AGENDA
REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, March 05, 2024
6:30 PM
Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561.
Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

MISSION STATEMENT: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

VISION STATEMENT: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we ***Live*** in a safe, dynamic community, ***Work*** together to build the future, and ***Play*** in our own backyard.

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A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley Planning Commission meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley Planning Commission regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561.

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Please keep cell phones/electronic devices turned off during the meeting. Please be advised that Oakley Planning Commission meetings are video recorded and attendees may appear on video.

Members of the public may address the Oakley Planning Commission on items of interest that are within the City's jurisdiction. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. In compliance with State law, the Oakley Planning Commission may not take action on an item that is not specifically listed on the agenda. If you would like to speak on any agenda item, please fill out a public speaker card available in the lobby and submit it to the City Clerk prior to the agenda item being called. The Oakley Planning Commission Chair will call you by name to the podium to hear your comments and you have up to 3 minutes to speak.

1.OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley Planning Commission

1.2 Pledge of Allegiance to the Flag

1.3 Presentation on the City of Oakley's Economic Development Profile and Programs (Harumi Murata, Economic Development Analyst)

2.PUBLIC COMMENTS

At this time, the public is permitted to address the Planning Commission on non-agendized items.

3.CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Planning Commission with one single action. Members of the audience, Staff or the Planning Commission who would like an item removed from the Consent Calendar for purposes of public input may request the Chair remove the item. The public may request to remove an item(s) to provide input by completing a public speaker card and submitting it to the City Clerk prior to the item(s) being called by the Chair.

3.1 Approve Minutes from the Regular Planning Commission Meeting held February 6, 2024 (Kim Snodgrass, Deputy City Clerk)

Minutes

4.PUBLIC HEARINGS

4.1 Delta Pointe Plaza (CUP 04-23, DR 08-23) Continue to April 2, 2024 (Evan Gorman, Associate Planner)
Suggested Action: 1) Receive update from staff, 2) Open the Public Hearing, 3) Receive Comments from the Applicant, 4) Receive Public Testimony, 5) Close the Public Hearing, 6) Recommend continuing to April 2, 2024

5.REGULAR CALENDAR

6.REPORTS

6.1 Reports from Staff Members

6.2 OAKLEY PLANNING COMMISSION
(a) Reports from Commission Members
(b) Requests for Future Agendas

7.WORK SESSIONS

8.ADJOURN

Minutes of the Regular Meeting of the City of Oakley Planning Commission held February 6, 2024

1) OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley Planning Commission

Chair Oleksii Chuiko called the meeting to order at 6:30 pm in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Vice Chair Diego Verduzco and Commissioners Leonard Price, Jimmy Ramirez and Jeanne Krieg were present.

1.2 Pledge of Allegiance to the Flag

Commissioner Price led the Pledge of Allegiance to the Flag.

2) PUBLIC COMMENTS

None

3) CONSENT CALENDAR

3.1 Approve Minutes from the Regular Planning Commission Meeting held January 16, 2024 (Kim Snodgrass, Deputy City Clerk)

It was moved by Vice Chair Verduzco and seconded by Commissioner Krieg to approve the minutes. Motion was unanimous and so ordered. (5-0)

4) PUBLIC HEARINGS

4.1 The Village at 2092 Oakley Road Subdivision 9634 (GPA 01-22, RZ 03-22, FDP 01-22, TM 04-22, DR 07-22) Request for approval of a General Plan Amendment, Rezone, Final Development Plan, Tentative Map, and Design Review for a 9.99 acre, 83 unit single family residential subdivision project. APN 037-110-031. (Ken Strelo, Planning Manager)

California Environmental Quality Act determination: Recommend that the City Council adopt a Negative Declaration finding the proposed project will not have a significant adverse impact on the environment.

Planning Manager Ken Strelo presented a summary of the project and mentioned that the agenda states Negative Declaration, it should be a Mitigated Negative Declaration, there is a small technical difference between those two types of documents.

Applicant Ralph Strauss with SDG Architects mentioned that the property owner Dan Cosgrove is here as well as Owen Poole who is helping with the entitlement. He thanked staff for their work and provided a PowerPoint presentation.

Commissioner Ramirez thanked Mr. Strauss for his presentation and mentioned he appreciates the variety of the homes, he mentioned he is curious about the onsite amenities and inquired how the firm considered a toddler park and asked If he could speak to the trailer park and the elderly folks nearby and inquired if there had been any conversation about opening up the amenities for those folks to enjoy.

Mr. Strauss mentioned that the common areas have trellises, seating areas and gathering areas, the toddler park will have typical amenities for that age group so kids can run wild in one and people can have more peaceful enjoyment in the other. He mentioned that because it is a privately maintained neighborhood, there wasn't discussion about opening it up but there is nothing preventing someone from coming in and enjoying the park.

Commissioner Krieg thanked Mr. Strauss for the presentation and mentioned he answered all of her questions.

Mr. Strauss mentioned that the property owner is here if there are any questions he could answer.

Chair Chuiko opened the Public Hearing and mentioned since there are no public comments, he will close the Public Hearing and call for deliberations.

Mr. Chuiko mentioned that when it comes to rezoning, they take it very seriously, especially going from commercial to residential because as a community, they would like to see more businesses in Oakley; however as was pointed out, this is a unique project, it's not an ideal location for commercial zoning so with all of the benefits for the local businesses having a community next door, it's a huge win as well as the access to public transit.

It was moved by Commissioner Price and seconded by Commissioner Krieg to approve item 4.1. Motion was unanimous and so ordered. (5-0)

4.2 3370 Main Street Remodel Design Review (DR 09-23) (Evan Gorman, Associate Planner)

California Environmental Quality Act determination: Find the project is exempt under the Class One categorical exemption for existing facilities (14 Cal. Code Regs./CEQA Guideline § 15301)

Associate Planner Evan Gorman presented the staff report.

Applicant Lance Crannell with SDG Architects mentioned the impetus for this project was the City's facade improvement program, which started the conversation to see how this property can be improved. He mentioned that the bakery may stay, it is an existing running business, and they do not have any firm plans to change that use just yet, but it would benefit from an improved façade.

Chair Chuiko asked Mr. Crannell if he could elaborate on the occupancy.

Mr. Crannell mentioned that Suite B is currently the bakery and that will continue to be a bakery for the foreseeable future, the spaces in the back are separated in a way that they could be used as office executive suites or some office use, it's designed as a shell so it can be tenant improved to fit the needs of whatever allowable use is allowed for that space.

Chair Chuiko asked if the current tenant will remain.

Mr. Crannell confirmed that as of right now, they will remain.

Chair Chuiko asked if the second unit is vacant.

Mr. Crannell confirmed it is currently vacant.

Chair Chuiko inquired if when the structure in between the buildings is removed, there will be clear access to the unit.

Mr. Crannell confirmed the courtyard will be an amenity to benefit both suites.

Commissioner Ramires asked if the applicant could talk about how they came to the design and did they consider potentially making the frontage a place for customers to sit down.

Mr. Crannell responded that given the size of the bakery and all of the baking equipment, it takes up a big foot print within the floor plan itself, so they are working with a limited floor plan, they designed it in such a way that the facade was more inviting to the neighbors, the interior is in pre-design to do a couple of different uses, but considering the bakery is there now, they may stay there for the foreseeable future. Given that there is a point of sale and concessions, it does not leave too much for seating within that footprint and just outside that footprint is the public right of way, so they do not have any discretion over that.

Chair Chuiko opened the Public Hearing and mentioned that since there are no comments, he will close the Public Hearing and call for deliberations.

It was moved by Vice Chair Verduzco and seconded by Commissioner Krieg to approve item 4.2. Motion was unanimous and so ordered. (5-0)

4.3 Tu Jalisco Restaurant Full Alcoholic Service (CUP 05-23) (Evan Gorman, Associate Planner)

California Environmental Quality Act determination: Find the project is exempt under the Class One categorical exemption for existing facilities (14 Cal. Code Regs./CEQA Guideline § 15301)

Associate Planner Evan Gorman presented the staff report.

Commissioner Ramirez asked if the applicant could share what it would mean for his business to have this Conditional Use Permit.

The owner, Mr. Saldana, responded he would have more sales and improved service.

Commissioner Price mentioned that since this is an existing restaurant and they are not talking about opening a new bar, he would like to speak in favor of granting this.

Mr. Chuiko opened the Public Hearing and mentioned since there are no public comments, he would close the Public Hearing.

Commissioner Price stated that there are enough stand alone bars, this is not establishing a new bar, just adding to one that is already there.

It was moved by Commissioner Price and seconded by Commissioner Ramirez to approve item 4.3. Motion was unanimous and so ordered. (5-0)

5) REGULAR CALENDAR

None

6) REPORTS

6.1 Reports from Staff Members

Mr. Strelo reported the next scheduled Planning Commission Meeting will be Tuesday March 5th at 6:30pm.

6.2 OAKLEY PLANNING COMMISSION

(a) Reports from Commission Members

Commissioner Price reported the last Transplan meeting was cancelled; there is a meeting scheduled for Thursday so he should have a report at the next meeting.

(b) Requests for Future Agendas

Commissioner Ramirez mentioned that after looking at some of the projects, he looked at Oakley's parks and mentioned Oakley only has four basketball courts, he didn't see any volleyball courts, and as these development projects come across, he would love to have the Parks and Recreation department come share with them the trials, tribulations, where they are lacking, and who they are not designing parks for if that's possible.

Chair Chuiko thanked Commissioner Ramirez for the request and mentioned that if they are bringing something forward as a future agenda item, Commissioners should have a consensus and asked if the Commissioners would like to have this on a future agenda.

There was a consensus to have this item on a future agenda.

7) WORK SESSIONS

None

8) ADJOURN

There being no further business, the meeting was adjourned at 7:32 p.m.

Respectively Submitted,

Kim Snodgrass
Deputy City Clerk