenue provide transit access to the project site. The Livermore Amador Valley Transit Authority (LAVTA) has determined that the project would be required to install an approved bus shelter at the Pacific Avenue transit stop. Additional transit stops are located eastbound across Pacific Avenue, and northbound on Dolores Street. In addition, development of the project site would include infrastructure improvements for stormwater, water and wastewater services, fire protection services, and electricity services.

The General Plan land use designation for the project site is Neighborhood Mixed-Use Low Density. The zoning is Neighborhood Mixed-Use. There are no known historical resources within the Project area.

LAND USE ENTITLEMENTS

The entitlements required to facilitate the development of the proposed project include a Subdivision and

Site Plan Design Review. The Subdivision (Vesting Tentative Tract Map) will establish the new lot lines, streets, common areas, dedications and/or acquisitions for public street rights-of-way and utility easements, as well as the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Livermore. The Site Plan Design Review evaluates the proposed architecture, development standards, site design, landscaping, lighting, parking for consistency with all applicable Local, State, and Federal Standards for such development.

The applicant submitted the application under the Builder's Remedy law, which allows an applicant to waive local zoning and land use regulations. As such, the applicant has used the law to waive the requirement for a commercial land use component and height of a portion of the buildings.

PUBLIC INPUT

On March 18, 2025, the Planning Commission held a public hearing for the Notice of Preparation (NOP) during the 30-day comment period for the NOP. The purpose of the NOP is to inform responsible agencies, trustee agencies, involved Federal Agencies, and the public that the lead agency (the City) intends to prepare an EIR for a proposed project and to take comments on the scope of the EIR. The public comment period for the NOP began on March 3, 2025, and ended on April 3, 2025. City staff, with the assistance of the environmental consultant, collected all written and verbal comments received at the Planning Commission NOP scoping meeting. These comments have been incorporated into the Draft EIR.

The applicant and staff hosted an open-house style preview meeting of the project on May 14, 2025. Property owners within a 300-foot radius of the project site received an invitation prior to the preview. The purpose of the meeting was to allow residents an opportunity to preview the project plans and renderings and ask questions of the applicant and staff. Approximately 50 people attended the meeting. Comments, questions, and concerns included parking, traffic, pedestrian and bicycle safety, the fence between the project site and the Cabrillo Avenue residents, height of the buildings, status of the remediation of the former dry cleaner contamination, construction dust, noise, loss of commercial space, and existing commercial tenants had questions about how long they can stay and where they could relocate.

ENVIRONMENTAL REVIEW

Consistent with CEQA, City staff determined that an EIR is the appropriate level of CEQA review. The following potentially significant environmental issue topics have been analyzed in detail in the Draft EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Hazards and Hazardous Materials
- Land Use Planning
- Noise
- Transportation
- Greenhouse Gas Emissions

DRAFT ENVIRONMENTAL IMPACT REPORT

The Draft EIR is available for public review during normal public business hours at City Hall, 1052 South Livermore Avenue (Monday through Thursday, 9:00 am to 4:00 pm); Civic Center Library, 1188 South Livermore Avenue; and on the City's website at <https://www.livermoreca.gov/departments/community-development/planning/environmental-documents>.

PUBLIC COMMENTS

The 45-day public review period for the NOA began on September 16, 2025, and ends on October 31, 2025. The City will receive verbal comments at the Planning Commission meeting at 7:00 pm on October 7, 2025. Written comments (mail or email) are due to the Planning Division by 5:00 pm, October 31, 2025, and should be addressed to:

Jennifer Ackerman, Associate Planner
City of Livermore Planning Division
1052 South Livermore Avenue
Livermore, CA 94550
jjackerman@livermoreca.gov

Following the completion of the public review period for the Draft EIR, staff and the consultant will compile all comments and prepare the Final EIR that includes a copy of the comments received on the Draft EIR. In addition, the requested entitlements and the Final EIR will return to the Planning Commission at a future public hearing for a final decision.

RECOMMENDATION

Staff recommends that the Planning Commission receive public comments regarding the NOA of a Draft Environmental Impact Report for the Pacific and Livermore Townhomes Project.

ATTACHMENTS

1. [Location map and proposed plans](#)
2. [Notice of Availability with link to Draft EIR](#)

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Associate Planner