



## PLANNING COMMISSION

### AGENDA

TUESDAY, APRIL 1, 2025

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 Chairty 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.

## 4. PROJECT REVIEW

## 5. PUBLIC HEARINGS

- 5.1 Hearing to consider a request for a Specific Plan Amendment (SPPA 24-003) for a zone change in the Isabel Neighborhood Specific Plan (INSP) and Development Agreement (DA 24-002). The site is located at 3011, 3055 and 3077 Triad Drive. The SPPA would redesignate the project site land use from the current INSP Business Park zone to an INSP Residential Transition zone, which allows 15-25 dwelling units per acre. The DA would vest the land use and project concept plan of approximately 450± multifamily units with a variety of building types, interior street patterns, utilities, driveways, paseos, landscaping, and common park space. Further, the DA establishes the terms and timing of funding contributions to the Social Opportunity Endowment (SOE) and Community Benefit Funds, a plan to meet the City's inclusionary affordable housing requirements, and the construction of off-site Class IV bike lane improvements along North Canyons Parkway.

### **Recommendation:**

Staff recommends the Planning Commission adopt resolutions recommending the City Council:

1. Find the project is covered by the previously approved 2024 Isabel Crossings Addendum and that none of the events under the California Environmental Quality Act

(CEQA) Guidelines section 15162 have occurred and no subsequent Environmental Impact Report (EIR) is required; and find that none of the requirements under CEQA Guidelines section 15164 have occurred and no addendum to the Isabel Neighborhood Specific Plan (INSP) EIR is required, and Direct the Planning Manager to file a Notice of Determination, in accordance with the provisions of the California Environmental Quality Act (CEQA), subject to project approval;

2. Adopt a Resolution approving Specific Plan Amendment (SPPA) 24-003;and
3. Adopt an Ordinance authorizing Development Agreement (DA) 24-002.

#### **Staff Report**

##### **Attachments:**

1. Location Map
2. CEQA Documents
3. Resolution - CEQA
4. Resolution - Specific Plan Amendment
5. Exhibit A - Land Use Map Amendment
6. Resolution - Development Agreement
7. Exhibit A - Development Agreement

## **6. MATTERS FOR CONSIDERATION**

### **6.1 2045 Comprehensive General Plan Update – Policy Topics**

#### **Recommendation:**

Staff recommends the Planning Commission:

- Receive a presentation on the Land Use Element, Community Identity Element, and Economic Development Element and consider General Plan Advisory Committee (GPAC) feedback on policy options.
- Recommend policy topics for City Council consideration and direction.

#### **Staff Report**

##### **Attachments:**

1. Draft GP Annotated Outline
2. Land Use Policy Options
3. GPAC Input on LU Policy Options
4. Community Identity Policy Options
5. GPAC Input on Community Identity Policy Options
6. Economic Dev Policy Options
7. GPAC Input on ED Policy Options
8. Revised Policy Examples

## **7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

## **8. ADJOURNMENT**

To a regular Planning Commission meeting on Tuesday, April 15, 2025 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 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 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](mailto: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](mailto: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.