LIVERMORE
CALIFORNIA

PLANNING COMMISSION

AGENDA
TUESDAY, FEBRUARY 17, 2026

PLANNING COMMISSION REGULAR MEETING – 7:00 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE AGENDA

IN PERSON INFORMATION:
CIVIC CENTER MEETING HALL
CITY COUNCIL CHAMBERS
1016 S. LIVERMORE AVENUE

Yolanda Fintschenko, Chair
Tracy Kronzak, Vice Chair
Jacob M Anderson, Commissioner
Nadine R Horner, Commissioner
Charity L Steele, Commissioner

1. CALL TO ORDER

ROLL CALL

Commissioner Charity Steele
Commissioner Nadine Horner
Commissioner Jacob Anderson
Vice Chairperson Tracy Kronzak
Chairperson Yolanda Fintschenko

PLEDGE OF ALLEGIANCE

2. OPEN FORUM

- In conformance with the Brown Act, no Planning Commission action can occur on items presented during Open Forum.
- To provide public comment, please submit a speaker card. When your name is called, walk to the lectern to address the Planning Commission.
- Comments are limited to a maximum of 3 minutes per person, per item. The Chair may reduce the amount of time based on the number of persons wishing to speak.
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene after Matters for Consideration.

3. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the Planning Commission with a single action. Members of the audience wishing to provide public input must submit a speaker card.

3.1 Approval of the 2026 Planning Commission Meeting calendar.

Recommendation:
Staff recommends Planning Commission Approve the 2026 Planning Commission Meeting Calendar (see Attachment 1).

Staff Report
Attachments:
1. 2026 Proposed Meeting Calendar

3.2 Approval of the September 16, 2025 Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.

Staff Report
Attachments:
1. 09-16-2025 Draft Meeting Minutes

3.3 Approval of the October 7, 2025 Planning Commission Draft Meeting Minutes.

Recommendation:

Staff recommends the Planning Commission approve the draft minutes.

Staff Report
Attachments:
1. 10-07-2025 Draft Meeting Minutes

3.4 Approval of the October 21, 2025 Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.

Staff Report
Attachments:
1. 10-21-2025 Draft Meeting Minutes

3.5 Approval of the December 2, 2025 Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.

Staff Report
Attachments:
1. 12-02-2025 Draft Meeting Minutes

3.6 Approval of the December 16, 2025 Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.

Staff Report
Attachments:
1. 12-16-2025 Draft Meeting Minutes

4. PROJECT REVIEW

5. PUBLIC HEARINGS

6. MATTERS FOR CONSIDERATION

6.1 Election of the Planning Commission 2026 Chairperson and Vice-Chairperson.

Recommendation:
Staff recommends the Planning Commission nominate and vote on candidates for the offices of Chairperson and Vice-Chairperson.

Staff Report

6.2 Resolution to approve a Consistency Determination (CD) 26-001 for the disposition and transfer of City-owned property to the Livermore Area Recreation and Park District (LARPD).

Recommendation:
Staff recommends the Planning Commission adopt a resolution approving Consistency Determination (CD) 26-001, finding the City's proposed disposition and transfer of approximately 41-acres of land (APNs: 99B-5300-2-13; 99B-5450-10-3) to the Livermore Area Recreation and Park District (LARPD) is consistent with Livermore's 2003-2025 General Plan.

Staff Report
Attachments:
1. Location Map
2. Resolution

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, March 3, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chamber, 1016 S. Livermore Avenue.

9. HOW TO PARTICIPATE IN THE MEETING

You can participate in the meeting in a number of ways:

Open Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission you must submit a speaker card to the Planning Commission Liaison prior to the start of that item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission l may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by a presentation by the applicant, and then questions from the Planning Commission. The Chair will then open the hearing to the public and offer an opportunity for public comments. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission, you must submit a speaker card to the Planning Commission Liaison prior to the start of the presentation of the item.

Other Agenda Items are also open for public input including Consent Calendar or Matters for Consideration items. These comments are also subject to the 3-minute limit.

Special Meetings, Workshops - The public will have the opportunity to address the Planning Commission regarding the item that is the subject of the special meeting or workshop. Public comments are limited to a maximum of 3 minutes per person.

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the Planning Commission Liaison (planning@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the Commission and available on the City website prior to the

meeting. These items will NOT be read into the record.

eComments may be submitted by the public using the eComment link here. Comments may be up to 1000 characters in length and will be accepted up until 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the the Commission and the public upon submittal.

Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment in person, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the Planning Commission Liaison prior to the start of the item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

If you would like to deliver written materials to the Commission as part of your public comments, please provide 8 copies of to the Planning Commission Liaison with your speaker card.

The **Planning Commission Agenda and Agenda Reports** are prepared by City staff and are available for public review on Friday evening, three days prior to the Planning Commission meeting at 1016 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, http://livermoreca.gov/agenda.

Under Government Code §54957.5, any supplemental material distributed to the members of the Planning Commission after the posting of this agenda will be available for public review at City Hall, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at http://livermoreca.gov/agenda.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@LIVERMORECA.GOV OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.1**

DATE: February 17, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the 2026 Planning Commission Meeting calendar.

RECOMMENDED ACTION

Staff recommends Planning Commission Approve the 2026 Planning Commission Meeting Calendar (see Attachment 1).

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 2026 Proposed Meeting Calendar

Prepared by: Michele Donley
Division Clerk

LIVERMORE
CALIFORNIA

MEMORANDUM

DATE: February 17, 2026

TO: Planning Commission

FROM: Stephen Riley, Planning Manager

SUBJECT: Approval of the Planning Commission 2026 Meeting Calendar

Below are the scheduled dates for Planning Commission meetings in 2026.

January 6	July 7
January 20	July 21
February 3	August 4
February 17	August 18
March 3	September 1
March 17	September 15
April 7	October 6
April 21	October 20
May 5	November 3
May 19	November 17
June 2	December 1
June 16	December 15

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.2**

DATE: February 17, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the September 16, 2025 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 09-16-2025 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
SEPTEMBER 16, 2025

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Yolanda Fintschenko at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Yolanda Fintschenko, Vice Chairperson Tracy Kronzak and Commissioner Jacob Anderson, Commissioner Nadine Horner, Commissioner Charity Steele.

PLEDGE OF ALLEGIANCE

Chairperson Fintschenko led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Fintschenko opened the public comment period.

There were no speakers, and the public comment period was closed.

3. CONSENT CALENDAR – NONE.

4. PROJECT REVIEW – NONE.

5. PUBLIC HEARINGS – NONE.

6. MATTERS FOR CONSIDERATION

6.1 Planning Commission Training: 2025 Land Use and Housing Legislation Update by Eric S. Phillips from the law firm of Burke, Williams and Sorenson, LLP.

Recommendation:
Staff recommends the Planning Commission receive the training and ask any clarifying questions.

Eric Phillips, land use attorney, provided an update on 2025 Land Use and Housing laws including an update on California's housing crisis; Housing Element concept; Housing Accountability Act; Density Bonus Law; Housing Crisis Act; Intensified

Single-Family Zones; AB (Assembly Bill) 130; SB (Senate Bill) 131; SB1395; SB1361; AB3093; AB2023; AB2667; AB2580; new civil penalties; AB1893; AB1801; AB2694; AB2430; AB3122; SB450; SB1123; AB2243; AB3057; SB477; AB3057; SB477; AB2533; SB1211; AB2663; AB2553; AB1820; SB1210; AB3177; SB937; and AB2729.

In response to Commission questions, Mr. Phillips and Planning Manager Riley explained the use of objective standards; example of City of Livermore projects utilizing density bonus laws; ministerial review versus Planning Commission / Council approval; use of objective design standards for multi-family housing and project streamlining; funds for Vehicle Miles Travelled (VMT) mitigation; mitigation under CEQA; State's review of Housing Element certifications; Homeowner Association (HOA) reform; and ministerial approvals.

Vice Chairperson Kronzak requested a list of legislators supporting HOA reform.

Chairperson Fintschenko opened the public comment period.

There were no speakers, and the public comment period was closed.

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF

Vice Chair Kronzak asked about reimbursements for the APA conference. Planning Manager Riley and Division Clerk Michele Donley encouraged carpooling and reimbursement process.

Commissioner Horner announced that she would not be at the two meetings in October.

Planning Manager Riley mentioned future higher density housing based on the State's housing laws.

8. ADJOURNMENT – at 8:05 pm to a Regular Planning Commission Meeting on Tuesday, October 7, 2025, at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.3**

DATE: February 17, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the October 7, 2025 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 10-07-2025 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
OCTOBER 7, 2025

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Yolanda Fintschenko at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Yolanda Fintschenko, Vice Chairperson Tracy Kronzak and Commissioner Jacob Anderson, Commissioner Charity Steele.

Absent – Commissioner Nadine Horner

PLEDGE OF ALLEGIANCE

Chairperson Fintschenko led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Fintschenko opened the public comment period.

There were no speakers, and the public comment period was closed.

3. CONSENT CALENDAR

Chairperson Fintschenko opened the public comment period.

There were no speakers, and the public comment period was closed.

ON THE MOTION OF COMMISSIONER ANDERSON SECONDED BY CHAIRPERSON FINTSCHENKO, WITH VICE CHAIR KRONZAK ABSTAINING, AND CARRIED ON A 4-0-1 VOTE, WITH COMMISSIONER HORENER ABSENT, THE PLANNING COMMISSION APPROVED ITEM 3.1:

* “Per section 26.3 of the adopted Planning Commission Rules of Procedure; Vice Chair Kronzak did not announce their intention to abstain from the vote at the beginning of the item; therefore the abstention must rule in-favor of the motion.”

3.1 Approval of the September 2, 2025, Planning Commission Draft Meeting Minutes.

ON THE MOTION OF VICE CHAIR KRONZAK, SECONDED BY COMMISSIONER ANDERSON AND CARRIED ON A 4-0-1 VOTE, WITH COMMISSIONER HORNER ABSENT, THE PLANNING COMMISSION APPROVED ITEM 3.2:

3.2 Resolution to approve Consistency Determination (CD) 25-003 for the disposition of a City-owned parcel to the Livermore Area Recreation and Park District.

In response to Commissioner Anderson, Planning Director Riley explained that Consistency Determinations could be considered on the Consent Calendar.

4. PROJECT REVIEW – NONE

5. PUBLIC HEARINGS

5.1 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).

Recommendation:
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.

Associate Planner Jennifer Ackerman presented the staff report.

Florentina Craciun, LSA Associates, explained the focus areas of the Draft EIR and Mitigation Measures.

Planning Director Riley noted the comment emails that had been received and provided to the Commission.

Commissioner Anderson clarified that any comments would be addressed in the Final EIR.

Chairperson Fintschenko opened the public comment period.

Jason Lowery addressed the easement by the 15 homes on Cabrillo Avenue, concern about the impact of headlights and lack of bollards, need for greater setback to provide privacy, and remediation of any chemicals leached into the soil by the dry cleaners; and expressed excitement about revitalization and the design.

Adam Thompson, representing the Oak Door, expressed concern about the number of significant impact items and removal of contaminated soil.

Commissioner Steele expressed concern about the soil contamination and removal; and appreciation for the concerns raised by Mr. Lowery and Mr. Thompson.

Commissioner Anderson encouraged questions and comments be submitted to staff; questioned the lack of study for use of the parking lot for bicycle cut through; previous request for the vehicle miles traveled (VMT) to include loss of existing commercial, which was not included in the EIR; analysis of the alternatives and possible other alternatives such as minimal commercial and mostly housing; and addressing of comments during notice of preparation. Ms. Craciun explained that comments received on the Notice of Preparation were summarized in the Draft EIR.

Vice Chair Kronzak suggested using the comments from Lisjan Nation on tribal cultural resources; inclusion of the current rodent and pest population as part of the project impacts in the hazard evaluation; and consideration of the relationship between the proposed mitigation measures and effect of CEQA related to Section 4.6.3, Haz 1 and Haz 2, mitigation measures.

There were no more speakers, and the public comment period was closed.

6. MATTERS FOR CONSIDERATION – NONE

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF

Chairperson Fintschenko reminded the Commission of the change in process for Matters Initiated.

Vice Chair Kronzak expressed appreciation for the replaced bus bench on Portola Avenue.

Planning Director Riley reminded the Commissioners of the required ethics training.

8. ADJOURNMENT – at 7:41 pm to a Regular Planning Commission Meeting on Tuesday, October 21, 2025 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.4**

DATE: February 17, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the October 21, 2025 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 10-21-2025 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
OCTOBER 21, 2025

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Yolanda Fintschenko at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Yolanda Fintschenko, Vice Chairperson Tracy Kronzak and Commissioner Jacob Anderson, Commissioner Charity Steele.

Absent – Commissioner Nadine Horner

PLEDGE OF ALLEGIANCE

Chairperson Fintschenko led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Fintschenko opened the public comment period.

There were no speakers, and the public comment period was closed.

3. CONSENT CALENDAR

Chairperson Fintschenko opened the public comment period.

There were no speakers, and the public comment period was closed.

Chairperson Fintschenko pulled Item 3.2 from the Consent Calendar to allow staff to make a presentation. Associate Planner Ackerman presented slides clarifying the item.

In response to Commissioner Anderson, Planning Manager Riley clarified Section 20.1 regarding approval of minutes.

Vice Chair Kronzak confirmed that Item 3.2 was consistent with General Plan objectives and requested clarification on Item 3.1, Section 21.5.D. Planning Manager Riley explained the intent regarding consensus of matters initiated.

3.1 Recommendation that the City Council approve the Planning Commission revised Rules of Procedure.

3.2 Resolution to approve Consistency Determination (CD) 25-003 for the disposition of a City-owned parcel to the Livermore Area Recreation and Park District.

ON THE MOTION OF COMMISSIONER ANDERSON SECONDED BY COMMISSIONER STEELE AND CARRIED ON A 4-0-1 VOTE, WITH COMMISSIONER HORENER ABSENT, THE PLANNING COMMISSION APPROVED THE CONSENT CALENDAR.

4. PROJECT REVIEW – NONE

5. PUBLIC HEARINGS - NONE

6. MATTERS FOR CONSIDERATION – NONE

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF

8. ADJOURNMENT – at 7:17 pm to a Regular Planning Commission Meeting on Tuesday, November 4, 2025 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.5**

DATE: February 17, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the December 2, 2025 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 12-02-2025 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
DECEMBER 2, 2025

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Yolanda Fintschenko at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Yolanda Fintschenko, Vice Chairperson Tracy Kronzak and Commissioner Jacob Anderson, Commissioner Nadine Horner, Commissioner Charity Steele.

PLEDGE OF ALLEGIANCE

Chairperson Fintschenko led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Fintschenko opened the public comment period.

There were no speakers, and the public comment period was closed.

3. CONSENT CALENDAR - NONE

4. PROJECT REVIEW – NONE

5. PUBLIC HEARINGS - NONE

6. MATTERS FOR CONSIDERATION

6.1 Planning Commission Training 2025: California Environmental Quality Act (CEQA)

Recommendation:
Staff recommends the Planning Commission receive a training on the California Environmental Quality Act (CEQA) and ask any clarifying questions.

Senior Planner Shannon Pagan provided an overview of CEQA and training for the Planning Commission.

In response Chairperson Fintschenko, Senior Planner Pagan and Outside Legal Counsel Christie Crowl explained required findings for an adequate determination and finding of substantial evidence.

In response to Vice Chairperson Kronzak, Planning Manager Steve Riley, Senior Planner Pagan and Outside Legal Counsel Christie Crowl explained that CEQA does not consider the impact of the environment on the project, but instead focuses on the project's potential to cause physical environmental impacts. Environment-on-project risks are addressed through other city documents such as the Tri-Valley Mitigation Plan. In addition, hazardous materials are regulated through extensive federal, state, and local regulatory requirements. –
Vice Chairperson Kronzak commented on the squishiness of new information on a project side – EIRs don't expire.

Senior Planner Pagan clarified that subsequent environmental documentation would only be required if there are substantial project changes, changes in circumstances, or new information that reveals new or more severe impacts and recommended evaluating future changes against these CEQA standards before determining whether an update is necessary.

Outside Legal Counsel Christie Crowl further explained CEQA Section 15162. Senior Planner Pagan discussed the importance of alternatives in EIRs, including, the no project alternative, and evaluation of a reasonable range of different alternatives.

In response to Commissioner Horner, Planning Manager Riley discussed standard project conditions for vector control on demolition projects.

In response to Commissioner Steele, Senior Planner Pagan explained that CEQA review starts by determining if an action is considered a project as defined by CEQA, and if so, then followed by determination of whether an exemption is applicable or not.

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF – NONE

8. ADJOURNMENT – at 8:06 pm to a Regular Planning Commission Meeting on Tuesday, December 16, 2025 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.6**

DATE: February 17, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the December 16, 2025 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 12-16-2025 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
DECEMBER 16, 2025

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Yolanda Fintschenko at 7:05 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Yolanda Fintschenko, Vice Chairperson Tracy Kronzak and Commissioner Jacob Anderson, Commissioner Nadine Horner, Commissioner Charity Steele.

PLEDGE OF ALLEGIANCE

Chairperson Fintschenko led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Fintschenko opened the public comment period.

Joe Maraspini, representing Nor Cal Carpenters Union Local 713, discussed standards for safety, skills, leadership, and ethics.

There were no more speakers, and the public comment period was closed.

3. CONSENT CALENDAR - NONE

4. PROJECT REVIEW – NONE

5. PUBLIC HEARINGS

5.1 Hearing to consider a request for Vesting Tentative Tract Map, Site Plan Design Review, and certification of an Environmental Impact Report for the Pacific and Livermore Avenue Townhomes Project, a for-sale 115-unit residential condominium project located at the northeast corner of South Livermore Avenue and Pacific Avenue.

Recommendation:
Staff recommend the Planning Commission adopt Resolutions:

1. Certifying the Final Environmental Impact Report (FEIR) pursuant to the California Environmental Quality Act (CEQA) and directing the Planning Manager to file a Notice of Determination with the Alameda County Clerk;
2. Approving Vesting Tentative Tract Map (VTTM) 8701 - Subdivision (SUB) 23-004; and
3. Approving Site Plan Design Review (SPDR) 23-006.

Associate Planner Jennifer Ackerman presented the staff report.

Nicole Geary, representing the applicant, Swenson Builders, explained the proposed Builders Remedy project, including improvements based on public input, goal for a high-quality residential community that complemented the surroundings and provided new opportunities for families to remain and live in Livermore.

In response to Vice Chairperson Kronzak, Associate Planner Ackerman and Project Manager Florentina Craciun, LSA Associates, explained that the Vehicle Miles Traveled (VMT) analysis was based on impacts from the proposed project and the Level of Service Analysis (LOS) was based on the 60% vacancy rate of the existing development; and explained that the traffic analysis occurred in the CEQA review.

In response to Commissioner Horner, Associate Planner Ackerman confirmed that the landscape island was conditioned to be moved 50-feet to the west to allow additional buffering of headlights.

Chairperson Fintschenko opened the public comment period.

Cathryn Villasenor stated she would miss the pet store, gym and Cypress Trees and suggested consideration of adequate emergency room infrastructure.

Jason Lowery discussed the easement on Cabrillo Avenue, which was ignored by the project; suggested bollards for added traffic safety, remediation of the dry cleaner; and indicated support for the project based on the need for the location to be revitalized and the design.

Mary Perner expressed disappointment in the exclusion of ground floor businesses; questioned how the affordable units would be monitored for continued affordability; expressed concern about traffic; and suggested new lighting intersection of Pacific and Dolores.

There were no more speakers, and the public comment period was closed.

Associate Planner Ackerman and Mark Pilarczyk, representing Swenson, confirmed that there were no easements on title.

In response to Commissioner Horner, Associate Planner Ackerman referenced the

notice of preparation, notice of availability, and neighborhood meeting notifying the neighbors that rear access would be removed. Planning Manager Riley stated staff could provide a reminder to neighbors about access being closed off. Commissioner Horner commended staff on the communications and concurred that a reminder was appropriate.

Commissioner Anderson confirmed the Commission's roll in reviewing the EIR; suggested separate votes on the EIR certification and project approval; and suggested modifying the statement on the bottom of Page 423 to "potential for increased VMT." Project Manager Craciun explained why the finding in the Final EIR was made.

In response to Vice Chairperson Kronzak, Mr. Pilarczyk stated the AC units would be located on the end caps of the buildings. Project Manager Craciun explained that the application would have to show compliance with land use thresholds including location of AC units and noise evaluation during project approvals.

ON THE MOTION OF VICE CHAIR KRONZAK, SECONDED BY COMMISSIONER ANDERSON AND CARRIED ON A 5-0 VOTE, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTION:

Resolution 34-25 Certifying the final Environmental Impact Report for the Pacific and Livermore Avenue Townhomes Project and adopting California Environmental Quality Act Findings, and a Mitigation Monitoring and Reporting Program, with Exhibit B, Section 6-2 amended to read "may increase VMT."

Commissioner Steele acknowledged the concerns raised by the public and work done by staff and the applicant to mitigate the issues; and expressed preference for ground floor commercial.

Commissioner Horner expressed appreciation for the project revitalizing a key piece of property in Livermore; and discussed the benefits from the project. Mr. Pilarczyk anticipated construction to begin in early 2027.

Commissioner Anderson recognized the work of staff; and discussed the necessary tree screening between the neighbors and the roads; high quality exterior design; suggested cleanable and slip resistant flooring in the pool house; flaws with the project which the Builders Remedy prevented the Planning Commission from mediating; agreement with concern for lack of commercial opportunities; loss of low rent commercial space and locations for small businesses; frustration with the Active Transportation Plan and loss of safe bike ways; setbacks; purpose of building higher density including commercial spaces, walkability and bikability; and ability to address concerns with only a few units being lost.

Vice Chairperson Kronzak commended staff and the applicant for the completeness of the EIR, which would ensure the site was environmentally clean; and discussed the desperate need of housing in California; frustration with the

process; the State usurping the City's ability to make community appropriate developments, since it delayed certification of the City's Housing Element; and limitation of the Planning Commission doing its job.

Chairperson Fintschenko referenced the benefits from the project; concurred within the need to creatively encourage commercial spaces that would support walkable, livable and vibrant communities consistent with the goals of high-density housing and active transportation plan; and addressed the benefit of revitalization, correction to the bike parking, and one phase for development. Associate Planner Ackerman explained that street naming would occur prior to final map approval and the Building division and Fire Department would ensure the pool met all Health and Safety requirements to prevent drowning.

ON THE MOTION OF COMMISSIONER HORNER, SECONDED BY COMMISSIONER STEELE AND CARRIED ON A *4-0-1 VOTE, WITH VICE CHAIR KRONZAK ABSTAINING, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTION:

* "Per section 26.3 of the adopted Planning Commission Rules of Procedure; Vice Chair Kronzak did not announce their intention to abstain from the vote at the beginning of the item; therefore the abstention must rule in-favor of the motion; therefore the final official vote is 5-0."

Resolution 33-25 Approving Vesting Tentative Tract Map (VTTM) 8701 - Subdivision (SUB) 23-004 And Site Plan Design Review (SPDR) 23-006 for the Pacific and Livermore Avenue Townhomes Project.

6. MATTERS FOR CONSIDERATION – NONE

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF – NONE

8. ADJOURNMENT – at 8:40 pm to a Regular Planning Commission Meeting on Tuesday, January 6, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 6.1**

DATE: February 17, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Election of the Planning Commission 2026 Chairperson and Vice-Chairperson.

RECOMMENDED ACTION

Staff recommends the Planning Commission nominate and vote on candidates for the offices of Chairperson and Vice-Chairperson.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

Prepared by: Michele Donley
Division Clerk

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 6.2**

DATE: February 17, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Resolution to approve a Consistency Determination (CD) 26-001 for the disposition and transfer of City-owned property to the Livermore Area Recreation and Park District (LARPD).

RECOMMENDED ACTION

Staff recommends the Planning Commission adopt a resolution approving Consistency Determination (CD) 26-001, finding the City's proposed disposition and transfer of approximately 41-acres of land (APNs: 99B-5300-2-13; 99B-5450-10-3) to the Livermore Area Recreation and Park District (LARPD) is consistent with Livermore's 2003-2025 General Plan.

DECISION TYPE

Quasi-judicial

SUMMARY

Government Code Section 65402(a) requires that if a General Plan has been adopted, no real property shall be acquired by dedication or otherwise for public purposes or disposed of until the location, purpose, and extent of such acquisition or disposition have been reported upon by the planning agency as to conformity with its adopted General Plan.

In August of 2024, the City Council authorized staff to acquire approximately 41-acres of land referred to as the Quint Property. As part of the acquisition, staff was authorized to consider future partnership opportunities with the Livermore Area Recreation Park District (LARPD). LARPD owns and operates the adjacent Garaventa Wetlands Preserve (Preserve). City and LARPD staff have agreed to terms for transferring ownership of the Quint Property to LARPD pending City Council and LARPD Board authorization. Consolidating ownership under LARPD will assist with managing the property's biological values and protecting visual/scenic qualities, assist with monitoring the property for routine maintenance, and supports the City's and LARPD's future goals for expanding passive recreational opportunities. The City and LARPD have agreed to enter into a subsequent agreement to memorialize the terms of the property transfer. The role of the Planning Commission is to determine whether the disposition and

transfer of this City-owned parcel to LARPD is consistent with the 2003-2025 General Plan.

DISCUSSION

BACKGROUND

The City of Livermore actively engages in acquiring land for open space preservation and conservation. Staff engages with willing property sellers on the open market to purchase land and secure it as open space in perpetuity. The City coordinates the acquisitions with partner agencies such as Tri-Valley Conservancy, Livermore Area Recreation Park District (LARPD), and other agencies to establish conservation easements and long-term stewardship of the land.

Project Site Context

The 41-acre property is located within City limits in northeast Livermore between Vasco and Laughlin Roads west of Bluffs Drive (see Location Map, Attachment 1). The property is situated in a rural setting, is fallow and undeveloped. The property contains seasonal wetlands and annual grasslands.

PROJECT DESCRIPTION

The project is the disposition and transfer of approximately 41-acres of City-owned land to LARPD for the purposes of managing the property's biological values, protecting visual/scenic qualities, monitoring the property for routine maintenance, and possibly expanding passive recreational opportunities. Transferring the property to LARPD would stabilize the land use and allow long-term preservation. If the Planning Commission approves the Consistency Determination, staff would recommend the City Council authorize the execution of a Memorandum of Understanding and a Purchase and Sale Agreement to dispose and transfer the property to LARPD and find that the transaction is exempt from the Surplus Lands Act.

STAFF ANALYSIS

Government Code Section 65402(a) requires that if a General Plan has been adopted, no real property shall be disposed or transferred of until the location, purpose, and extent of such disposition has been reported upon by the planning agency (e.g. Planning Commission) as to conformity with its adopted General Plan. The property contains significant biological value, visual/scenic qualities, and non-motorized recreational value. The transfer would ensure provisions for routine maintenance and management of the property, preserve biological values, and support the City's and LARPD's future goals.

Staff recommend the Planning Commission find the proposed land disposition and transfer to LARPD is consistent with the 2003 Livermore General Plan goals, objectives, and policies, listed below:

Community Character Element

- Goal CC-1 - Preserve and enhance Livermore's natural setting.
- Objective CC-1.1 - Use open space to protect and enhance local community character and identity, to preserve rural characteristics, and to provide an edge to urban growth.
- Policy CC-1.1 P7 - Open space shall be used to protect and enhance local community character

and identity, and to guide the physical shape and direction of urban growth to preserve the rural characteristics of the area.

Open Space and Conservation Element

- Goal OSC-1 - Conserve the value and function of Livermore's open space as a biological resource.
- Objective OSC-1.1 - Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique, or represent valuable biological resources.
- Objective OSC-5.1 - Provide a comprehensive system of parks and recreation facilities in Livermore.
- Objective OSC-5.2 - Provide a full range of recreational activities within Livermore's Park system.
- Policy OSC-5.2 P8 The City shall coordinate with LARPD to develop adequate neighborhood, community, and other appropriate park space within Livermore to serve foreseeable population increases.

Land Use Element

- Goal LU-5 - It is the goal of the City to establish a coherent and logical pattern of urban uses that protects and enhances open space and agricultural uses by providing a clear and permanent boundary for urban uses within the City's Planning Area.

The disposition and transfer supports the City's General Plan goals to preserve biological resources, preserve the rural character of the area, and develop a full system of parks and recreational opportunities for public use and enjoyment in partnership with LARPD.

ENVIRONMENTAL DETERMINATION

A Consistency Determination for the disposition of real property does not constitute a project for the purposes of the California Environmental Quality Act (CEQA). Therefore, no environmental review under CEQA is required.

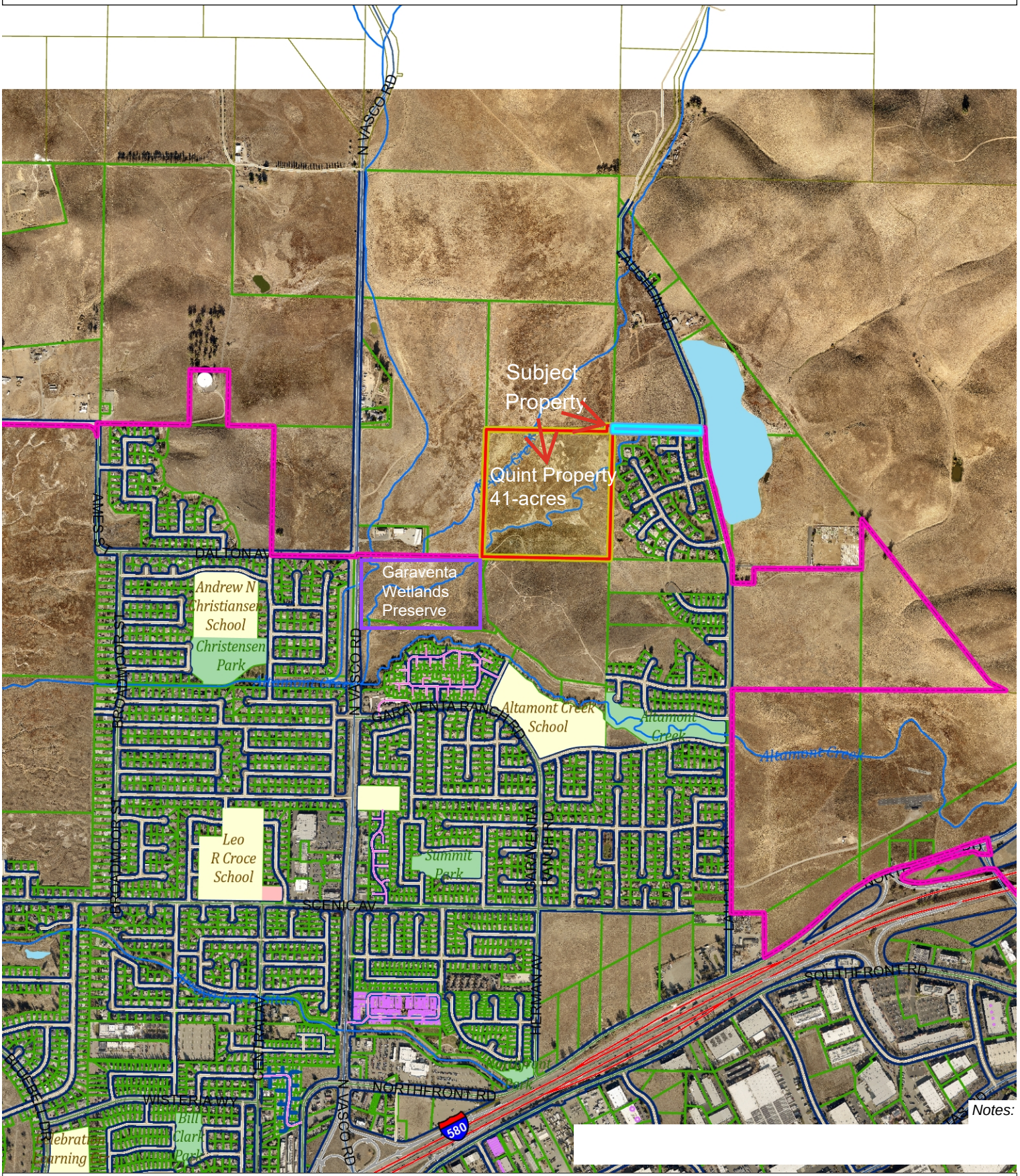
ATTACHMENTS

1. Location Map
2. Resolution

Prepared by: Kam Purewal
Associate Planner

LIVERMORE CALIFORNIA

City of Livermore



Notes:

2,666.7 0 1,333.33 2,666.7 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_
Livermore IT, GIS Services

Scale: 1: 16,000

This map is based on City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Prepared:

11/5/2024
10:51:08 AM

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING CONSISTENCY DETERMINATION (CD) 26-001 FOR THE DISPOSITION OF APPROXIMATLEY 41 ACRES OF CITY-OWNED PROPERTY (APNs: 99B-5300-2-13, 99B-5450-10-3) TO LIVERMORE AREA RECREATION AND PARK DISTRICT

The Planning Commission, as the City's planning agency, is required by Government Code Section 65402(a) to determine the consistency of the disposition of real property and easements for public purposes with the City's General Plan.

A Consistency Determination for the disposition of real property and easements does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required.

The City initiated this Consistency Determination to dispose of and transfer a 41-acre parcel to Livermore Acrea Recreation and Park District (LARPD). LARPD owns and manages the adjacent Garaventa Wetlands Preserve ("Preserve").

The City and LARPD share goals for long term protection and preservation of sensitive natural resources and providing opportunities for non-motorized recreation.

The City's intent for the disposition and transfer of the property to LARPD is to manage the property's biological value, protect visual/scenic qualities, consider non-motorized recreation, consider future expansion of the Preserve, and monitor the property for routine maintenance.

On February 17, 2026, the Planning Commission held a duly noticed public meeting to consider the Project and 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 disposing of real property, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, took testimony, and received into the record all pertinent documents related to the disposition (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, with respect to Consistency Determination (CD) 26-001, the Planning Commission finds:

1. Acquisition and disposition of real property is determined to be consistent with the City of Livermore General Plan.

Response: The disposition of approximately 41 acres (APNs: 99B-5300-2-13, 99B-5450-10-3) to LARPD for the purposes of maintenance and management of the property, preserving biological values, and supporting LARPD's future goals for passive recreational opportunities is consistent with the General Plan goals, objectives, policies, and strategies outlined below.

Community Character Element

Goal CC-1 - Preserve and enhance Livermore's natural setting.

Objective CC-1.1 - Use open space to protect and enhance local community character and identity, to preserve rural characteristics, and to provide an edge to urban growth.

Policy CC-1.1 P7. Open space shall be used to protect and enhance local community character and identity, and to guide the physical shape and direction of urban growth to preserve the rural characteristics of the area.

Open Space and Conservation Element

Goal OSC-1 - Conserve the value and function of Livermore's open space as a biological resource.

Objective OSC-1.1 - Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique, or represent valuable biological resources.

Objective OSC-5.1 - Provide a comprehensive system of parks and recreation facilities in Livermore.

Objective OSC-5.2 - Provide a full range of recreational activities within Livermore's Park system.

Policy OSC-5.2 P8 - The City shall coordinate and cooperate with LARPD and EBRPD in developing adequate regional park space around Livermore to serve foreseeable population increases in Livermore and its environs.

Land Use Element

Goal LU-5 - It is the goal of the City to establish a coherent and logical pattern of urban uses that protects and enhances open space and agricultural uses by providing a clear and permanent boundary for urban uses within the City's Planning Area.

2. The subject parcel to be disposed of is unnecessary for present or prospective public use.

Response: LARPD's mission is to provide outstanding recreation programs and a system of parks, trails, and facilities that enhance quality of life for Livermore residents. The property is not required for any present or future City use – other than the preservation of open space. Transferring ownership of the property to LARPD would ensure continued public benefit by protecting the property's biological, visual, and scenic qualities while expanding passive, non-motorized recreational opportunities consistent with the property's natural characteristics, Livermore General Plan policies, and LARPD's mission.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this Resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission finds the disposition of approximately 41 acres of land (APNs: 99B-5300-2-13, 99B-5450-10-3) is consistent with Livermore's General Plan and hereby approves Consistency Determination (CD) 26-001.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore finds that a Consistency Determination for the disposition of real property does not constitute a project for the purposes of the California Environmental Quality Act (CEQA) per section 21065 of the California Environmental Quality Act and CEQA Guidelines. Therefore, no environmental review under CEQA is required for CD 26-001.

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.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of February 17, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Yolanda Fintschenko, Chairperson

By Stephen Riley, Planning Manager
Secretary to the Planning Commission