LIVERMORE
CALIFORNIA

PLANNING COMMISSION

AGENDA
TUESDAY, MARCH 3, 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 CHAMBER
1016 S. LIVERMORE AVENUE

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

1. CALL TO ORDER

ROLL CALL

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

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 February 17, 2026 Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.
Staff Report
Attachments:
1. 02-17-2026 Draft Meeting Minutes

4. PROJECT REVIEW

5. PUBLIC HEARINGS

6. MATTERS FOR CONSIDERATION

6.1 Planning Commission Training 2026: Interpreting Development Plans

Recommendation:
Staff recommends the Planning Commission receive a training on interpreting development plans and ask any clarifying questions.
Staff Report

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, March 17, 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 I 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
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PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.1**

DATE: March 3, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the February 17, 2026 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 02-17-2026 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
FEBRUARY 17, 2026

REGULAR MEETING

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

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

Absent: Chairperson Yolanda Fintschenko

PLEDGE OF ALLEGIANCE

Vice Chairperson Kronzak led the Pledge of Allegiance.

2. OPEN FORUM

Vice Chairperson Kronzak opened the public comment period.

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

3. CONSENT CALENDAR

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER HORNER, WITH CHAIRPERSON FINTSCHENKO ABSENT AND CARRIED ON A 4-0-1 VOTE, THE PLANNING COMMISSION APPROVED THE CONSENT CALENDAR ITEMS 3.1, 3.2, 3.5 AND 3.6:

3.1 Approval of the 2026 Planning Commission Meeting calendar.

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

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

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

In response to Commissioner Horner, Planning Manager Riley confirmed that a letter was sent to the Pacific and Livermore townhome project neighbors that access through the old Nob Hill commercial center to their backyards would be discontinued.

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER STEELE, WITH CHAIRPERSON FINTSCHENKO ABSENT AND COMMISSIONER HORNER ABSTAINING DUE TO INABILITY TO VOTE AND CARRIED ON A 3-0-2 VOTE, THE PLANNING COMMISSION APPROVED THE CONSENT CALENDAR ITEMS 3.3 AND 3.4:

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

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

4. PROJECT REVIEW – NONE

5. PUBLIC HEARINGS - NONE

6. MATTERS FOR CONSIDERATION

Vice Chairperson

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).

Associate Planner Purewal presented the staff report.

In response to Commissioner Horner, Associate Planner Purewal and Planning Manager Riley confirmed the Planning Commission's roll to determine consistency with the General Plan; restrictions to require the property remain open space; that the subject property is separate from the Garaventa Ranch residential project to the south; the subject property is designated Urban Low Residential and Planned Development; and the City's reason for purchasing the property is due to its significant biological value.

Commissioner Anderson indicated support for the consistency determination.

In response to Vice Chair Kronzak, Associate Planner Purewal and Planning Manager Riley clarified the designations of the properties to the east and north.

ON THE MOTION OF COMMISSIONER HORNER, SECONDED BY COMMISSIONER ANDERSON AND CARRIED ON A 4-0-1 VOTE, WITH, CHAIRPERSON FINTSCHENKO ABSENT, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTION:

Resolution 01-26 Approving Consistency Determination (CD)26-001 for the disposition of approximately 41 acres of city-owned property (APNS: 99b-5300-2-13, 99b-5450-10-3) to Livermore Area Recreation and Park District.

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

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER STEELE AND CARRIED ON A 4-0-1 VOTE, WITH CHAIRPERSON FINTSCHENKO ABSENT, THE PLANNING COMMISSION VOTED VICE CHAIR KRONZAK AS CHAIRPERSON AND COMMISSIONER STEELE AS VICE CHAIRPERSON.

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF – NONE

8. ADJOURNMENT – at 7:18 pm to a Regular Planning Commission Meeting on Tuesday, March 3, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

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

DATE: March 3, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Planning Commission Training 2026: Interpreting Development Plans

RECOMMENDED ACTION

Staff recommends the Planning Commission receive a training on interpreting development plans and ask any clarifying questions.

DECISION TYPE

Not Applicable

SUMMARY

DISCUSSION

ATTACHMENTS

Prepared by: Kam Purewal
Associate Planner