



PLANNING COMMISSION STAFF REPORT

ITEM NO. 5.1

DATE: April 21, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Hearing to consider approving a one-year entitlement extension for Site Plan Design Review Modification 22-017, the approved land use entitlement for Livermore Amador Valley Transit Authority (LAVTA aka Wheels) Administration Building and Maintenance Facility, to May 2, 2027.

RECOMMENDED ACTION

Staff recommends the Planning Commission adopt a resolution approving a one-year entitlement extension for Site Plan Design Review Modification 22-017, for the Livermore Amador Valley Transit Authority (LAVTA aka Wheels) Administration Building and Maintenance Facility, to May 2, 2027.

DECISION TYPE

Quasi-judicial

SUMMARY

On May 2, 2023, the Planning Commission approved a Site Plan Design Review Modification (SPDRM) for the Livermore Amador Valley Transit Authority (LAVTA aka Wheels) Administration Building and Maintenance Facility (project). The project is located at 875 Atlantis Street on an approximately 9-acre site. The project includes redeveloping the site to construct an approximately 22,400 square-foot administration building, an approximately 32,600 square-foot bus maintenance facility, a hydrogen fueling station, employee amenities, surface parking, landscaping, and lighting for LAVTA. LAVTA is currently operating a bus maintenance facility on the site.

Since the May 2023 project approval, LAVTA has worked to secure funding for the project. In January 2025, LAVTA was awarded funding from the Federal Transit Administration (FTA) for the hydrogen fueling station component of the project. On March 27, 2025, the Community Development Director extended the SPDRM entitlement from its original expiration date of May 2, 2025 to May 2, 2026. In November 2025, LAVTA was awarded an additional grant from FTA for full funding required to complete the administration and operations building and maintenance facility. On March 30, 2026, the applicant requested a final one-year extension to the SPDRM entitlement (Attachment 1) with a goal to submit building permit applications before the extension expires. Per Livermore Development Code Section

9.12.070, this second request for an entitlement extension requires Planning Commission review and approval via a public hearing.

DISCUSSION

Livermore Development Code Section 9.12.070(C)(1) authorizes the Planning Commission to extend entitlements one additional year if there have been no changes in circumstances, law, or General Plan or Development Code policies that would preclude the review authority from making the findings upon which the original approval was based. Staff has reviewed the project and applicable development standards and determined that the findings can be made to extend the project entitlement.

The site and its surroundings are similar to what they were when the Planning Commission approved the project in 2023. One new development, known as Surface Mining Permit (SMP) 40 was approved in 2024. The SMP 40 development is located south of the project site and includes the construction of two industrial buildings totaling approximately 759,000 square feet. The buildings have since been constructed and are accessed from Atlantis and Challenger Streets. While the project was approved before the SMP 40 development was approved, it should be noted that the environmental impacts related to the SMP 40 development were evaluated under a separate Environmental Impact Report. The SMP 40 analysis accounted for growth associated with buildout of the General Plan, which includes development of the project site with the land uses that are proposed by the project.

The approved project consists of redeveloping an approximately 9-acre site at 875 Atlantis Street. The project site is currently separated into three areas, with two vacant areas on the northern and southern portion of the parcel and an existing parking lot with a bus wash and fuel station in the middle.

The northern area of the parcel will be developed with a two-story approximately 22,400 square-foot administration building, and the southern area will be developed with an approximately 32,600 square-foot maintenance facility for LAVTA's bus fleet. The middle area will be restriped as part of the existing parking and training area. The project includes a hydrogen fueling station, employee amenities, surface parking, open space, and stormwater treatment areas. Refer to Attachment 2 for an excerpt of the approved development plans. These circumstances have not changed since approval of the project in 2023.

The General Plan and zoning designations are Low Intensity Industrial and Planned Development-Industrial 01-003, respectively. It should be noted that the ongoing General Plan Update proposes to modify the property's General Plan Designation to Industrial-Office (IO). According to the Draft General Plan Update Land Use Element, the IO land use designation "accommodates a mix of manufacturing, advanced research and development, and light industrial activities, along with associated professional and administrative offices. The Industrial-Office designation encourages the development of employment-generating activities with regional access, near major streets, with relatively easy access to freeway interchanges, set in campus-like environments with related amenities and ancillary uses for the benefit of the workforce and nearby residents. Light industrial uses in Industrial-Office areas should not include objectionable levels of noise, vibration, odors, glare, or hazards that would create a nuisance for surrounding uses. In addition to primarily light industrial activities, ancillary uses could include commercial retail components, office, and services for the local workforce and the surrounding neighborhood, like restaurants, childcare, or professional education."

If approved, this proposed land use designation is consistent with the intent of the existing land use

designation. The approved project, therefore, remains consistent with the site's current and anticipated General Plan designations. There are no zoning changes proposed for this property as part of the General Plan Update. Therefore, the approved project also remains consistent with the site's zoning designation. Because there have been no changes in circumstances, law, or General Plan or Development Code policies that would preclude the Planning Commission from making the findings upon which the original approval was based, staff recommends that the Planning Commission extend Site Plan Design Review Modification 22-017 to May 2, 2027.

ENVIRONMENTAL DETERMINATION

The environmental effects of this project were previously evaluated in the Environmental Impact Report for the Oaks Business Park, SCH #2001032069 (“the Previous EIR”), certified February 2004. The Previous EIR evaluated the proposed development of the project site with a new administration building and maintenance facility, as well as a parking lot and associated improvements. The requested entitlement extension will not change the approved project. Since adoption of the Previous EIR, there have been no substantial changes in the project nor in the circumstances under which the project is being undertaken which would require changes in the Previous EIR, nor has any significant new information become available which would require changes in the Previous EIR. Therefore, the project will not result in impacts that were not previously evaluated.

ATTACHMENTS

1. [SPDRM22-017 Extension Request](#)
2. [Approved Development Plans \(excerpt\)](#)
3. [Project Approval Resolution](#)
4. [Exhibit A - Planning Commission Project Approval Resolution 15-23](#)
5. [Exhibit B - Conditions of Approval](#)

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