AGENDA
REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, October 7, 2025
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.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road; agendas are also posted on the City's Internet Website www.oakleyca.gov.

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, in the Main Lobby of Oakley City Hall.

Agendas may be picked up at Oakley City Hall for no charge. To request information regarding placement on the City's agenda e-mail distribution list, please contact us at (925) 625-7000.

We provide social media options to stay connected to City Hall through Facebook, X, Next Door and Instagram.

If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7013.

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.

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 September 2, 2025 (Kim Snodgrass, City Clerk)
Minutes

4. PUBLIC HEARINGS

4.1 Third Street Duplex Design Review and Variance Request (DR 2025-03, VA 2025-01) (Evan Gorman, Associate Planner)
California Environmental Quality Act (CEQA) determination: Find that the project is exempt under the CEQA "Class 3" Categorical Exemption (14 Cal. Code Regs./CEQA Guideline, section 15303).

Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 3) Open the Public Hearing, 4) Receive Comments from the Applicant, 5) Receive Public Testimony, 6) Close the Public Hearing, 7) Deliberate, 8) Summarize the Deliberation 9) Adopt the Resolution
Staff Report
1. Vicinity Map
2. Notice of Public Hearing
3. Project Plans
4. Draft Resolution

5. REGULAR CALENDAR

6. REPORTS

6.1 Reports from Staff Members

a. Presentation to outgoing Planning Commissioners

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 OAKLEY PLANNING COMMISSION HELD SEPTEMBER 2, 2025

1. OPENING MATTERS

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

Chair Diego Verduzco called the meeting to order at 6:30 p.m. Vice Chair Leonard Price and Commissioners Kerry Harvey, Yared Oliveros and Oleksii Chuiko were also present.

1.2 Pledge of Allegiance to the Flag.

Chair Verduzco led the Pledge of Allegiance to the Flag.

2. PUBLIC COMMENTS

None

3. CONSENT CALENDAR

3.1 Minutes from the Regular Planning Commission Meeting held August 5, 2025 (Kim Snodgrass, City Clerk)

It was moved by Commissioner Chuiko and seconded by Commissioner Harvey to approve the Consent Calendar. Motion was unanimous and so ordered (5-0)

4. PUBLIC HEARINGS

4.1 Housing Element Rezone - General Plan Amendments and Rezoning (GPA 2025-004, RZ 2025-004) - Adoption of a Resolution Recommending the City Council Approve General Plan Amendments and Rezoning to Implement Policy Action 1.1 of the City Oakley Housing Element 2023-2031 (Ken Strelo, Community Development Director)

Community Development Director Ken Strelo presented the report.

Questions were provided by Commissioner Oliveros.

Mr. Strelo addressed the questions.

Chair Verduzco opened the Public Hearing

Public Comments were received from Robert Fierros, Michael Tays, and Nancy Baltzell.

Chair Verduzco closed the Public Hearing.

Questions and comments were provided by Commissioner Oliveros, Vice Chair Price and Commissioner Chuiko.

Mr. Strelo addressed comments and questions.

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

5. REGULAR CALENDAR

None

6. REPORTS

6.1 Reports from Staff Members

Community Development Director Ken Strelo reminded everyone that the application period for Planning Commissioners closes on September 11 at 5:00 p.m.

6.2 OAKLEY PLANNING COMMISSION

(a) Reports from Commission Members

None

(b) Requests for Future Agendas

None

7. WORK SESSIONS

None

8. ADJOURN

There being no further business, the meeting was adjourned at 7:31 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

DATE: October 7, 2025

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the Planning Commission

SUBJECT: Third Street Duplex Design Review and Variance Request (DR 2025-03, VA 2025-01) - Request for Design Review Approval and a Variance for a Residential Housing Project.

Summary

This is an application by David Tamira and Perpetual Homes ADU ("Applicant") requesting Design Review Approval (DR 2025-03) of a duplex in Oakley's Downtown along with a variance request to permit a roughly 2' larger side setback than what is typically allowed in the Downtown, to accommodate the required common area and parking spaces (VA 2025-01). The applicant is seeking approval of two single-story, attached housing units, each measuring 875 square feet in floor area. The project applicant is utilizing Senate Bill 6 (2022) to submit ground-floor multifamily housing, which the zoning district does not permit without the use of the State Law. The applicant's site plan includes parking for residents, outdoor space, and walkways. The project site is a 4,050 sq. ft. vacant lot located approximately 120 square feet south of the intersection of Main Street and Third Street. The property is zoned SP-4 (Downtown Specific Plan) District. APN (035-161-011).

Figure 1 – Proposed Duplex



Background

GENERAL PLAN

Commercial Downtown (CD) - This property's designation provides for the mixture of retail and service commercial, entertainment, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown. Preferred residential uses include condominiums and townhomes and high-quality second and third floor apartment and condominium uses.

ZONING

SP-4 (Downtown Specific Plan) – The SP-4 District encompasses the Oakley Downtown Specific Plan ("the Downtown Plan"), which covers approximately eighty (80) acres of land centered around Oakley's Downtown. This Zoning District provides for an extensive mix of land uses, including both residential and commercial uses. This project is located in the Downtown Core Area of the specific plan, which is designated for high intensity, denser development with a mix of uses.

PROJECT SITE

The project site encompasses a 4,050 square-foot vacant parcel located mid-block on Third Street. Existing infrastructure includes sidewalk, curb, gutter, and a driveway approach. The frontage features a cyclone fence with a gate, and the property contains a single palm tree positioned in the northwest corner. Adjacent land uses consist of commercial properties to the north (realty office and salon) and east (fitness facility), with residential single-family development to the west and south.

Figure 2 – Project Site



Figure 3 – Overhead View of Project Site



SENATE BILL 6

The Downtown Core Area restricts housing to upper floors to promote active ground-floor commercial uses. The applicant is utilizing California Senate Bill (SB) 6 of 2022 to propose a ground-floor duplex. SB 6 does not provide a ministerial approval pathway but does allow residential uses on commercially zoned property without requiring a rezoning. In this case, SB 6 allows the proposed ground floor residential use, but it also requires the applicant follow the local process including Design Review.

Project Description

DESIGN REVIEW

The applicant seeks Design Review approval for a duplex featuring two identical 875-square-foot residential units. The proposed single-story structure will incorporate two styles of wood siding (lap siding, board and batten) and individual covered porches with separate entrances for each unit. The proposed windows include a combination of vinyl bay windows and single-hung windows throughout both units. The plans feature ceramic tile roofing with a significant pitch to meet the 20-foot minimum height requirement established for this zoning district. The units will be painted in earth tones. Site improvements include two tandem parking spaces, pedestrian walkways, and designated private outdoor space for residents' use.

VARIANCE

This area of Oakley's Downtown has a maximum permitted side setback of 15 feet, used to maintain a continuous street wall and support a walkable environment. The applicant requests a variance to allow a 16 feet 8 inches side setback along specific segments on both side yards to accommodate common open space on one side and resident parking on the other, as shown on the site plan. All remaining side-yard segments do not exceed the 15-foot maximum (and meet the City's minimum side-yard requirement), keeping the building mass close to the street edge while providing the required functional areas.

Analysis

SB 6 permits residential development in areas where local zoning regulations would typically restrict such uses to specific locations or configurations. While the City of Oakley's local zoning allows residential uses on upper floors in this area, the applicant is utilizing SB 6 to propose ground-floor residential units. Projects utilizing SB 6 must still adhere to all applicable design standards and undergo the standard entitlement review process. Therefore, this proposed project was evaluated for compliance with the City of Oakley Downtown Specific Plan Design Guidelines.

Figure 4 – View from Street



Although the Downtown Specific Plan did not anticipate ground-floor residential uses in this area, City Staff have determined that the applicant's proposed project complies with the established development standards and design guidelines. The design incorporates several key elements that align with downtown requirements: the roof has been pitched up to achieve the 20-foot minimum height standard, the building is positioned at the front property line as specified in the Downtown Specific Plan, and each residential unit features a primary entrance opening directly onto the street-facing sidewalk. Additionally, the project meets parking requirements by providing one space per unit, with parking areas located along the side of the building rather than at the front, consistent with the development standards for this area.

Although the proposed duplex features single-story construction, the project conforms to the City's design standards meant for multi-story development. The design achieves visual distinction between units through varied earth-tone paint schemes, and porches and peaked rooflines increase the compatibility between the duplex and neighboring homes. The development includes the required common open space as specified in the Downtown Specific Plan. Exterior materials - including wood siding and tile shingles - comply with established material standards, and the incorporation of bay windows is also encouraged by the Downtown Specific Plan.

Figure 5 – Angled View of Proposed Duplex



To grant a variance, the Planning Commission must make three findings for approval: that the variance does not constitute a grant of special privilege inconsistent with other properties in the vicinity and district; that special circumstances applicable to the property make strict application of zoning regulations deprive it of rights enjoyed by other properties in the same district; and that the variance substantially meets the intent and purpose of the land use district. The applicant seeks a side setback variance to allow 16'-8" (exceeding the 15' maximum) side setbacks in order to create compliant common open space and parking for a duplex on a 4,050 square foot lot. Staff find that these required findings can be met because the variance does not grant special privilege, it serves the specific regulatory purpose of creating compliant common open space and parking as required by the Downtown Specific Plan, rather than providing a development advantage. The maximum 15' side setback rule is intended to maintain street wall continuity, not to limit functional open space and parking design. Special circumstances exist due to the small lot size combined with the Downtown Plan's open space and parking requirements, where strict application would deprive the project of rights enjoyed by properties on larger lots.

Environmental Review

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – *New Construction or Conversion of Small Structures* of the State of California CEQA Guidelines. Section 15303 of the State CEQA Guidelines exempts duplex construction from CEQA.

Findings

Draft findings for the Design Review and Variance application can be found in the proposed resolution.

Consistency with the Oakley Strategic Plan 27+

Approval of this application would be consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, "Community and Economic Development Goal". Careful consideration of the project in relation to the findings for approval and the proposed conditions of approval ensure the use meets community service demands while remaining compatible with Oakley's neighborhoods.

Fiscal Impact

The approval of these entitlements will not impact the General Fund. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the account and paid for by the developer.

Staff Recommendation

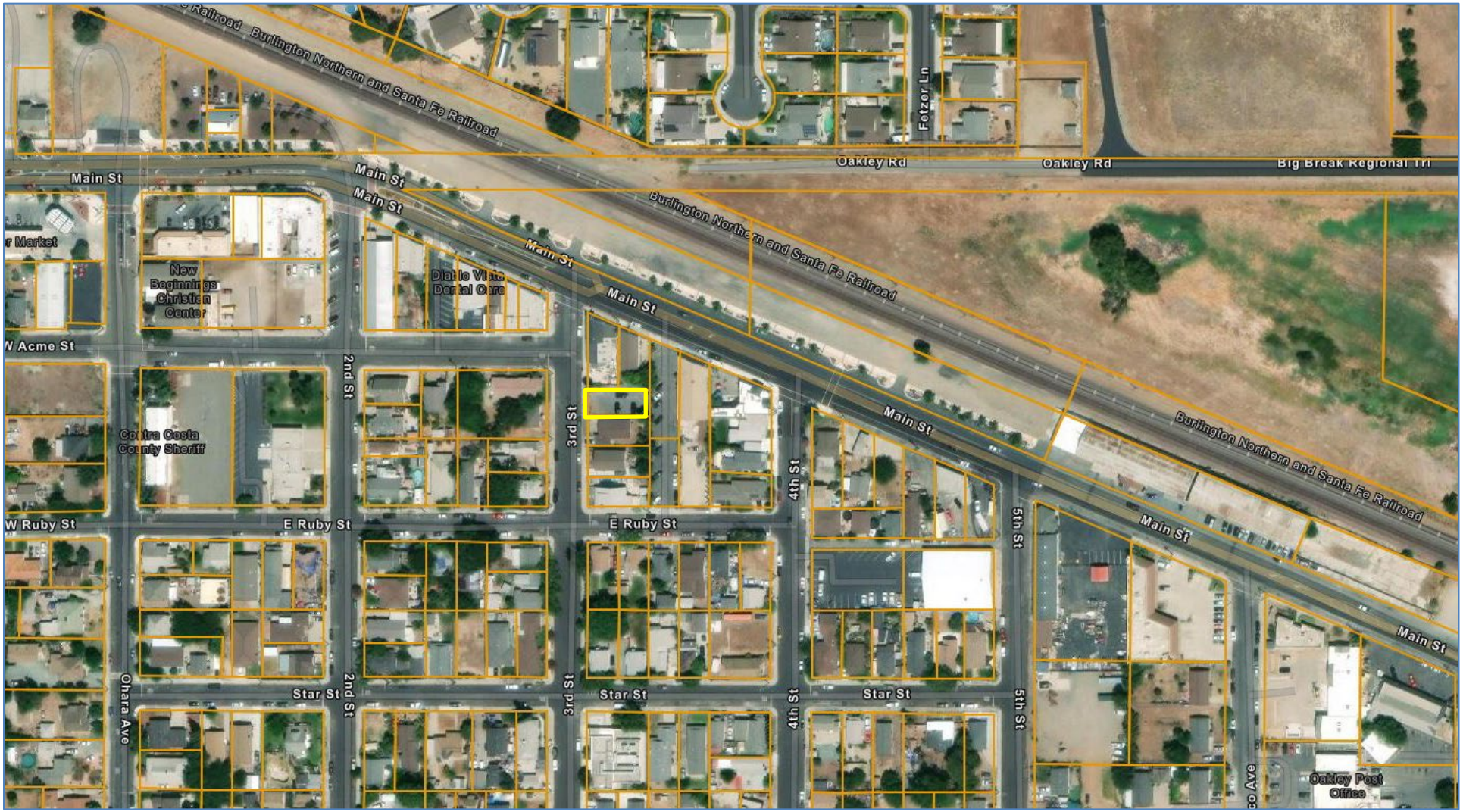
Staff recommends the Planning Commission adopt the resolution approving “Third Street Duplex Design Review and Variance Request (DR 2025-03, VA 2025-01)”, as conditioned.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Project Plans
4. Draft Resolution

Vicinity Map

Third Street Duplex Design Review and Variance Request (DR 2025-03, VA 2025-01),
APN: 035-161-011



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **October 7, 2025, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purpose of considering the application described below:

Project Name: Third Street Duplex Design Review and Variance Request (DR 2025-03, VA 2025-01)

Project Location: Parcel with APN 035-161-011 located on the east side of Third Street, approximately 120 feet south of the intersection of Main Street and Third Street, Oakley, CA 94561

Applicant: David Tamira and Perpetual Homes ADU, 4115 Blackhawk Plaza Cir, Suite 100, Danville, CA 94506 perpetualhomesadu@gmail.com

Request: Application by David Tamira and Perpetual Homes ADU ("Applicant") requesting Design Review Approval (DR 25-03) of a duplex in Oakley's Downtown along with a variance request to permit a roughly 2' larger side setback than what is typically allowed in the Downtown in order to accommodate a required common area (VA 25-01). The applicant is proposing two attached single-story housing units, each measuring 875 square feet. The project applicant is utilizing Senate Bill 6 (2022) to submit ground-floor multifamily housing, which the zoning district does not permit without the use of State Law. The applicant's site plan includes parking for the residents, outdoor space, and walkways. The project site is a 4,050 sq. ft. vacant lot located approximately 120 square feet south of the intersection of Main Street and Third Street. The property is zoned SP-4 (Downtown Specific Plan) District. APN (035-161-011).

How to Review: The Staff Report and its attachments will be available for public review, on or before **October 2, 2025,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **October 7, 2025, Planning Commission** agenda and clicking the project title link. Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Evan Gorman, Associate Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to **Gorman@ci.Oakley.ca.us**.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH REQUIREMENTS TO THE 2022 HUD APPROVED-MANUFACTURED ADU, 2022 CBC, 2022 CEC, 2022 CMC
2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
3. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED. DO NOT SCALE THE DRAWINGS.
4. NO CHANGES ARE TO BE MADE ON THE PLANS WITHOUT THE KNOWLEDGE OF THE ENGINEER WHOSE SIGNATURE APPEARS HEREIN.
5. THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION, BRACING, SHORING, AND THE TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF SHEAR WALLS, ROOF AND FLOOR DIAPHRAMS, AND FINISH MATERIALS.
   HE SHALL PROVIDE ALL NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO APPLICATION OF THE AFOREMENTIONED BUILDING COMPONENTS. OBSERVATION VISITS TO THE JOB SITE BY PERSONEL FROM THIS OFFICE SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS.
6. THE GENERAL CONTRACTORS SHALL INSURE THAT THERE IS A QUALIFIED SUPERINTENDANT OVER SEE OF PROJECT
7. PROVIDE SPECIAL INSPECTION FOR ALL TIMES AS REQUIRED BY UBC AND LOCAL CODE AUTHORITY.
8. OWNERS BUILDER/GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS DIMENSIONS, BUILDING SET BACK, ELECT, MECH, AND PLUMBING CONDITIONS PRIOR TO START ANY WORK.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING OPENING TO BE CLOSED
- DETAIL IDENTIFICATION (2 / A1)
- SHEET WHERE DETAIL IS DRAWN
- AREA OF DETAIL
- SECTION IDENTIFICATION (2 / A1)
- SHADED TRIANGLE INDICATES VIEW DIRECTION
- SHEET WHERE SECTION IS DRAWN

ABBREVIATION

ABV.	ABOVE	(N)	NEW
ADJ.	ADJACENT	N/A	NOT APPLICABLE
A.F.F.	ABOVE FINISHED FLOOR	N.I.C.	NOT IN CONTRACT
APPROX.	APPROXIMATE	N.T.S.	NOT TO SCALE
ARCH.	ARCHITECTURAL		
AVG.	AVERAGE	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
BD.	BOARD	OPP.	OPPOSITE
BLDG.	BUILDING	PAV.	PAVING
BLKG.	BLOCKING	P.L.	PROPERTY LINE
CAB.	CABINET	RAD.	RADIUS
CEM.	CEMENT	R.D.	ROOF DRAIN
CER.	CERAMIC	RE.	RELOCATED
CLG.	CEILING	REQ.	REQUIRED
CLR.	CLEAR		
COL.	COLUMN	S.A.D.	SEE ARCH. DRAWING
CONC.	CONCRETE	SEC.	SECTION
CONN.	CONNECTION	SHT.	SHEET
CONT.	CONTINUOUS	SIM.	SIMILAR
CORR.	CORRIDOR	SPEC.	SPECIFICATION
CTR.	CENTER	SQ.FT.	SQUARE FOOT
C.W.	COLD WATER	STD.	STANDARD
		STL.	STEEL
d	PENNY (NAIL SIZE)	S.C.	SOLID CORE
(D)	DEMOLISH		
DBL.	DOUBLE	T.O.C.	TOP OF CURB
D.F.	DRINKING FOUNTAIN	TEL.	TELEPHONE
DET.	DETAIL	T.O.R.	TOP OF ROOF
DIA.	DIAMETER	T.O.W.	TOP OF WALL
DIAG.	DIAGONAL	T.& G.	TOUNG AND GROVE
DIM.	DIMENSION	TYP.	TYPICAL
DN.	DOWN		
DR.	DOOR	U.B.C.	UNIFORM BLDG. CODE
DWG.	DRAWING	U.O.N.	UNLOESS OTHERWISE NOTED
		V.I.F.	VERIFY IN FIELD
E.A.	EACH		
E.N.	EDGE NAIL	W/	WITH
ELEV.	ELEVATION	W/O	WITHOUT
ELEC.	ELECTRICAL	W.C.	WATER CLOSET
EQ.	EQUAL	W.H.	WATER HEATER
(E)	EXISTING	W.P.	WATERPROOF
EXT.	EXTERIOR	WD.	WOOD
		WIN.	WINDOW
F.D.	FLOOR DRAIN	W.S.	WEATHER STRIPPING
FDN.	FOUNDATION		
FIN.	FINISH		
F.F.L.	FINISH FLOOR LEVEL		
FT.	FOOT		
F.O.S.	FACE OF STUD		
GA.	GAUGE		
GALV.	GALVANIZED		
G.B.	GRAB BAR		
G.W.B.	GYPSUM WALL BOARD		
HDR.	HEADER		
HT.	HEIGHT		
INT.	INTERIOR		
INFO.	INFORMATION		
INSUL.	INSULATION		
MAX.	MAXIMUM		
MTL.	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS/MISC.		

SITE INFORMATION

SITE INFORMATION

- APN.# 035-161-011-8	- OCCUPANCY GROUPS: R3	(N) UNIT 1	875 SF
- LOT AREA 4,050 SQ.FT.	- TYPE OF CONSTRUCTION: V-B	(N) UNIT 1 PORCH	59 SF
- ZONE SP-4	- NUMBER OF STORIES: ONE	(N) UNIT 2	875 SF
		(N) UNIT 2 PORCH	59 SF
		PARKING AREA	326 SF
		LANDSCAPE AREA	1,579 SF
		WALKWAY	218 SF

LOT COVERAGE: 1,868/4,050 X 100% = 46.1%
LANDSCAPE COVERAGE : 1,579/4050 X 100% = 39%
PARKING REQUIREMENTS: 2 SPACES (UNCOVERED)

SCOPE OF WORK

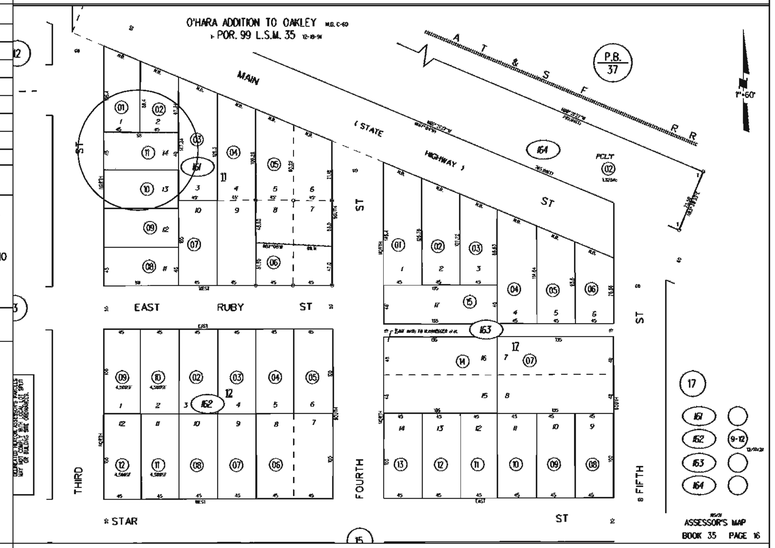
1. NEW HUD / HCD APPROVED - MFR'R HOME ADU UNIT FLOOR PLAN, ELEVATIONS, SECTIONS, FOUNDATION DESIGN & SETUP MANUAL ARE ALL PRE-APPROVED UNDER SEPARATE HUD/HCD PERMIT. SOME MANUFACTURER PLANS IN THIS SET ARE SHOWN FOR CLARITY FOR OBTAINING THIS PERMIT.
2. NEW ELECTRICAL, WATER & WASTE WATER UTILITY CONNECTIONS (AS SHOWN ON SITE PLAN) TO ACCESSORY DWELLING UNIT (FACTORY SUPPLIED CONNECTION POINTS) AS REQUIRED. ALL WORK TO EXISTING UTILITY CONNECTIONS ON SITE - NO ENCROACHMENT PERMIT REQUIRED (UNLESS OTHERWISE STATED ELSEWHERE IN PLANS).
3. NEW FIELD BUILT ENTRY LANDINGS, STEPS, & DECKS (AS APPLICABLE)

SPECIAL NOTES

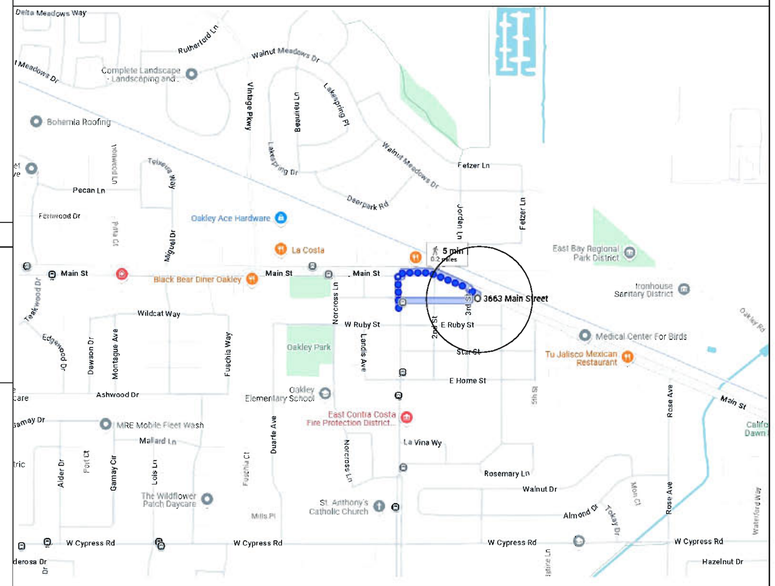
THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

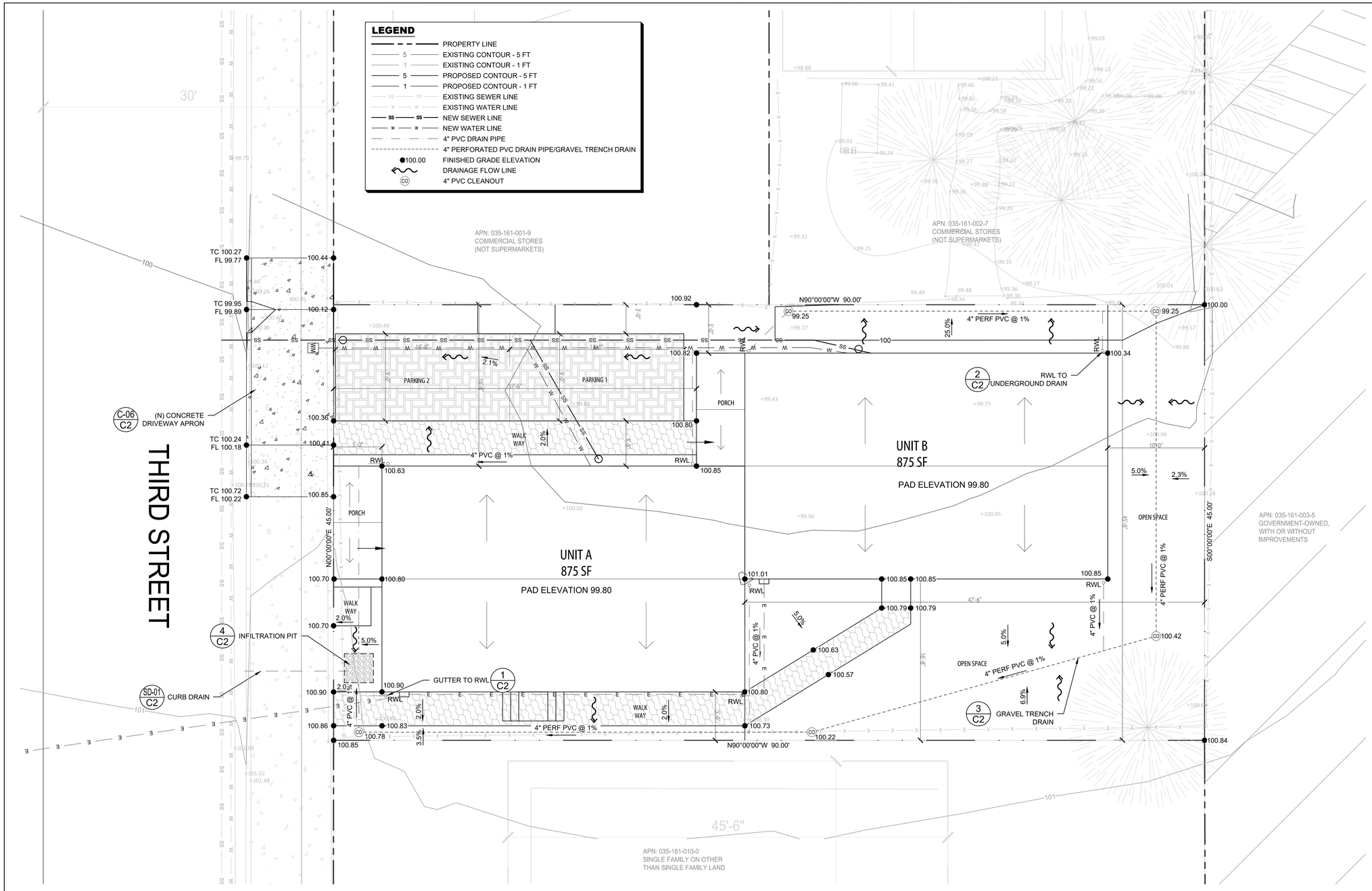
2022 HUD APPROVED - MANUFACTURED ADU
CCR Califomia Code of Regulations
CFC 2022 California Fire Code
CEC 2022 California Electrical Code
CPC 2022 California Plumbing Code
CMC 2022 California Mechanical Code
2022 California Green Building Standard Code
UL Underwriters Laboratory
ICBO Standard
2022 CALIFORNIA ENERGY CODE TITLE 24 AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

PARCEL MAP & HYDRANT DISTANCE



LOCATION MAP


Delta Meadows Way
Rutherford Ln
Walnut Meadows Dr
Complete Landscape - Landscaping and...
Bohemia Roofing
Vintage Pkwy
Lakespring Pl
Lakespring Dr
Pecan Ln
Fetzer Ln
Deerpark Rd
Fernwood Dr
Oakley Ace Hardware
La Costa
Main St
Black Bear Diner Oakley
3663 Main Street
East Bay Regional Park District
Wildcat Way
W Ruby St
E Ruby St
Star St
E Home St
Oakley Park
Oakley Elementary School
Medical Center For Birds
Tu Jalisco Mexican Restaurant
Ashwood Dr
MRE Mobile Fleet Wash
Mallard Ln
East Contra Costa Fire Protection District...
La Vina Wy
Rosemary Ln
Walnut Dr
Almond Dr
St. Anthony's Catholic Church
The Wildflower Patch Daycare
W Cypress Rd
Hazelnut Dr
Rose Ave
Main St
Montage Ave
Dawson Dr
Fuschia Way
Duarte Ave
Norcross Ln
Lobb Ln
Gamay Cir
Alder Dr
Foyil Ln
Mills Pl
Tenaya Dr
Yosemite Dr
Tierra Rejada Dr
Edgewood Dr
Meadow Dr
Oakley Rd
Sellers Ave
Laurel Rd
Sunset Dr
Live Oak Ave
Jordan Ln
Main Ct
Rose Ct
Waterford Way
Hillcrest Ave
Cypress Rd
Delta Rd
Sunset Ln
Laurel Ln
Sellers Ct
Live Oak Ct
Jordan Ct
Fetzer Ct
Rose Ct
Main Ct
Mills Ct
Duarte Ct
Fuschia Ct
Lobb Ct
Gamay Cir
Alder Dr
Foyil Ct



GRADING & DRAINAGE PLAN

SCALE: 1"=5'

EARTHWORK ESTIMATE:

CUT - 75 CY
FILL - 75 CY
NET - 0 CY

PERPETUAL Homes
4115 BLACKHAWK PLAZA CIR, STE 100
DANVILLE, CA 94506
JUSTIN ANDERSON EIT
PHONE: (925)980-2351
EMAIL:perpetualhomesadu@gmail.com

AREA RESERVED FOR APPROVAL STAMPS

REGISTERED PROFESSIONAL ENGINEER
MICHELLE L. SIPPOS
No. C52785
Exp. 12-31-2026
CIVIL
STATE OF CALIFORNIA

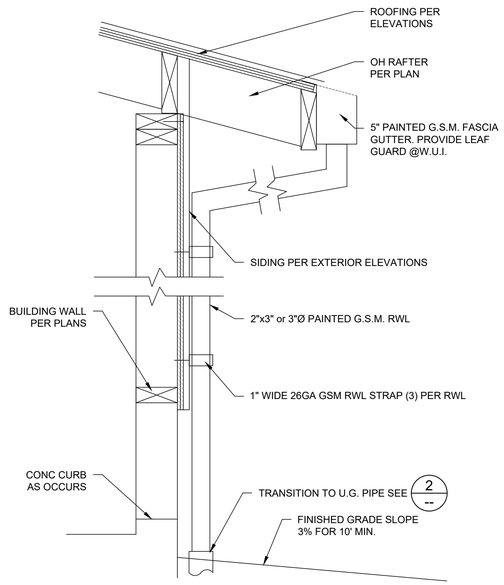
3RD ST, OAKLEY
4 BEDROOM MANUFACTURED DUPLEX
OWNER: MATT MARPLES
035-161-011-8

	REVISION LIST	DATE

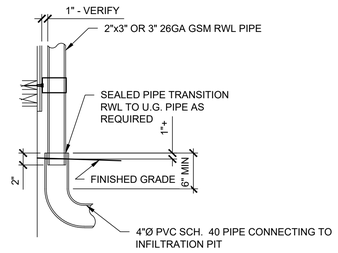
DATE: 4/25/2025

GRADING & DRAINAGE PLAN

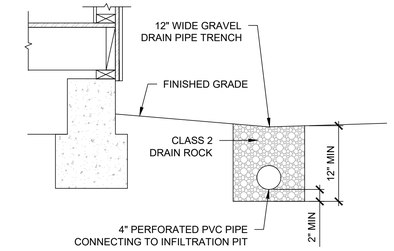
C1



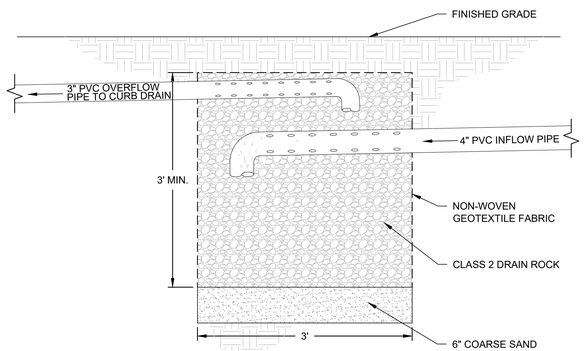
1 -- GUTTER/RAIN WATER LEADER (RWL) DETAIL
SCALE: N.T.S.



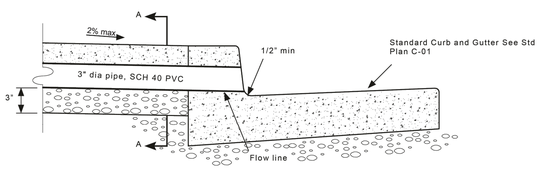
2 -- GUTTER/RWL TO UNDERGROUND DRAIN
SCALE: N.T.S.

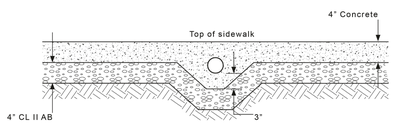


3 -- GRAVEL TRENCH DRAIN
SCALE: N.T.S.



4 -- INFILTRATION PIT
SCALE: N.T.S.



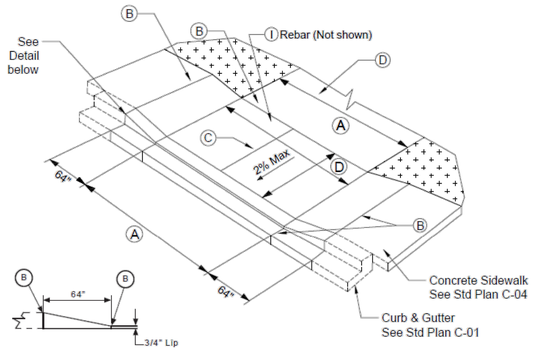


SECTION A-A

Note:
Add 3" x 3" wire mesh requirement over top of 3" drain pipe.

NOT TO SCALE

	DATE			STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	CURB DRAIN	SD-01



CURB TRANSITION DETAIL

Notes:

(A) Equals width of driveway at property line, 14' min - 30' max for residential and 25' min - 35' max for commercial.

(B) 1/2" wide full depth expansion joint.

(C) Full depth expansion joint if A is 15' or greater.

(D) Driveway to be surfaced with asphalt or concrete.

(E) Driveway concrete shall be a minimum of 6" thick for residential and 8" thick for commercial locations and is to be placed on a minimum of 6" Class II aggregate base 95% maximum compaction, ASTM D1557. Over 95% compacted subgrade.

(F) All concrete shall be per current Caltrans Specifications Section 73 "Concrete Curbs and Sidewalks" and Section 90 "Concrete." Concrete shall include one pound of liquid lamp black per cubic yard of concrete. Liquid lamp black color shall be "Davis A 8090 Black" or equal.

(G) Sawcut and remove 18" minimum street section for driveway installation in existing streets. Plug 18" AC overcut with a minimum of 6" thick HMA. Slip joint dowels (1/2" x 12") to be used at all expansion joints.

(H) All work shall conform to current ADA requirements.

(I) #4 rebar 16" O.C. both way minimum 3" cover.

	DATE			STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	CONCRETE DRIVEWAY WITHOUT PLANTER	C-06

PERPETUAL
4115 BLACKHAWK PLAZA CIR, STE 100
DANVILLE, CA 94506
JUSTIN ANDERSON EIT
PHONE: (925)980-2351
EMAIL:perpetualhomesadu@gmail.com
Justin Anderson

AREA RESERVED FOR APPROVAL STAMPS

REGISTERED PROFESSIONAL ENGINEER MICHELLE L. SIPPOS No. C52785 Exp. 12-31-2026 CIVIL STATE OF CALIFORNIA

3RD ST, OAKLEY
4 BEDROOM MANUFACTURED DUPLEX
OWNER: MATT MARPLES
035-161-011-8

⚠	REVISION LIST	DATE

DATE: 4/25/2025

DETAILS

C2

IRRIGATION DESIGN NOTE

1. A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN, COMPLIANT WITH THE CITY OF OAKLEY MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.

PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014", 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org)

2. SITE AND DRAWING REVIEW:
THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

3. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.

4. SOIL PREPARATION/AMENDMENTS:
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

C. FOR BID PURPOSES ONLY: THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL TAKE A MINIMUM OF ONE SOIL SAMPLE PER SEVEN HOME LOTS AT RANDOM LOCATIONS THROUGHOUT FULL SCOPE OF WORK. SAMPLES SHOULD BE OF EQUAL SIZE AND TAKEN AT A DEPTHS 6" TO 18". THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. **IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.**

E. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGRO® PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.

F. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. **DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS.** SOIL SHALL NOT BE WORKED WITH WHEN WET.

G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

H. INSTALL TRI-C MYCO PAKS (MYCORRHIZAL FUNGI) TO ALL PLANTING PITS AS FOLLOW:

1 GALLON	1 PAK
3/5 GALLON	2 PAKS
15 GALLON	6 PAKS
24" BOX	10 PAKS
36" BOX	16 PAKS
48" BOX	20 PAKS

AVAILABLE: TRI-C ENTERPRISES, LLC. (800) 927-3911. CONTRACTOR SHALL INSTALL AND HANDLE PRODUCT PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

5. MULCH:
A. ALL PLANTING AREAS, U.N.O, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
1. PROJECTS W/ NO SLOPES GREATER THAN 3:1: RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.
2. PROJECTS W/ SLOPES GREATER THAN 3:1: MULCH SLOPES GREATER THAN 3:1 W/ RECOLOGY 'SHREDDED CEDAR'. MULCH SLOPES LESS THAN 3:1 WITH RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.

B. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED.° EXCLUDE MULCH IN TURF & HYDROSEED AREAS.° NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES.° MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL.° THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

C. LAVA ROCK MULCH @ BIO-RETENTION AREAS: MULCH BASIN FLOORS & SIDE SLOPES WITH 3" LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.

6. GROUNDCOVER:
A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

7. PRE-EMERGENT HERBICIDE:
A GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: SNAPSHOT 25 TG OR APPROVED EQUAL. AVAILABLE AT HORIZON, CONCORD, CA (925) 825-3944. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

8. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER. CONTRACTOR SHALL ANCHOR JUTE IN CONTINUOUS TRENCHES AT TOP & BOTTOM OF SLOPES.

9. TREE PLANTING NOTES:
ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS-REFER TO PLANTING DETAILS. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

B. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REQUIREMENTS TO AVOID CONFLICT.

10. MAINTENANCE:
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

11. SITE OBSERVATIONS:
THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS PRIOR TO INSTALLATION. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

12. GUARANTEE:
ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS BUILT PER THE MOST CURRENT LANDSCAPE DRAWINGS. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR MUST COORDINATE W/ THE OWNER & GENERAL CONTRACTOR (IF APPLICABLE) TO CONFIRM THE MOST CURRENT LANDSCAPE DRAWINGS.

2. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS REGARDING THE PLANS & SPECS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. ALL GRADING & DRAINAGE INFORMATION SHOWN ON LANDSCAPE PLANS IS BASED ON PLANS SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION.

6. ALL PAVING AND PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLANS BY OTHERS AND INCORPORATE LANDSCAPE GRADING AND DRAINAGE SCOPE INTO THE LANDSCAPE BID.

7. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

8. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.

9. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUNDCOVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

10. SET STRAIGHT LINE GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.

11. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.

12. SWALES SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.

13. ALL HORIZONTAL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.

14. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.

15. DIMENSIONS ARE TO FACE OF WALL, CURB, WALK, OR PAVEMENT UNLESS OTHERWISE NOTED.

16. EXPANSION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS IN CONCRETE PAVING UNLESS OTHERWISE NOTED.

17. ALL TOPS OF WALLS SHALL BE LEVEL UNLESS OTHERWISE NOTED.

18. ALL CONSTRUCTION MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES. ALL REQUIRED PERMITS TO BE OBTAINED BY THE CONTRACTOR.

19. ALL CONSTRUCTION TO BE PLUMB AND TRUE.

20. CONTRACTOR TO PROVIDE 48" SQ. MOCKUPS OF ALL FLATWORK, PAVING AND STUCCO COLOR/FINISH TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT INCORPORATE MOCKUPS IN FINAL PRODUCT AND IS RESPONSIBLE FOR REMOVAL/DISPOSAL OF ALL MOCKUP MATERIAL. ALL PAVING MOCKUPS ARE TO INCLUDE EXAMPLES OF ALL SPECIFIED EXPANSION JOINT & SCORE JOINT CONSTRUCTION.

21. CONSTRUCTION MANAGER OR CONTRACTOR SHALL NOTIFY AND ARRANGE FOR SITE OBSERVATIONS WITH THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS BEFORE REQUIRED VISIT. THE FOLLOWING SITE OBSERVATION CHECK POINTS ARE MINIMUM REQUIREMENTS AND MUST OCCUR PRIOR TO THE NOTED INSTALLATION PHASE OR APPROVAL:
1). COMPLETION OF ALL FLAT WORK/HARDSCAPE FORMING AND HEADER LAYOUT PRIOR TO FINAL POUR OR MASONRY UNIT INSTALL.
2). COMPLETION OF ALL PLANT MATERIAL LAYOUT AND SPOTTING PRIOR TO PLANT INSTALLATION.
3). PRIOR TO BEGINNING THE LANDSCAPE MAINTENANCE PERIOD.
4). AT THE END OF THE MAINTENANCE PERIOD TO APPROVE SUBSTANTIAL COMPLETION.

22. THE CONTRACTOR SHALL CONFIRM THE ORDER LEAD TIME FOR LANDSCAPE PRODUCTS & MATERIALS TO MEET THE PROJECT SCHEDULE. IF IT IS DETERMINED THAT THE ORDER LEAD TIMES MAY CREATE A CONSTRUCTION SCHEDULE CONFLICT THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.

23. IF IT IS THE CONTRACTORS INTENT TO INSTALL OR CONSTRUCT ANY ELEMENT THAT DIFFERS FROM WHAT IS SPECIFIED, THE CONTRACTOR MUST SUBMIT THE PROPOSED SUBSTITUTION FOR APPROVAL PRIOR TO CONSTRUCTION.

24. REFLECTIVE SUN DAMAGE FROM ENERGY EFFICIENT WINDOWS: THE CONTRACTOR SHALL MONITOR LANDSCAPE INSTALLATIONS DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO PLANTING, SYNTHETIC TURF, SITE AMENITIES & HARDSCAPE) FOR POSSIBLE WINDOW REFLECTIVE SUNLIGHT DAMAGE AND NOTIFY THE OWNER & LANDSCAPE ARCHITECT IMMEDIATELY.

ABBREVIATIONS

AGG	AGGREGATE
AD	AREA DRAIN
ARCH	ARCHITECTURE
BLDG	BUILDING
BOT	BOTTOM
BTH	BROWN TRUNK HEIGHT
BW	BOTTOM OF WALL
CFT	CUBIC FOOT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL JOINT
CYD	CUBIC YARDS
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIM	DIMENSIONS
DFPT	DOUGLAS FIR PRESSURE TREATED
DWGS	DRAWINGS
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EQ	EQUAL
EST	ESTIMATED
(E)	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISH
FOC	FACE OF CURB
FTG	FOOTING
GAL	GALLON
GALV	GALVANIZED
GVL	GRAVEL
HDR	HEADER
HC	HANDICAP
HORIZ	HORIZONTAL
HT	HEIGHT
INCL	INCLUDED
ID	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NCN	NO COMMON NAME
NIC	NOT INCLUDED
OC	ON CENTER
OD	OUTSIDE DIAMETER
PENET	PENETRATION
PA	PLANTING AREA
POB	POINT OF BEGINNING
PTDF	PRESSURE TREATED DOUGLAS FIR
PL	PROPERTY LINE
R	RADIUS
REDWD	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
SCH	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SJ	SCORE JOINT
SQ	SQUARE
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
THK	THICK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
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GENERAL NOTES & ABBREVIATIONS
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LICENSED LANDSCAPE ARCHITECT — JOSH CREUER NO. 6478 — STATE OF CALIFORNIA
SIGNATURE
08/31/2027
RENEWAL DATE
DATE

Scale:	AS SHOWN
Drawn by:	AN
Date:	07/25/25
Job:	24026.01
Sheet	L-1
Of	04 Sheets

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PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (1)	QTY
	TREES					
LAG NAT	Lagerstroemia i. 'Natchez'	Crape Myrtle	15 GAL-STD.	SEE PLANS	L	4
	SHRUBS, GROUNDCOVERS & GRASSES					
ASP ELA	Aspidistra elatior	Cast Iron Plant	5 GAL	24" O.C.	L	3
AZA FIE	Azalea x. 'Fielder's White'	White Azalea	5 GAL	48" O.C.	M	8
DIE BIC	Dietes bicolor	Fortnight Lily	5 GAL	42" O.C.	L	18
FES ELI	Festuca glauca 'Elija Blue'	Common Blue Fescue	1 GAL	18" O.C.	L	4
JUN BLU	Juniper scopulorum 'Blue Arrow'	Gray Juniper Cypress	15 GAL	30" O.C.	L	13
LAN MON	Lantana montevidensis	Trailing Lantana	5 GAL	42" O.C.	L	7
LIR SIL	Liriope m. 'Silvery Sunproof'	Variegated Lily Turf	1 GAL	18" O.C.	M	6
LOR PLU	Loropetalum chinense 'Plum Delight'	Fringe Flower	5 GAL	60" O.C.	L	7
PRU COL	Prunus c. 'Compacta' Column	Compact Column Cherry Laurel	15 GAL	42" O.C.	L	7
SAL WIN	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 GAL	42" O.C.	L	6
SAR RUS	Sarcococca ruscifolia	Sweet Box	5 GAL	48" O.C.	L	4

NOTES:
1. WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.

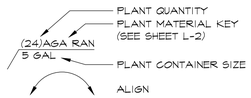
SITE SQUARE FOOTAGE

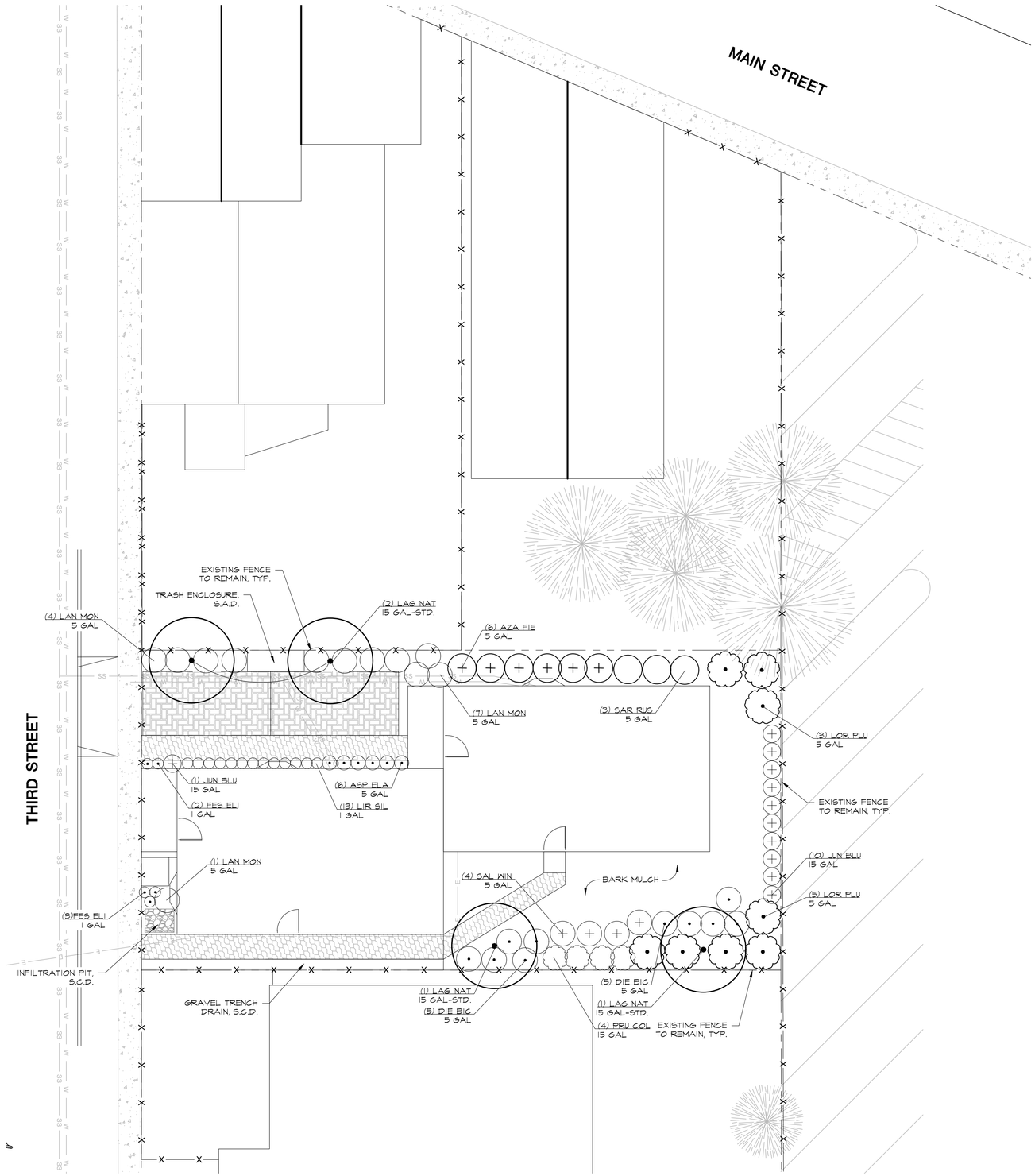
ITEM	SQUARE FOOTAGE	PERCENTAGE
PROPERTY	4,050 SF	100%
PARKING	326 SF	8%
LANDSCAPE	1,452 SF	36%

SHADE CALCULATIONS FOR PARKING AREAS

PER OAKLEY'S DOWNTOWN SPECIFIC PLAN REQUIREMENT TO PROVIDE PARKING AREAS WITH A MINIMUM RATIO OF 1 SHADE TREE FOR EVERY 4 PARKING STALLS, THIS PROJECT PROVIDES 2 TREES FOR 2 PARKING STALLS.

GRAPHIC SYMBOL LEGEND





NOTES:
1. REFER TO SHEET L-1 FOR GENERAL NOTES, ABBREVIATIONS, AND PLANT MATERIAL KEY. REFER TO SHEET L-3 FOR PLANTING DETAILS.

0 4 8 16 FT.

N

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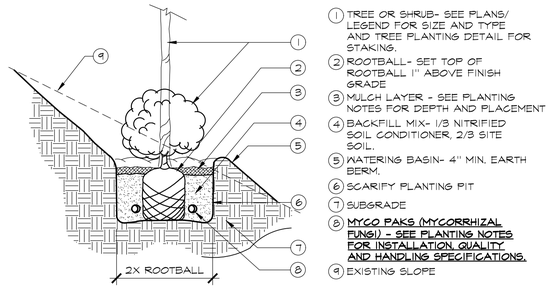
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LICENSED LANDSCAPE ARCHITECT
SCOTT E. FAUER NO. 4592
STATE OF CALIFORNIA
SIGNATURE
08/31/2027
RENEWAL DATE
DATE

Scale:	1/8" = 1'-0"
Drawn by:	AN
Date:	07/25/25
Job:	24026.01
Sheet	L-2
Of	04 Sheets

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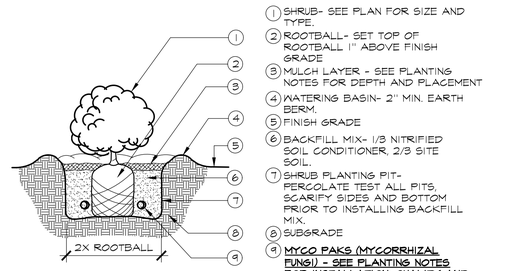


1. TREE OR SHRUB- SEE PLANS/ LEGEND FOR SIZE AND TYPE AND TREE PLANTING DETAIL FOR STAKING.
2. ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
3. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
4. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
5. WATERING BASIN- 4" MIN. EARTH BERM.
6. SCARIFY PLANTING PIT
7. SUBGRADE
8. **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
9. EXISTING SLOPE

3 PLANTING ON SLOPE

SCALE: N.T.S.

1/1 DT-Shrub-Green02.dwg

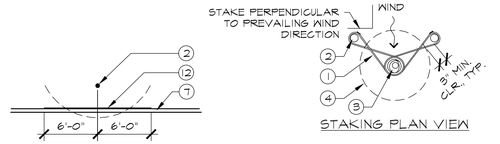


1. SHRUB- SEE PLAN FOR SIZE AND TYPE.
2. ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
3. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
4. WATERING BASIN- 2" MIN. EARTH BERM.
5. FINISH GRADE
6. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
7. SHRUB PLANTING PIT- PERCOLATE TEST ALL PITS. SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
8. SUBGRADE
9. **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**

4 SHRUB PLANTING

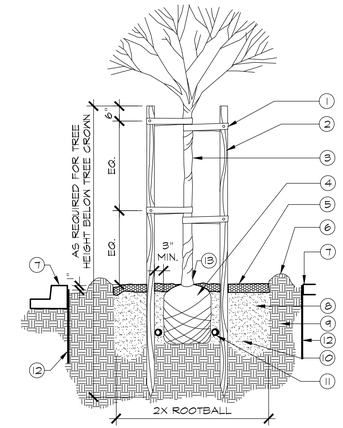
SCALE: N.T.S.

1/1 DT-Shrub-Green01.dwg



ROOT BARRIER PLAN VIEW

STAKING PLAN VIEW



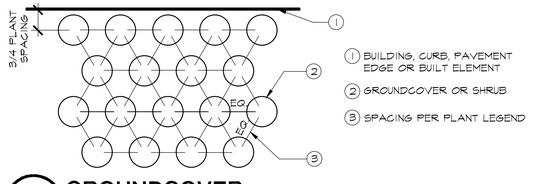
NOTES:
1. SEE PLANTING NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1. 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED SCREWS.
2. 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
3. TREE- SEE PLAN FOR SIZE AND TYPE.
4. ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
5. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
6. WATERING BASIN (4" MIN.) W/ 3" MULCH PER PLANTING NOTES
7. SIDEWALK, CURB OR WALL
8. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
9. SUBGRADE
10. TREE PLANTING PIT-PERCOLATE TEST ALL PITS. SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
11. **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
12. ROOT BARRIER-LOCATE AT ALL LOCATIONS WHERE TREE IS PLANTED WITHIN 5' FROM CURBS, SIDEWALKS OR WALLS. LINEAR, MIN. 6' LONG FROM CENTER (12" TOTAL). MANUF.: DEEP ROOT BARRIER | (800) 458-7668 MODEL: UB 24-2
13. TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS. MANUF.: NDS MODEL: TP-128, GREY AVAILABLE: www.ndspro.com

1 TREE PLANTING WITH ROOT BARRIER

SCALE: N.T.S.

1/1 DT-Tree-Green01.dwg

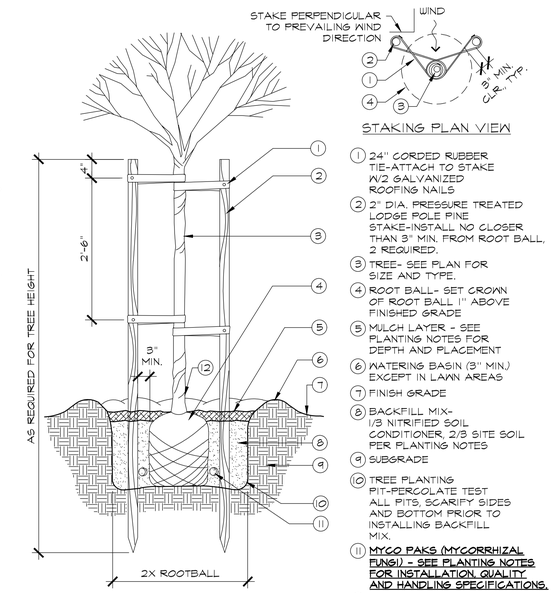


1. BUILDING, CURB, PAVEMENT EDGE OR BUILT ELEMENT
2. GROUNDCOVER OR SHRUB
3. SPACING PER PLANT LEGEND

5 GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

1/1 DT-GrndCov01.dwg



STAKING PLAN VIEW

1. 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED ROOFING NAILS
2. 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
3. TREE- SEE PLAN FOR SIZE AND TYPE.
4. ROOT BALL- SET CROWN OF ROOT BALL 1" ABOVE FINISHED GRADE
5. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
6. WATERING BASIN (3" MIN.) EXCEPT IN LAWN AREAS
7. FINISH GRADE
8. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
9. SUBGRADE
10. TREE PLANTING PIT-PERCOLATE TEST ALL PITS. SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
11. **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
12. TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS. MANUF.: NDS MODEL: TP-128, GREY AVAILABLE: www.ndspro.com

NOTES:
1. SEE PLANTING NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2 TREE PLANTING

SCALE: N.T.S.

1/1 DT-Tree-Green02.dwg

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

PLANTING DETAILS
3663 MAIN ST. ADU
3663 Main St.
Oakland, California

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LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER NO. 4878 — 08/31/2027 RENEWAL DATE — STATE OF CALIFORNIA

Scale:	AS SHOWN
Drawn by:	AN
Date:	07/25/25
Job:	24026.01
Sheet	L-3
Of	04 Sheets

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Aspidistra_elatior-1



Azalea_s_'Fielders White'-1



Dietes_i_bicolor-1



Festuca_Elijah Blue



Juniper_s._'Blue Arrow'



Lagerstoemia_x_'Natchez'-2



Lantana_montevidensis



Liriope_m_'Silver Sunproof'



Loropetalum_'Plum Delight'



Nandina_d_'Gulf Stream'-1



Prunus_caroliniana_'Compacta'



Salvia_c_'Winnifred Gilman'



Sarcococca_ruscifolia2

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REVISIONS	BY

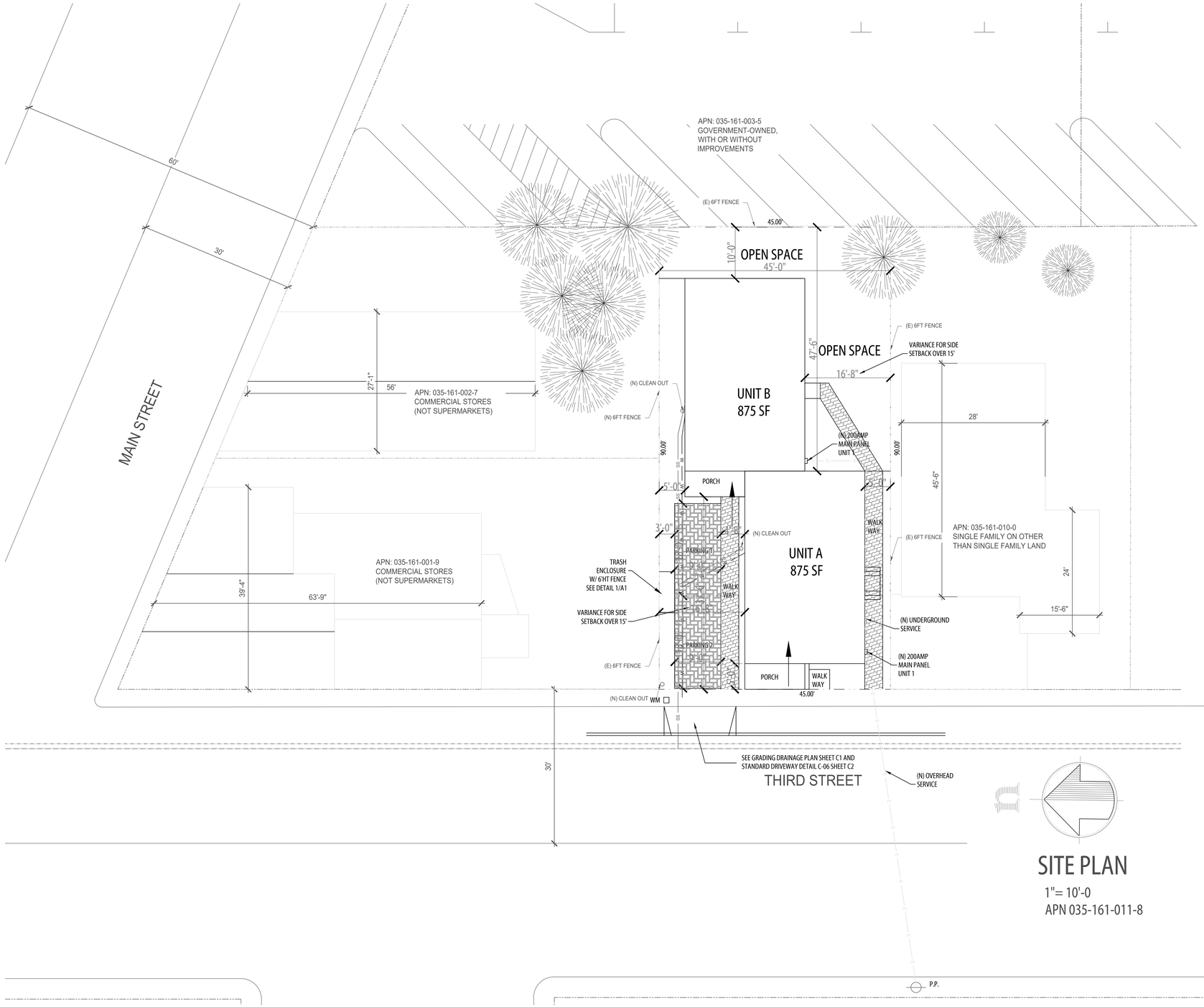
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PLANT IMAGES
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Oakley, California

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SEAN C. FEUER No. 6268
STATE OF CALIFORNIA
SIGNATURE
08/31/2027
RENEWAL DATE
DATE

Scale:	AS SHOWN
Drawn by:	AN
Date:	07/25/25
Job:	24026.01
Sheet	L-4
Of	04 Sheets



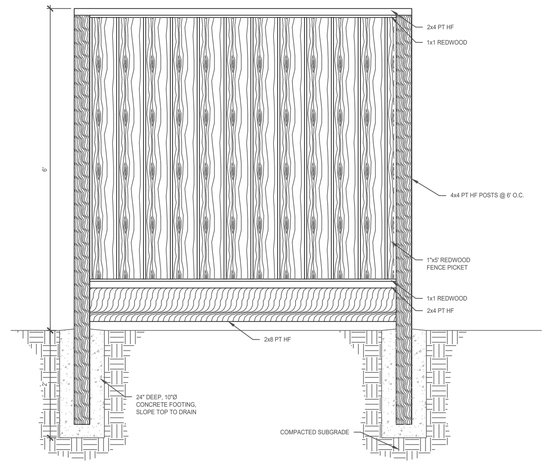
SITE PLAN

1"= 10'-0

APN 035-161-011-8

LEGEND

- EASEMENT LINE
- PROPERTY LINE
- EXISTING GRADE
- FENCE
- FIBER WATTLE
- GAS LINE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE



1 / A1 — 6'HT FENCE DETAILS

3/4" =1'-0"

Revisions	By

STUDIO 14
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LOS GATOS, CA 95033
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DAVIDTAMIRA@GMAIL.COM

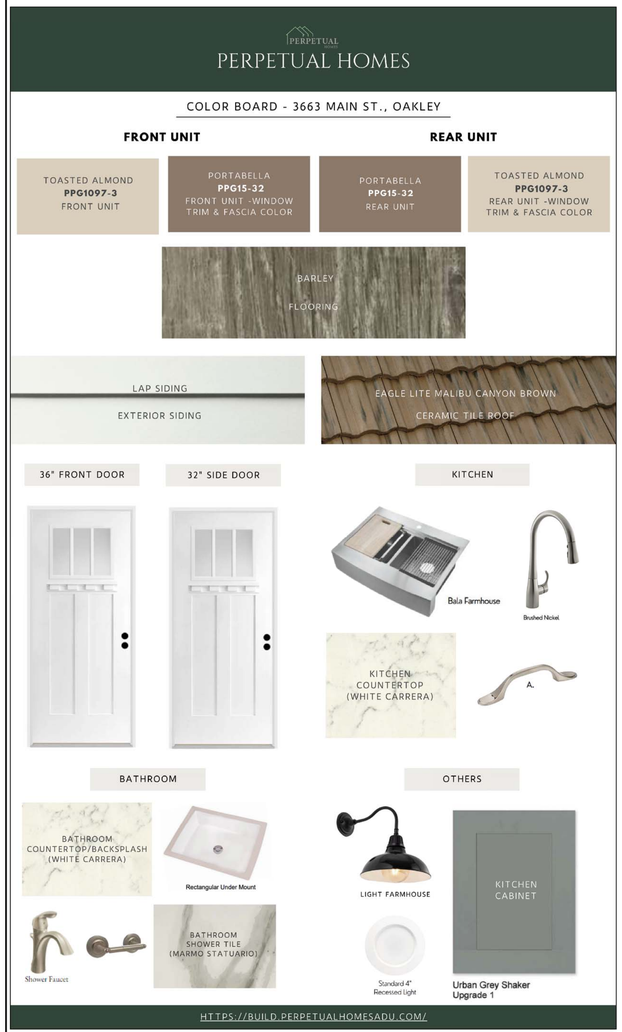
A New Duplex Unit to:
The Marples Duplex
3rd street APN 035-161-011-8
Oakley, CA 94561

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Date 01.24.2025

Drawn D.Tamira

Sheet A1



MATERIAL AND COLOR BOARD



FRONT ELEVATION (EAST)



RIGHT SIDE ELEVATION (NORTH)



REAR ELEVATION (WEST)



LEFT SIDE ELEVATION (SOUTH)

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Date 05.05.2025

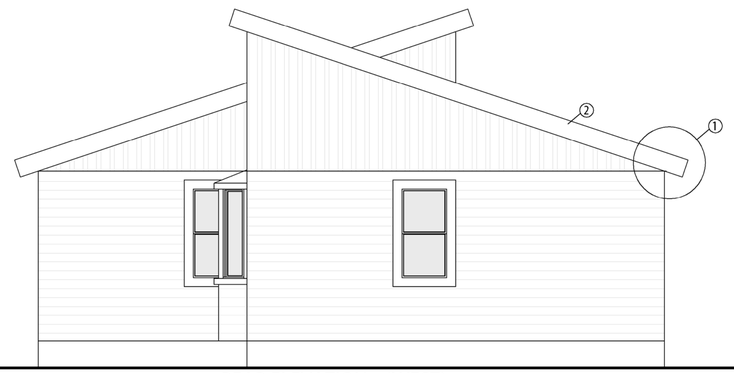
Drawn D.Tamira

Sheet A2.1



FRONT ELEVATION (EAST)

1/4 = 1'-0"



REAR ELEVATION (WEST)

1/4 = 1'-0"

1. 12" MIN. OVERHANG LENGTH
2A. 2X6 PAINTED WOOD FASCIA, TYP. MUST BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE, UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT.
B.2X4 MIN. PAINTED WOOD TRIM AND CORNERS, DOORS AND WINDOWS, MUST BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE, UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT.
3. SOFFITS AND OTHER ARCHITECTURAL ELEMENTS VISIBLE TO THE PUBLIC BUT NOT DETAILED ON THE PLANS MUST BE INISHED IN THE SAME MATERIAL AS OTHER EXTERIOR MATERIALS USED ON THE BUILDING.
4a EXTERIOR WALL FINISHES: **PLYWOOD MAY NOT BE USED ON THE EXTERIOR**
- PAINTED WOOD BOARD AND BATTEN FINISH O/ SEAMLESS W.P. MEMBRANE
- PAINTED WOOD HORIZONTAL SIDING O/ SEAMLESS W.P. MEMBRANE

b. EXTERIOR PAINT:
- **FRONT (UNIT A):**
  MAIN BODY: PPG BRAND WITH TOASTED ALMOND: PPG1097-3
  WINDOWS TRIM AND FASCIA: PPG BRAND WITH PORTABELLA : PPG15-32
- REAR (UNIT B):
  MAIN BODY: PPG BRAND WITH PORTABELLA : PPG15-32
  WINDOWS TRIM AND FASCIA: PPG BRAND WITH TOASTED ALMOND: PPG1097-3

5. ROOFING:
COMPOSITION SHINGLE ROOF SYSTEM OR EQUAL CLASS 'A' ROOFING MATERIAL O/ 30LB FELT
6. VERIFY ALL TRIM, FINISH, AND MANUFACTURER'S COLORS TO BE SAME FROM CRIPPLE WALL AS OCCURS
7. EXTERIOR LIGHT OF THE BUILDING AND SITE MUST BE DESIGNED SO THAT LIGHT IS NOT DIRECTED OFF THE SITE AND THE LIGHT SOURCE IS SHIELDED FROM DIRECT OFFSITE VIEWING.
8. WINDOWS AND EXTERIOR DOORS: RECESSED BY A MINIMUM OF TWO INCHES
9. APPROVED ADDRESS NUMBERS MUST BE PROVIDED SO THAT THEY ARE LEGIBLE TO THE PUBLIC FROM THE STREET FRONTING THE PROPERTY.



RIGHT SIDE ELEVATION (NORTH)

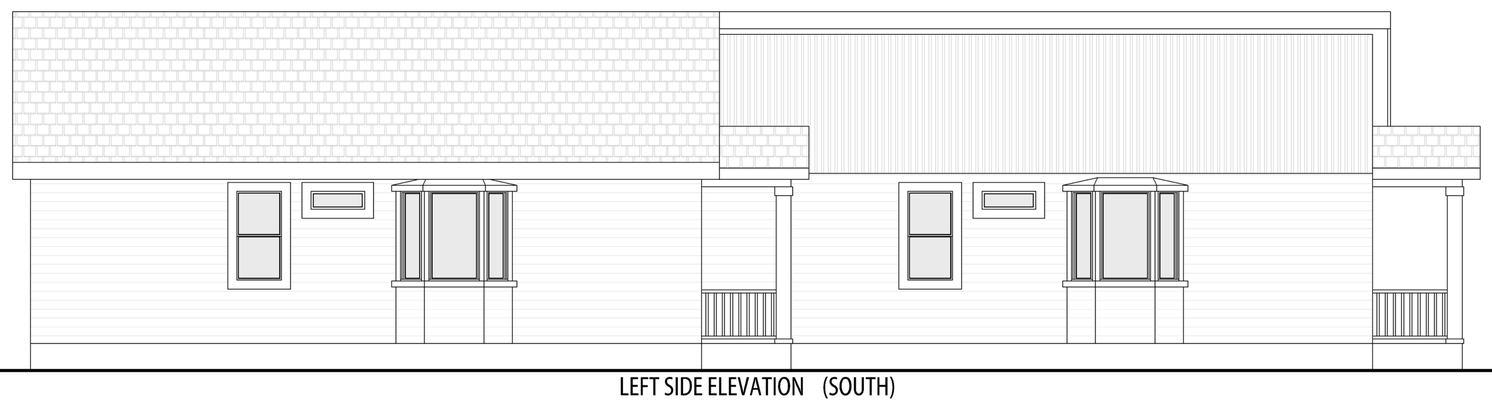
1/4 = 1'-0"

REAR (UNIT B) : MAIN BODY
FRONT (UNIT A): TRIM AND FASCIA

Portabella PPG15-32

FRONT (UNIT A): MAIN BODY
REAR (UNIT B): TRIM AND FASCIA

Toasted Almond PPG1097-3



LEFT SIDE ELEVATION (SOUTH)

1/4 = 1'-0"

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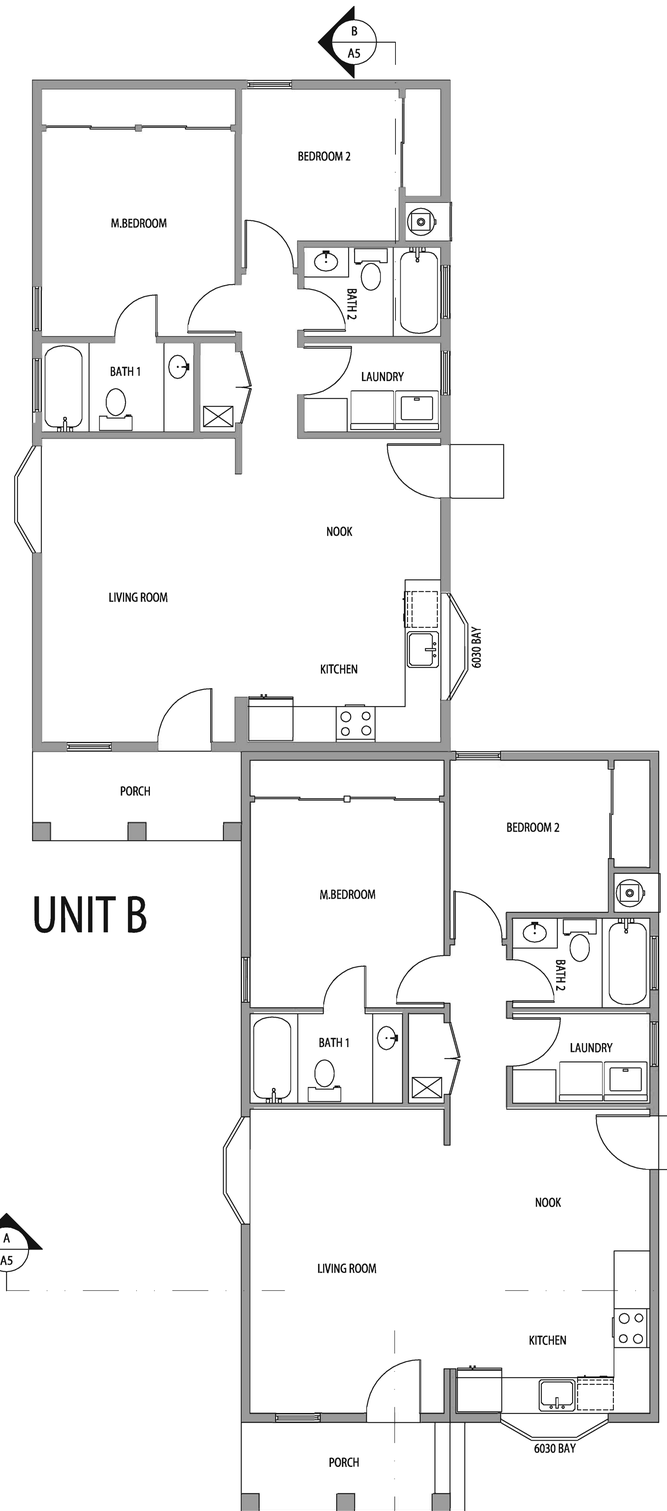
A New Duplex Unit to:
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3rd street APN 035-161-011-8
Oakley, CA 94561

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Date 05.05.2025

Drawn D.Tamira

Sheet A2.2



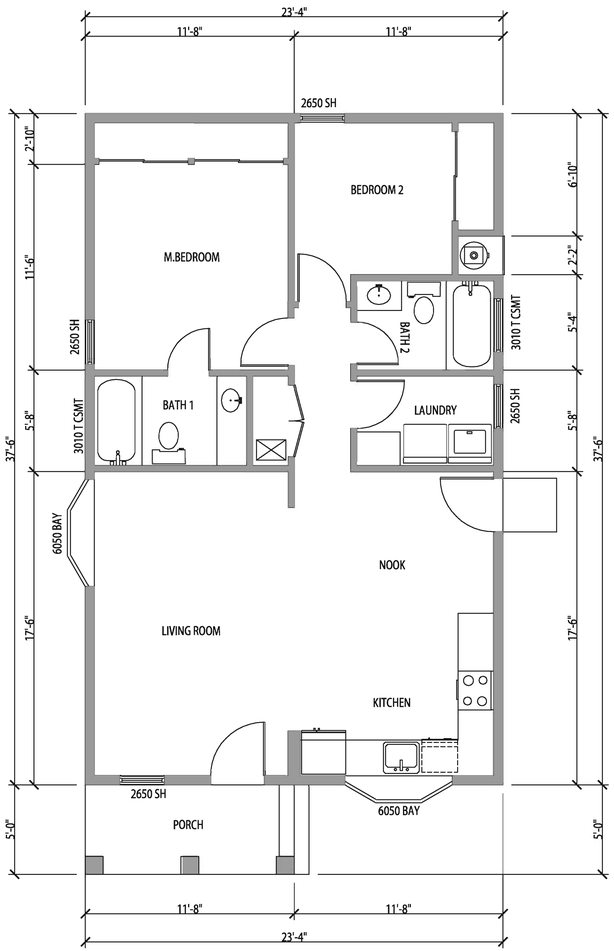
UNIT B

UNIT A

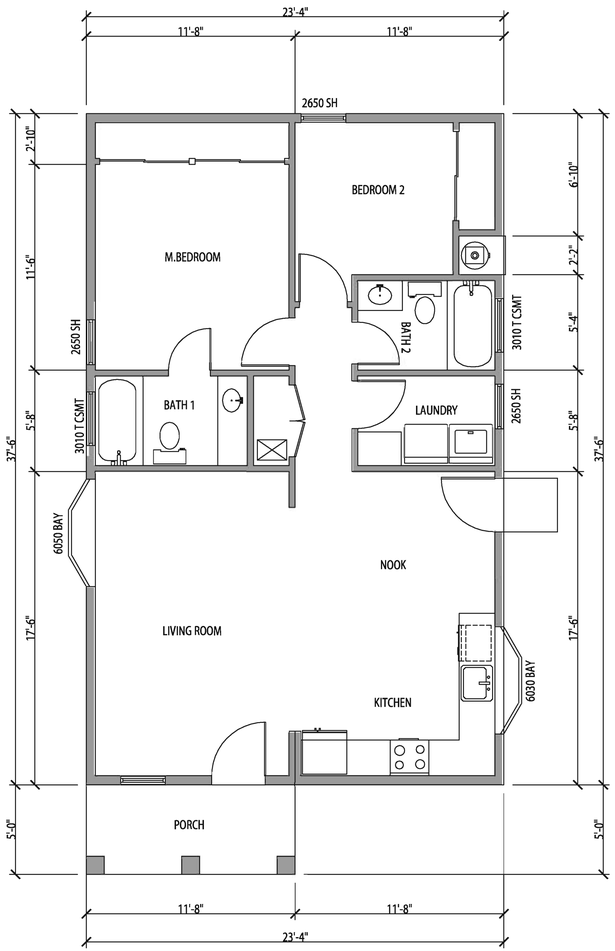
PROPOSED FLOOR PLAN

1/4" =1'-0"

UNIT A
875 SF



UNIT B
875 SF



PROPOSED FLOOR PLAN (INDIVIDUAL)

1/4" =1'-0"

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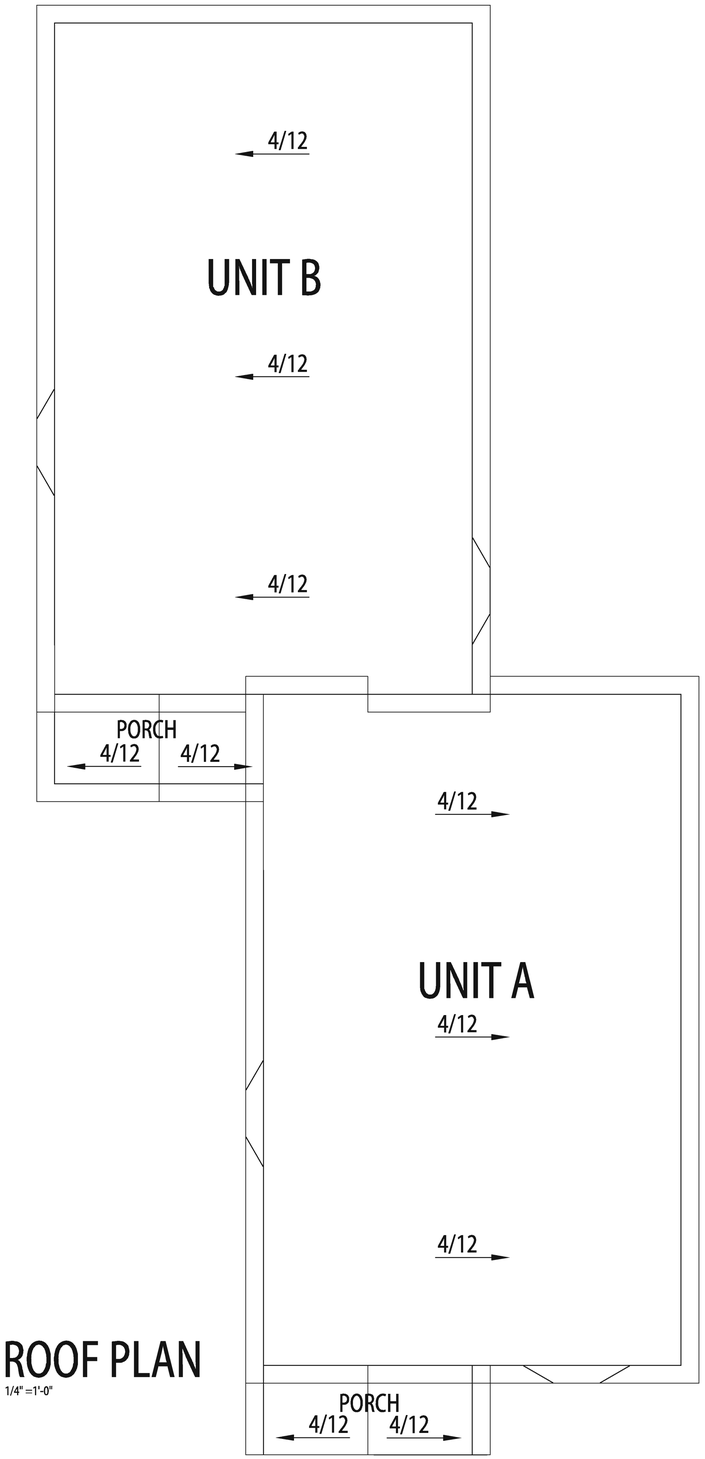
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Date 05.05.2025

Drawn D.Tamira

Sheet A3



ROOF PLAN

1/4" =1'-0"

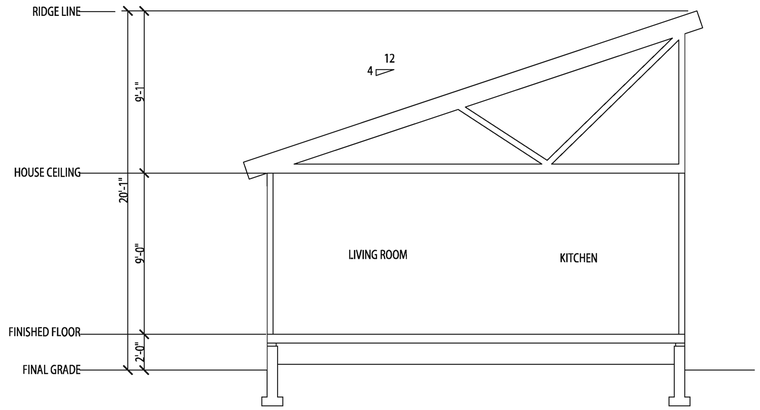
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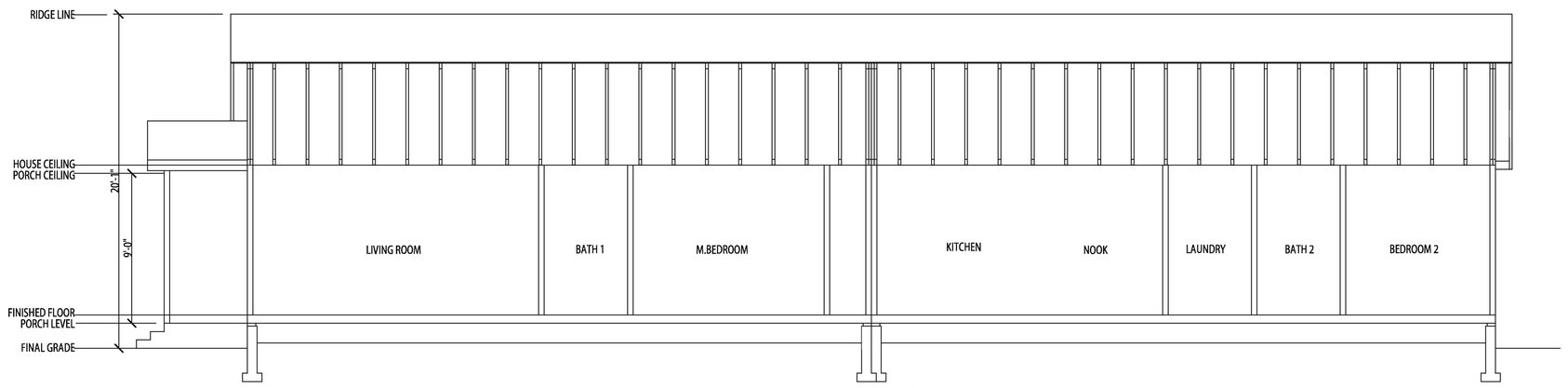
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Date 05.05.2025
Drawn D.Tamira
Sheet A4



SECTION A - A

1/4" = 1'-0"



SECTION B - B

1/4" = 1'-0"

Revisions	By

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Date 05.05.2025

Drawn D.Tamira

Sheet A5

RESOLUTION NO. -25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE PROJECT KNOWN AS "THIRD STREET DUPLEX DESIGN REVIEW AND VARIANCE REQUEST (DR 2025-03, VA 2025-01)", LOCATED ON THE EAST SIDE OF THIRD STREET, APPROXIMATELY 120 FEET SOUTH OF MAIN STREET (APN 035-220-036)

WHEREAS, on January 29, 2025, David Tamira and Perpetual Homes ("Applicant") filed an application requesting approval of Design Review and a Variance Request (DR 2025-03, VA 2025-01) to permit the construction of a duplex on a 4,050 square foot parcel with APN 035-220-036 ("Project"); and

WHEREAS, on August 8, 2025, the project application was deemed complete per Government Code section 65920 et seq.; and

WHEREAS, the project site is designated Commercial Downtown (CD) on the Oakley 2020 General Plan Land Use Map, and zoned SP-4 (Downtown Specific Plan) District; and

WHEREAS, on or before September 26, 2025, the Notice of Public Hearing for the project was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and at the project site. The notice was also mailed out to all owners of property within a 500-foot radius of the project's boundaries, interested agencies, and to parties requesting such notice; and

WHEREAS, the project is exempt from further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303, "Class 3 – New Construction or Conversion of Small Structures"; and

WHEREAS, on October 7, 2025, the Planning Commission opened the public hearing and received a report from City Staff, oral and written testimony from the Applicant and public, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission took a vote and adopted this resolution to approve the project, as conditioned and revised by the Planning Commission during its deliberations; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning, and the information submitted to the Planning Commission at its October 7, 2025 meeting, both written and oral, including oral information provided by the Applicant, as

reflected in the minutes of such meetings, together with the documents contained in the file for the Project (hereafter the "Record").

A. Regarding the application requesting approval of Design Review for "Third Street Duplex (DR 2025-03)", the Planning Commission finds that:

1. Site planning, including building siting (location), setback and orientation; entries, circulation and parking; landscape setbacks and buffers; and location of trash, loading and service areas, and mechanical equipment is appropriate and consistent with applicable standards, in that the building is placed at the front property line to meet the Downtown Specific Plan requirements and is sited with primary façades facing the public street; each dwelling includes a primary entry opening directly to the sidewalk to encourage a walkable space; off-street parking is limited to one space per unit and located along the side of the building rather than the frontage; the project provides the required common open space per the Downtown Specific Plan; and trash, service, and mechanical equipment areas are located away from the street frontage; and

2. Architecture, including massing and grouping; façades, entries and roofs; materials and colors; and screening of trash, loading and service areas, and mechanical equipment is of high quality and compatible with the surrounding context, in that although SB 6 enables ground-floor residential use at this location, the project's design complies with the Downtown Specific Plan design standards by pitching the roof to achieve the 20-foot minimum height, providing street-oriented entries, and employing single-story massing articulated with porches, bay windows, and peaked rooflines to maintain a walkable landscape; exterior materials (wood siding and tile shingles) and varied earth-tone color schemes are consistent with City guidance; and

3. Landscaping and site elements, including general landscape areas; entry and plaza enhancements; parking lot landscaping; walls and fences; and lighting enhance the site and public realm, in that landscaping is proposed for the site that provides visual variety and would represent a marked improvement from the existing vacant lot; and

4. (Public) Streetscapes, including major community entries; highlighted intersections; and district entries will not be impacted by this project; and

B. Regarding the application requesting approval of a setback Variance for "Third Street Duplex (VA 2025-01)", the Planning Commission finds that:

1. That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in that the requested increase to a 16'-8" side

setback is narrowly tailored to accommodate the required common open space and code-compliant parking layout for a duplex, does not increase the permitted number of units, height, or floor area, maintains the build-to/front placement at the street with primary entries to the sidewalk, and keeps parking to the side rather than at the frontage; and

2. Because of special circumstances applicable to the subject property due to its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district in that the small lot area (4,050 sf), combined with Downtown Specific Plan requirements for on-site common open space and off-street parking (one space per unit) located away from the frontage, constrains feasible site planning; strict application of the 15' maximum side-setback on both sides would preclude a compliant open-space and circulation layout, thereby depriving this property of the ability to develop a standard two-unit configuration enjoyed by larger lots in the same district. The variance balances this by allowing 16'-8" on one side (to accommodate open space and circulation) while maintaining a typical reduced setback on the opposite side, preserving overall compatibility.

3. That an approved variance shall substantially meet the intent and purpose of the respective land use district in that the Downtown Specific Plan District's goals—walkable spaces with street walls and high-quality design—are upheld: the building remains at the front property line, achieves the downtown height expectation, provides street-facing entries, places parking along the side (not in front), and utilizes the increased side yard to deliver functional, code-required common open space that enhances the pedestrian realm; thus, the variance implements the intent of the district while resolving a site-specific constraint without undermining district standards; and

C. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the Planning Commission approves the Applicant's request for approval of the project titled, "Third Street Duplex Design Review and a Variance Request (DR 2025-03, VA 2025-01)" subject to the following Conditions of Approval:

Conditions of Approval

Applicant shall comply with the requirements of the Oakley Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the application date stamped received by the Planning Division on January 29, 2025, and the plans date stamped received by the Planning Division on August 8,

2025, as well as additional information acquired since that time and made a part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED (BOLD CONDITIONS ADDED OR AMENDED AT PUBLIC HEARING):

Planning Division Conditions

General:

1. This Design Review and Variance Application (DR 2025-03, VA 2025-01) is approved, as described in the application date stamped by the Planning Division January 29, 2025, and in the plans date stamped by the Planning Division on August 8, 2025 and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. This approval for Design Review and Variance Application (DR 2025-03, VA 2025-01) shall be effectuated within a period of one (1) year from the effective date of this resolution by pulling a building or grading permit and if not effectuated shall expire on October 7, 2026. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Zoning Code.

3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the Planning Commission on October 7, 2025, including siding style, paint colors, materials used, window style, and as conditioned herein.

4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.

6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.

7. All exterior mechanical equipment, trash/recycling containers, and fire sprinkler equipment (including risers, PIV, and FDC) shall be located away from the primary street frontage and fully screened from public view through the use of solid enclosures and/or landscaping consistent with the approved project plans, subject to review and approval by the Community Development Director and the Fire District.

8. All trim elements (including but not limited to fascia, window and door trim, belly bands, and decorative trim) shall be painted and finished on all exposed sides, so that no raw or unfinished surfaces are visible, subject to final review and approval by Planning Division Staff.

9. All front doors shall provide visual interest through the use of either (a) a contrasting color that complements the building façade, or (b) glazing features such as windows, sidelights, or decorative glass panels. Final door color and/or glazing design shall be subject to review and approval by Planning Division staff prior to issuance of a Building Permit.

10. A landscaping and irrigation plan for all areas shown on the site plan shall be submitted for review and approval of the Community Development Director prior to the issuance of building permits. The landscaping plan shall include the project's frontage and side yards and shall conform to the Oakley Water Efficient Landscape Ordinance ("WELO"), and the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance by including the following signed statement on the cover sheet or same sheet as the WELO calculations in a visible text box: "These plans are certified to conform to the Oakley Water Efficiency Landscape Ordinance."

11. Prior to occupancy, an on-site inspection shall be made of privately owned lands by a licensed third-party inspector to determine compliance with the approved landscape plan. A signed certification of completion shall be submitted to the Community Development Director for review and approval.

12. The applicant shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court), action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project. The city shall promptly notify the applicant of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the

city bears its own attorney's fees and costs, and the city defends the action in good faith.

Waste Management Plan:

13. The Applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

Building Division Conditions

14. Plans shall meet the currently adopted Uniform Codes as well as the newest California Green Code requirements and the T-24 Energy requirements from the State of California Energy Code. To confirm the most recent adopted codes please contact the Building Division at (925) 625-7005.

15. An automatic Life Safety Sprinkler System shall be required in all new construction as per the California Building Code (for commercial buildings) and as per the California Residential Code (for residential buildings). The plans for all sprinklers systems shall be submitted to the local Fire Marshal's office for review and approval. All sprinkler systems and Fire alarms system shall be inspected and approved as required by the local Fire Inspector.

16. Prior to requesting a Certificate of Occupancy from the Building Division, all Conditions of Approval required for occupancy must be completed.

Public Works and Engineering Conditions

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF AN ENCROACHMENT AND/OR GRADING PERMIT:

17. GENERAL. All public improvements shall be made according to the latest adopted City Standard Drawings and Specifications. All work shall conform to the applicable City ordinances. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the developer's expense.

18. ENCROACHMENT PERMIT. All work in the public right-of-way, including any blockage or partial closure of sidewalks will require an Encroachment Permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.

19. GRADING PERMIT. All earthwork must comply with the City's Grading Ordinance. A Grading Permit must be issued by the public works department prior to site disturbance as determined by the City Engineer.

20. PUBLIC WORKS INSPECTIONS. The developer or their representative shall notify the Engineering Inspector at least forty-eight (48) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all improvements in approved plans. Failure to do so will result in rejection of work that was completed without inspection.

21. PRECONSTRUCTION MEETING. Prior to issuance of any permit or the commencement of any site work, the general contractor shall:

    a) Along with the project applicant, attend a pre-construction meeting with the City Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;

    b) Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.

22. CONSTRUCTION STREET PARKING. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the City Engineer.

23. EROSION CONTROL. Interim and final erosion control plans shall be prepared and submitted to the Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the State SMARTS system for projects disturbing more than one acre and obtain a WDID number. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, City standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall be in compliance with applicable measures contained in the City of Oakley's NPDES Permit.

24. DUST CONTROL. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the City Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept daily during the workweek to the satisfaction of the City. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed 25 MPH. All trucks hauling soil, sand, or other loose debris shall be covered.

25. SILT AND MUD IN PUBLIC RIGHT-OF-WAY. It is the responsibility of contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up daily. Mud, silt, concrete and other construction debris SHALL NOT be washed into the City's storm drains. Construction entrances must be in place per the Erosion Control Plan.

26. TRAFFIC CONTROL PLAN. The project sponsor will be required to work with the Public Works Department to develop a traffic control plan per the current California MUTCD. This plan will include, but not be limited to, the following measures:

    a) Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, and special events. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.

    b) Flag persons shall be placed at locations necessary to control one-way traffic flow, if required. All flag persons shall have the capability of communicating with each other to coordinate the operation.

    c) Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation and lane closures on main arterial and collector streets and will be permitted only between the hours of 8:30AM to 2:30PM on M, T, TH & F. 8:30AM to 12:00PM on W.

d) The traffic control plan shall be reviewed for compliance to the project's Haul Route, approved by the City of Oakley.

e) A full road closure will require a detour plan and a road closure permit issued by the Public Works Department.

27. CONSTRUCTION MANAGEMENT PLAN. The Applicant shall submit a construction management plan that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, construction trailer, and proposed outhouse locations. The public street shall not be used for any construction related activities, including parking for workers and storage of vehicles.

28. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Public Works & Engineering Inspector and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

29. SIDEWALK REPAIR. The developer shall repair and replace to existing City standards any sidewalk damaged now or during construction of this project. Sidewalk repair shall match existing color, texture and design, and shall be constructed per City Standard Details. The limits of sidewalk repair will be determined by the Public Works Inspector during the construction phase of the project.

30. CURB AND GUTTER. The developer shall repair and replace to existing City standards any curb and gutter damaged now or during construction of this project. New curb and gutter shall be constructed per City Standard Details. The limits of curb and gutter repair will be determined by the Public Works Inspector during the construction phase of the project.

31. CONSTRUCTION NOISE. Between the hours of 7:30 a.m. to 5:30 p.m., weekdays and 9:00 a.m. to 5:30 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA. Pickup and delivery of materials

and equipment is restricted to the hours listed above unless prior written approval is obtained by the Public Works Department.

32. GOOD HOUSEKEEPING. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the developer's expense.'

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE GRADING PLAN:

33. GEOLOGY AND SOIL MITIGATION MEASURES. A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. All recommendations of the investigation shall be incorporated into project plans. One copy of the geologic report shall be submitted with the grading permit and public improvement application. Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations. The applicant's soils engineer's approval shall then be conveyed to the City either by letter or by signing the plans.

34. GRADING.

a) Grade any slopes with a vertical height of four (4) feet or more at a slope of 3H to 1V. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.

b) Retaining wall or other suitable option acceptable by the City Engineer is required where the grade differential between property or adjacent lots are greater than 6". Retaining walls are required to be identified on the grading

plans and shall have a note stating a separate building permit is required for retaining wall greater than four (4) feet in height.

c) At least one week prior to commencement of grading, the applicant shall post the site and mail to the owners of property within 300 feet to the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with the name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall always be kept current and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.

d) Submit a Haul Route Plan to the City Engineer for review and approval prior to importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated number and frequency of trips, and the proposed schedule of hauling. Based on this plan, the City Engineering shall determine whether pavement condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be responsible to repair to their pre-construction condition any roads along the utilized routes.

e) Prior to commencement of any site work that will be result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent Letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.

f) The burying of any construction debris is prohibited on construction sites

35. NPDES – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. Comply with all rules, regulations and procedures of the NPDES for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, the Regional Water Quality Control Board (Central Valley – Region IV), including the Stormwater C.3 requirements as detailed in the Guidebook available at www.cccleanwater.org

Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project

design shall incorporate wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage.

- Offer pavers for household driveways and/or walkways as an option to buyers.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with "No Dumping, Drains to the Delta" permanent metal markers per City Standards.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding the Clean Water Program to buyers.
- Other alternatives as approved by the City Engineer.
- Prepare an Operations and Maintenance Manual for the project's storm water control measures.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLAN:

36. DRAINAGE IMPROVEMENTS.

a) Collect and convey all stormwater entering and /or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse.

b) Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system to the city Engineer for review and approval. The report shall include study of the downstream stormdrain facilities to confirm its adequacy and mitigate on-site so that the peak flows of post-project conditions do not exceed the pre-project peak flows.

c) Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.

d) Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

e) On-site parking area and driveways shall not surface drain across public sidewalk or driveway aprons.

37. SIGHT DISTANCE EXHIBIT. For the project driveways' ingress and egress, provide an exhibit that will analyze the sight distance required for the appropriate speed limit identified with this project as required by the City Engineer.

38. DESIGN CHANGES. The Applicant's registered Engineer shall notify the City Engineer, in writing, at least 72 hours in advance of all differences between the proposed work and the design indicated on the plans. Any proposed changes shall be subject to the approval of the City before altered work is started. A plan revision must be submitted for approval by the City Engineer.

39. JOINT TRENCH PLANS. The applicant shall submit Joint Trench Composite Plans to the City for review prior to approval of improvement plans. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public streetlight billing will be per Rule LS2A, and that private lights shall be metered with billing to the owner. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.

40. UTILITIES & UNDERGROUNDING.

    a) Underground all new and existing utility distribution facilities per City of Oakley code section Title 6 Chapter 8 Underground Utility Districts.

    b) All utility boxes shall be installed underground, and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.

    c) Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.

    d) A written approval from Diablo Water District and Iron House Sanitary District must be provided that all underground utility improvements have passed all testing requirements prior to commencement of paving a street.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT:

41. PAD CERTIFICATION. A letter from a licensed land surveyor stating that the building pad was constructed in accordance with the approved plans shall be provided prior to commencing with foundation construction of the building.

42. SOILS ENGINEER CONSTRUCTION OBSERVATION. During construction, all excavations and grading shall be inspected by the applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted to the City before any building permit is granted.

43. RIGHTS OF ENTRY. Furnish necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

44. AGREEMENT FOR STORMWATER BEST MANAGEMENT PRACTICES INSPECTION AND MAINTENANCE OBLIGATIONS. The property owner shall enter into an agreement with the City for maintenance of the stormwater filtration devices required to be installed on this project. The agreement will specify that certain routine maintenance shall be performed by the property owner and will specify device maintenance reporting requirements. The agreement will also specify routine inspection requirements, permits and payment of fees. The agreement shall be recorded prior to release of any occupancy permits.

45. AS-BUILT PLANS. After completion of the construction of all work, the original plans shall have all changes (change orders and field changes) clearly marked. The "as-built" plans shall again be signed and "wet-stamped" by the civil engineer who prepared the plans, attesting to the changes. The original "as-built" plans shall be review and approved the Engineering Inspector. A Mylar and AutoCAD disk of the approved "as-built" plans shall be provided to the City before acceptance of improvements.

46. DRAINAGE FEES. Applicant shall comply with the drainage fee requirements as adopted by the County Board of Supervisors. The applicant shall pay the fee in effect at building permit issuance.

47. ANNEXATIONS

    a) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on fire protection services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the

satisfaction of the City Engineer and shall be completed prior to building permit issuance.

b) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on police services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior building permit issuance.

c) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on maintenance and operation services associated with public landscaping, parks, streetlighting, and stormwater facilities. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to building permit issuance.

48. IMPACT FEES. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 85-00 and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.

a) Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03, update Resolution No 91-21);

b) Regional Transportation Development Impact Mitigation Fee or any future alternative regional fee adopted by the City (authorized by Ordinance No. 14-00, adopted by Resolution No. 73-05);

c) Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03, updated Resolution No. 48-17);

d) Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03, updated Resolution No. 48-17);

e) Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03);

f) Fire Facilities Impact Fee (adopted by Resolution No. 24-21);

g) General Plan Fee (adopted by Resolution No. 53-03);

h) East Contra Costa County Habitat Conservation Plan Fee (adopted by Ordinance 6-23).

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments.

Advisory Notes

The following Advisory Notes are provided to the Applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the purpose of informing the Applicant of additional ordinance requirements that must be met in order to proceed with development.

A. The Applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
B. The project will require a grading permit pursuant to the Oakley Municipal Code.
C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
D. The Applicant shall comply with the requirements of the Diablo Water District.
E. Comply with the requirements of the East Contra Costa Fire Protection District.
F. The applicant shall comply with the requirements of Contra Costa Environmental Health if subject to applicable permits.
G. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
H. This project may be subject to the requirements of the Department of Fish and Game. It is the Applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
I. This project may be subject to the requirements of the Army Corps of Engineers. It is the Applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
J. The Applicant shall obtain an encroachment permit for construction within existing City rights of way.

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 7th day of October 2025 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Diego Verduzco, Chair

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date