LIVERMORE
CALIFORNIA

PLANNING COMMISSION

AGENDA
TUESDAY, NOVEMBER 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 Fintschenko
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 September 15, 2026, Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.
Staff Report
Attachments:
1. 09-15-2026 Draft Meeting Minutes

4. PROJECT REVIEW

5. PUBLIC HEARINGS

5.1 **THIS ITEM HAS BEEN CONTINUED FROM THE NOVEMBER 3, 2026 PLANNING COMMISSION MEETING TO THE NOVEMBER 17, 2026 PLANNING COMMISSION MEETING.**

Hearing to adopt a resolution approving a Conditional Use Permit Modification to allow an approximately 3,000 2,998 square-foot drive-through carwash facility with 12 vacuum stations at an existing gas station and food store property. The project proposes landscaping and the carwash exit driveway on City-owned land, subject to a related request for a 30-year lease of adjoining city property will that would be reviewed by the City Council.
Staff Report

5.2 **THIS ITEM HAS BEEN CONTINUED FROM THE NOVEMBER 3, 2026 PLANNING COMMISSION MEETING TO THE DECEMBER 15, 2026 PLANNING COMMISSION MEETING.**

Hearing to consider Development Code Amendment (DCA) 26-001 to amend the standards for temporary signs in the public right-of-way.
Staff Report

5.3 Hearing to adopt a resolution recommending approval of conforming amendments to the Livermore Municipal Code (LMC) and Livermore Development Code (LDC) to ensure consistency with and implement the adopted 2045 General Plan and its policy direction. The amendments provide updates to the Code as necessary to maintain consistency with General Plan land use designations, policies, and implementation actions, including revisions to applicable zoning districts, permitting procedures, and definitions.

Recommendation:
Staff recommend the Planning Commission adopt two separate resolutions recommending the City Council:

1. Find that the conforming amendments to the Livermore Municipal Code (LMC) and Livermore Development Code (LDC) are consistent with and implement the adopted 2045 General Plan and its policy direction, and are within the scope of the General Plan 2045 Environmental Impact Report pursuant to CEQA Guidelines Section 15162 and exempt from CEQA in accordance with Guidelines Section 15061(b)(3);
2. Adopt an ordinance approving Municipal Code Amendment (MUNI) 26-002, conforming amendments to the Livermore Municipal Code (LMC), and Development Code Amendment (DCA) 26-002, conforming amendments to the Livermore Development Code (LDC), to update the City's zoning districts, development standards, permitting processes, and definitions.

These actions are consistent with and implement the goals, policies, and actions of the Livermore General Plan 2045.
Staff Report
Attachments:
1. Resolution - CEQA
2. Resolution - CEQA - SMP 39
3. Resolution - Project
4. Exhibit A

6. MATTERS FOR CONSIDERATION

6.1 Consideration of General Plan Consistency Determination (CD26-004) for the acquisition of real property for open space and conservation purposes.

Recommendation:
Staff recommends the Planning Commission adopt separate resolutions in the following sequence:

1. Find the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15313, acquisition of land for conservation purposes and Direct the Planning Manager to file a Notice of Exemption in accordance with the provisions of CEQA, subject to project approval;
2. Approve Consistency Determination (CD) 26-004, for the acquisition of the Corbett property for open space and conservation purposes, consistent with the General Plan.

Staff Report

Attachments:

1. Property Map
2. Conservation Values Study
3. Parcel Attributes
4. CEQA Resolution
5. Project Resolution

6.2 Consideration of General Plan Consistency Determination (CD) 26-003 for the acquisition and disposition of real property for open space conservation and non-motorized recreation purposes.

Recommendation:

Staff recommend the Planning Commission adopt resolutions:

1. Finding the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15313, acquisition of land for conservation purposes and CEQA Guidelines Section 15301, existing facilities and Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk and State Clearinghouse in accordance with the provisions of CEQA;
2. Approving Consistency Determination (CD) 26-003, finding the City's acquisition (and ultimate disposition to Livermore Area Park and Recreation District) of the Property for open space, non-motorized recreation, and conservation is consistent with Livermore General Plan 2045.

Staff Report

Attachments:

1. Wente Park Location Map
2. Wente Conservation Values Assessment
3. Wente Project Resolution
4. Wente CEQA Resolution

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, November 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 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.