AGENDA
REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, December 2, 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 Special Planning Commission Meeting held November 18, 2025 (Kim Snodgrass, City Clerk)
Minutes

3.2 Adopt a Resolution Establishing the Regular Planning Commission Meeting Dates for Calendar Year 2026 (Kim Snodgrass, City Clerk)
Staff Report
1. Proposed 2026 Meeting Dates
2. Proposed Resolution Approving 2026 Meeting Dates

4. PUBLIC HEARINGS

4.1 Woof Gang Bakery and Grooming Conditional Use Permit (CUP 2025-007) (Jose Cortez, Senior Planner)

California Environmental Quality Act (CEQA) Determination: Find that the project is exempt under the "Existing Facilities," or Category 1 CEQA Exemption (14 Cal. Code Regs./CEQA Guideline section 15301)

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. Applicant's Plans
4. Draft Resolution

5. REGULAR CALENDAR

6. REPORTS

6.1 Reports from Staff Members

6.2 Oakley Planning Commission

a. Reports from Commission Members

b. Requests for Future Agendas

7. WORK SESSIONS

8. ADJOURN

MINUTES OF THE SPECIAL MEETING OF THE OAKLEY PLANNING COMMISSION HELD NOVEMBER 18, 2025

1. OPENING MATTERS

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

Vice Chair Price called the meeting to order at 6:30 p.m. Commissioners Kerry Harvey, Yared Oliveros, Sean Ireland and Pierre Goudie were also present.

1.2 Pledge of Allegiance to the Flag.

Vice Chair Price led the Pledge of Allegiance to the Flag.

2. SELECTION OF OFFICERS

2.1 Planning Commission Selection of Chair and Vice-Chair (Ken Strelo, Community Development Director)

Community Development Director Ken Strelo presented the report.

It was moved by Commissioner Harvey and seconded by Commissioner Oliveros to nominate Leonard Price as Chair. Motion was unanimous and so ordered (5-0).

It was moved by Commissioner Oliveros and seconded by Commissioner Goudie to nominate Kerry Harvey as Vice Chair. Motion was unanimous and so ordered (5-0).

3. PUBLIC COMMENTS

A public comment was received from Beth Mounce which will be entered into the record.

4. CONSENT CALENDAR

4.1 Approve Minutes from the Regular Planning Commission Meeting held October 7, 2025 (Kim Snodgrass, City Clerk)

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

5. PUBLIC HEARINGS

5.1 Brownstone Subdivision 8803 Design Review (DR 2025-16) (Evan Gorman, Associate Planner)

Associate Planner, Evan Gorman presented the report.

Commissioner Oliveros, Chair Price and Commissioner Goudie asked questions; Mr. Gorman responded.

Chair Price opened the Public Hearing.

A Comment was provided by Lisa Schmidt; Mr. Gorman and Mr. Strelo responded.

There were no additional comments, so he closed the Public Hearing.

It was moved by Commissioner Ireland and seconded by Vice Chair Harvey to adopt the resolution approving Brownstone Subdivision 8803 Design Review (DR 2025-16) as conditioned. Motion was unanimous and so ordered (5-0).

6. REGULAR CALENDAR

None

7. REPORTS

7.1 Reports from Staff Members

Community Development Director Ken Strelo invited Commissioners to attend the ribbon cutting for Oakley on Ice. He informed everyone that the Annual Holiday Tree Lighting is scheduled for December 4th, and he mentioned there is an opportunity for Planning Commissioners to attend training in Martinez.

7.2 Oakley Planning Commission

a. Reports from Commission Members

Vice Chair Harvey reported she attended the ribbon cutting for the new Chipotle and Starbucks stores.

b. Requests for Future Agendas

Commissioner Oliveros requested an item to provide an update on the development at E. Cypress and Sellers Avenue.

Mr. Strelo responded that it is not necessary to have this as an agenda item, he can have planning staff put together a packet for all Commissioners with an update on the development.

8. WORK SESSIONS

8.1 Bridgehead Road Properties Preliminary General Plan Amendment (PA 2025-1)- Work Session to discuss the merits of a potential project to amend the General Plan Land Use Designation of an approximately 1.36-acre site from Business Park ("BP") to Light Industrial ("LI") (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented the report.

Vice Chair Harvey provided a question; Mr. Gorman responded.

Commissioner Oliveros asked questions of the property owner, property owner Brian Markiel responded.

Commissioner Ireland asked a question, Mr. Strelo responded.

Commissioners Ireland, Goudie and Vice Chair Harvey provided comments.

Commissioner Goudie asked a question; Mr. Gorman responded.

9. ADJOURN

There being no further business, the meeting was adjourned at 7:26 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

OAKLEY
CALIFORNIA

DATE: December 2, 2025

TO: Joshua McMurray, City Manager

FROM: Kim Snodgrass, City Clerk

Approved and Forwarded to the Planning Commission

SUBJECT: Adopt a Resolution Establishing the Regular Planning Commission Meeting Dates for Calendar Year 2026

Background and Analysis

Pursuant to Oakley Municipal Code Section 2.3.010, Regular Planning Commission meetings are scheduled on the first and third Tuesdays of each month beginning at 6:30 p.m. in the Council Chambers at 3231 Main Street, Oakley, California. The Planning Commission shall, to the extent practical, meet only once per month and should endeavor to schedule and complete all business items during the first meeting of the month. A second meeting should be held only when special circumstances, the number of business items coming before it, the time needed for consideration of specific business items, or continuances from the first meeting of the month necessitate a second meeting. Please note that a second meeting is not scheduled in June, July, August, November, or December. The regular June, August and November meetings will be held on the third Tuesday to accommodate the June Primary Election, National Night Out and Election Day, respectively. Attached is a list of proposed meeting dates for 2026 for review and approval.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community and Collaborative Partnerships Goals.

Fiscal Impact

None.

Staff Recommendation

Staff recommends that the Planning Commission approve the attached list of proposed regular meeting dates for calendar year 2026 or approve other dates that would be more suitable.

Attachments

1. Proposed 2026 Meeting Dates
2. Proposed Resolution Approving 2026 Meeting Dates

OAKLEY
CALIFORNIA

2026 REGULAR PLANNING COMMISSION MEETING DATES

The Planning Commission meets on the first and third* Tuesday of each month at 6:30 pm in the Council Chambers, located at 3231 Main Street, Oakley, CA.

The meeting dates for 2026 are as follows:

January 6
*January 20
February 3
*February 17
March 3
*March 17
April 7
*April 21
May 5
*May 19
**June 16
July 7
**August 18
September 1
*September 15
October 6
*October 20
**November 17
December 1

No second meeting in the months of June, July, August, November, or December

*The Planning Commission shall, to the extent practical, meet only once per month and should endeavor to schedule and complete all business items in the first meeting of the month. The Planning Commission shall meet on the second meeting of the month only when special circumstances, the number of business items coming before it, the time needed for consideration of specific business items, or continuances from the first meeting of the month necessitate meeting on the second meeting date of the month.

**June, August and November meetings will be held on the third Tuesday due to the Primary Election, National Night Out and Election Day.

PLANNING COMMISSION
RESOLUTION NO. XX-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY APPROVING 2026 MEETING DATES FOR THE REGULAR PLANNING COMMISSION MEETINGS

BE IT RESOLVED by the Planning Commission of the City of Oakley that the 2026 meeting dates attached as Exhibit A for the Regular Planning Commission Meetings are hereby approved.

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 2nd day of December 2025 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
,Chair

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

OAKLEY
CALIFORNIA

DATE: December 2, 2025

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Senior Planner

Approved and Forwarded to the Planning Commission

SUBJECT: **Woof Gang Bakery and Grooming Conditional Use Permit (CUP 2025-007) –** Request for Approval of a Conditional Use Permit to Operate an Animal Grooming Facility

Summary

An application by Katherine Guyon ("Applicant"), requesting approval of a Conditional Use Permit (CUP 2025-007) for a animal grooming facility in the new Oakley Shops at Laurel Fields shopping center ("Project"). The proposed use, defined in Oakley's Municipal Code as "Animal Grooming", requires the approval of a Conditional Use Permit in the RB (Retail Business) Zoning District. The project site's address is 990 Laurel Road, Suite 1A and it is zoned RB (Retail Business) District. (APN 035-220-036).

Figure 1 – Proposed Location (Front View)

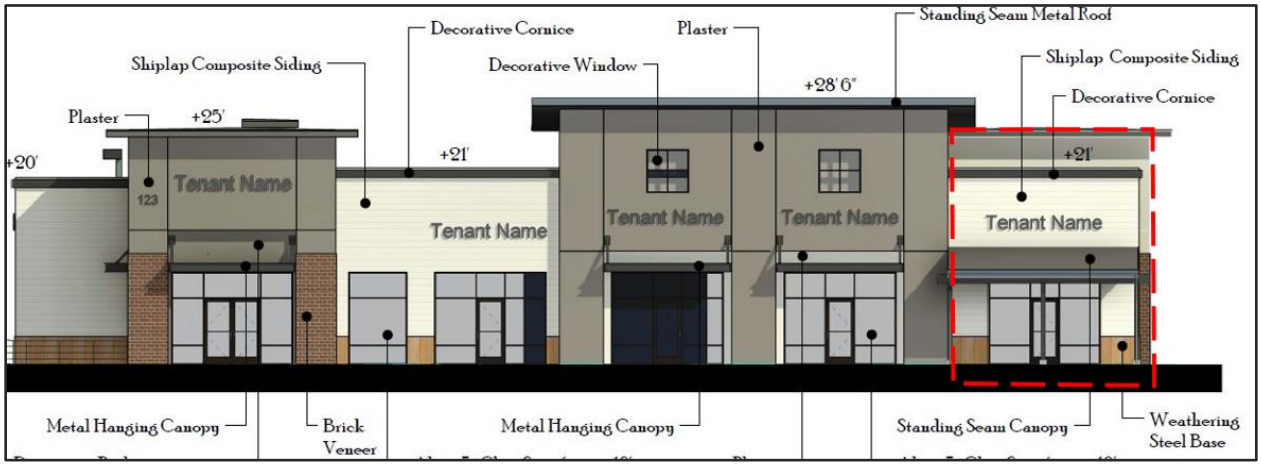


Figure 2 – Proposed Location under Construction (Rear View)



Background

GENERAL PLAN

Commercial (CO) – provides for neighborhood, community, and regional-serving retail and service uses; limited office uses; restaurants; service stations; highway-oriented and visitor-serving commercial and lodging; auto-serving and heavy commercial uses; public and semi-public uses; public gathering facilities, and similar and compatible uses.

ZONING

RB (Retail Business) District – The purpose of the RB District is to retain small-scale businesses and facilities that will provide a wide range of services to adjacent neighborhoods and to the community as a whole. Properties in the RB District are intended for small-scale developments that are adjacent to, or within the vicinity of, residential districts.

PROJECT SITE

The project site is an 8.77 acres shopping center, Oakley Shops at Laurel Fields, which is under construction at the northeast corner of Laurel Road and O'Hara Avenue. The shopping center will have a variety of businesses within it, including a Safeway grocery store as its major tenant. The proposed location is a 1,430 square foot commercial suite in the northwest corner of the property. The suite is on the northern corner of the building that includes Chipotle, Wing Stop, Baskin Robbins, and Mathnasium. There is adequate parking for the uses within the shopping center.

Figure 3 – Oakley Shops at Laurel Fields



Project Description

The applicants propose to operate a Woof Gang Bakery and Grooming. Woof Gang is a specialty retailer of pet food, pet supplies and professional pet grooming with more than 350 locations open or under development throughout the United States. The Oakley location would initially have 3 groomers, with the hopes of adding 3 additional groomers for a total of 6 groomers working on the same day. Woof Gang Bakery & Grooming operates its grooming business as a salon style with one dog being groomed at a time per groomer, versus other styles of grooming that have multiple dogs come in for the same appointment time. An average grooming takes approximately 90 minutes, and each groomer does an average of 5 dogs per day. In addition to the groomers it is expected the retailer will also have 2-3 sales associates total. Hours of operation proposed are Monday-Saturday 9am-7pm and Sunday 10am-6pm. General parking for the shopping center is provided per code and City requirements. The space would include 440 square feet for retail, 450 square feet for grooming, 390 square feet for washing and drying, and the remaining 150 square feet for storage and other miscellaneous uses.

CONDITIONAL USE PERMIT

The proposed use, defined as "Animal Grooming", requires approval of a Conditional Use Permit in the RB District. The purpose of Conditional Use Permits is to allow

cities to review and regulate uses that may be appropriate in some locations but not others, or appropriate only if operated in a certain manner. Conditions can be imposed through the public hearing process to minimize negative impacts on neighboring properties or the community. A Conditional Use Permit requirement also provides an opportunity for neighbors and stakeholders to provide public comment during a public hearing.

Analysis

To grant a Conditional Use Permit, the Planning Commission must make a series of findings for approval, including that the proposed use is appropriate for the site in terms of size, shape, and design; is served by adequate streets and infrastructure; is compatible with the character of the surrounding area and consistent with the General Plan; supports the orderly growth of the community; and complies with the California Environmental Quality Act.

The proposed Woof Gang location conforms to the required findings for approval, in part due to its limited scope. The findings for conditional use permits are primarily intended to ensure quality site development when a new building is constructed. While this building is under construction, the shopping center's site design was reviewed and approved through a separate process in 2024 (Planning Commission Resolution No. 16-24). Woof Gang's proposed operations are typical for an animal groomer and are compatible with the intended character of the shopping center. The proposed tenant space is found to be large enough for the use and it has access to parking for its employees, and customers, consistent with the first required finding for approval. The adjacent streets have widths and pavement types that can handle the traffic to the animal groomer. The use of the property as an animal groomer would also not be detrimental to the continued growth and orderly development of Oakley, a key required finding for conditional use permits in this City.

Environmental Review

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities of the State of California CEQA Guidelines. Section 15301 of the State CEQA Guidelines exempts projects when the proposed project involves only negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed commercial use is appropriately occupying an existing commercial space.

Findings

Draft findings for the Conditional Use Permit 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

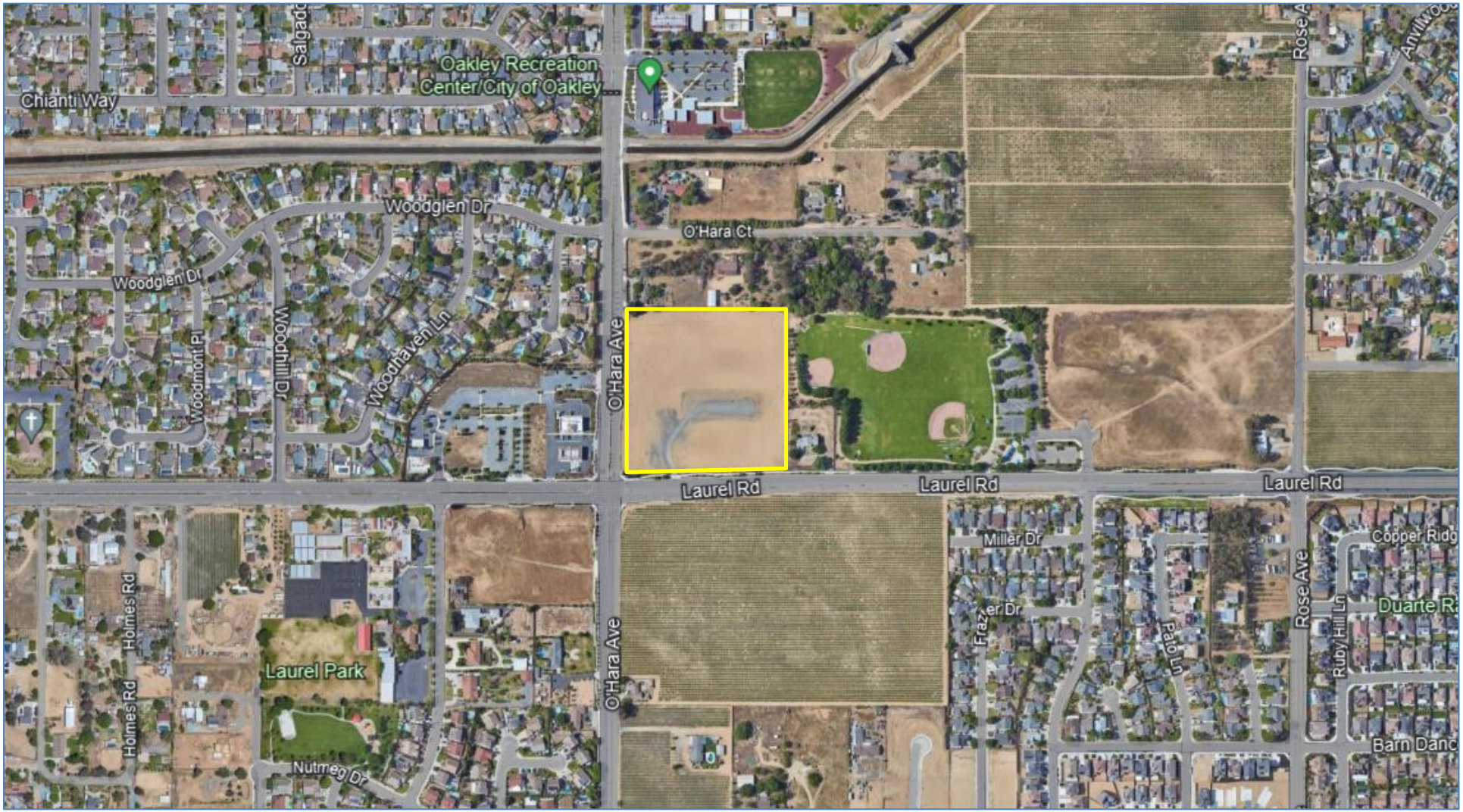
Staff recommends the Planning Commission adopt the resolution approving “Woof Gang Bakery and Grooming Conditional Use Permit (CUP 2025-007)”, as conditioned.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Applicant’s Plans
4. Draft Resolution

Vicinity Map

Woof Gang Bakery and Grooming Conditional Use Permit (CUP 2025-007),
990 Laurel Road, Suite 1A, Oakley, CA 94561 APN: 035-220-028



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **December 2, 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 purposes of considering the application described below:

Project Name: Woof Gang Bakery and Grooming Conditional Use Permit (CUP 2025-007)

Project Location: The project is located at 990 Laurel Road, Suite 1A within the Oakley Shops at Laurel Fields shopping center. (APN 035-220-028)

Applicant: Katherine Guyon, 16588 W Ellsworth Drive, Golden, CO 80401

Request: An application by Katherine Guyon ("Applicant"), requesting approval of a Conditional Use Permit (CUP 2025-007) for an animal grooming facility in the new Oakley Shops at Laurel Fields shopping center (“Project”). The proposed use, defined in Oakley's Municipal Code as "Animal Grooming", requires the approval of a Conditional Use Permit in the RB (Retail Business) District. The project site's address is 990 Laurel Road, Suite 1A and it is zoned RB (Retail Business) District. (APN 035-220-036).

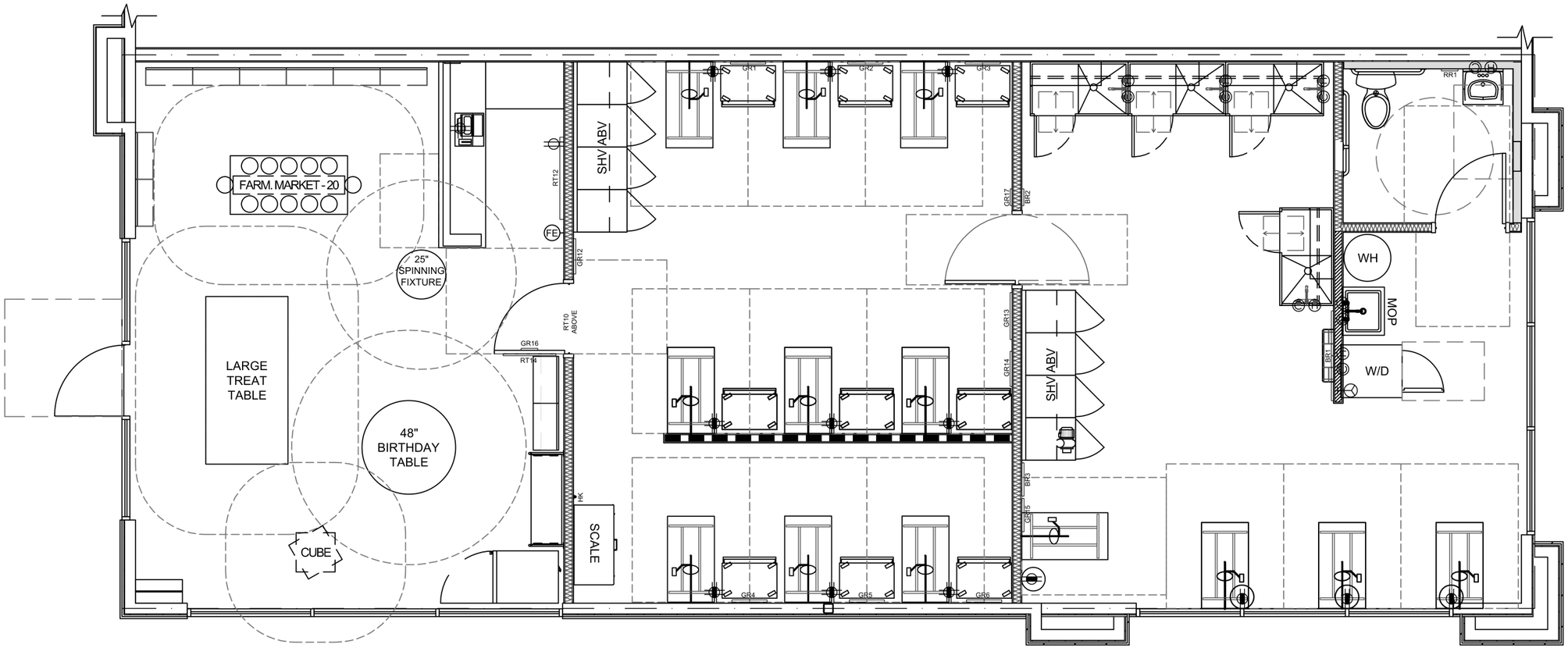
How to Review: The Staff Report and its attachments will be available for public review, on or before **November 26, 2025,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at https://www.oakleyca.gov/129/Agendas-Minutes by navigating to the **December 2, 2025, Planning Commission** agenda 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 Jose Cortez, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to JCortez@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.

FRANCHISEE NAME: SRINI MARRI
STORE: #490
CENTER/PROJECT NAME: OAKLEY, CA
LOCATION ADDRESS: 900 LAUREL ROAD, SUITE A, CA 94561

RETAIL APPROX SF:	**440**
GROOMING APPROX SF:	**450**
WASH/DRY APPROX SF:	**390**
STORAGE/MISC. SF:	**150**
TOTAL APPROX SF:	**1,430**

TEST FIT
OAKLEY, CA



EXISTING FLOOR PLAN

SCALE:3/16"=1'-0"@11x17

NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

WOOF GANG BAKERY & GROOMING

RESOLUTION NO. -25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE PROJECT KNOWN AS "WOOF GANG BAKERY AND GROOMING CONDITIONAL USE PERMIT (CUP 2025-007)", LOCATED AT 990 LAUREL ROAD, SUITE 1A (APN: 035-220-036)

WHEREAS, on November 06, 2025, Katherine Guyon ("Applicant") filed an application requesting approval of a Conditional Use Permit (CUP 2025-007) for an animal grooming facility in a commercial tenant space at 990 Laurel Road, Suite 1A ("Project"), in the Oakley Shops at Laurel Fields shopping center. APN: 035-220-036; and

WHEREAS, on November 06, 2025, the project application was deemed complete per Government Code section 65920 et seq.; and

WHEREAS, the project site is designated Commercial (CO) on the Oakley 2020 General Plan Land Use Map, and zoned RB (Retail Business) District; and

WHEREAS, on or before November 20, 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 15301, "Class 1 – Existing Facilities"; and

WHEREAS, on December 2, 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 December 2, 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 a Conditional Use Permit for “Woof Gang Bakery and Grooming Use Permit (CUP 2025-007)”, the Planning Commission finds that:

1. The site for the proposed use is adequate in size and shape to accommodate the use in a manner complementary with the land and uses in the area in that the site is approximately 8-acres and the RB (Retail Business) District allows for the proposed use with the approval of a Conditional Use Permit; and

2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use in that the site is accessible by public rights-of-way such as Laurel Road and O’Hara Avenue, which are designed to handle project generated traffic; and

3. The proposed use will be arranged, designed, constructed, operated, and maintained so as to be compatible with the intended character of the area and will not change the essential character of the area that is intended by the General Plan and the applicable zoning ordinances in that the proposed use is permitted in the RB (Retail Business) District with the approval of a Conditional Use Permit; and

4. The proposed use provides for continued growth and orderly development of the community and is consistent with the various elements and objectives of the General Plan in that it is located in an existing commercial space. The use and site are a result of Oakley's zoning that allows for commercial properties that can accommodate this type of use; and

5. That the proposed use, including any conditions attached thereto, will be established in compliance with the applicable provisions of the California Environmental Quality Act; and

B. 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, “Woof Gang Bakery and Grooming Use Permit (CUP 2025-007)” 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 November 06, 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 Department Conditions

General:

1. This Conditional Use Permit (CUP 2025-007) is approved, as described in the application date stamped by the Planning Division November 06, 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 Conditional Use Permit (CUP 2025-007) shall be effectuated within a period of one (1) year from the effective date of this resolution by establishing the use and if not effectuated shall expire on December 2, s. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Zoning Code.

3. 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.

4. 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.

5. The Applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

Signage:

6. All Permanent and temporary signage shall be subject to Oakley Municipal Code Chapter 9.5 (Regulation of Signs and Outdoor Advertising) and the

Master Sign Program for Oakley Shops at Laurel Fields. Permanent and temporary signage requires a building permit when applicable.

Building Division Conditions

7. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy Requirements per the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625 - 7005.

8. Prior to requesting a Final Inspection / Certificate of Occupancy from the Building Division all Conditions of Approval required to occupancy must be completed.

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.

BE IT RESOLVED by the Planning Commission of the City of Oakley that Woof Gang Bakery and Grooming Conditional Use Permit (CUP 2025-007) is hereby approved.

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 2nd day of December 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Leonard Price, Chair

ATTEST:

Kim Snodgrass, City Clerk

Date