

**IN THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA**

**AN ORDINANCE ADOPTING PLANNED DEVELOPMENT (PD) 25-001 FOR THE  
ABBOUD TOWNHOMES**

On June 14, 2020, the City received an application for Planned Development (PD) 25-001, Site Plan Design Review (SPDR) 21-001, and Subdivision (SUB) 20-004 to redevelop the approximately 0.62-acre site with a two-story, attached, 13-unit multi-family, townhome-style development (“Project”). The Project will consist of all rental units that would be grouped on one lot. The units will include three and four bedroom plans that range in size from 1,400 to 1,900 square feet, plus one Accessory Dwelling Unit. Each primary unit will have an attached two-car garage. The Project will reconstruct the curb, gutter, and sidewalk along the project’s frontages (East Avenue and Dolores Street), underground all utilities, and construct a new shared driveway to access the site from Dolores Street.

On June 17, 2025, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, heard public testimony, and findings, and made the necessary findings.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LIVERMORE DOES  
ORDAIN AS FOLLOWS:**

**Section 1.** *Recommendation.* The Planning Commission held a duly noticed public hearing on June 17, 2025, to consider Planned Development (PD) 25-001 and recommended that the City Council approve the Planned Development as referenced in Planning Commission Resolution No. 23-25, attached hereto as Exhibit A.

**Section 2.** *Environmental.* The City Council considered the environmental review and found the project exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (In-Fill Projects).

**Section 3.** *Consistency.* The ordinance is consistent with the Livermore General Plan and the Livermore Development Code and will serve the public necessity, convenience and welfare for the reasons set forth in the agenda materials associated with the project and the City Council adopts such reasons as its own.

**Section 4.** *Findings and Adoption.* The City Council of the City of Livermore has reviewed and considered the written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the “Record Evidence”). The City Council considered the findings made in Planning Commission Resolution No. 23-25, attached hereto as Exhibit A, and hereby adopts the same findings by this reference and incorporates them as part of this Ordinance. Based upon the City Council’s own independent review of the Record Evidence and considerations, the City Council hereby approves Planned Development (PD) 25-001, attached hereto as Exhibit B, for the Abboud Townhomes Project.

**Section 5. Zoning Standards.** The zoning standards for this district shall be those set forth in the Planned Development (PD) 25-001, attached hereto as Exhibit B.

**Section 6. Publication and Effective Date.** This ordinance or a comprehensive summary thereof shall be published once in a newspaper of general circulation of the City of Livermore within fifteen (15) days after its adoption and shall take effect and be in force thirty (30) days from and after its adoption.

**Section 7. Filing.** The Planning Manager is directed to file a Notice of Exemption with the Alameda County Clerk.

**Section 8. Documents.** The documents that constitute the record of proceedings upon which this decision is based can be found in the City Clerk’s Office, 1052 S. Livermore Avenue, Livermore, California.


**Section 9. Severability.** If any part of this ordinance is declared unconstitutional or invalid by a court, such unconstitutionality or invalidity shall not affect any remaining parts. The City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

The foregoing ordinance was introduced at the meeting of the City Council of the City of Livermore held on November 24, 2025, by the following vote:

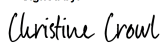
AYES: Council Members Barrientos, Dunbar, Wang and Mayor Marchand  
NOES: None  
ABSENT: Vice Mayor Branning  
ABSTAIN: None

The ordinance was adopted at the regular meeting of the City Council held on January 12, 2026, by the following vote:

AYES: Council Members Barrientos, Branning, Dunbar, Vice Mayor Wang, and Mayor Marchand  
NOES: None  
ABSENT: None  
ABSTAIN: None

Signed by:  
  
\_\_\_\_\_  
FBD7811F806F45B...  
Mayor, City of Livermore

ATTEST:  
  
\_\_\_\_\_  
078837E34F9846D  
Ashley Zieba  
Acting City Clerk

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
391C39B8738DC1426...  
Christine Crowl  
Special Counsel

- Attachments:
1. Exhibit A – Planning Commission Resolution No. 23-25
  2. Exhibit B – Planned Development (PD) 25-001

**IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNED DEVELOPMENT (PD) 25-001**

On June 14, 2020, the City received an application for Planned Development (PD) 25-001, Site Plan Design Review (SPDR) 21-001, and Subdivision (SUB) 20-004 to redevelop the approximately 0.62-acre existing site with a two-story, attached, 13-unit multi-family, townhome-style development project ("Project").

On June 17, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, staff recommendations, all public comments and testimony, and findings.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public hearing, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Livermore has considered the Record Evidence and recommends the City Council adopt a resolution determining the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") in accordance with CEQA Guidelines Section 15332 (In-fill Project).

**BE IT FURTHER RESOLVED**, with respect to Planned Development (PD) 25-001, the Planning Commission finds based upon the information presented that:

1. The Planned Development is consistent with the General Plan, any applicable Specific Plan, and the Development Code.

Findings: PD 25-001 is consistent with the purpose, intent, goals, policies and programs and land use designations of the General Plan and zoning designation. The General Plan designation for the subject site is Urban High Residential (UH-2). The Urban High Residential designation accommodates the highest range of residential densities in the City. It allows a density range of 8 to 14 units per acre. The General Plan allows residential density to be based on a district-wide basis (Livermore General Plan Land Use Element, p. 3-10). The current density of the surrounding neighborhood is 12.7 units per acre. The proposed project will increase density in this area to approximately 13 units per acre. Thus, district-wide density will remain within the permitted density range of the UH-2 designation. Housing types such as townhouses and duplexes are common under the UH-2 designation. The Livermore Development Code (section 3.04.030.J.1) requires residential Planned Developments to provide a design feature in exchange for variation from conventional zoning regulations.

The proposed Project meets the Planned Development design feature requirements.

**EXHIBIT A**

The Project also includes increased landscaping on-site and the proposed architecture is of high quality and incorporates design features as recommended by the Design Standards and Guidelines. The applicant has agreed to contribute \$50,000 towards intersection improvements at East Avenue and Dolores Street. The new development is compatible with existing development and community character; and supports City-wide goal for housing choices. The applicant proposes to rent all 13 units in the development. The project will include one unit for rent to a very low-income (50% of Area Median Income) household. The applicant would be required to enter into an affordable housing agreement that will be recorded on the property.

2. The proposed Planned Development will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Findings: PD 25-001 will facilitate the development of the Project site and will not be detrimental to the welfare of the City. The two-story, attached, 13-unit multi-family, townhome-style development will consist of all rental units that would be grouped on one lot. The units will consist of either three or four bedrooms and range in size from 1,400 to 1,900 square feet per unit. An existing single-family home is located on the property including several recreational vehicles and a storage container. The existing house will be demolished, and the recreation vehicles and storage container will be removed from the site. The Project design enhances the views for the public from East Avenue and Dolores Street. The Project includes increased landscaping on-site of which approximately 50% are native to California. The proposed architecture is of high quality and incorporates design features as recommended by the Design Standards and Guidelines. The applicant will reconstruct the curb, gutter, and sidewalk along the Project frontages (East Ave and Dolores St.), construct a new driveway to provide access to the site from Dolores Street, and underground all electric and communication lines along the Project frontage. Additionally, the applicant has agreed to contribute \$50,000 towards intersection improvements.

3. The Planned Development is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Findings: The Project has access to public utilities including water and sewer. The development would increase the need for public utilities that would be maintained by the City. The Project would be required to pay for the increase in public services at the time of Building Permit issuance and through user fees. The applicant will reconstruct the curb, gutter, and sidewalk along the project frontages (East Avenue and Dolores Street), construct a new driveway to provide access to the site from Dolores Street, and underground all electric and communication lines along the project frontage. Site Access (ingress and egress) from Dolores Street was evaluated by the Livermore Pleasanton Fire Department, Livermore Sanitation, and the Engineering Division for conformance with the applicable standards and deemed adequate to maintain health

**EXHIBIT A**

and safety and will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

**BE IT FURTHER RESOLVED** that the Livermore Planning Commission, based upon its own independent review of the Record Evidence and considerations, and based on the above findings which are necessary to protect the public health, safety, and general welfare, hereby recommends the City Council approve Planned Development (PD) 25-001.

**BE IT FURTHER RESOLVED** that the Livermore Planning Commission recommends the City Council direct the Planning Manager to file a Notice of Exemption for the Project with the Alameda County Clerk if the Project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner Horner, seconded by Vice Chair Kronzak, the foregoing Resolution was adopted at the Planning Commission meeting of June 17, 2025, by the following vote:

AYES: FINTSCHENKO, HORNER, KRONZAK, STEELE.  
NOES: ANDERSON.  
ABSENT: NONE.

Yolanda Fintschenko, Chairperson

A handwritten signature in black ink, appearing to read "Bo" followed by a horizontal line and "For".

by Stephen Riley, Planning Manager  
Secretary to the Planning Commission

Exhibit A – Planned Development (PD) 25-001

# Planned Development – Residential (PD-R) 25-001



*General Note: the drawings and photos are illustrative.*

## **A. Purpose**

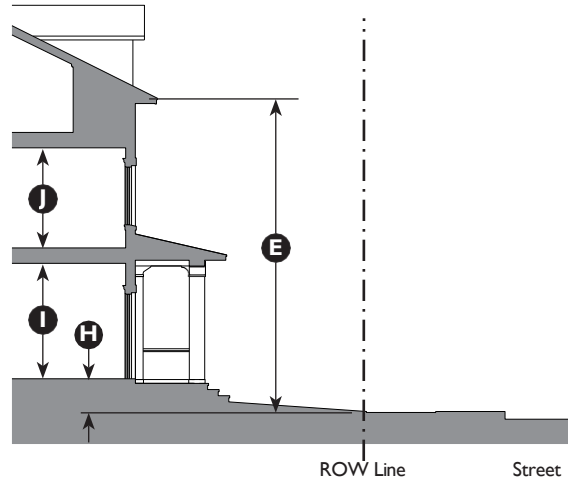
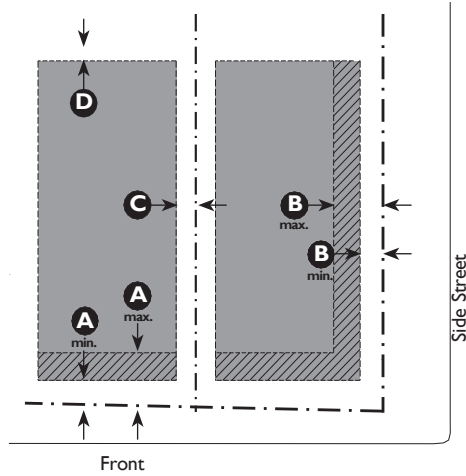
The purpose of establishing this Planned Development District is to regulate residential townhouse building type development of Tentative Parcel Map 11527 ("Exhibit A" and APNs 98A-610-1-2 and 98A-610-2) approximately 0.62± acres of land located at the southeast quadrant of East Avenue and Dolores Street. Development shall be in conformance with the requirements of the Livermore Development Code (LDC) as it exists now or may be amended in the future, except as modified by the following regulations.

## **B. Allowed Building Types**

Carriage House	Single-Family House <sup>2</sup>
Duplex, Side by Side	Duplex, Stacked
Duplex, Front and Back	Bungalow Court
Townhouse	Fourplex and Sixplex
Courtyard Apartment	

<sup>1</sup> See Part 5 (Building Types) for descriptions and regulations.

<sup>2</sup> Permitted on parcels with an underlying General Plan land use designation of Urban High (UH).



**Key**

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

**C. Building Placement**

Setback (Distance from ROW / Property Line)		A
Front		
Minimum <sup>1,2</sup>	Lesser of adjacent property's or 15'	
Maximum <sup>3</sup>	30'	
Front facade <sup>4</sup> within facade zone	50% min.	
Side Street <sup>5</sup>	10' min.; 15' max.	B
Side <sup>6</sup>	5' min.	C
Rear	5' min.	D

<sup>1</sup> On development's interior streets, refer to side street setback.  
<sup>2</sup> 5' min.  
<sup>3</sup> No maximum front setback for Carriage houses.  
<sup>4</sup> Garages shall not be counted as part of the front facade.  
<sup>5</sup> Can be reduced with approval of an SPDR in the First Street Transitional Area depicted in 3.02.080.H.  
<sup>6</sup> No side setback required between Townhouse and/or Live/Work building types.

**Miscellaneous**

Distance between Main Buildings on Same Lot	
1 Story	8' min.
2+ Stories	15' min.

**D. Building Form**

Lot Size		
See Part 5 (Building Types).		
Building Height <sup>7,8,9</sup>		
Stories	2-½ stories max	E
To Eave or Parapet	24' max.	
Overall	35' max.	
Ground Floor Finish Level	18" min. above sidewalk	H
Ground Floor Ceiling	9' min. clear	I
Upper Floor(s) Ceiling	8' min. clear	J

<sup>7</sup> Does not apply to accessory structures. See 4.02.030 (Accessory Structures)

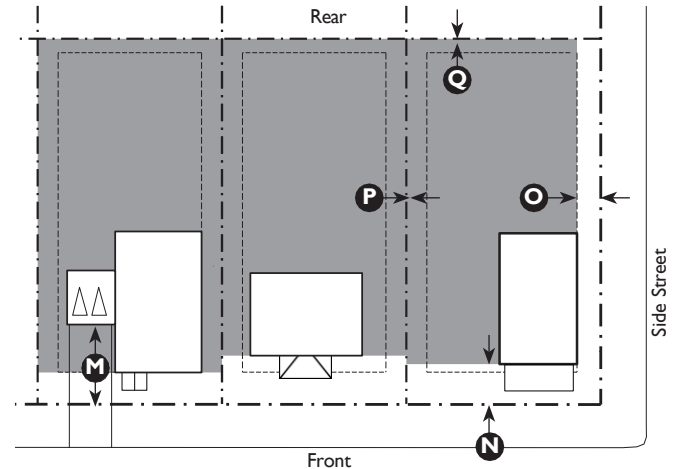
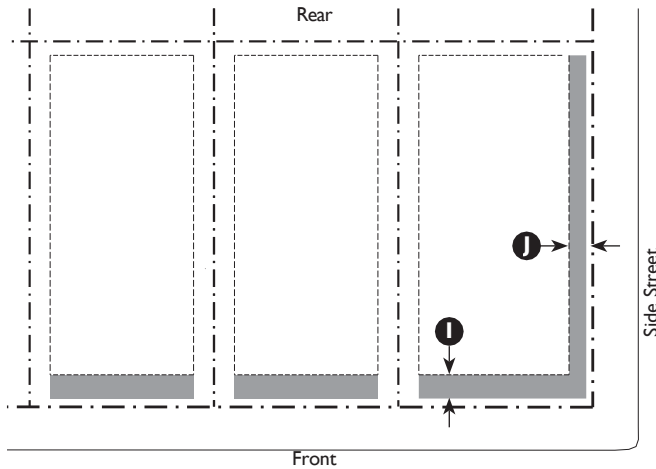
<sup>8</sup> See Part 5 (Building Types) for additional height regulations.

<sup>9</sup> For First Street Corridor Transition Area, see 3.02.080.H.

**Miscellaneous**

Mansard roof forms are not allowed.  
 Upper-floor units must have a primary entrance along a street facade or to a courtyard.  
 Ground-floor residential units facing a street shall have individual entries.  
 LDC § 5.01.090.G. is modified to allow a minimum 18' and a maximum 44' building width per townhouse unit.

# EXHIBIT B



### Key

- ROW / Property Line
- Setback Line
- Encroachment Area

### Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

### E. Allowed Use Types

Ground Floor <sup>1</sup>	Residential
Upper Floor <sup>1</sup>	Residential

<sup>1</sup> See 3.02.080.I (T4N Use Table) for specific use

### F. Frontage Types and Encroachments

#### Encroachments into Setback<sup>2</sup>

Front	8' max.	ⓘ
Side Street or Civic Space	8' max.	ⓙ
Side	0' max.	
Rear		
Property Line	0' max.	
Rear Lane	3' max.	

<sup>2</sup> Encroachments are not allowed within a Street ROW. See 4.02.020.B (Encroachments) for complete list of allowed encroachments.

#### Required Frontage Types<sup>3</sup>

Porch	Forecourt
Stoop	

<sup>3</sup> See 4.03 (Frontage Standards) for descriptions and regulations.

### G. Required Parking

#### Spaces

Residential Uses

Studio or 1 Bedroom	1 space/unit min.
2+ Bedrooms	2 spaces/unit min.

#### Location (Setback from Property Line)

Front		
Covered or Attached	Match front facade + width of garage min.	Ⓜ
Uncovered	Match front facade min.	Ⓝ
Side Street	5' min.	Ⓞ
Side	0' min.	Ⓟ
Rear	0' min.	Ⓠ

#### Miscellaneous

Linear feet of front or side facade that may be garage 35% max.

Tandem parking is allowed for off-street parking only if both spaces are behind the required setback and are for the same residential unit.

See Chapter 4.04 (Parking Standards) for additional general parking requirements.

**I. T4N Use Table**

Land Use Type <sup>1,2</sup>	Specific Use Regulations	Permit Required
<b>Agricultural</b>		
Community Gardens		P
<b>Recreation, Education, and Public Assembly</b>		
Park, Playground		P
Public and Quasi-Public	6.02.090	CUP
School, Private		CUP
<b>Residential<sup>3</sup></b>		
Dwelling: Single-family <sup>4</sup>		P
Dwelling: Townhouse, Courtyard Apartment, Multiple-family units		P
Supportive Housing		P
Transitional Housing		P
Home Occupation	6.02.060	HOP
Residential Accessory Use or Structure		P
Health Facility:	6.02.050	
Residential care, 1 - 6 clients		P
Residential care, 7 or more clients		CUP

Land Use Type <sup>1,2</sup>	Specific Use Regulations	Permit Required
<b>Services: General</b>		
Bed & Breakfast	6.02.010	ZUP
Child Day Care Facility	6.02.020	
Small family day care home		P
Large family day care home		ZUP
Family day care center		CUP

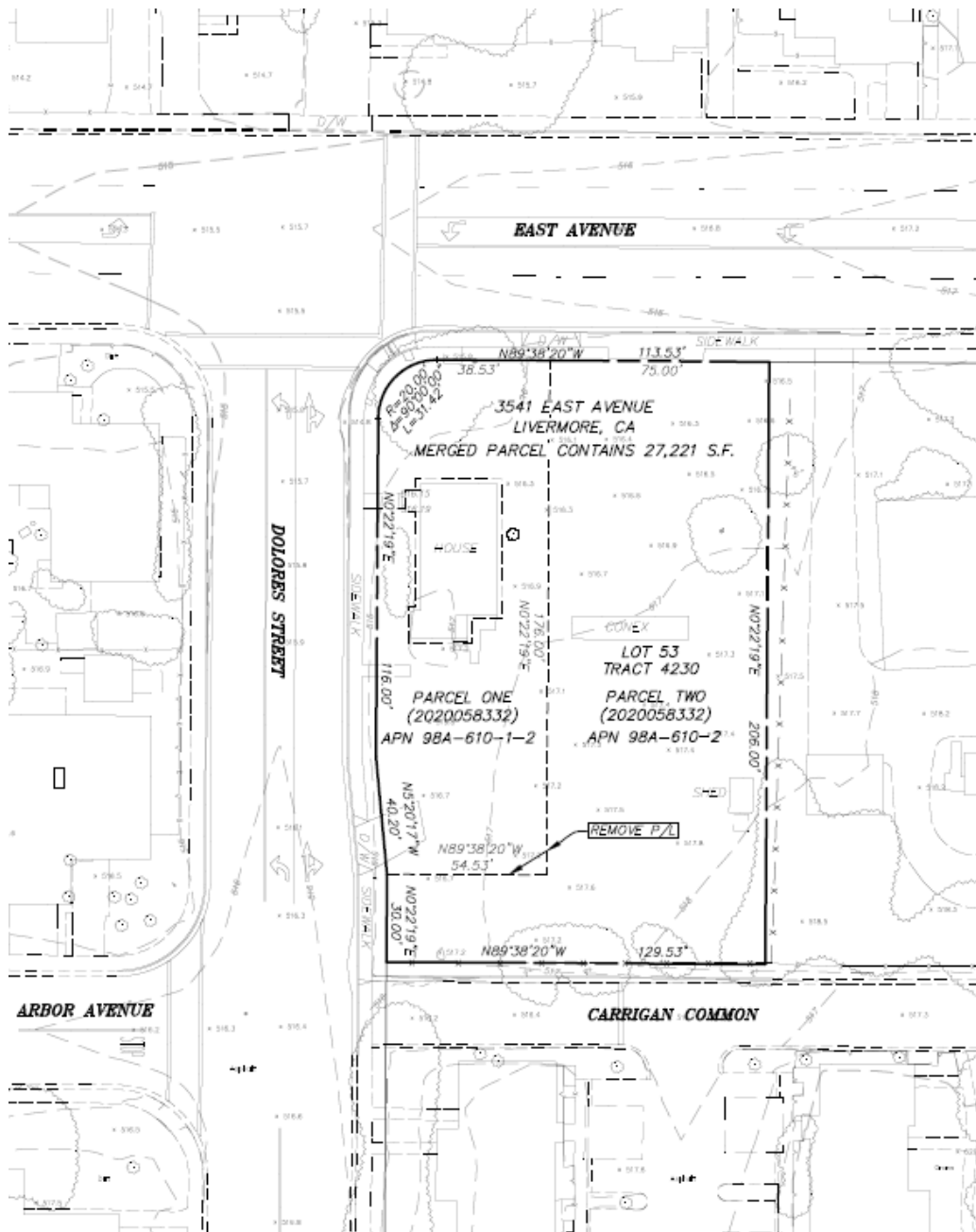
(Ord. 2082 § 2(C), 2019; Ord. 2058 § I (Exh. C), 2017;  
Ord. 2018 § 4 (Exh. B), 2015)

<b>Key</b>	
P	Permitted Use
CUP	Conditional Use Permit Required
HOP	Home Occupation Permit Required
ZUP	Zoning Use Permit Required
—	Use Not Allowed

**End Notes**

- <sup>1</sup> A definition of each listed use type is in Part II.
- <sup>2</sup> Uses not listed are specifically prohibited, unless Director determines use is consistent pursuant to the Code.
- <sup>3</sup> A Zoning Clearance is required for new units and additions.
- <sup>4</sup> Permitted only if already legally existing at time of Code adoption, 05/01/10.

# "Exhibit A"



SITE PLAN

PARCEL MAP WAIVER

## TENTATIVE PARCEL MAP 11527

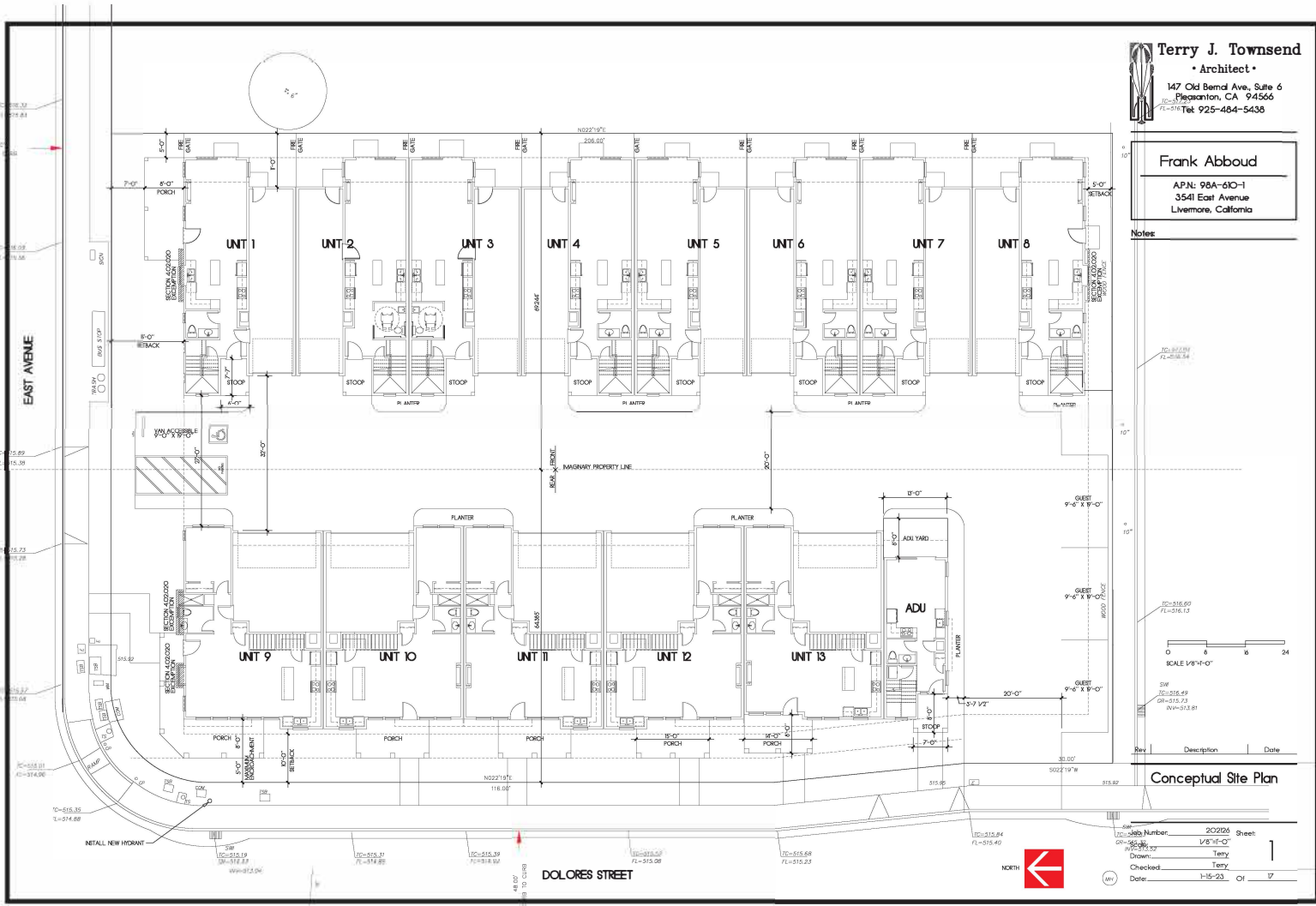
BEING A MERGER OF PARCEL ONE AND PARCEL TWO AS DESCRIBED IN THE GRANT DEED RECORDED MARCH 11, 2020 AS DOCUMENT NO. 2020058332 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA

CITY OF LIVERMORE  
ALAMEDA COUNTY, CALIFORNIA  
FEBRUARY 2025

### ALEXANDER & ASSOCIATES INC.

SURVEYORS — PLANNERS — ENGINEERS  
PLEASANTON, CALIFORNIA

"Exhibit B"



**Terry J. Townsend**  
 • Architect •  
 147 Old Bernd Ave., Suite 6  
 Pleasanton, CA 94566  
 Tel: 925-484-5436

**Frank Abboud**  
 APN: 98A-610-1  
 3541 East Avenue  
 Livermore, California

Notes

Notes

1. TO=316.89  
 FL=316.14

2. TO=316.89  
 FL=316.14

3. SW  
 TO=315.49  
 DR=315.73  
 HW=315.89

Scale: 1/8"=1'-0"

Rev	Description	Date

**Conceptual Site Plan**

Sheet Number:	20226	Sheet:	1
Scale:	1/8"=1'-0"	Drawn:	Terry
Checked:	Terry	Date:	1-15-23