



## PLANNING COMMISSION

### AGENDA

TUESDAY, MAY 19, 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 April 21, 2026 Planning Commission Draft Meeting Minutes.

**Recommendation:**

Staff recommends the Planning Commission approve the draft minutes.

**Staff Report**

**Attachments:**

1. [04-21-2026 Draft Meeting Minutes](#)

- 3.2 Approval of the May 5, 2026 Planning Commission Draft Meeting Minutes.

**Recommendation:**

Staff recommends the Planning Commission approve the draft minutes.

**Staff Report**

**Attachments:**

1. [05-05-2026 Draft Meeting Minutes](#)

## 4. PROJECT REVIEW

- 4.1 Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking

spaces, landscaping with 82 new trees, and related on- and off-site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8).

**Recommendation:**

Staff recommend the Planning Commission take two separate actions:

1. Adopt a resolution finding the project is within the scope of the prior certified EIR pursuant to California Environmental Quality Act (CEQA) Section 15162 (Subsequent EIRs and Negative Declarations) and statutorily exempt from the provisions of CEQA per guidelines section 15183 (Projects consistent with Community Plan, General Plan, or Zoning).
2. Adopt a resolution approving Site Plan Design Review Modification (SPDRM) 25-030.

**Staff Report**

**Attachments:**

1. [Location Map](#)
2. [Development Plans](#)
3. [Owner's Narrative](#)
4. [Public Comments](#)
5. [Specific Plan EIR and 2023 Wine Country Inn Addendum](#)
6. [CEQA Resolution](#)
7. [Project Resolution](#)
8. [Exhibit A - Conditions of Approval](#)

**5. PUBLIC HEARINGS**

**6. MATTERS FOR CONSIDERATION**

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

**8. ADJOURNMENT**

To a regular Planning Commission meeting on Tuesday, June 2, 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](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.