



104'
Appx

94'
Appx

FLOORPLAN SKETCH

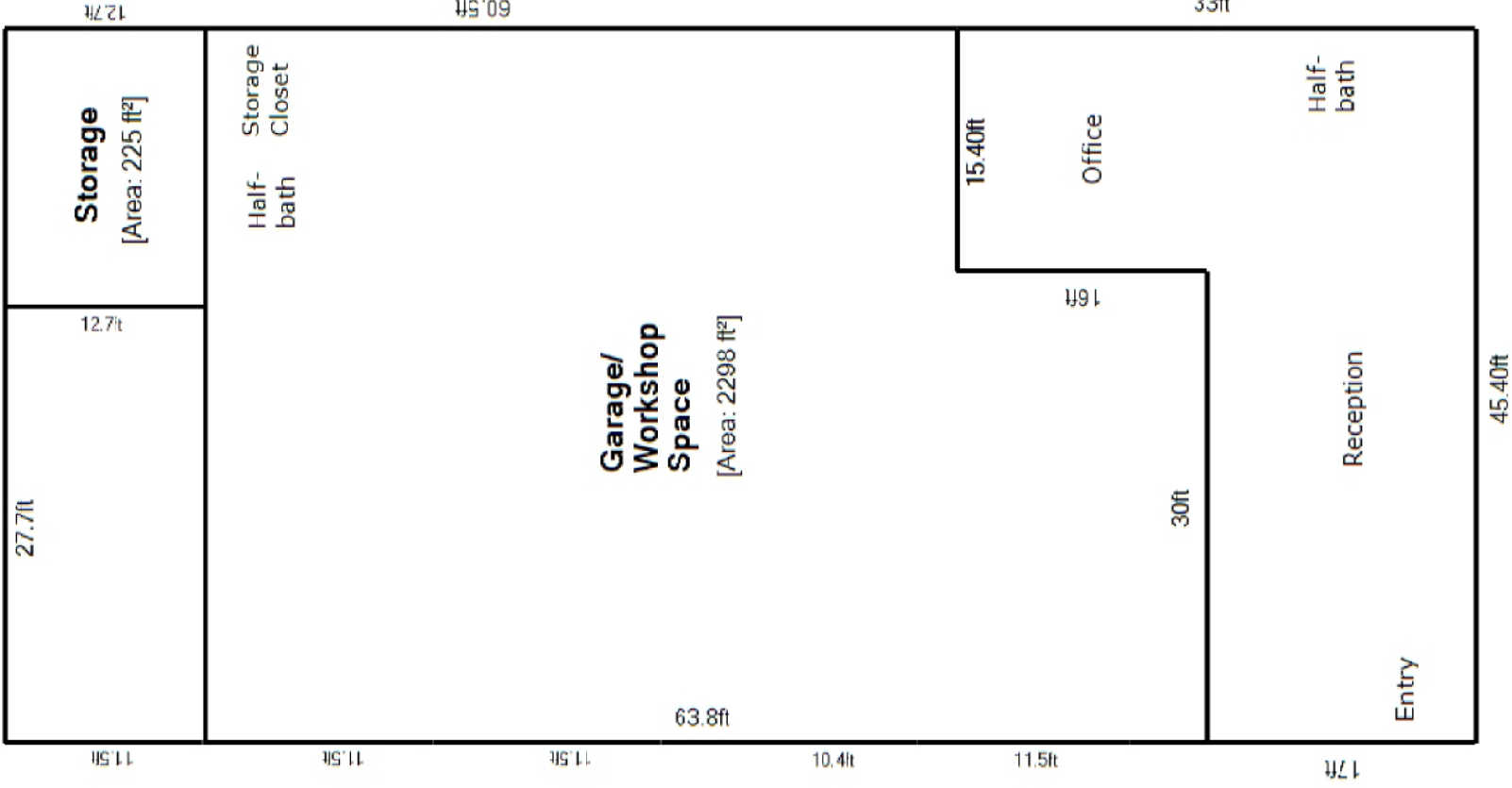
Borrower: N/A
 Property Address: 1931 First St
 City: Livermore
 Lender: N/A

File No.:
 Case No.:

State: CA
 Zip: 94550

Sketch

**Garage/
Workshop
Space**
[Area: 352 ft²]



10 ft

Living Area		Area Calculation	
Reception/	1018.2 ft ²	Reception/	1018.2 ft ²
Nonliving Area			
Garage/	351.79 ft ² Δ	15.40ft x	16ft x
Storage	224.79 ft ² Δ	33ft x	22.21ft x
Garage/	2296.33 ft ² Δ	45.40ft x	22.94ft x
Total Living Area (rounded):	1018 ft²	34.48ft x	30ft x
			0.60 =
			0.35 =
			0.37 =
			0.25 =
			255 ft ²

General Downtown

Core Downtown/ POI



Future Hotel

Bankhead Theater & Movie Theater

Stockmen's Park

Blacksmith Square

Sauced BBQ
Robek's

Old Vine Theatre

Slice House

1st St. Alehouse

Flagpole Plaza
Demetri's

Event Center

Zephyr Grill

Breakfast Club

Stampede

Shopping Center
Grocery Outlet

Meadowlark

Shopping Center
Trader Joe's

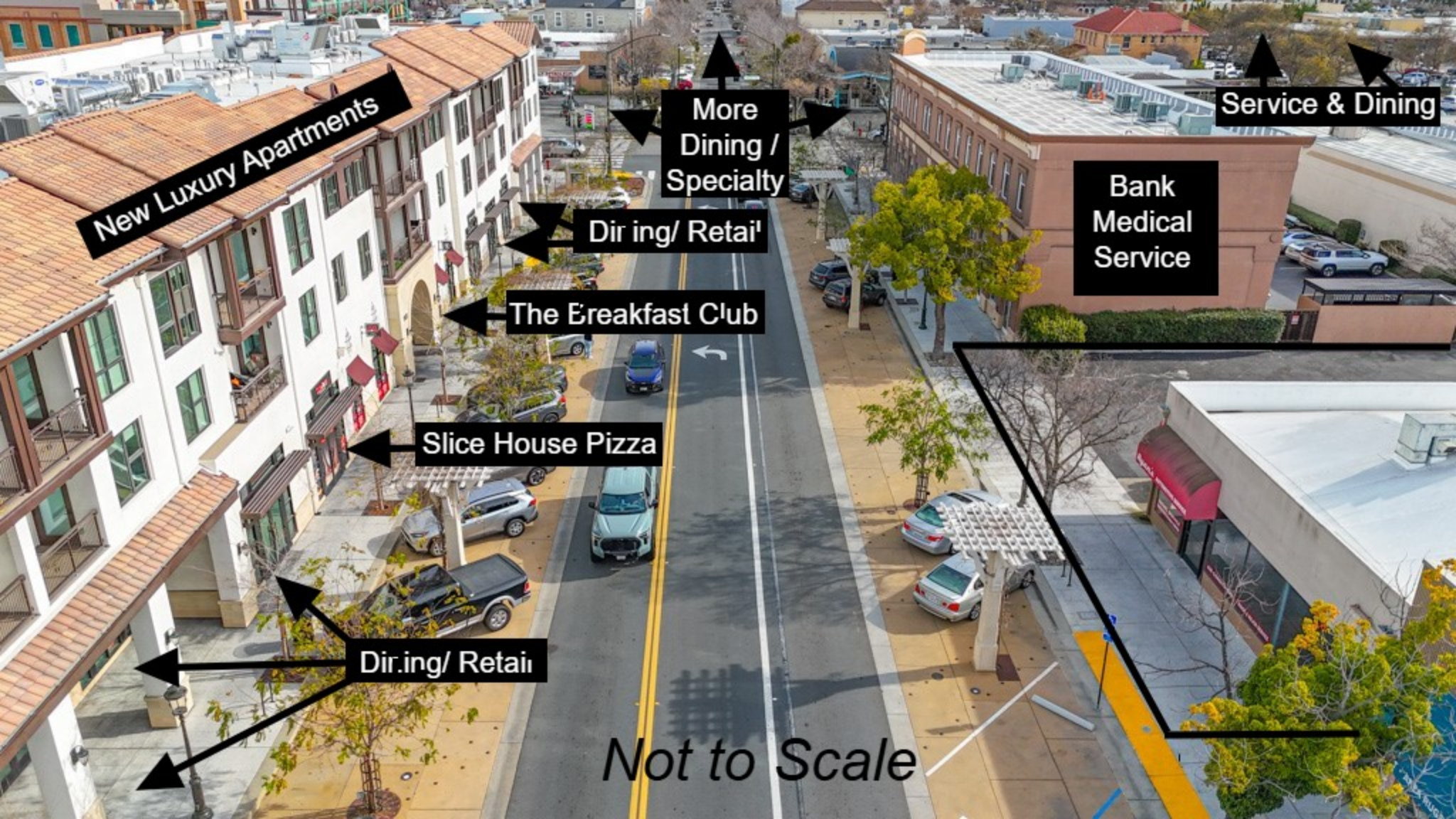
Shopping Center
Safeway

Casa Orozco

Carnegie Park

Donut Wheel

Shopping Center
Raley's



New Luxury Apartments

More Dining / Specialty

Service & Dining

Bank Medical Service

Dir ing/ Retail

The Ereakfast Club

Slice House Pizza

Dir.ing/ Retail

Not to Scale

Dining & Bar

Future Hotel

Bankhead

S. Livermore Ave

Demitri's & Flag Pole Plaza

Future Multi-Housing

Future Cultural Facilities

Blacksmith Square & Stockmen's Park Events

First St. Alehouse

New Parking Garage 2026

Bourbon Pear

Caratti Jewelers

Established Dining, Retail & Personal Services >

Landmark: Donut Wheel

New Luxury Apts w/ Ground Floor Retail & Restaurants

1st St. @ South L St.

Bank & Services



Vine Cinema

Zephyr Grill

Stampede Night Club

Bank & Service

Purpose Built
Retail Chain

New Luxury
Apartments

Slice House Pizza
Breakfast Club

Carpet One
Home improvement

Open Parking



Chapter 5 – Development Standards - Core

Sub-Area 3

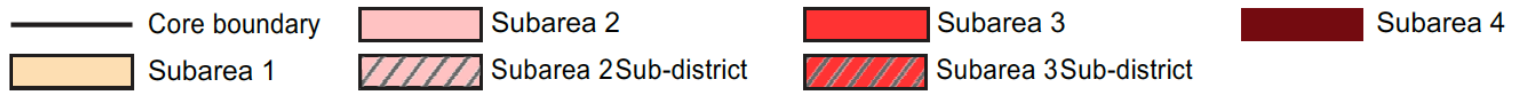
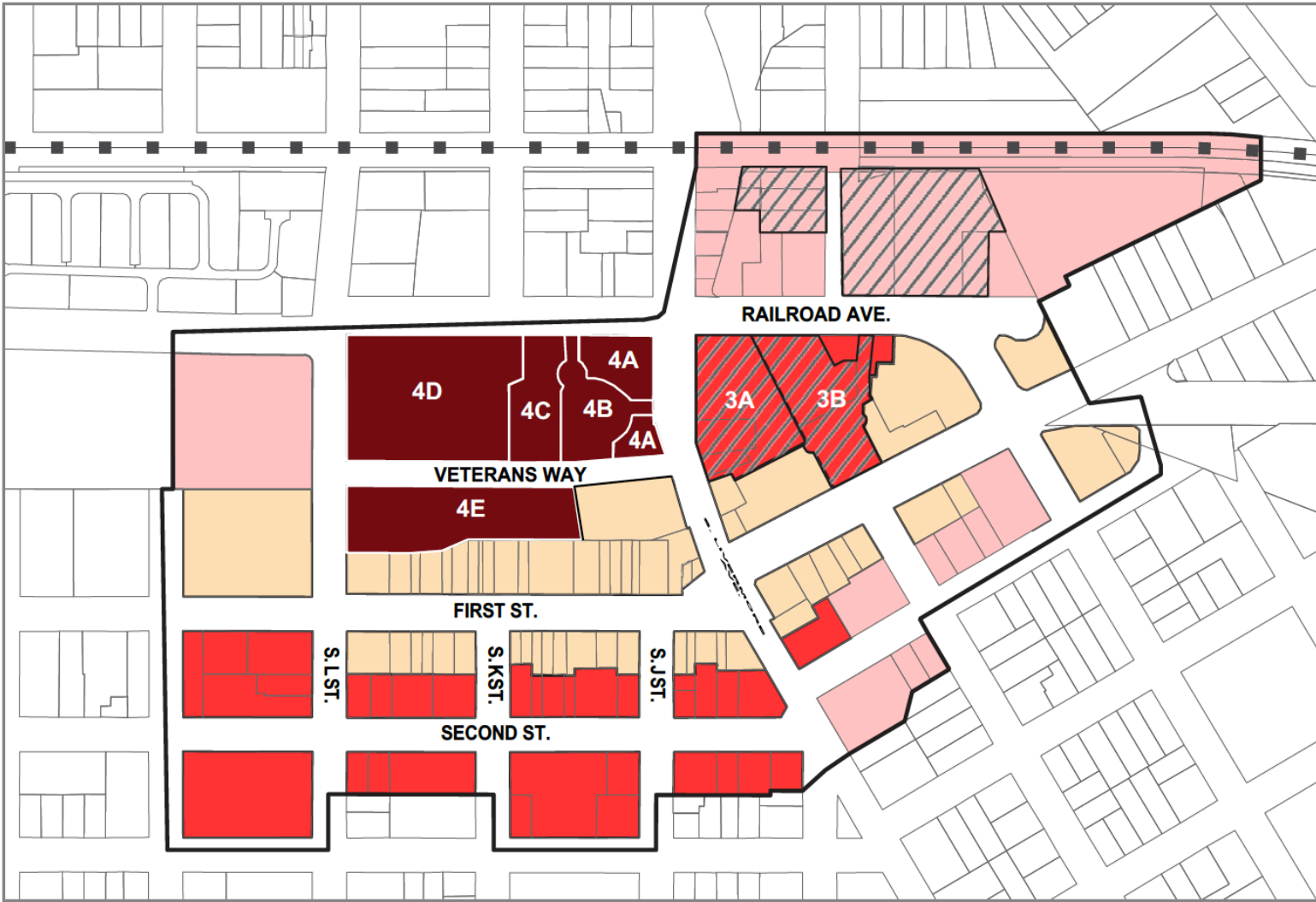


FIGURE 5-1: LAND USE PLAN AREA: THE DOWNTOWN CORE

Livermore Downtown Specific Plan

Development Standards: Downtown Core Plan Area

1. Purpose

The purpose of the Downtown Core is to revitalize the City's historic core area as the center of the City of Livermore. The primary intent of this Plan Area is to promote the continued development and revitalization of the City's pedestrian-oriented Downtown district that serves as the center of the Livermore Community, its most unique shopping district, and as a neighborhood hub for the residences within and surrounding it. Its shopping areas will provide high quality specialty sales and services that are in keeping with the distinctive character of Downtown; discount stores are not intended for this district. Development Standards for the Downtown Core are targeted towards re-establishing Downtown's identity as a compelling place for shoppers, investors, residents and visitors, requiring development that is in line with Downtown's traditions and preserves its historic heritage. They require a mix of stores intended to draw people downtown during the day, evenings, and on weekends, an improved streetscape to provide downtown visitors with a pleasant pedestrian experience, and a series of public spaces to provide places for citizens to come together downtown.

2. Permitted Uses

All uses permitted in the Downtown Core shall contribute to the vibrancy of the Plan Area. Restaurants, services and retail uses shall help promote the Core as a "specialty" retail and activity center, providing high-end, unique yet quality goods and services. As a "specialty" retail and activity center, the Core is not appropriate for discount retail uses.

In order to ensure that Downtown is the most densely developed part of the City, and in order to sustain a high level of pedestrian and retail activity, mixed-use buildings are required for all parcels fronting First Street, and encouraged throughout the Downtown Core. All uses permitted in the Downtown Core shall be required to comply with the City's Right to Downtown Operations Ordinance (Chapter 10 – Implementation and Livermore Municipal Code Chapter 8.19). In addition, all noise generating uses shall be required to comply with the noise level standards, and all new residential uses shall be required to utilize construction methods necessary to comply with the interior noise thresholds, established for the Downtown in Section 7 of this Chapter.

New single-story buildings shall not be allowed, except within Subarea 4 – Special Condition Sub-district – A, where new buildings may be one story to maintain the scale of the adjacent Blacksmith Square development at 21-29 South Livermore Avenue.

Following uses are permitted on the ground and upper floor levels:

- A. Publicly accessible parking facilities including structured parking.
- B. Public and quasi-public buildings including uses of a public service nature such as transportation related facilities including bus and train stations.
- C. Open space, pedestrian paths, multi-use trails, plazas, and public recreation facilities.
- D. Accessory uses and structures.
- E. Additional uses permitted. Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.3 Subarea 3

2.3.1 Permitted Ground Floor Uses

- A. Retail Sales and Services including the following:
 - 1. Specialty Food Retail, including the following and similar specialty foods: Groceries/Specialty Market/Market Hall (separate retail food uses (e.g. meat, fish, bakery, deli, produce, etc.) that combine to create a market)/Drug Stores; Chocolate/candy; General gourmet; Ice cream; Pastry/desserts; Yogurt/dairy; Doughnuts/bakery; Wine Shops and wine tasting; and similar specialty foods.
 - 2. Specialty Goods Retail, including the following and similar specialty goods uses: Cooking supplies/culinary; General house wares; Decorator/arts and design centers (including tile, floor and wall coverings); Specialty Hardware; Antique stores selling high-quality used goods (this category excludes thrift and second-hand stores); Party supplies; Lamps/lighting; Household accessories; Books/magazines/stationery; Music/instruments.
 - 3. Quality Goods Retail, including the following, and similar uses: Small crafts; Specialty furniture; Clothing (including consignment stores that sell both gently used and new clothing and accessories)/shoe stores; Stereo/video or computers; Cameras/photography; Sporting goods; Bicycle Shops; Outdoor/sports clothing and supplies; Toys/games; Cards/gifts; Jewelry; Watches/clocks; Beauty/cosmetics; Plants/flowers. Thrift stores, donation centers, and other similar uses are not permitted.
 - 4. Business Services, excluding sales and storage of heavy equipment - businesses that generate a significant amount of foot traffic, such as Computer and Office Supply, Photocopy Shops, Photo Finishers, and Print Shops.
 - 5. Permitted and fully-conforming retail uses that occupy a ground-floor retail storefront may have outdoor

displays within the public right-of-way (sidewalk area only) and upon outdoor private property between a storefront and the public right-of-way consistent with the Master Design Program and Outdoor Display Permit application procedures specific to outdoor merchant display uses contained within Chapters 6 and 10 of the Downtown Specific Plan.

- B. Eating and Drinking Establishments including the following uses:
 - 1. Restaurants, including those serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service.
 - 2. Drive-up or drive-in restaurants are not permitted.
 - 3. Outdoor dining uses may be permitted within the public right-of-way (sidewalk area only) consistent with the Master Design Program and Outdoor Dining Permit application procedures specific to outdoor dining uses contained within Chapter 6 and 10 of the Downtown Specific Plan.
- C. Publicly Owned Parking Facilities.
- D. Cultural Facilities including performing arts theaters, museums and art galleries.
- E. Multi-Family and Attached Single Family Residential.
- F. Live-Work – residential living spaces may include an integrated work space, provided the work space has a ground-floor storefront expression, principally used by one or more of the residents. Work activity is limited to business (primarily office), the making of arts and crafts, including painting, graphic production, photography, print, ceramics, and sculpture, and other activities compatible with residential use. Activities that require hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking (with more than three fixed pieces of equipment) shall not be permitted. The maximum number of employees not including the owner/occupant is limited to two. Permitted work activities shall be classified as a business and shall be subject to all applicable City, County, and State Regulations.
- G. Business, Professional, and Government Offices, provided that ground floor offices have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.
- H. Medical and Dental Offices, provided that ground floor offices have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.
- I. Health and Exercise Clubs.
- J. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals, and temporary housing facilities.
- K. State licensed Banks and Financial Institutions are permitted on Second Street only.
- L. Other business services that do not generate significant foot traffic, such as travel agencies, & small appliance repair.

- M. Neighborhood Serving Uses – small shops that serve the convenience needs of nearby residential, limited to full service deli, dry cleaner, laundromat, tailoring, watch repair and postal annex (Liquor stores, Cigarette stores, and similar uses are prohibited).
- N. Personal Services, including the following uses: Photographer, Hair and Nail Salons, Shoe Repair, Day Spa, and Full Service Salon (Tattoo, Piercing, Psychic, Tarot Card Reading, Palm Reading, and Massage Parlors are prohibited).
- O. Instructional facilities, tutoring, learning centers and schools for music, art, cosmetology, dance, and martial arts.
- P. Accessory Uses and Structures: Including signage, parking facilities, trash and utility enclosures, and enclosed storage.
- Q. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.3.2 Subarea 3 - Permitted Upper Floor Uses

- A. Multi-Family and Attached Single Family Residential.
- B. Live-Work – residential living spaces may include an integrated work space, provided the work space has a ground-floor storefront expression and upper-floor workspaces are internally connected to and operated in conjunction with the ground-floor, principally used by one or more of the residents. Work activity is limited to business (primarily office), the making of arts and crafts, including painting, graphic production, photography, print, ceramics, and sculpture, and other activities compatible with residential use. Activities that require hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking (with more than three fixed pieces of equipment) shall not be permitted. The maximum number of employees not including the owner/occupant is limited to two. Permitted work activities shall be classified as a business and shall be subject to all applicable City, County, and State Regulations.
- C. Retail Sales and Service uses (as defined in Section 2.6.A above) are permitted on upper-floors if internally connected to and operated in conjunction with the ground-floor use.
- D. Eating and Drinking Establishments, including those serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service.
- E. Business, Professional, and Government Offices.
- F. Medical and Dental Offices.
- G. Health and Exercise Clubs.
- H. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals,

and temporary housing facilities.

- I. Other business services that do not generate significant foot traffic, such as travel agencies, & small appliance repair.
- J. Publicly Owned Parking Facilities.
- K. Personal Services, including the following uses: Photographer, Hair and Nail Salons, Shoe Repair, Day Spa, and Full Service Salon (Tattoo, Piercing, Psychic, Tarot Card Reading, Palm Reading, and Massage Parlors are prohibited).
- L. Instructional facilities, tutoring, learning centers and schools for music, art, cosmetology, dance, and martial arts.
- M. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.3.3 Subarea 3 – Conditionally Permitted Uses

Findings for Conditional Uses must document the potential for the use to contribute to pedestrian activity and to provide interesting displays or views into the business. Conditional Uses must also be appropriate to the area and compatible with nearby uses.

The following uses are permitted on the ground level, upon granting of a Conditional Use Permit:

- A. Bars and Nightclubs, including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not clearly ancillary to food service.
- B. Public Halls, Clubs, Lodges, Community Recreational Centers, and Meeting Facilities.
- C. Public and quasi-public buildings, including uses of an educational, religious, or public service nature (i.e. schools, adult training facilities, churches, public and non-profit organizations).
- D. Day and Child Care Centers, Day Care Homes, and Residential Care Homes.
- E. Additional Uses Permitted with a Conditional Use Permit: Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Downtown Specific Plan.

The following uses are permitted on upper stories, upon granting of a Conditional Use Permit:

- A. Bars and Nightclubs, including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not clearly ancillary to food service.
- B. Stand-alone Retail Sales and Service Uses (as defined in 2.6.A above), that are not associated with and connected to a ground floor use.

- C. Public Halls, Clubs, Lodges, Community Recreational Centers, and Meeting Facilities.
- D. Day and Child Care Centers, Day Care Homes, and Residential Care Homes.
- E. Additional Uses Permitted With a Conditional Use Permit: Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Downtown Specific Plan.

2.3.4 Subarea 3 – Special Condition Sub-district – A (Southeast corner of Railroad and South Livermore Avenue and generally bounded by the Bankhead Theater and plaza to the east and commercial development along First Street to the south):

The following uses are permitted on ground and upper levels:

- A. Public owned parking facilities.
- B. Cultural facilities including performing arts theaters
- C. Open space, pedestrian paths, plazas, and public recreation facilities.
- D. Boutique hotel, which may include accessory uses such as a spa, restaurant, bar, meeting facilities, and limited retail and personal service uses to serve the needs of guests.
- E. Conference and meeting facilities
- F. Accessory uses and structures
- G. Additional uses permitted. Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

The following uses are permitted on ground and upper levels, upon granting of a Conditional Use Permit:

- A. Public halls and community recreation centers.
- B. Additional uses permitted. Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Downtown Specific Plan.

2.3.5 Subarea 3 – Special Condition Sub-district – B (South side of Railroad Avenue including Performing Arts Theatre and Plaza)

The following uses are permitted on ground and upper levels:

- A. Cultural facilities including performing arts theaters.
- B. Open space, pedestrian paths, plazas, and public recreation facilities.
- C. Accessory uses and structures.

- D. Outdoor dining uses may be permitted within the public right-of-way (plazas) consistent with the Master Design Program and Outdoor Dining Permit application procedures specific to outdoor dining uses contained within Chapter 6 and 10 of the Downtown Specific Plan.
- E. Additional uses permitted. Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

The following uses are permitted on ground and upper levels, upon granting of a Conditional Use Permit:

- A. Public halls and community recreation centers;
- B. Conference and meeting facilities.
- C. Additional uses permitted. Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Downtown Specific Plan.

2.3 Subarea 4

2.3.1 Subarea 4 – Special Condition Sub-district – A (Commercial and Cultural Sub-District)

Permitted Uses. The following uses are permitted:

- A. Retail Sales and Services including the following:
 - 1. Specialty Food Retail, including the following and similar specialty foods: Groceries/Specialty Market/Market Hall (separate retail food uses (e.g. meat, fish, bakery, deli, produce, etc.) that combine to create a market)/Drug Stores; Chocolate/candy; General gourmet; Ice cream; Pastry/desserts; Yogurt/dairy; Doughnuts/bakery; Wine Shops and wine tasting; and similar specialty foods.
 - 2. Specialty Goods Retail, including the following and similar specialty goods uses: Cooking supplies/culinary; General house wares; Decorator/arts and design centers (including tile, floor and wall coverings); Specialty Hardware; Antique stores selling high-quality used goods (this category excludes thrift and second-hand stores); Party supplies; Lamps/lighting; Household accessories; Books/magazines/stationery; Music/instruments.
 - 3. Quality Goods Retail, including the following, and similar uses: Small crafts; Specialty furniture; Clothing (including consignment stores that sell both gently used and new clothing and accessories)/shoe stores; Stereo/video or computers; Cameras/photography; Sportinggoods;