
PLANNED DEVELOPMENT

How to obtain approval of a Planned Development

What is a Planned development?

A Planned Development is generally a larger scale development, which may include the following primary uses: residential, commercial, industrial, or open space. Planned Developments allow for more imaginative and flexible designs for residential projects. Additionally, the City of Livermore does not encourage PD's without receiving amenities.

The flexibility allowed in design in a PD District also allows a developer to address geological, topographical and environmental factors.

A PD District must conform to the requirements of the General Plan and the intent of the Livermore Planning & Zoning Code and Municipal Code in requiring adequate standards necessary to protect the public health, safety, and general welfare.

What conditions must exist in order for a Planned Development to be approved?

The following conditions must be met for a Planned Development to be approved:

- Consistency with the General Plan
- Development standards have been established
- A requirement for site plan approval and design review has been included
- Additional design features to justify variation from conventional zoning
- Environmental design constraints existing on the site.

Who decides whether to approve a request for a Planned Development?

The Planning Commission holds a Public Hearing on the request and makes a recommendation to the City Council. The City Council then holds a Public Hearing and makes a final determination. If approved, final action will be by an Ordinance process. The new PD will be in effect 30 days after the Ordinance is adopted.

How long does the process take?

The Planned Development process on average takes four to six months. The scheduling of public review will be based upon the complexity and completeness of your project and volume of other permit requests currently before the City. The period will be longer if an Environmental Impact Report (EIR) is required. For details about EIR requirements, see the Environmental Assessment information sheet.

What Documents do I Submit?

- A completed application form signed by the property owner
- Application Fee - Refer to Fee Sheet
- Project Description
- Site Photographs
- Environmental Assessment Form
- A statement of justification and support for your application
- 16 copies of complete plan sets (see attached)
- One 8.5" x 11" reduction of all drawings
- One 8.5" x 11" of transparencies
- Scenic Corridor and School Mitigation information, if needed