



PLANNING COMMISSION

AGENDA

TUESDAY, JULY 7, 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 June 16, 2026 Planning Commission Draft Meeting Minutes.

Recommendation:

Staff recommends the Planning Commission approve the draft minutes.

Staff Report

Attachments:

1. [06-16-2026 Draft Meeting Minutes](#)

4. PROJECT REVIEW

5. PUBLIC HEARINGS

5.1 Hearing to consider a resolution recommending certification of the General Plan Environmental Impact Report, approval of the Livermore General Plan 2045, and approval of conforming Zoning Map Amendments establishing a long-term vision, goals, policies, implementation actions and land use designations to guide future decision-making related to growth, development, and resource conservation through 2045.

Recommendation:

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

- Certify the General Plan 2045 Final Environmental Impact Report (EIR)
- Adopt Livermore General Plan 2045, subject to the revisions identified in the Errata Sheet dated July 7, 2026 (GPA 21-003)
- Adopt an ordinance making conforming amendments to the Livermore Zoning Map (ZMA 26-001)
- Retain Existing General Plan Scenic Corridor Policy (under separate cover) until new Scenic Resources policies are considered at a future date (POL 26-002)

The Planning Commission's action is a recommendation to City Council.

Staff Report

Attachments:

1. CC May 11 GPU Staff Report
2. Resolution CEQA
3. Exhibit A - Link to General Plan 2045 Final EIR
4. Exhibit B - Findings of Fact and Statement of Overriding Considerations
5. Exhibit C - Mitigation Monitoring and Reporting Program
6. Resolution recommending General Plan adoption
7. Exhibit A - Link to Livermore Draft General Plan 2045
8. Exhibit B Errata Sheet
9. Resolution Zoning Map Amendment
10. Exhibit A - Existing Zoning Map
11. Exhibit B - Proposed Zoning Map
12. Exhibit C - Proposed Change Areas
13. Resolution - Scenic Resources Policy
14. Exhibit A - Scenic Resources Policy

- 5.2 Hearing to consider an ordinance authorizing Development Agreement 24-004 to establish a framework and secure vested rights for a future residential project on approximately 50 developable acres within a 122-acre property at 3658 Las Colinas Road (Assessor Parcel Number 902-8-1). The Development Agreement does not propose or authorize a specific development project or physical development, and future implementation actions would be subject to subsequent approvals.

Recommendation:

Staff recommend the Planning Commission adopt the following resolutions recommending the City Council:

1. Find that the Development Agreement is within the scope of the certified General Plan 2045 Environmental Impact Report (EIR) pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and that the Agreement itself has no potential to cause a significant environmental effect and is therefore exempt under CEQA Guidelines Section 15061(b)(3). No additional environmental review is required;
2. Adopt an Ordinance authorizing Development Agreement (DA) 24-004.

Staff Report

Attachments:

1. Location Map
2. Resolution CEQA
3. Resolution Development Agreement
4. Exhibit A Development Agreement 24-004

- 5.3 Hearing to consider a request for the first amendment to Development Agreement 08-002 (“Agreement”) with McGrath RentCorp (DAA 26-002). The Agreement term would be extended 30 years to 2059, the Agreement boundary would be adjusted, and the Property Owner obligations would be modified to: 1) effectuate a commercial land transfer to a high-revenue commercial user; and 2) secure support for 2045 General Plan and Midtown Area planning objectives.

Recommendation:

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

1. Find that the first amendment to Development Agreement 08-002 with McGrath RentCorp is exempt under CEQA; and
2. Adopt an Ordinance to approve the first amendment to Development Agreement 08-002 with McGrath RentCorp (DAA 26-002).

Staff Report

Attachments:

1. [Location Map](#)
2. [Original Development Agreement](#)
3. [Resolution CEQA](#)
4. [Resolution Development Agreement](#)
5. [Exhibit A - Amended Agreement](#)

6. MATTERS FOR CONSIDERATION

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, July 21, 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 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.