AGENDA
SPECIAL MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, November 18, 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.

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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. SELECTION OF OFFICERS

2.1 Planning Commission Selection of Chair and Vice Chair for Two-Year Terms (Ken Strelo, Community Development Director)
Staff Report

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

4. 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.

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

5. PUBLIC HEARINGS

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

California Environmental Quality Act (CEQA) Determination: Find that no Further Environmental Analysis is Necessary as the Project is Within the Scope of the Previous Mitigated Negative Declaration Adopted by City Council Resolution 18-07 (February 12, 2007)
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. Applicants Plans
4. Approved Final Map
5. Draft Resolution

6. REGULAR CALENDAR

7. REPORTS

7.1 Reports from Staff Members

7.2 Oakley Planning Commission

a. Reports from Commission Members

b. Requests for Future Agendas

8. WORK SESSIONS

8.1 Bridgehead Road Properties Preliminary General Plan Amendment (PA 2025-01) - 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)

Staff Report
1. Vicinity Map
2. Notice of Work Session
3. Uses Permitted in the Light Industrial Zoning District
4. Uses Permitted in Business Park Zoning Districts
5. Existing and Proposed Land Use Designations

9. ADJOURN

STAFF REPORT

OAKLEY
CALIFORNIA

DATE: November 18, 2025

TO: Joshua McMurray, City Manager

FROM: Ken Strelo, Community Development Director

Approved and Forwarded to the Planning Commission

SUBJECT: Planning Commission Selection of Chair and Vice Chair for Two-Year Terms

Summary

Oakley Municipal Code Section 2.3.014 (Election of Chair and Vice Chair; Term.) states that at the first regular meeting following the appointment of new Commissioners of each calendar year, the Planning Commission shall select a Chairperson and a Vice Chairperson from among the Planning Commission members. Both positions shall serve two-year terms and rotate every two years.

Background

The previous selections for Chair and Vice Chair took place on February 4, 2025 with Diego Verduzco selected as Chair and Leonard Price selected as Vice Chair. Since then, all terms existing at that time have expired, and four new Planning Commissioners have been appointed by the City Council, with one Commissioner being reappointed. Commissioners Kerry Harvey and Yared Oliveros were appointed by the City Council on January 28, 2025 (Resolution No. 15-25) and are currently serving two-year terms that will end on February 28, 2027. Although they were appointed prior to the previous Chair and Vice Chair selections, their terms had not yet begun on February 4, 2025. Commissioners Pierre Goudie, Sean Ireland, and Price were appointed by the City Council on September 23, 2025 (Resolution No. 100-25) and are currently serving four-year terms that began on October 12, 2025 and will end on October 11, 2029.

Since the previous Chair (Verduzco) completed their term and the previous Vice Chair (Price) was reappointed to a new term, the current Planning Commission is being asked to select a new Chair and Vice Chair for two-year terms.

Consistency with the Oakley Strategic Plan 27+

This agenda item is consistent with the Strategic Plan 27+'s Community and Collaboration Partnership Goal and specifically supports the Sub-Goal of Community Outreach and Engagement by increasing our communication and engaging our residents.

Fiscal Impact

There is no fiscal impact associated with this item. Staff time and materials to prepare this report are covered by the General Fund.

Staff Recommendation

Staff recommends the Planning Commission select a Chair and Vice Chair to serve two-year terms.

Attachments

None.

MINUTES OF THE REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION HELD OCTOBER 7, 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 and Oleksii Chuiko were present. Commissioner Yared Oliveros was absent.

1.2 Pledge of Allegiance to the Flag

Chair Verduzco led the Pledge of Allegiance to the Flag.

Item 6.1 was heard before Item 2.

6.1 Reports from Staff Members

Community Development Director Ken Strelo acknowledged and thanked outgoing Planning Commissioners Diego Verduzco and Oleksii Chuiko for their dedicated service. He reported that the City Council has appointed three new Planning Commissioners to fill the vacancies, and he offered his congratulations to the new appointees.

(a) Presentation to Outgoing Planning Commissioners

Mayor Shaw recognized outgoing Planning Commissioners Diego Verduzco and Oleksii Chuiko, presenting them with certificates and thanking them for their service.

Chair Verduzco thanked Staff and Mayor Shaw for their kind words and the certificate.

Commissioner Chuiko thanked Staff and his fellow Commissioners, then welcomed the newly appointed Commissioners.

2. PUBLIC COMMENTS

A public comment was provided by Anissa Williams.

3. CONSENT CALENDAR

3.1 Approve Minutes from the Regular Planning Commission Meeting held September 2, 2025 (Kim Snodgrass, City Clerk)

It was moved by Commissioner Chuiko and seconded by Vice Chair Price to approve the Consent Calendar. Motion was unanimous and so ordered. (4-0-1) Ayes: Chuiko, Harvey, Price, Verduzco Absent: Oliveros

4. PUBLIC HEARINGS

4.1 Third Street Duplex Design Review and Variance Request (DR 2025-03, VA 2025-01) (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented the Report.

Commissioner Chuiko and Vice Chair Price asked questions; Associate Planner Evan Gorman addressed the questions.

Applicant Katherine Anderson provided an overview of the project.

Commissioner Chuiko asked a question; Mr. Gorman responded.

Owner Catherine Marples thanked the Planning Commission for their consideration of this project.

Chair Verduzco opened the Public Hearing.

There were no Public Comments, so he closed the Public Hearing and called for deliberation.

It was moved by Commissioner Harvey and seconded by Commissioner Chuiko to approve item 4.1. Motion was unanimous and so ordered. (4-0-1) Ayes: Chuiko, Harvey, Price, Verduzco Absent: Oliveros

5. REGULAR CALENDAR

None

6. REPORTS

Item 6.1 was heard earlier in the meeting.

6.2 Oakley Planning Commission

(a) Reports from Commission Members

Chair Verduzco thanked Staff and the City Council, then congratulated the new Planning Commissioners.

(b) Requests for Future Agendas

None

7. WORK SESSIONS

None

8. ADJOURN

There being no further business, the meeting was adjourned at 7:07 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

OAKLEY
CALIFORNIA

DATE: November 18, 2025

Approved and Forwarded to the Planning Commission

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

SUBJECT: Brownstone Subdivision 8803 Design Review (DR 2025-16) - Request for Design Review approval of floor plans and elevations for 50 single-family detached homes located in the Brownstone Subdivision (TM 8803) subdivision.

Summary

This is an application by Clyde Miles Construction ("Applicant") requesting Design Review approval of elevations, floor plans, roof plans, conceptual landscape plans, and colors and materials for 50 single-family homes within the approved Brownstone Subdivision (Tentative Map 8803) ("Project"). The proposed homes include five base floor plans. Plan 3 and Plan 5 share almost the same interior layout as Plan 2 and Plan 4, respectively, but feature altered exterior architecture and larger floor areas. The homes range from approximately 2,100 square feet to 3,595 square feet of livable area. The 10.77 acre project site is located approximately 500 feet west of the intersection of Main Street and Brownstone Road. The property is zoned R-6. (APN 034-210-009)

Figure 1 – Project Rendering



Background

GENERAL PLAN

Residential Low/Medium (RLM) – This designation provides for moderately dense single-family residential development that is consistent with suburban uses. This designation allows for a higher density suburban neighborhood with smaller lots than those that are commonly seen in traditional urban and suburban neighborhoods.

Primary land uses include detached single-family homes and accessory structures. Public and semi-public uses and similar and compatible uses are also allowed.

ZONING

R-6 (Single Family-Residential) District - The purpose of the single-family residential district regulations is to allow a designated area for single-family residential district development designed to provide as much compatibility as possible with nearby zoning. The R-6 District use allowances and development regulations are found in Oakley Municipal Code (OMC) Section 9.1.404.

PROJECT SITE

This 10.77-acre property is located on the north side of Brownstone Road, situated between Anderson Lane and Main Street. The front portion along Brownstone Road features an established vineyard, while the rear section remains undeveloped with scattered trees and sagebrush clusters. The property is surrounded by diverse land uses, including a commercial HVAC facility to the east, a religious assembly use to the southwest, and large rural-style residential parcels to the south and east. Half-acre semi-rural properties border the northern property line.

ENTITLEMENT HISTORY

- City Council Resolution 18-07 - Adopted February 12, 2007 and made effective February 26, 2007. Adopted the project Mitigated Negative Declaration, and approved the project Vesting Tentative Map (8803) subdividing apx. 10.77 acres into 50 single family residential lots. This resolution includes Condition No. 69, which is the subject of this request.

- City Council Ordinance 03-07 - Adopted February 26, 2007. Rezoned the project site from A-2 (General Agriculture) District to R-6 (Single Family Residential) District.

- City Council Resolution 24-17 – Adopted February 28, 2017. Approved a Tentative Map Extension resulting in adding three (3) additional years to Subdivision 8803's expiration date; thereby, setting the new expiration date to February 12, 2020.

- City Council Resolution 59-20 – Adopted May 12, 2020. Approved a Tentative Map Extension resulting in adding three (3) additional years to Subdivision 8803's expiration date; thereby, setting the new expiration date to February 26, 2023.

- City Council Resolution 88-21 – Adopted July 13, 2021. Approved a modification to the conditions of approval to allow an onsite stormwater detention basin to

temporarily replace six lots until adequate drainage infrastructure can be installed.

Project Description

The Design Review application features 50 single-family homes spread across lots with various sizes. Most of the lots are between 5,700 and 7,300 square feet, but 11 irregularly shaped lots exceed that range, with the largest being 11,228 square feet. The proposed homes include five base floor plans. Plan 3 and Plan 5 share the same interior layout as Plan 2 and Plan 4, respectively, but feature altered exterior architecture and larger floor areas. The two-story plans also feature an option to convert the three-car garage into additional living space and a two-car garage. The homes range from approximately 2,100 square feet to 3,595 square feet of livable area. Each floorplan can come in three of four architectural styles – Spanish Eclectic, California Ranch, Prairie, and Craftsman.

The development's proposed fencing will utilize varying materials along different sections to address concerns raised during subdivision map review (City Council Resolution No. 18-07, Condition of Approval No. 29). For instance, one section will feature vinyl fencing to prevent damage from horses on the neighboring property, which could potentially kick out wooden boards from a standard fence. Following a 2021 modification to the original project's conditions of approval, six lots will contain a stormwater detention pond serving the neighborhood until the necessary on-site infrastructure is completed (City Council Resolution No. 88-21). This application encompasses the design of homes to be constructed on those lots in the future. This development does not contain a park. The Quimby Act prohibits a local government from requiring developments with 50 units or less from dedicating physical parkland. The City will instead impose park in-lieu fees.

Figure 2 – Brownstone Subdivision Front Elevations Excerpt



Table 1 – Summary of Proposed Plans

	Square Feet (Livable)	Stories	Bedrooms	Bathrooms	Garage Spaces
Plan 1	2,100	1	4	3	2
Plan 2	2,332-2,589	2	4 (5 opt.)	3	2 (3 opt.)
Plan 3	2,673-2,930	2	5 (6 opt.)	3	2 (3 opt.)
Plan 4	3,069-3,282	2	4 (5 opt.)	4	2 (3 opt.)
Plan 5	3,382-3,595	2	5 (6 opt.)	4	2 (3 opt.)

Analysis

The proposed plans were analyzed for consistency with the adopted City of Oakley Residential Guidelines ("Guidelines"). Since the Tentative Map is already approved, Staff have focused this analysis on home design, home plotting, and landscaping.

RESIDENTIAL SITING AND LOT DESIGN

The homes are arranged in accordance with the City's Residential Design Guidelines, with varied front yard setbacks that create visual interest and avoid a continuous street wall. The plan includes at least 20 percent single-story homes, as required by the guidelines. Where two-story homes are located adjacent to one another, second stories are separated by a minimum of 15 feet for increased privacy and greater visual spacing between buildings.

ARCHITECTURAL CHARACTER

The proposed elevations demonstrate consistency with the City's Residential Design Guidelines and each proposed elevation maintains a coherent architectural style with compatible fixtures and detailing. Exterior materials are applied consistently and wrap building corners to avoid a "false-front" appearance and create a complete, finished look on all visible sides. On the two-story models, portions of the first or second floor, and in some cases both, project outward to add articulation and reduce visual massing. Several models feature prominent entry porches that help create visual interest and a welcoming street presence. Roof forms and tile selections vary by style, while each elevation employs a restrained palette of muted, earth-tone colors and no more than three cladding materials, as recommended by the guidelines. Façade and upper-story windows incorporate divided-lite detailing that reinforces the architectural character. The front-facing garage doors occupy no more than half the building width, reducing their visual dominance on the front elevation of these homes.

LANDSCAPING

The proposed landscaping for the project meets the City's guidelines. Each typical interior lot includes one 24-inch box street tree and one 24-inch box accent tree in the front yard, as well as plantings extending across lot lines to create continuous drifts of landscaping. Turf is not proposed in the front yards; instead, low-growing groundcovers and a mix of low and very-low water use shrubs and ornamental grasses are included in the plans. All planting and irrigation are designed to comply with the Model Water Efficient Landscape Ordinance, including point-source drip irrigation, smart controllers with weather sensors, and a minimum 3-inch layer of bark mulch in non-turf planter areas.

Environmental Review

The proposal for home designs and site design elements of the subdivision fall within the scope of the original subdivision's California Environmental Quality Act (CEQA) analyses. Subdivision 8803 was analyzed through an Initial Study, and a Mitigated Negative Declaration (State Clearinghouse # 2006102087) which was adopted by the Oakley City Council on February 12, 2007 through the adoption of Resolution 18-07. No further environmental analysis is required.

Findings

Draft findings for the Design Review 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 development goals 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 "Brownstone Subdivision 8803 Design Review (DR 2025-16)", as conditioned.

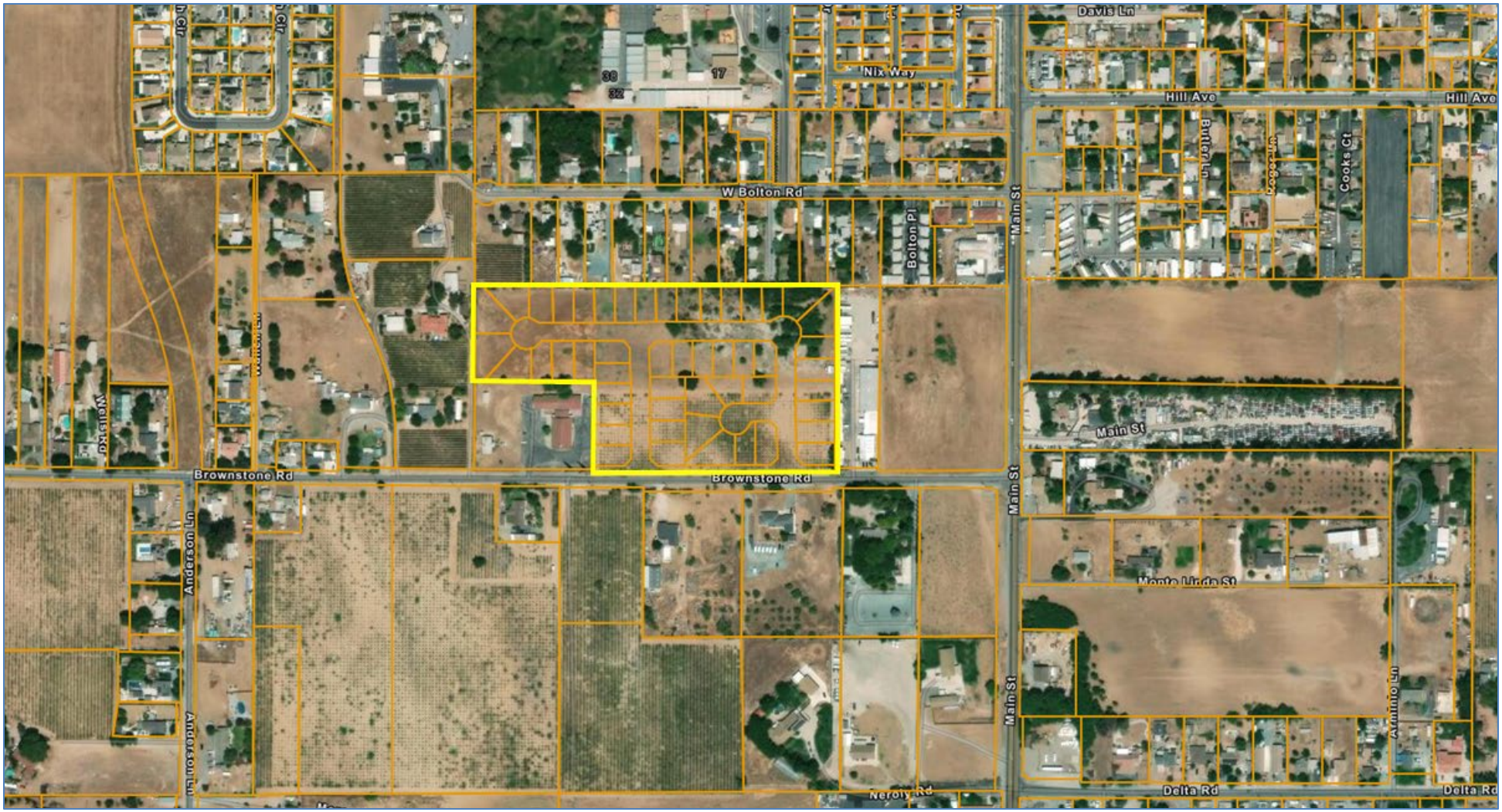
Attachments

1. Vicinity Map

2. Notice of Public Hearing
3. Applicants' Plans
4. Approved Final Map
5. Draft Resolution

Vicinity Map

Brownstone Subdivision 8803 Design Review (DR 2025-16)
APN 034-210-009



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **November 18, 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: Brownstone Subdivision 8803 Design Review (DR 2025-16)

Project Location: North side of Brownstone Road, approximately 500 feet west of Main Street. APN 034-210-009.

Applicant: Clyde Miles Construction, 1110 Burnett Ave., Ste. C, Concord, CA 94520, marty@clydemilesconst.com

Request: Application by Clyde Miles Construction ("Applicant") requesting Design Review approval of elevations, floor plans, roof plans, conceptual landscape plans, and colors and materials for 50 single-family homes within the approved Brownstone Subdivision (Tentative Map 8803) ("Project"). The proposed homes include five base floor plans. Plan 3 and Plan 5 share almost the same interior layout as Plan 2 and Plan 4, respectively, but feature altered exterior architecture and larger floor areas The homes range from approximately 2,100 square feet to 3,595 square feet of livable area. The 10.77 acre project site is located approximately 500 feet west of the intersection of Main Street and Brownstone Road. The property is zoned R-6. (APN 034-210-009)

How to Review: The Staff Report and its attachments will be available for public review, on or before **November 12, 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 **November 18, 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.

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BROWNSTONE OAKLEY

CLYDE MILES CONSTRUCTION CO., INC.

40+ YEARS ENGINEERING SURVEYING • PLANNING

JEFFREY DeMURE • ASSOCIATES ARCHITECTS PLANNERS

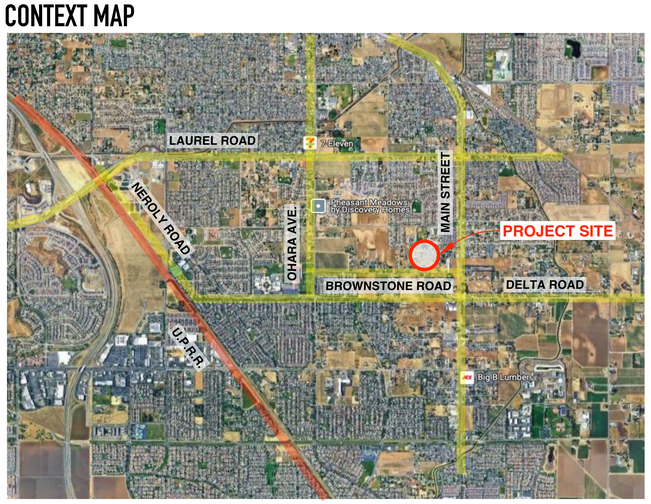
ROACH + CAMPBELL LANDSCAPE ARCHITECTURE

CITY OF OAKLEY, CALIFORNIA
09.18.2025 I DR RE-SUBMITTAL

VICINITY MAP



CONTEXT MAP



PROJECT TEAM

APPLICANT
CLYDE MILES CONSTRUCTION COMPANY
1110 BURNETT AVE., SUITE C
CONCORD, CA 94520
CONTACT: MARTY ROSENZWEIG
PHONE: 925.427.4473
EMAIL: MARTY@CLYDEMILESCONST.COM

ARCHITECT
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS, INC.
3001 DOUGLAS BOULEVARD, SUITE 110
ROSEVILLE, CALIFORNIA 95661
CONTACT: SEAN RICHARDSON
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CIVIL ENGINEER
DK ENGINEERING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CALIFORNIA 94596
CONTACT: ANDREW DUARTE, PE
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EMAIL: ADUARTE@DKENGIN.COM

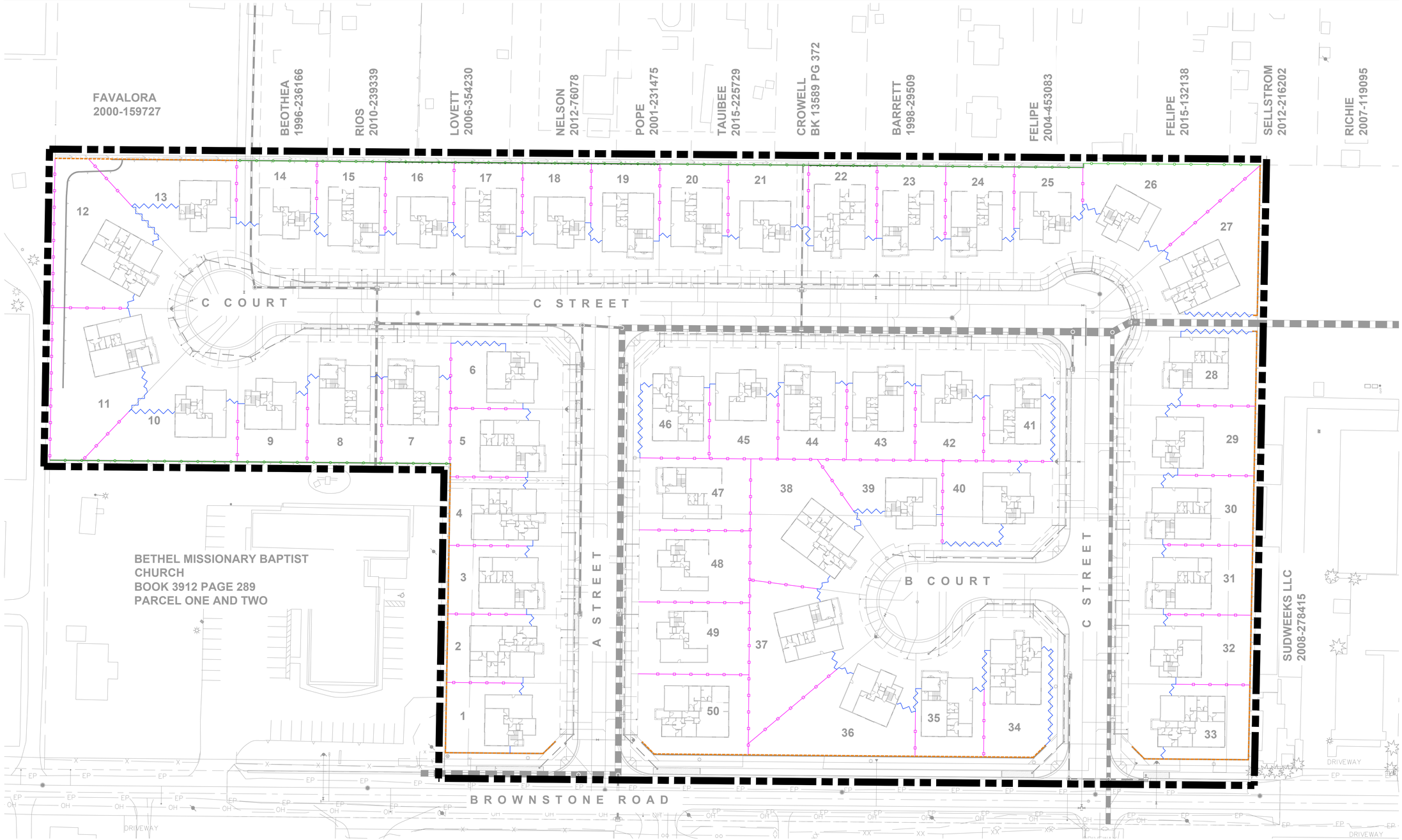
LANDSCAPE ARCHITECT
ROACH & CAMPBELL
947 ENTERPRISE DRIVE, LOFT B
SACRAMENTO, CALIFORNIA 95825
CONTACT: DAVID CAMPBELL
PHONE: 916.342.7119
EMAIL: DAVID@ROACHCAMPBELL.COM

SHEET INDEX

A0.0	COVER SHEET
C1	CIVIL (INCLUDED ON A1.1)
L1	TYPICAL PRELIMINARY LANDSCAPE
L2	TYPICAL PRELIMINARY LANDSCAPE
L3	TYPICAL PRELIMINARY LANDSCAPE
L4	TYPICAL PRELIMINARY LANDSCAPE
L5	TYPICAL PRELIMINARY LANDSCAPE
A1.1	SCHEMATIC LAND DEVELOPMENT PLAN
A1.2	SCHEMATIC RENDERING
A1.3	SCHEMATIC STREET SCENE
A2.1	SCHEMATIC FLOOR PLAN I PLAN 1 - 2,100 SF
A2.2	SCHEMATIC ELEVATIONS I PLAN 1 - SPANISH ECLECTIC
A2.3	SCHEMATIC ELEVATIONS I PLAN 1 - PRAIRIE
A2.4	SCHEMATIC ELEVATIONS I PLAN 1 - CRAFTSMAN
A3.1	SCHEMATIC FLOOR PLAN I PLAN 2 - 2,332 SF
A3.2	SCHEMATIC ELEVATIONS I PLAN 2 - CALIFORNIA RANCH
A3.3	SCHEMATIC ELEVATIONS I PLAN 2 - PRAIRIE
A3.4	SCHEMATIC ELEVATIONS I PLAN 2 - CRAFTSMAN
A4.1	SCHEMATIC FLOOR PLAN I PLAN 3 - 2,673 SF
A4.2	SCHEMATIC ELEVATIONS I PLAN 3 - SPANISH ECLECTIC
A4.3	SCHEMATIC ELEVATIONS I PLAN 3 - CALIFORNIA RANCH
A4.4	SCHEMATIC ELEVATIONS I PLAN 3 - CRAFTSMAN
A5.1	SCHEMATIC FLOOR PLAN I PLAN 4 - 3,069 SF
A5.2	SCHEMATIC ELEVATIONS I PLAN 4 - SPANISH ECLECTIC
A5.3	SCHEMATIC ELEVATIONS I PLAN 4 - CALIFORNIA RANCH
A5.4	SCHEMATIC ELEVATIONS I PLAN 4 - PRAIRIE
A6.1	SCHEMATIC FLOOR PLAN I PLAN 5 - 3,382 SF
A6.2	SCHEMATIC ELEVATIONS I PLAN 5 - SPANISH ECLECTIC
A6.3	SCHEMATIC ELEVATIONS I PLAN 5 - PRAIRIE
A6.4	SCHEMATIC ELEVATIONS I PLAN 5 - CRAFTSMAN
A7.1	COLOR AND MATERIALS I SPANISH ECLECTIC
A7.2	COLOR AND MATERIALS I CALIFORNIA RANCH
A7.3	COLOR AND MATERIALS I PRAIRIE
A7.4	COLOR AND MATERIALS I CRAFTSMAN

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OVERALL SITE FENCING PLAN



FENCING LEGEND

- GOOD NEIGHBOR WOOD FENCE
- SIDEYARD FENCE WITH LATTICE
- VINYL FENCE
- SOUNDWALL

CLYDE MILES CONSTRUCTION CO., INC.

Roach & Campbell

September 24, 2025
Oakley,CA
Clyde Miles Construction Co. Inc.
R&C PN: 25036A

N

0' 40' 80'
1" = 40'

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
06LA 5044
Signature
Renewal Date: 09/30/26
STATE OF CALIFORNIA

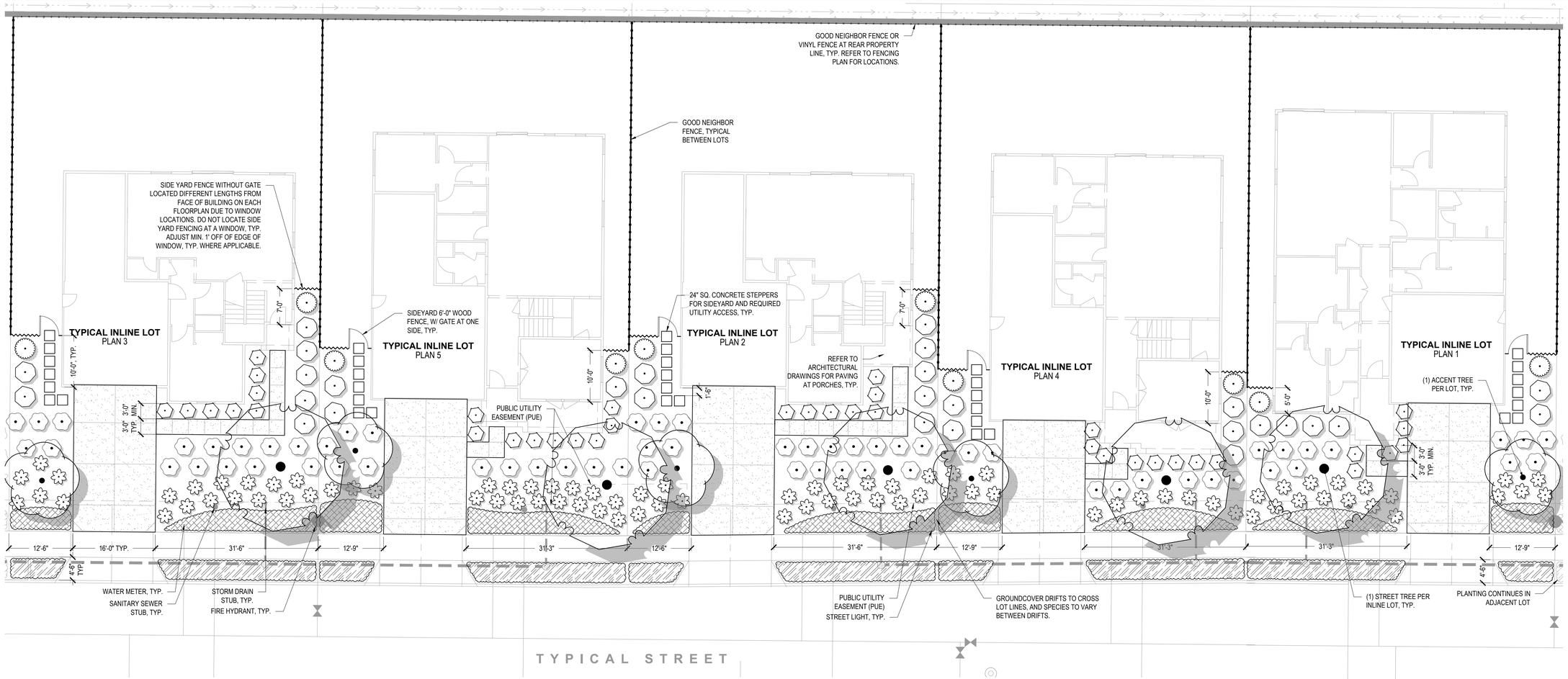
DATE SIGNED: 09/24/25

Brownstone

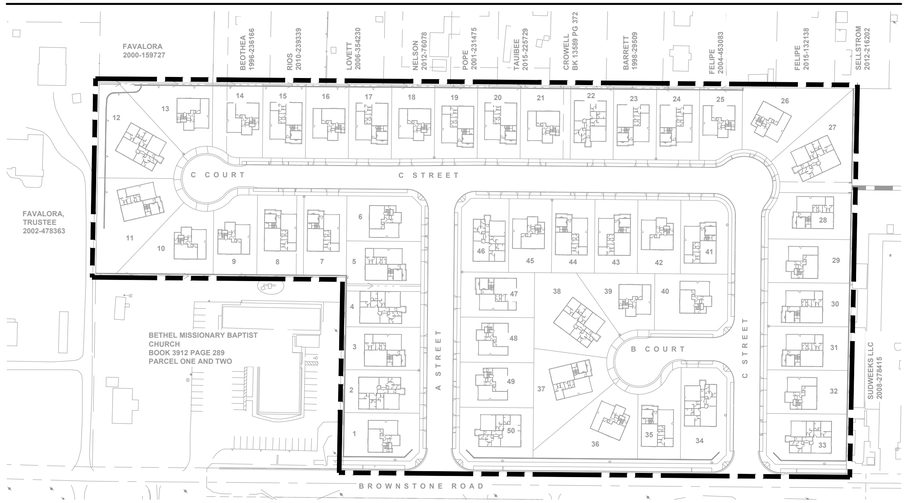
Production Typical Preliminary Landscape Plans

L1

TYPICAL INTERIOR LOTS



SITE MAP



PRELIMINARY LANDSCAPE DESIGN STATEMENT

Brownstone is a proposed community of single family residences. Interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas within this neighborhood.

Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color, planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical grouping. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. ***Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability.***

All planting and irrigation will conform to the Water Efficient Landscape Ordinance. Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas. per City of Oakley Residential Design Guidelines, trees within 5' of hardscape require root barriers.

TREE NOTES

1. LOCATION AND CLEARANCES:
   - 1.1. TREES SHALL BE A MINIMUM OF 5' FROM HARDSCAPE
   - 1.2. TREES SHALL BE A MINIMUM OF 4' FROM UNDERGROUND UTILITIES,
   - 1.3. THESE CLEARANCES MAY BE REDUCED IF NOTED OTHERWISE WITHIN THE CITY OF OAKLEY TREE LIST
2. INSTALLATION:
   - 2.1. STREET TREE INSTALLATION SHALL CONFORM TO THE CITY OF OAKLEY STANDARD DETAILS.
   - 2.2. ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED AS NOTED IN THE CITY OF OAKLEY TREE LIST.

TOTAL AVERAGE LANDSCAPE AREA
(STANDARD OPTION - 60' LOTS, DOES NOT INCLUDE BACKYARD):
- TYPICAL INLINE LOT: 1,107 SF or 17%
- TYPICAL CORNER LOT: 2,379 SF or 30%

0' 10' 20'
1" = 10'

CLYDE MILES CONSTRUCTION CO., INC.

Roach & Campbell

September 24, 2025
Oakley,CA
Clyde Miles Construction Co. Inc.
R&C PN: 25036A

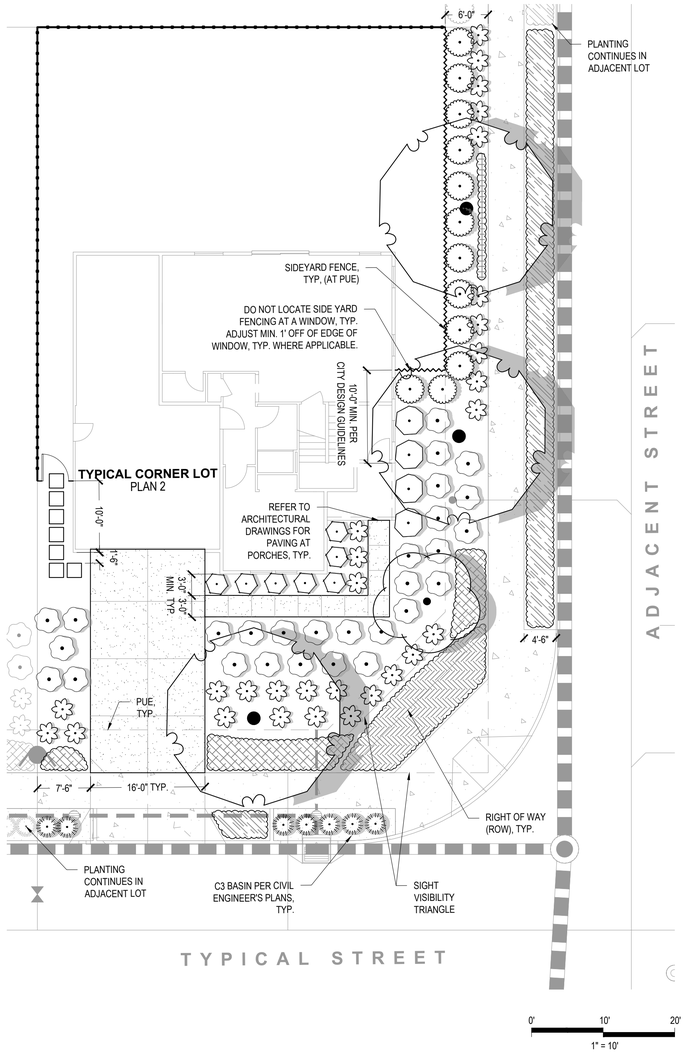
LICENSED LANDSCAPE ARCHITECT — DAVID W. CAMPBELL — CALA 5044 — Signature — Renewal Date 08/30/26 — STATE OF CALIFORNIA

DATE SIGNED: 09/24/25

Brownstone
Production Typical Preliminary Landscape Plans

L2

TYPICAL CORNER LOT



PRELIMINARY PLANT LEGEND

STREET TREE
SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH

ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	24" BOX
NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE SOUR GUM	24" BOX, M
WUCOLS (M), 30' - 50' H X 20' - 30' W AT MATURITY.	
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE	24" BOX, L
WUCOLS (L), 30' - 60' H X 30' - 60' W AT MATURITY.	
QUERCUS LOBATA / VALLEY OAK	24" BOX, L
WUCOLS (L), 50' - 80' H X 50' - 80' W AT MATURITY.	
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	24" BOX, M
WUCOLS (M), 60' - 80' H X 60' - 80' W AT MATURITY.	
ULMUS 'FRONTIER' / FRONTIER ELM	24" BOX, M
WUCOLS (M), 35' H X 25'W	

ACCENT TREE
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	24" BOX, M
WUCOLS (M), 20' - 30' H X 20' - 30' W AT MATURITY.	
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	24" BOX, M
WUCOLS (M), 10' - 30' H X 10' - 30' W AT MATURITY.	
LAGERSTROEMIA INDICA `NATCHEZ` / WHITE CRAPE MYRTLE	24" BOX, L
WUCOLS (L), 20' - 30' H X 15' - 20' W AT MATURITY.	
MAGNOLIA GRANDIFLORA 'KAY PARRIS' / KAY PARRIS SOUTHERN MAGNOLIA	24" BOX, M
WUCOLS (M), 15' - 20' H X 8' - 10' W AT MATURITY.	
X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	24" BOX, L
WUCOLS (L), 20 - 25' H X 20 - 25" W AT MATURITY.	

S1 VERTICAL SCREEN
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

ELAEOCARPUS DECIPIENS `LITTLE EMPEROR` / DWARF JAPANESE BLUEBERRY TREE	5 GAL., M
WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY	
HETEROMELES ARBUTIFOLIA / TOYON	5 GAL., VL
WUCOLS (VL), 8'-10' H X 8'-10' W AT MATURITY	
LAURUS NOBILIS 'ANGUSTIFOLIA' / WILLOW LEAF BAY	5 GAL., L
WUCOLS (L), 10'-15' H X 8'-10' W.	
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL., L
WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY	
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET	5 GAL., L
WUCOLS (L), 10' H X 6' W AT MATURITY	
PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS	5 GAL., M
WUCOLS (M), 8' -10' H X 6'-8' W AT MATURITY	
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL	5 GAL., M
WUCOLS (M), N/E EXPOSURES, 8'-10' H X 6'-8' W AT MATURITY	

S2 LARGE SHRUBS
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL., L
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN` / HOWARD MCMINN MANZANITA	5 GAL., L
WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY	
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA	5 GAL., L
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE	5 GAL., M
WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY	
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	5 GAL., M
WUCOLS (M), N/E EXPOSURES, 3'-4' H X 6'-8' W AT MATURITY	
RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY	5 GAL., L
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
RHAPHIOLEPIS INDICA `JACK EVANS` / INDIAN HAWTHORN	5 GAL., M
WUCOLS (M), S/W EXPOSURES, 3'-6' H X 3'-6' W AT MATURITY	
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	5 GAL., M
WUCOLS (M), 4'-6' H X 4'-6' W AT MATURITY	

S3 MID-GROUND SHRUBS
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	5 GAL., M
WUCOLS (M), 2' -3' H X 3' -4' W AT MATURITY	
CALLISTEMON VIMINALIS `BETTER JOHN` / BETTER JOHN WEEPING BOTTLEBRUSH	5 GAL., L
WUCOLS (L), 2'-3' H X 3'-4' W AT MATURITY	
CISTUS PULVERULENTUS `SUNSET` / ROCKROSE	5 GAL., L
WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY	
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER	5 GAL., L
WUCOLS (L), S/W EXPOSURES, 3' H X 5' W AT MATURITY	
LOROPETALUM CHINENSE RUBRUM `FIRE DANCE` / PURPLE LEAF FRINGE FLOWER	5 GAL., M
WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY	
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	5 GAL., L
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	
PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI	5 GAL., M
WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY	
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL., M
WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY	
ROSA FLORIBUNDA `ICEBERG` / ICEBERG ROSE	5 GAL., M
WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY	
ROSMARINUS OFFICINALIS `COLLINGWOOD INGRAM` / ROSEMARY	5 GAL., L
WUCOLS (L), S/W EXPOSURE, 3'-4' H X 4'-5' W AT MATURITY	
SALVIA CHAMAEDRYOIDES / GERMANDER SAGE	1 GAL., L
WUCOLS (L), 1'-2" H X 3-4' W AT MATURITY	
SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA	5 GAL., M
WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY	
TEUCRIUM FRUTICANS `AZUREUM` / AZURE BUSH GERMANDER	5 GAL., L
WUCOLS (L), 3'-4' H X 4'-5' W AT MATURITY	
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	5 GAL., L
WUCOLS (L), 2'-3' H X 4'-5' W AT MATURITY	

S4 ACCENT PLANT
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

AGAPANTHUS AFRICANUS 'WHITE' / WHITE AFRICAN LILY	1 GAL., L
WUCOLS (L), N/E EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY	
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	1 GAL., VL
WUCOLS (VL), 2'-3' H X 2'-3' W AT MATURITY	
AGAVE X 'GREEN GLOW' / GREEN GLOW AGAVE	1 GAL., VL
WUCOLS (VL), 2'-3' H X 2'-3' W AT MATURITY	
BULBINE FRUTESCENS / BULBINE	1 GAL., L
WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY	
COLEONEMA PULCHRUM `SUNSET GOLD` / GOLDEN BREATH OF HEAVEN	1 GAL., M
WUCOLS (M), 2'-3' H X 3'-4' W AT MATURITY	
DIANELLA REVOLUTA `LITTLE REV` / `LITTLE REV` FLAX LILY	1 GAL., L
WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY	
DIETES VEGETA / FORTNIGHT LILY	1 GAL., L
WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY	
ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY	1 GAL., L
WUCOLS (L), 6"-18" H X 3'-6' W AT MATURITY	
HESPERALOE X 'PERFU' / PINK PARADE YUCCA	1 GAL., L
WUCOLS (L), 3'-4' H X 3'-4' W AT MATURITY	
LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF LILYTURF	1 GAL., M
WUCOLS (M), 1'-2' H X 1'-2' W AT MATURITY	
PHORMIUM TENAX `MAORI MAIDEN/SUNRISE` / TRICOLOR NEW ZEALAND FLAX	1 GAL., L
WUCOLS (L), S/W EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY	

S5
ORNAMENTAL GRASSES FOR SEASONAL INTEREST AND TEXTURE.

CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL., L
WUCOLS (L), 3'-6' H X 1'-3' W AT MATURITY	
DIANELLA X 'DP401' / CLARITY BLUE™ FLAX LILY	1 GAL., L
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
FESTUCA MAIREI `GREENLEE`S FORM` / GREENLEE ATLAS FESCUE	1 GAL., L
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
LOMANDRA LONGIFOLIA 'ROMA 13' / PLATINUM BEAUTY® VARIEGATED MAT RUSH	1 GAL., L
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL., M
WUCOLS (M), 2'-3' H X 1'-2' W AT MATURITY	
MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL., L
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS	1 GAL., M
WUCOLS (M), 8 –12" H X 12"–18" W AT MATURITY	

S6 SMALL VERTICAL SHRUBS
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA `WINTER GEM` / WINTER GEM JAPANESE BOXWOOD	5 GAL., M
WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY	
ESCALLONIA X `COMPACTA` / COMPACT ESCALLONIA	5 GAL., M
WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY	
ESCALLONIA X `NEWPORT DWARF` / NEWPORT DWARF ESCALLONIA	5 GAL., M
WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL., L
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY	5 GAL., L
WUCOLS (L), 4'-5' H X 3'-4' W AT MATURITY	
SPIRAEA JAPONICA `ANTHONY WATERER` / ANTHONY WATERER SPIREA	5 GAL., M
WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY	

S7 C3 STORMWATER BASIN SHRUBS

ELEGIA TECTORUM / SMALL CAPE RUSH	1 GAL.
WUCOLS (L), 3'H X4'W AT MATURITY.	
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	1 GAL.
WUCOLS (L), 2'H X 3' W AT MATURITY.	

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA	1 GAL., M
WUCOLS (M), ALL EXPOSURES, 1' H X 4' W AT MATURITY	
COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 1' H X 10' W AT MATURITY	
JUNIPERUS HORIZONTALIS `BLUE RUG` / BLUE RUG JUNIPER	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 0.5' H X 8' W AT MATURITY	
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL., L
WUCOLS (L), 1" H X 12' W AT MATURITY	
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY	
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY	1 GAL., L
WUCOLS (L), 2' - 3' H X 6' - 8' T AT MATURITY	
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL., M
WUCOLS (M), 2'-3' H X 3'-6' W AT MATURITY	

G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

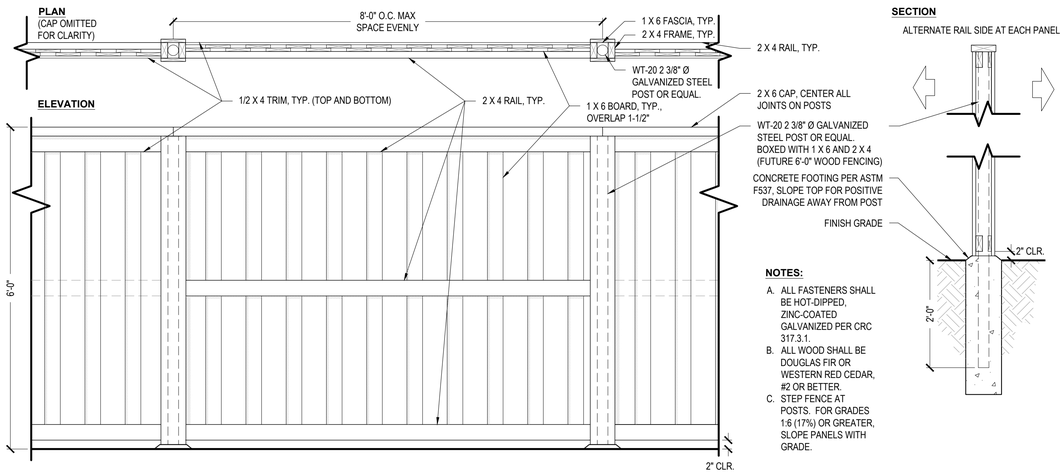
AJUGA REPTANS / CARPET BUGLE	1 GAL., M
WUCOLS (M), N/E EXPOSURES, 1" H X 1' W AT MATURITY	
HELICHRYSUM PETIOLARE / LICORICE PLANT	1 GAL., M
WUCOLS (M), 1' - 2' H X 3' - 4' W AT MATURITY	
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL., M
WUCOLS (M), ALL EXPOSURES, 2' - 3' H X 3' - 4' W AT MATURITY	
ROSA X `NOASCHNEE` / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL., M
WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY	
TEUCRIUM CHAMAEDRYS `PROSTRATUM` / PROSTRATE GERMANDER	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 0.5' H X 2' - 3' W AT MATURITY	
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL., M
WUCOLS (M), 1" - 2' H X 10' - 12' W AT MATURITY.	
VINCA MINOR / COMMON PERIWINKLE	1 GAL., M
WUCOLS (M), N/E EXPOSURES, 0.5' H X 1.5' W AT MATURITY	

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS.

GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA	1 GAL., L
WUCOLS (L), 1' - 2' H X 4' - 5' W AT MATURITY	
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL., L
WUCOLS (L), 1' - 1.5' H X 3' - 5' W AT MATURITY	
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	1 GAL., L
WUCOLS (L), 1' - 1.5' H X 3' - 5' W AT MATURITY	
ROSA X `MEIZORLAND` TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL., M
WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY.	
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL., M
WUCOLS (M), ALL EXPOSURES, 2' - 3' H X 3' - 4' W AT MATURITY	
VERBENA CANADENSIS 'HOMESTEAD PINK' / HOMESTEAD PINK VERBENA	1 GAL., L
WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY	
VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA	1 GAL., L
WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY	
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL., L
WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY	

G4
PARKWAY STRIP GROUNDCOVER: EVERGREEN GROUNDCOVERS, SOME FLOWERING, USED TO ADD INTEREST AND COLOR AT SEPARATED PLANTERS. PLANT THE SAME GROUNDCOVER THROUGHOUT EACH STREET.

COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 1' H X 10' W AT MATURITY	
HYPERICUM CALYCINUM / CREEPING ST. JOHN'S WORT	1 GAL., M
WUCOLS (M), ALL EXPOSURES, 1' - 2' H X 1' - 2' W AT MATURITY	
JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 1' H X 6' - 8' W AT MATURITY	
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 1' H X 10' - 15' W AT MATURITY	
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY	
WESTRINGIA FRUTICOSA MUNDI / COAST ROSEMARY	1 GAL., L
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 4' - 6' W AT MATURITY	

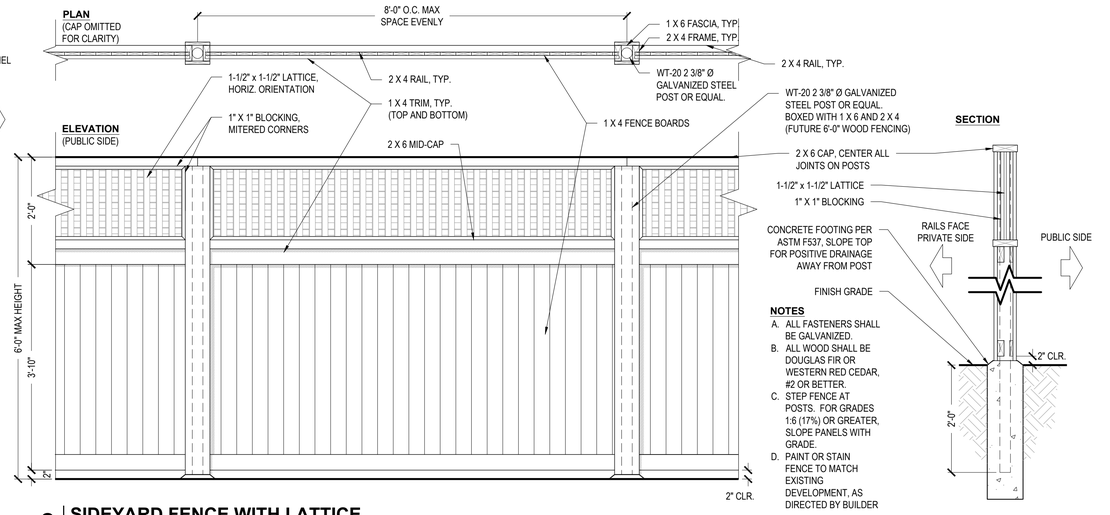


NOTES:

A. ALL FASTENERS SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED PER CRC 317.3.1.
B. ALL WOOD SHALL BE DOUGLAS FIR OR WESTERN RED CEDAR, #2 OR BETTER.
C. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.

1 GOOD NEIGHBOR FENCE

3/4" = 1'-0" AS NOTED

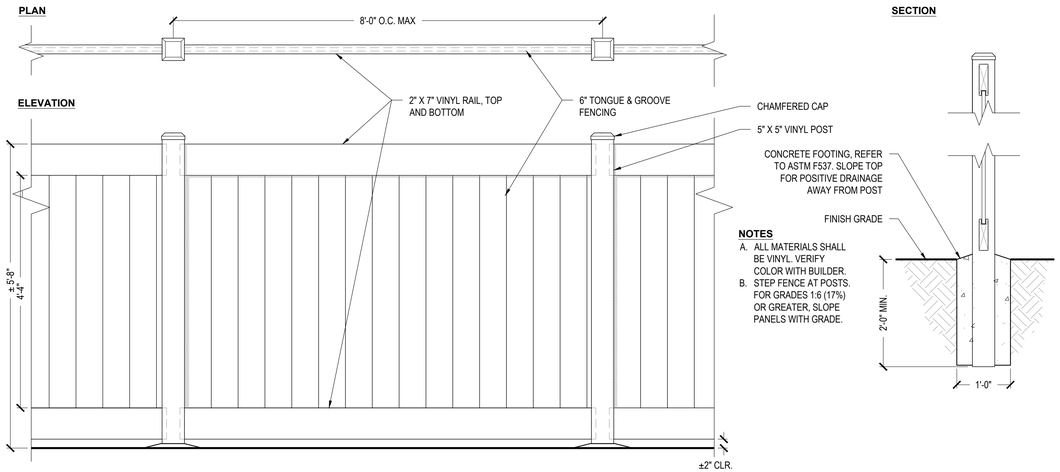


NOTES

A. ALL FASTENERS SHALL BE GALVANIZED.
B. ALL WOOD SHALL BE DOUGLAS FIR OR WESTERN RED CEDAR, #2 OR BETTER.
C. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.
D. PAINT OR STAIN FENCE TO MATCH EXISTING DEVELOPMENT, AS DIRECTED BY BUILDER

2 SIDEYARD FENCE WITH LATTICE

3/4" = 1'-0" AS NOTED

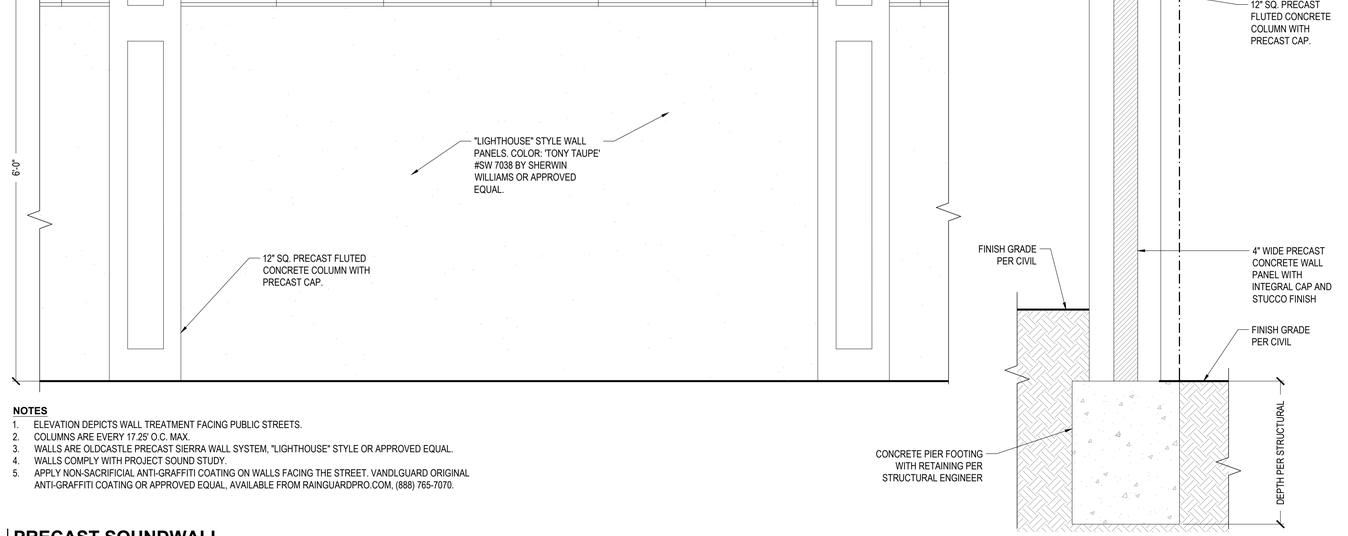


NOTES

A. ALL MATERIALS SHALL BE VINYL. VERIFY COLOR WITH BUILDER.
B. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.

3 VINYL FENCING

3/4" = 1'-0" AS NOTED



NOTES

1. ELEVATION DEPICTS WALL TREATMENT FACING PUBLIC STREETS.
2. COLUMNS ARE EVERY 17.25' O.C. MAX.
3. WALLS ARE OLDCASTLE PRECAST SIERRA WALL SYSTEM, "LIGHTHOUSE" STYLE OR APPROVED EQUAL.
4. WALLS COMPLY WITH PROJECT SOUND STUDY.
5. APPLY NON-SACRIFICIAL ANTI-GRAFFITI COATING ON WALLS FACING THE STREET. VANDLGUARD ORIGINAL ANTI-GRAFFITI COATING OR APPROVED EQUAL, AVAILABLE FROM RAINGUARDPRO.COM, (888) 765-7070.

4 PRECAST SOUNDWALL

3/4" = 1'-0" ELEVATION / SECTION

CLYDE MILES CONSTRUCTION CO., INC.

Roach & Campbell

September 24, 2025
Oakley,CA
Clyde Miles Construction Co. Inc.
R&C PN: 25036A

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
STATE OF CALIFORNIA
LA 5044
Signature
Renewal Date: 08/30/25

DATE SIGNED: 09/24/25

Brownstone
Production Typical Preliminary Landscape Plans

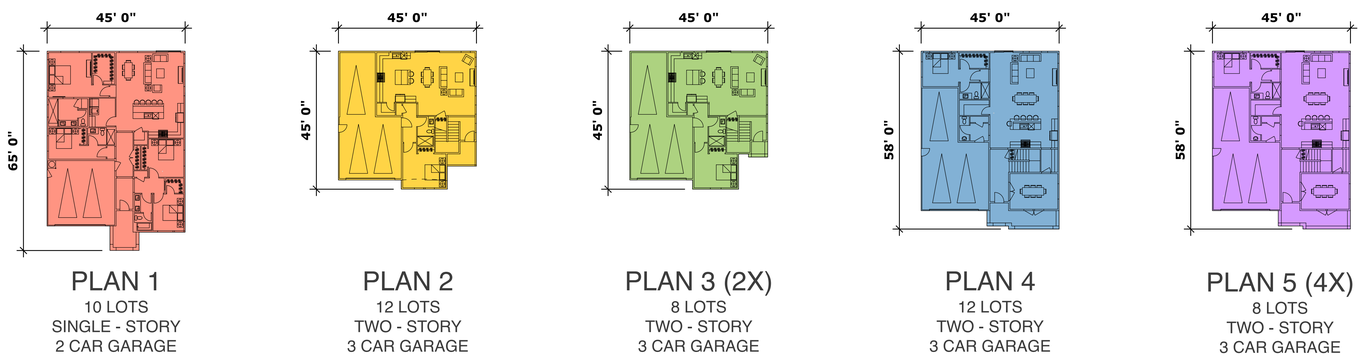
L4

/Users/michelleplante/Library/CloudStorage/Egnyte-plancm/Shared/02 PROJECTS/CLYDE MILES CONSTRUCTION/25006 BROWNSTONE OAKLEY/01 DESIGN/02 WORKING FILES/02 LAYOUT/DRSP25006_A1 - RENDERING_30x42L



SCHEMATIC LOT FIT I SITE PLAN

SCALE: 1" = 30'



PLAN 1
10 LOTS
SINGLE - STORY
2 CAR GARAGE

PLAN 2
12 LOTS
TWO - STORY
3 CAR GARAGE

PLAN 3 (2X)
8 LOTS
TWO - STORY
3 CAR GARAGE

PLAN 4
12 LOTS
TWO - STORY
3 CAR GARAGE

PLAN 5 (4X)
8 LOTS
TWO - STORY
3 CAR GARAGE

PLAN	ELEVATION STYLE			UNIT COUNT	% MIX
	A	B	C		
1	4	3	3	10	20%
2	4	4	4	12	24%
3	2	3	3	8	16%
4	4	4	4	12	24%
5	2	3	3	8	16%
TOTAL	16	17	17	50	100%

PROGRESS SET

SCHEMATIC LAND DEVELOPMENT PLAN

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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JEFFREY DeMURE + ASSOCIATES
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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

A1.1

I:\Users\michelle\appdata\Library\CloudStorage\Egnyte-jdainc\Shared\02 PROJECTS\CLYDE MILES CONSTRUCTION\25006 BROWNSTONE OAKLEY\01 DESIGN\02 WORKING FILES\02 LAYOUT\DRSP\25006_A1 - RENDERING_30x42i.



PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC RENDERING

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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

A1.2

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PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC STREET SCENE

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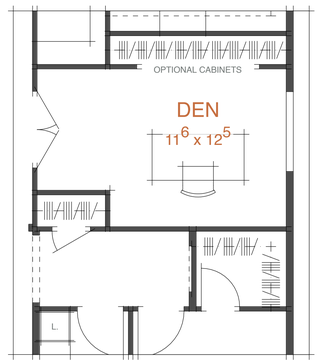
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DATE: 09.16.2025

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MAIN FLOOR I 2,100 SF



DEN OPTION

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 1 - 2,100 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

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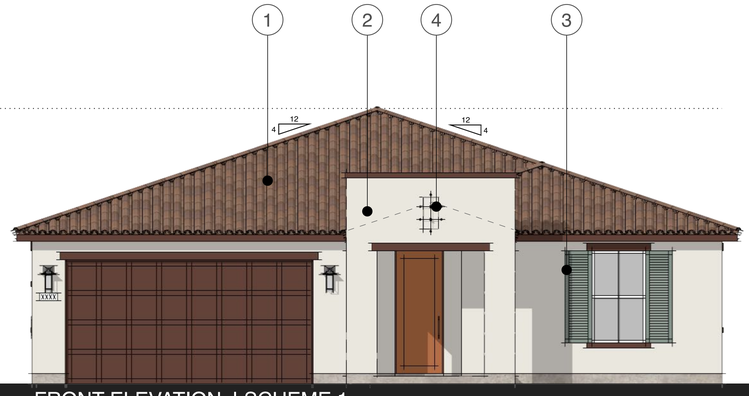
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17'-3" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

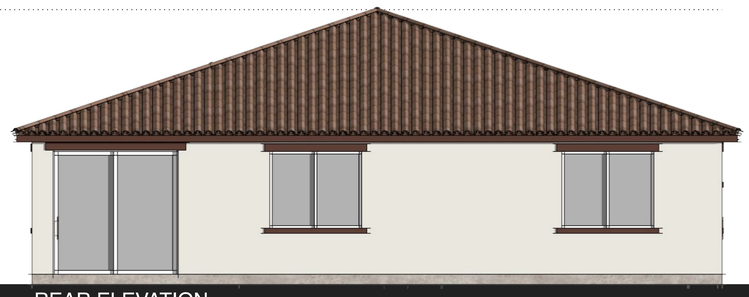


FRONT ELEVATION I SCHEME 1

17'-3" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. 'S' TILE ROOF
2. STUCCO
3. DECORATIVE SHUTTERS
4. DECORATIVE IRON

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'SPANISH ECLECTIC'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

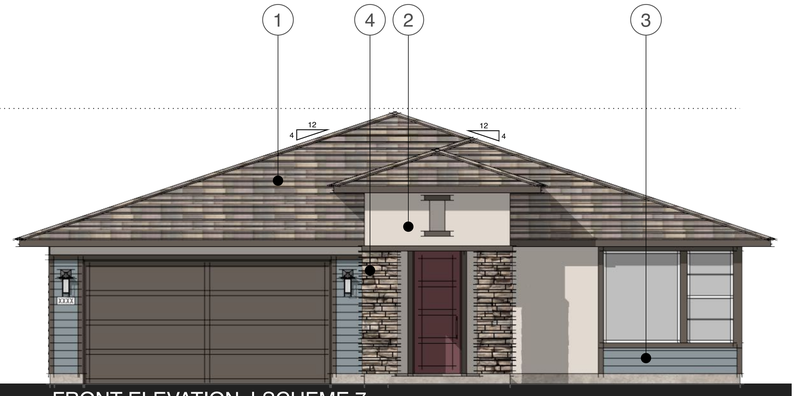
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17'-1" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 7

17'-1" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'PRAIRIE'

0 2 4 8

SCALE: 1/4" = 1'-0"

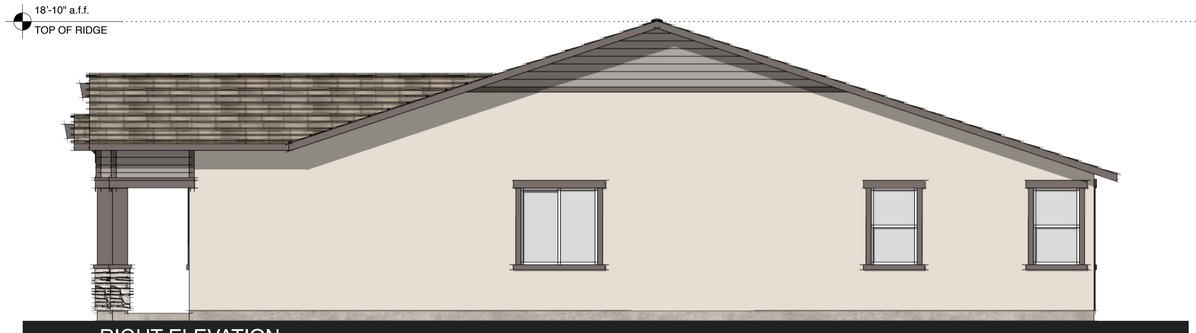
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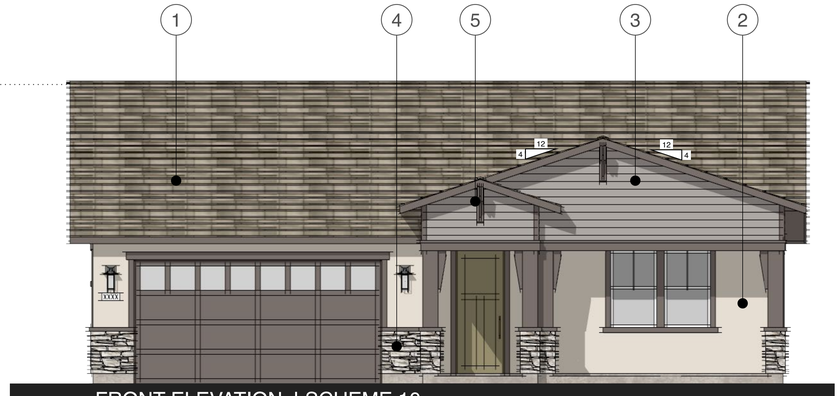
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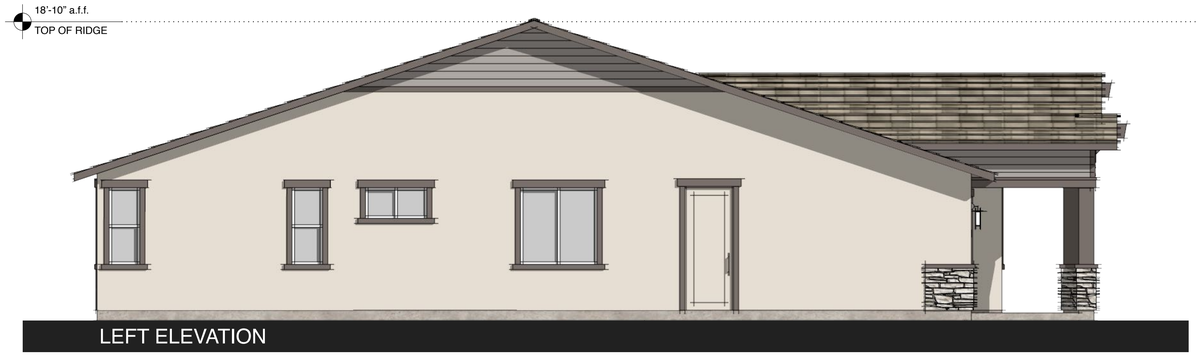
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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 10



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

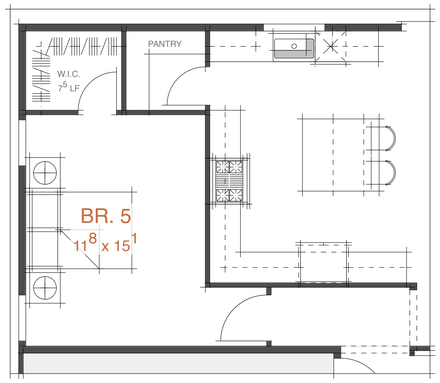
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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

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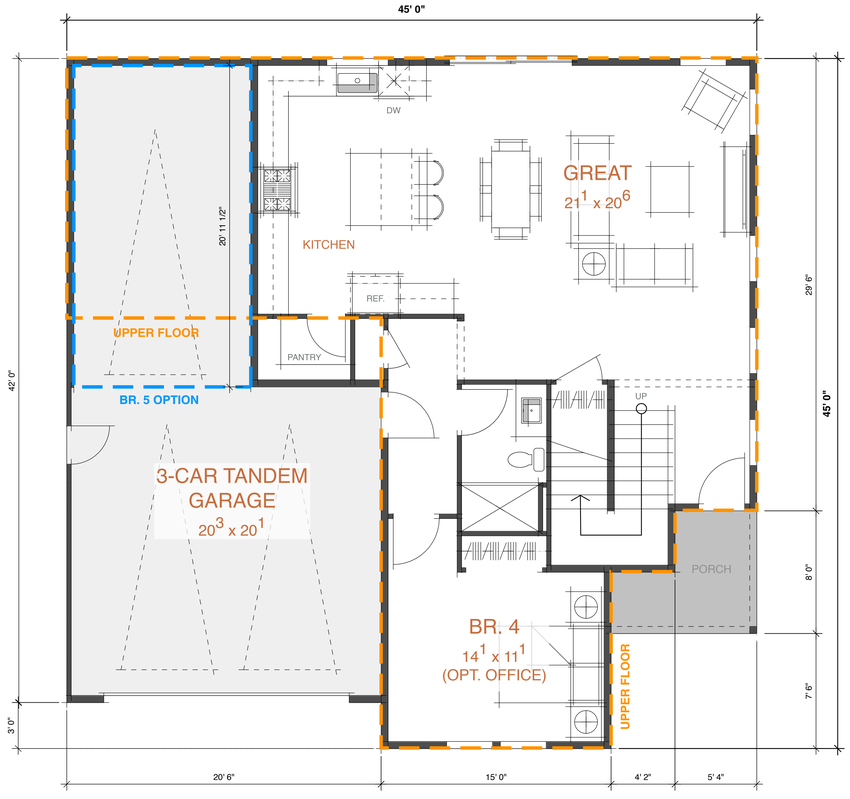
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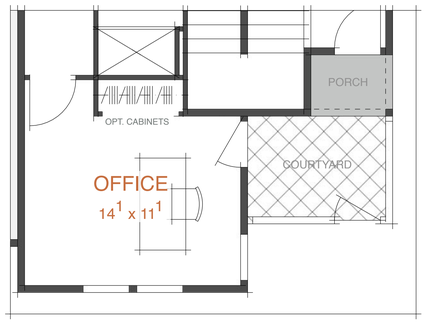
BR. 5 OPTION I +257 SF (2,589 TOTAL)



UPPER FLOOR I 1,179 SF



MAIN FLOOR I 1,153 SF



OFFICE OPTION

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 2 - 2,332 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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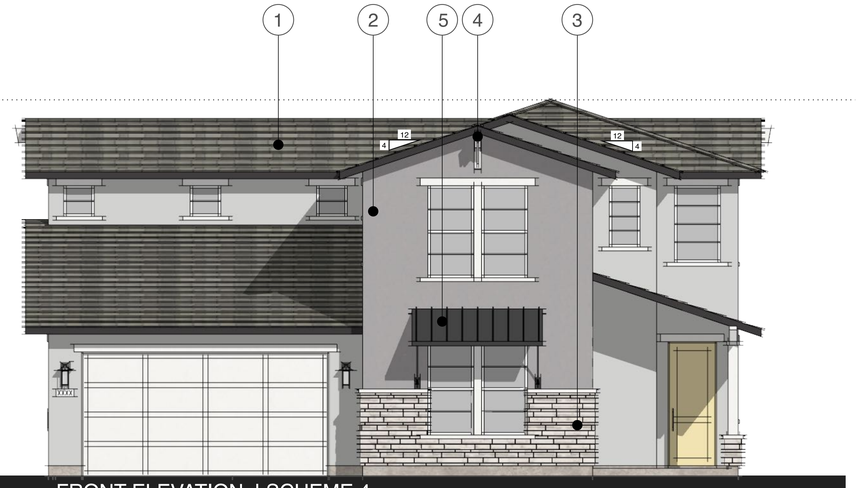
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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 4



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. MASONRY VENEER
4. DECORATIVE KNEE BRACE
5. DECORATIVE AWNING

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'CALIFORNIA RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

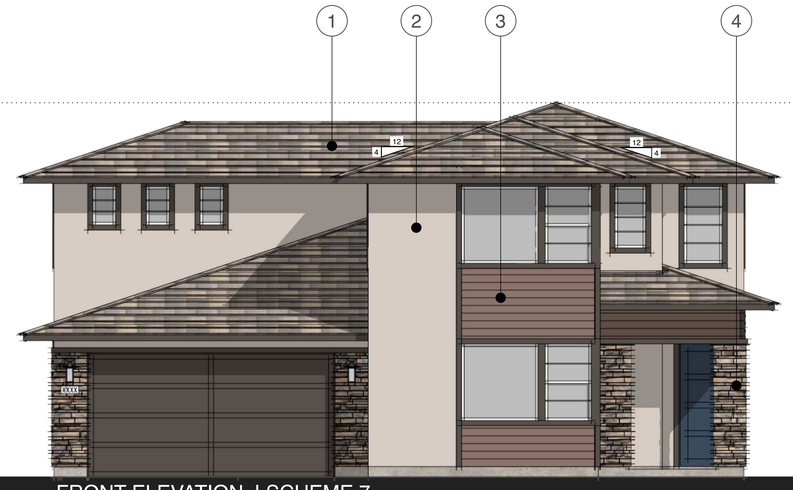
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23'-9" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 7

23'-9" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'PRAIRIE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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DATE: 09.16.2025

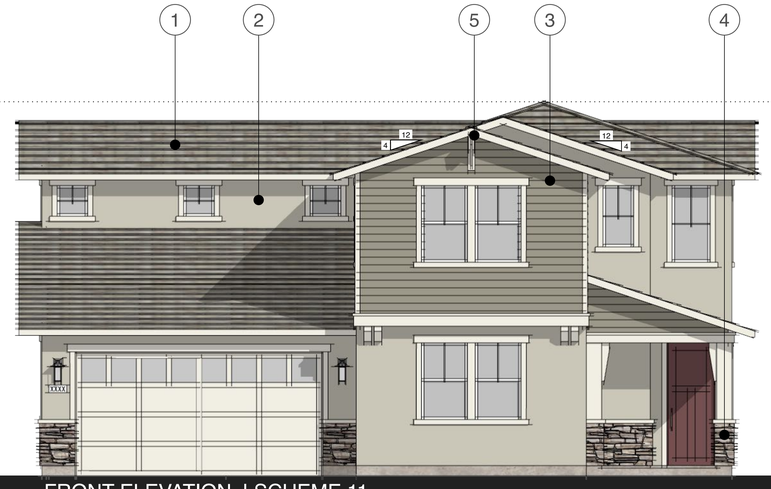
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23'-9" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 11

23'-9" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

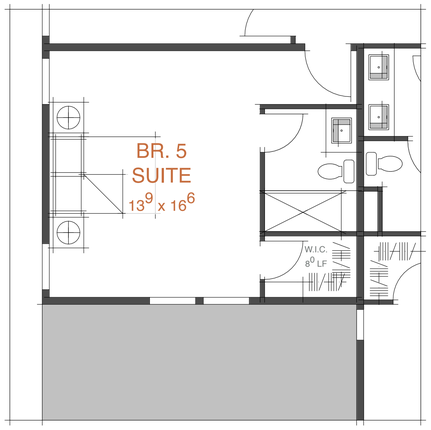
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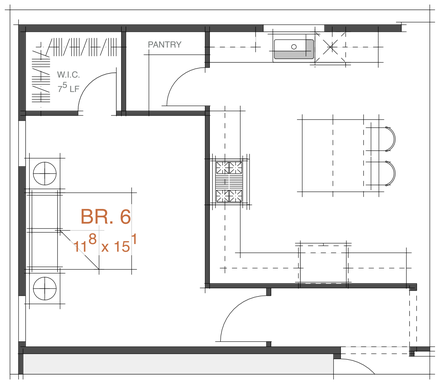
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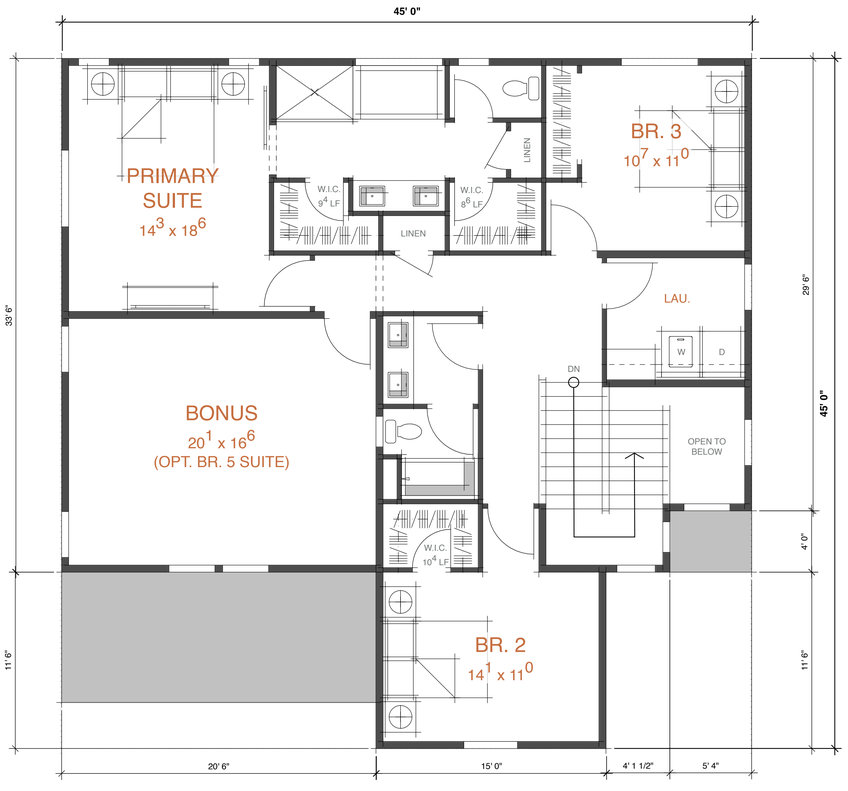
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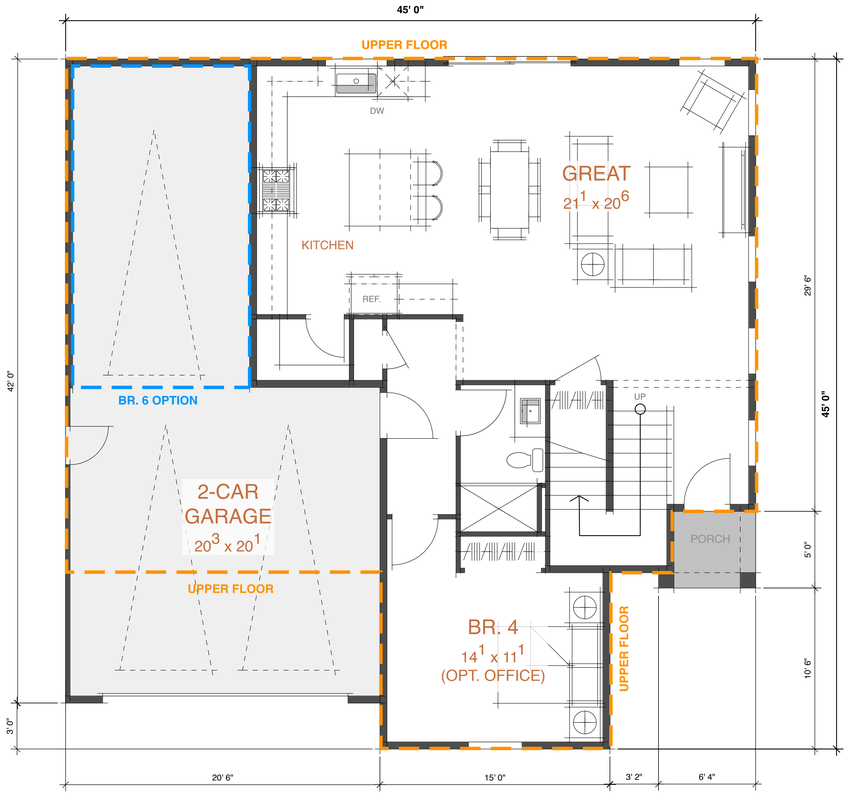
BR. 5 OPTION



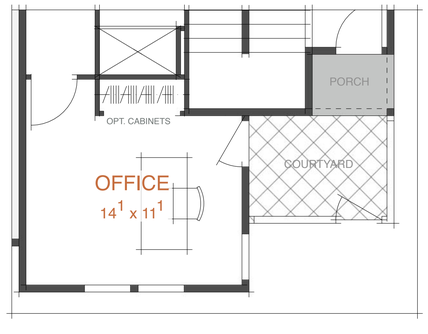
BR. 6 OPTION I +257 SF (2,9031 TOTAL)



UPPER FLOOR I 1,519 SF



MAIN FLOOR I 1,154 SF



OFFICE OPTION

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 3 - 2,673 SF

SCALE: 1/4" = 1'-0"

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DATE: 09.16.2025

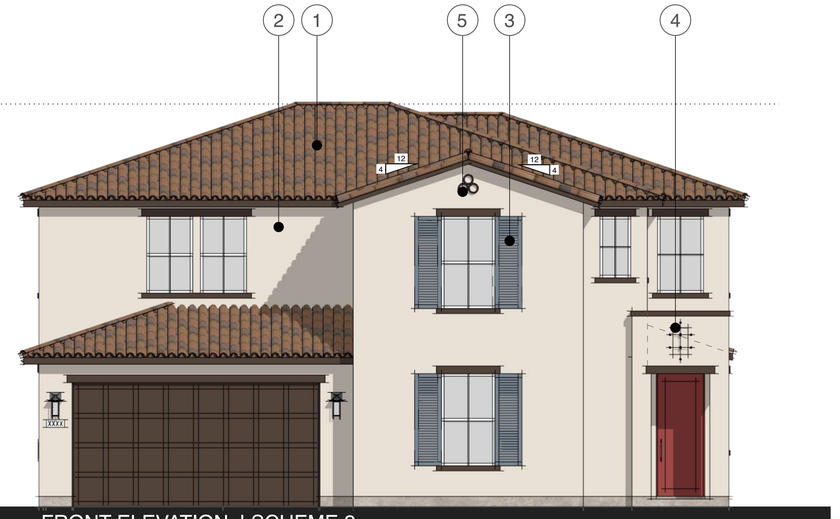
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25'-7" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 2

25'-7" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. 'S' TILE ROOF
2. STUCCO
3. DECORATIVE SHUTTERS
4. DECORATIVE IRON
4. DECORATIVE CANALE

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'SPANISH ECLECTIC'

0 2 4 8

SCALE: 1/4" = 1'-0"

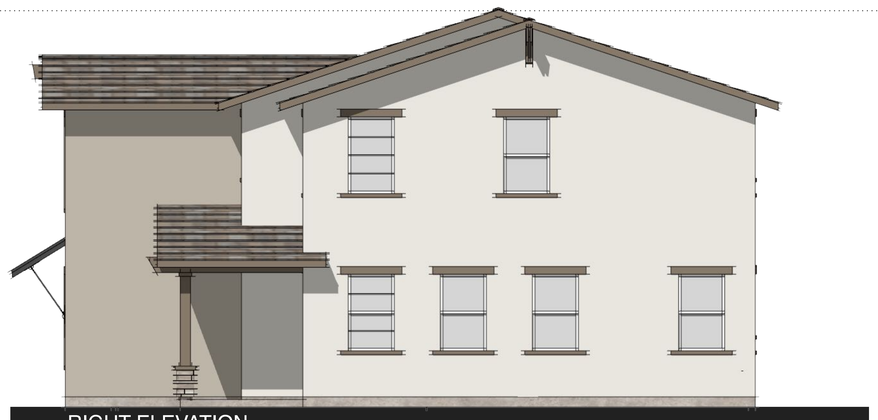
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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

A4.2

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25'-2" a.f.f.
TOP OF RIDGE

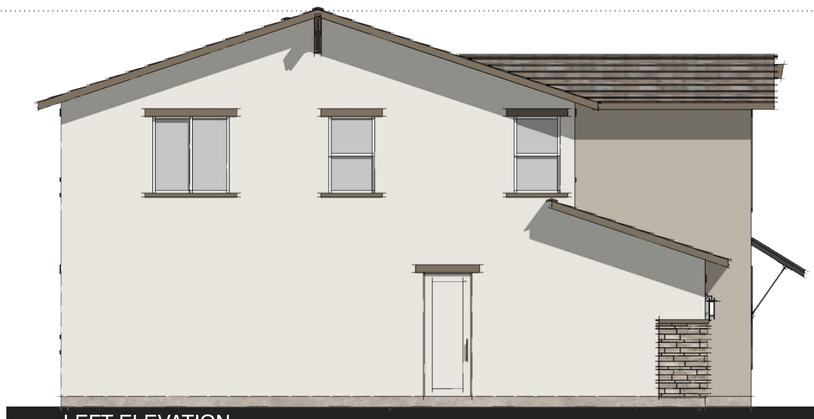


RIGHT ELEVATION



FRONT ELEVATION I SCHEME 5

25'-2" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. MASONRY VENEER
4. DECORATIVE KNEE BRACE
5. DECORATIVE AWNING

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'CALIFORNIA RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

A4.3

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25'-2" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 12

25'-2" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

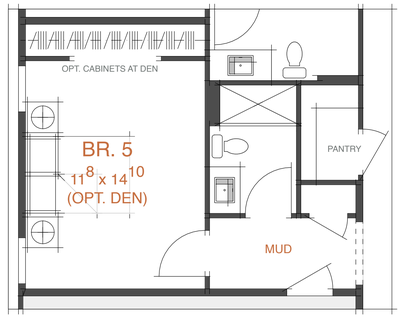
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JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

JD+A JOB NUMBER: 25006
DATE: 09.16.2025

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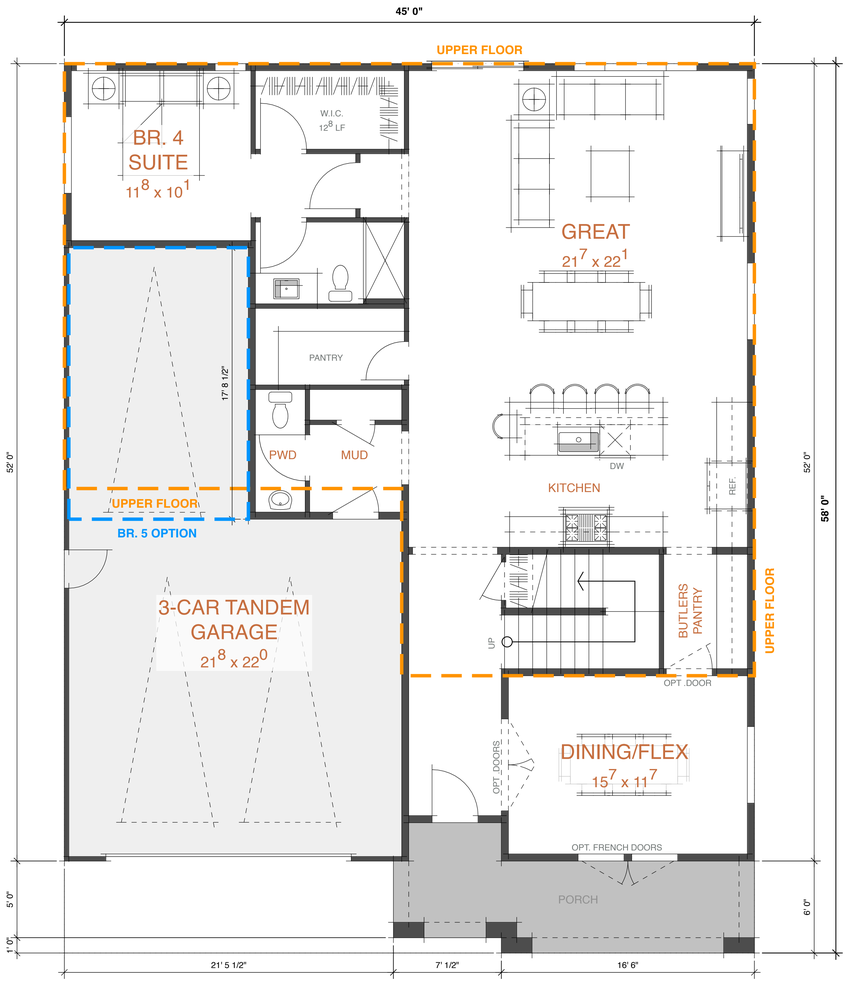
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BR 5. OPTION + 213 SF (3,282 TOTAL)



UPPER FLOOR I 1,448 SF



MAIN FLOOR I 1,621 SF

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 4 - 3,069 SF

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

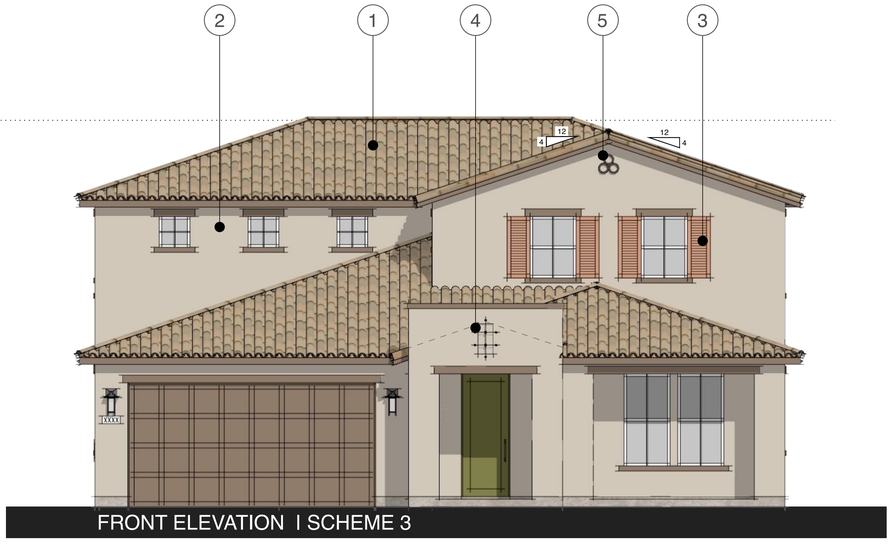
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DATE: 09.16.2025

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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 3



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. 'S' TILE ROOF
2. STUCCO
3. DECORATIVE SHUTTERS
4. DECORATIVE IRON
5. DECORATIVE CANALE

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'SPANISH ECLECTIC'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 6



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. MASONRY VENEER
4. DECORATIVE KNEE BRACE
5. DECORATIVE AWNING

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'CALIFORNIA RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

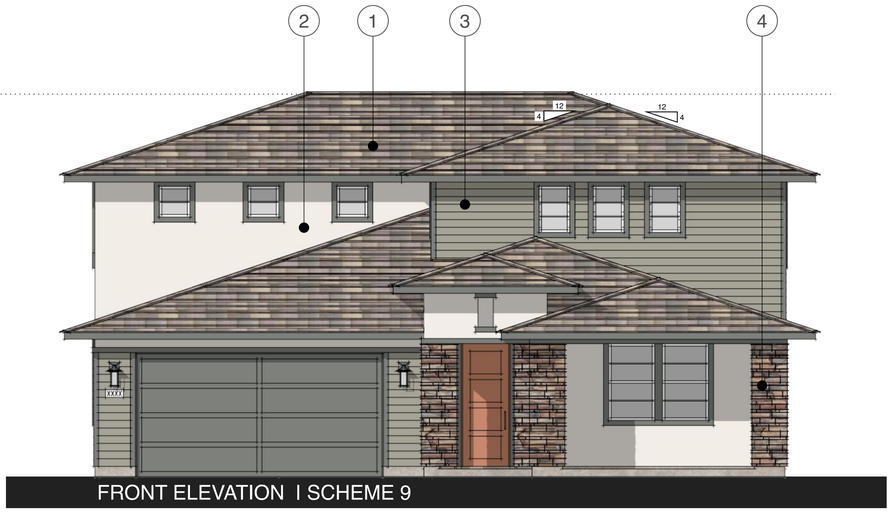
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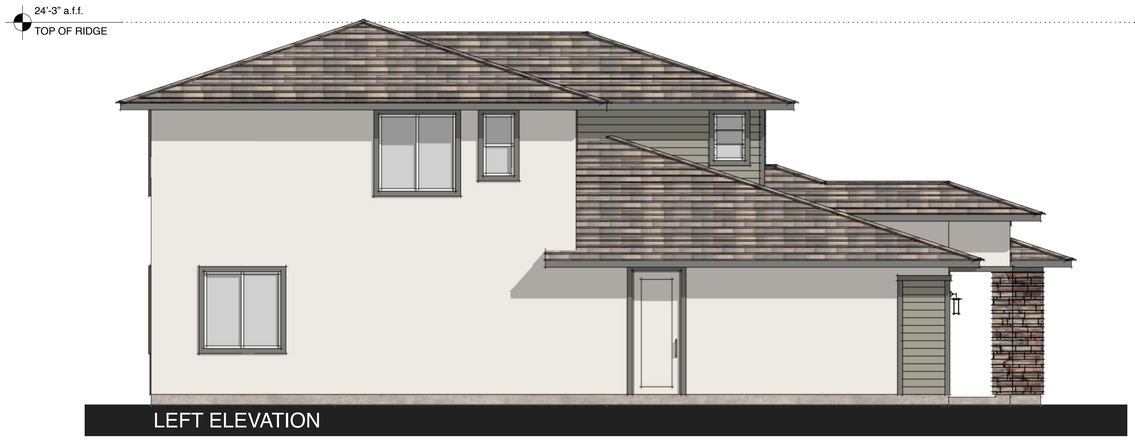
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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'PRAIRIE'

0 2 4 8

SCALE: 1/4" = 1'-0"

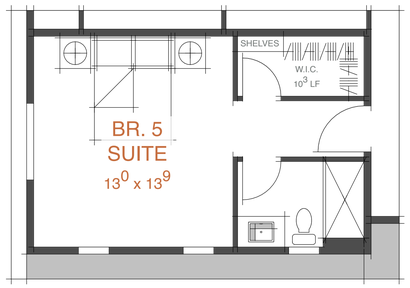
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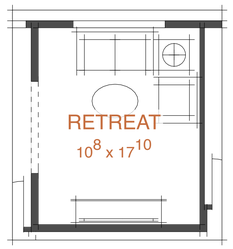
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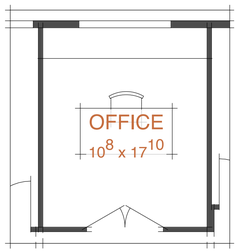
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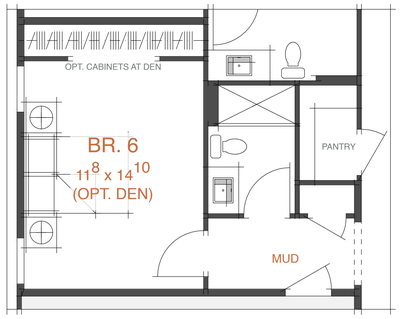
BR. 5 OPTION



RETREAT OPTION



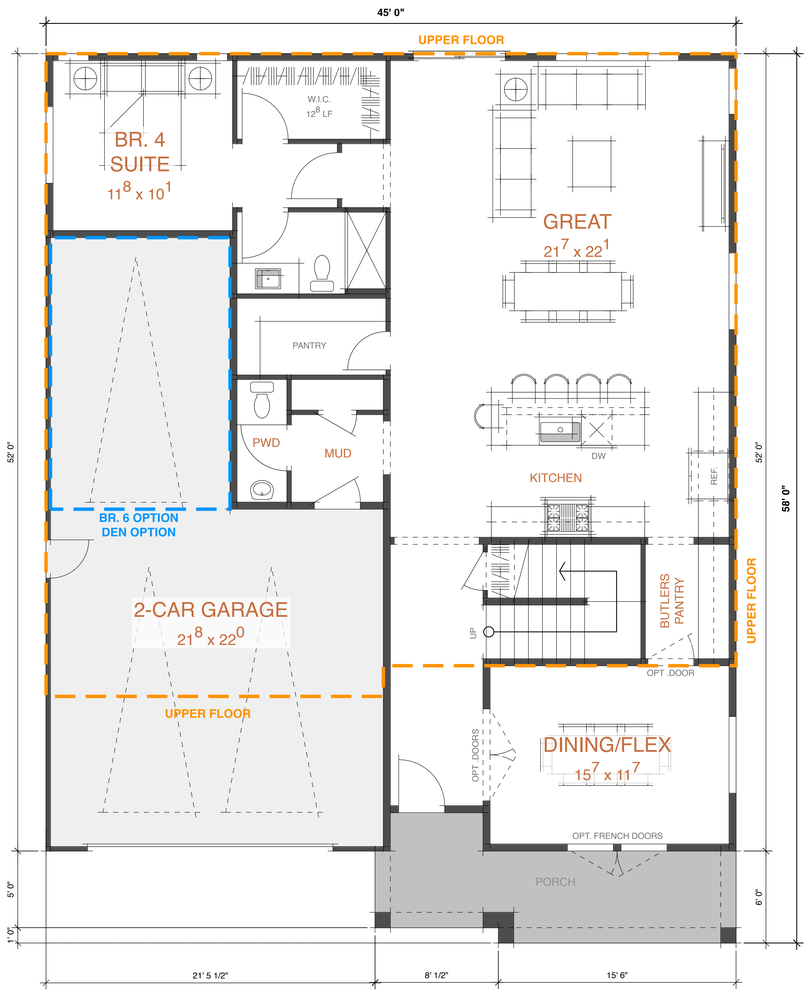
OFFICE OPTION



BR 6. OPTION + 213 SF (3,595 TOTAL)



UPPER FLOOR I 1,761 SF



MAIN FLOOR I 1,621 SF

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 5 - 3,382 SF

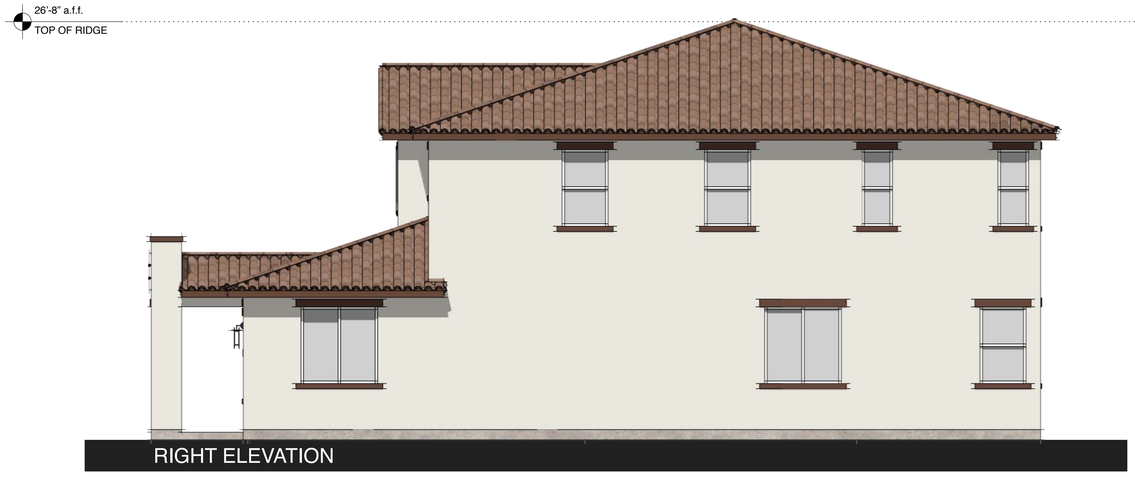
SCALE: 1/4" = 1'-0"

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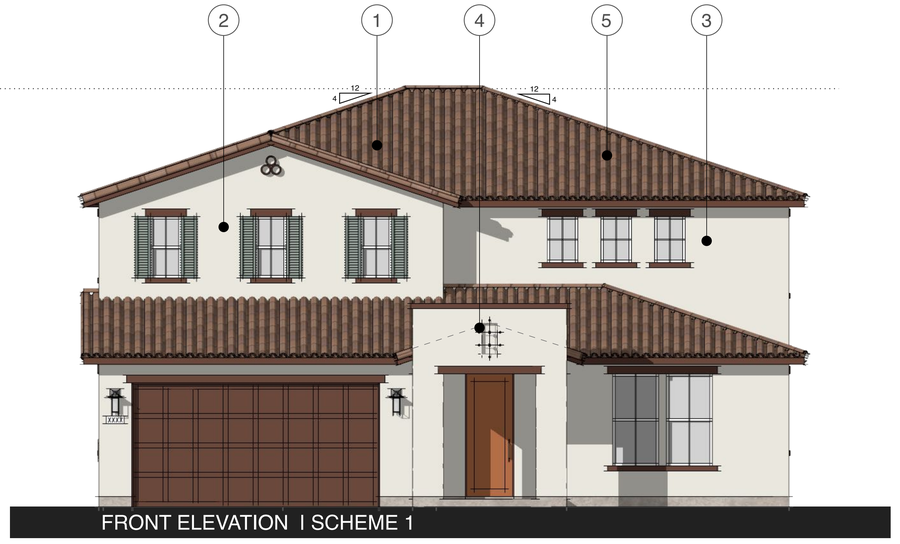
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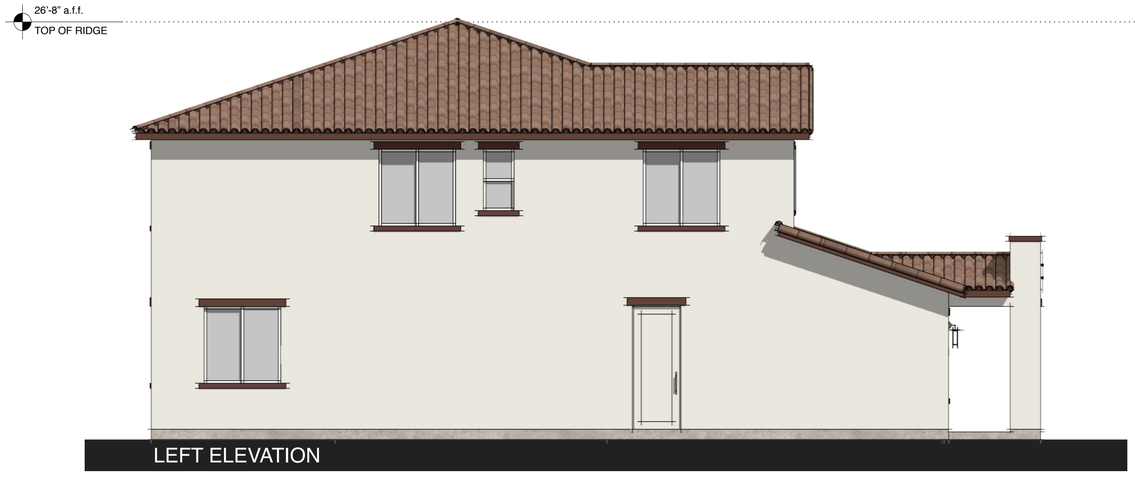
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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. 'S' TILE ROOF
2. STUCCO
3. DECORATIVE SHUTTERS
4. DECORATIVE IRON
5. DECORATIVE CANALE

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'SPANISH ECLECTIC'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

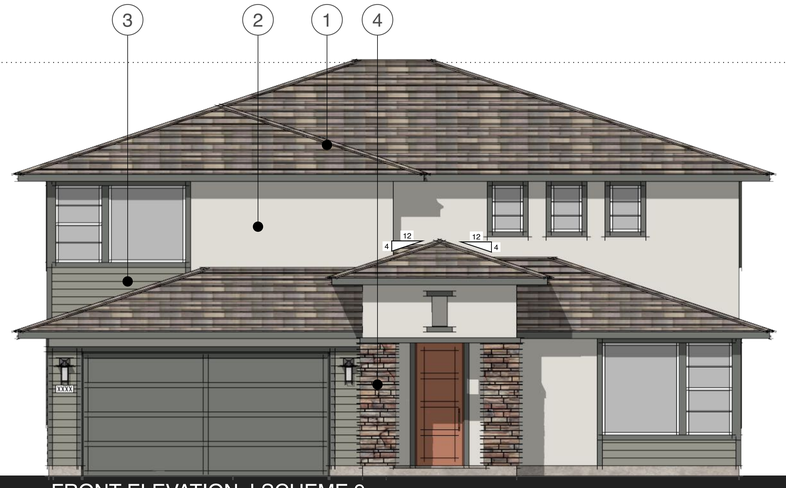
A6.2

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26'-6" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 9

26'-6" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'PRAIRIE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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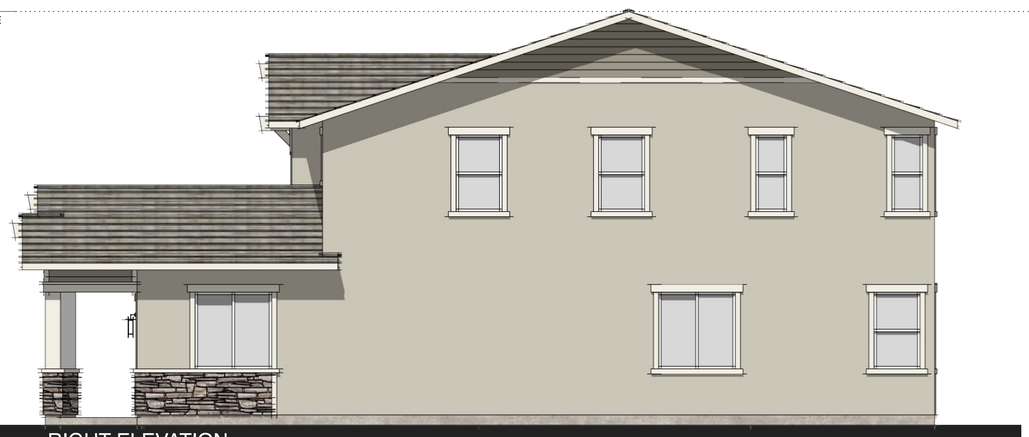
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DATE: 09.16.2025

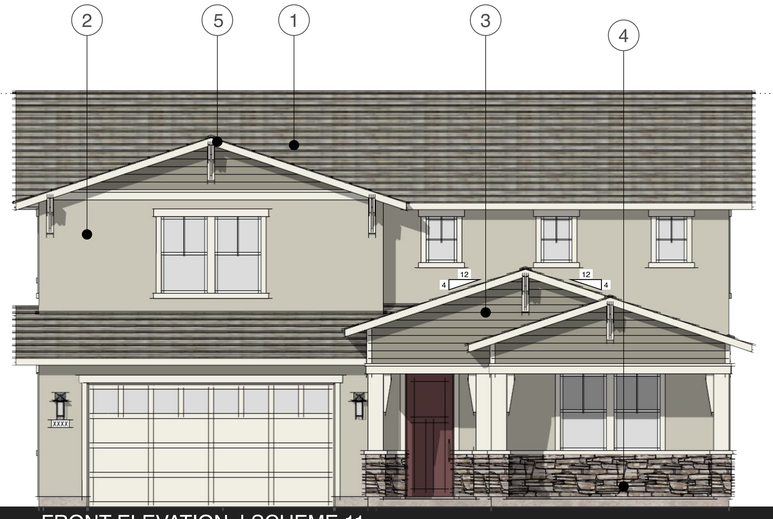
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26'-3" a.f.f.
TOP OF RIDGE

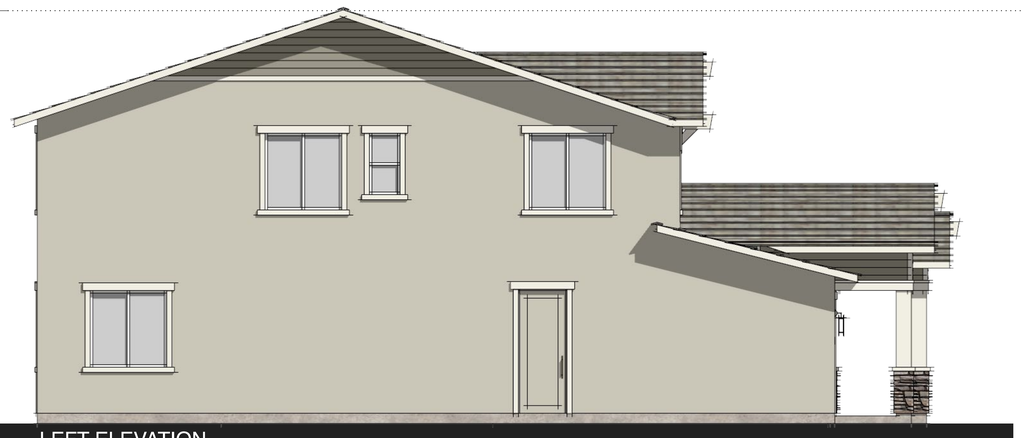


RIGHT ELEVATION



FRONT ELEVATION I SCHEME 11

26'-3" a.f.f.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. TILE ROOF
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

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SCHEME 1



EAGLE ROOFING I CAPISTRANO I PIEDMONT BLEND
ROOFING

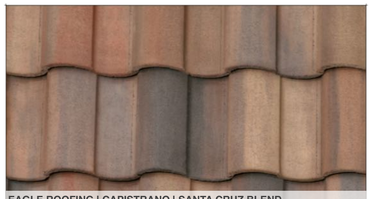
BLACK BEAN I SW 6006
FASCIA, TRIM + GARAGE

TOQUE WHITE I SW 7003
STUCCO BODY

ROOKWOOD BLUE GREEN! SW 2811
SHUTTERS

PENNYWISE I SW 6349
ENTRY DOOR

SCHEME 2



EAGLE ROOFING I CAPISTRANO I SANTA CRUZ BLEND
ROOFING

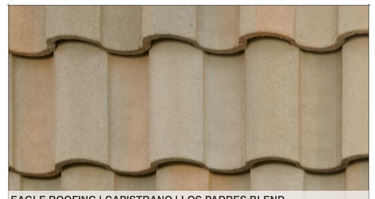
BLACK BEAN I SW 6006
FASCIA, TRIM + GARAGE

NEUTRAL GROUND I SW 7568
STUCCO BODY

GRANITE PEAK I SW 6250
SHUTTERS

STOLLEN KISS I SW 7586
ENTRY DOOR

SCHEME 3



EAGLE ROOFING I CAPISTRANO I LOS PADRES BLEND
ROOFING

COBBLE BROWN I SW 6082
FASCIA, TRIM + GARAGE

SHIITAKE I SW 9173
STUCCO BODY

SPICED CIDER I SW 7702
SHUTTERS

BASQUE GREEN I SW 6426
ENTRY DOOR

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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COLOR + MATERIAL SELECTIONS - SPANISH ECLECTIC

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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

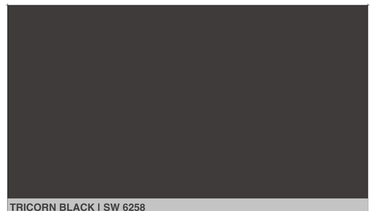
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SCHEME 4



EAGLE ROOFING I BEL-AIR I SLATE RANGE
ROOFING



TRICORN BLACK I SW 6258
FASCIA



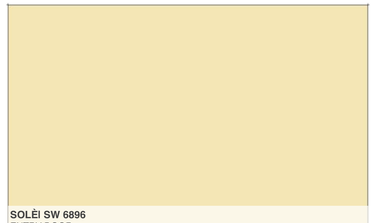
SHIITAKE I SW 9173
STUCCO BODY



AUTONOMOUS I SW 9557
ACCENT STUCCO



SNOWBELT I SW 9623
TRIM + GARAGE



SOLÈI SW 6896
ENTRY DOOR

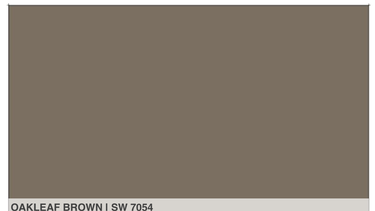


EL DORADO STONE I VINTAGE RANCH I DOVERWOOD
MASONRY VENEER

SCHEME 5



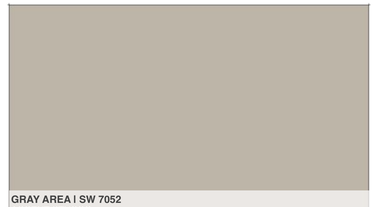
EAGLE ROOFING I BEL-AIR I AVONDALE BLEND
ROOFING



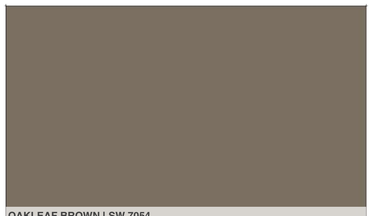
OAKLEAF BROWN I SW 7054
FASCIA



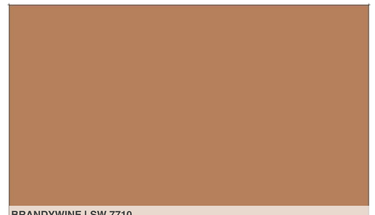
MODERN WHITE I SW 6168
STUCCO BODY



GRAY AREA I SW 7052
ACCENT STUCCO



OAKLEAF BROWN I SW 7054
TRIM + GARAGE



BRANDYWINE I SW 7710
ENTRY DOOR

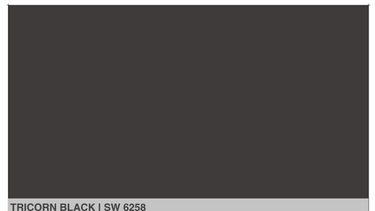


EL DORADO STONE I VINTAGE RANCH I STRATUSWOOD
MASONRY VENEER

SCHEME 6



EAGLE ROOFING I BEL-AIR I DARK CHARCOAL BLEND
ROOFING



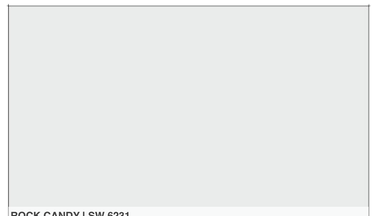
TRICORN BLACK I SW 6258
FASCIA



MARCH WIND I SW 7668
STUCCO BODY



ILLUSIVE GREEN I SW 9164
ACCENT STUCCO



ROCK CANDY I SW 6231
TRIM + GARAGE



MINERAL GRAY I SW 2740
ENTRY DOOR



EL DORADO STONE I VINTAGE RANCH I PARCHWOOD
MASONRY VENEER

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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COLOR + MATERIAL SELECTIONS - CALIFORNIA RANCH

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JD+A JOB NUMBER: 25006
DATE: 09.16.2025

A7.2

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SCHEME 7



EAGLE ROOFING I BEL-AIR I MATECA BLEND
ROOFING

URBAN BRONZE I SW 7048
FASCIA, TRIM + GARAGE

WORLDLY GRAY I SW 7043
STUCCO BODY

FOGGY DAY I SW 6235
SIDING

CORDOVANI SW 6027
ENTRY DOOR



EL DORADO STONE I RUSTIC LEDGE I SARATOGA
MASONRY VENEER

SCHEME 8



EAGLE ROOFING I BEL-AIR I MATECA BLEND
ROOFING

SEALSKIN I SW 7675
FASCIA, TRIM + GARAGE

REALIST BEIGE I SW 6078
STUCCO BODY

BATEAU BROWN I SW 6033
SIDING

NAVAL I SW 6244
ENTRY DOOR



EL DORADO STONE I RUSTIC LEDGE I SARATOGA
MASONRY VENEER

SCHEME 9



EAGLE ROOFING I BEL-AIR I MATECA BLEND
ROOFING

GRIZZLE GRAY I SW 7068
FASCIA, TRIM + GARAGE

DRIFT OF MIST I SW 9166
STUCCO BODY

MOUNTAIN ROAD I SW 7743
SIDING

CAVERN CLAY I SW 7701
ENTRY DOOR



EL DORADO STONE I RUSTIC LEDGE I SAWTOOTH
MASONRY VENEER

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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COLOR + MATERIAL SELECTIONS - PRAIRIE

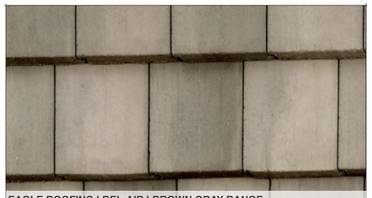
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25006
DATE: 09.16.2025

A7.3

/Users/michelleplamer/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/CLYDE MILES CONSTRUCTION/25006 BROWNSTONE OAKLEY/01 DESIGN/02 WORKING FILES/02 LAYOUT/DRSP/25006_A7_C+M_30x42L

SCHEME 10



EAGLE ROOFING I BEL-AIR I BROWN GRAY RANGE
ROOFING

MANOR HOUSE I SW 7505
FASCIA, TRIM + GARAGE

KESTREL WHITE I SW 7516
STUCCO BODY

POLISHED CONCRETE I SW 9167
SIDING

OLIVE GROVEI SW 7734
ENTRY DOOR



EL DORADO STONE I STACKED STONE I DAYBREAK
MASONRY VENEER

SCHEME 11



EAGLE ROOFING I BEL-AIR I EVERGREEN
ROOFING

CREAMY I SW 7012
FASCIA, TRIM + GARAGE

TECHNO GRAY I SW 6170
STUCCO BODY

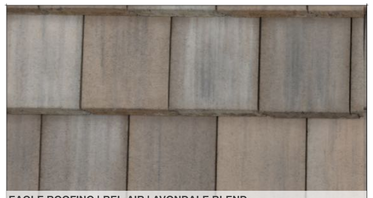
CONNECTED GRAY I SW 6165
SIDING

CORDOVAN I SW 6027
ENTRY DOOR



EL DORADO STONE I STACKED STONE I ALDERWOOD
MASONRY VENEER

SCHEME 12



EAGLE ROOFING I BEL-AIR I AVONDALE BLEND
ROOFING

ROYCROFT BRONZE GREEN I SW 2846
FASCIA, TRIM + GARAGE

MODERN WHITE I SW 6168
STUCCO BODY

GRAY AREA I SW 7052
SIDING

BRANDYWINE I SW 7710
ENTRY DOOR



EL DORADO STONE I STACKED STONEI NANTUCKET
MASONRY VENEER

PROGRESS SET

BROWNSTONE OAKLEY

CITY OF OAKLEY, CALIFORNIA

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COLOR + MATERIAL SELECTIONS - CRAFTSMAN

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25006
DATE: 09.16.2025

A7.4

SUBDIVISION 8803
BROWNSTONE
FINAL MAP

POR. SE ¼ SEC 36, T2N, R2E MDB&M
IN GRANT DEED 2004-0463226

OAKLEY CONTRA COSTA COUNTY CALIFORNIA

dk ENGINEERING
SURVEYING-PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CALIFORNIA 94596

SEPTEMBER 18, 2024

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME; AND DO HEREBY DEDICATE IN FEE FOR PUBLIC STREET AND UTILITY PURPOSES, THE AREAS SHOWN HEREON AS MILES STREET, ASHLEY ROAD, MILES COURT, STONE COURT AND THE WIDENING OF BROWNSTONE ROAD.

THE OWNERS DO FURTHER RELINQUISH AND DEDICATE TO THE CITY OF OAKLEY ALL ABUTTERS' RIGHT OF ACCESS ALONG DEDICATED BROWNSTONE ROAD DEPICTED HEREIN BY THE SYMBOL ////////.

THE AREA MARKED AS "P.U.E." (PUBLIC UTILITY EASEMENT) IS DEDICATED TO THE SERVING UTILITIES FOR PUBLIC USE FOR PUBLIC UTILITIES UNDER, ON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED ON THIS SUBDIVISION MAP.

THE AREA MARKED AS "S.S.E." (SANITARY SEWER EASEMENT) IS DEDICATED TO IRONHOUSE SANITARY DISTRICT OR ITS DESIGNEE FOR PUBLIC USE, INCLUDING CONSTRUCTION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO; SAID AREAS OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES AND APPURTENANCES THERETO, LAWFUL FENCES AND LAWFUL UNSUPPORTED OVERHANGS.

THE AREA MARKED AS "S.D.E." (STORM DRAIN EASEMENT) IS DEDICATED FOR USE BY THE GENERAL PUBLIC FOR STORM DRAINAGE PURPOSES, ON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED ON THIS SUBDIVISION MAP.

THE AREA DESIGNED AS "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) IS RESERVED FOR USE BY THE HOMEOWNER'S ASSOCIATION OF SUBDIVISION 8803 FOR STORM DRAINAGE PURPOSES, INCLUDING CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE AREA MARKED AS "W.L.E." (WATER LINE EASEMENT) IS DEDICATED TO DIABLO WATER DISTRICT FOR FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO; SAID AREAS OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES AND APPURTENANCES THERETO, LAWFUL FENCES AND LAWFUL UNSUPPORTED OVERHANGS.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES OR OF RECORD.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED THIS 19th DAY OF NOVEMBER, 2024.

CLYDE MILES DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [signature] * Authorized

NAME: STEPHANIE SEENO-MILES

TITLE: PRESIDENT

DATE: 11-19-2024

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

ON 11/19 2024 BEFORE ME, MILLICENT FRIAS, A NOTARY PUBLIC, PERSONALLY APPEARED STEPHANIE SEENO-MILES, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: * And official

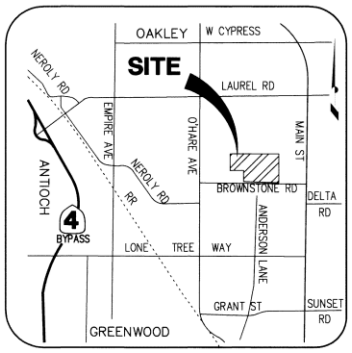
SIGNATURE: [signature]

MILLICENT FRIAS
NAME (TYPED OR PRINTED), NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE

MY COMMISSION NUMBER: 2385595

MY COMMISSION EXPIRES: 12/31/2025

PRINCIPAL COUNTY OF BUSINESS: CONTRA COSTA COUNTY



VICINITY MAP
NOT TO SCALE

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, MONICA NINO, DO HEREBY CERTIFY, AS CHECKED BELOW, THAT:

☐ A TAX BOND ASSURING THE PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

☑ ALL TAXES DUE HAVE BEEN PAID AS CERTIFIED BY THE COUNTY REDEMPTION OFFICE.

DATE: 1/31/25

CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR
COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

BY: Stacey M Boyd
DEPUTY CLERK, Stacey M. Boyd

COUNTY RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 8803 BROWNSTONE", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY OLD REPUBLIC TITLE COMPANY, DATED 2/3/2025 AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, AT 11:34 AM MINUTES PAST ____ ON THE 3RD DAY OF FEBRUARY, 2025, IN BOOK 559 OF MAPS, AT PAGES 1-5 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA. DOC # 2025-0009974

DEPUTY COUNTY RECORDER

DEBORAH COOPER,
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, KIM SNODGRASS, HEREBY STATE THAT CITY COUNCIL OF THE CITY OF OAKLEY AT ITS REGULAR MEETING HELD ON THE 10TH DAY OF December, 2024 DULY APPROVED THE HEREIN EMBODIED FINAL MAP ENTITLED, "SUBDIVISION 8803, BROWNSTONE" AND ACCEPTED ON BEHALF OF THE CITY OF OAKLEY AND THE PUBLIC, ALL PARCELS OF LAND OFFERED FOR DEDICATION, SUBJECT TO IMPROVEMENT, AND ALL EASEMENTS AS OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

Kim Snodgrass DATE: December 17, 2024
KIM SNODGRASS
CITY CLERK OF THE COUNCIL OF THE CITY OF OAKLEY,
CONTRA COSTA COUNTY,
STATE OF CALIFORNIA

CITY COUNCIL STATEMENT

I, KOUROSH ROHANI, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF OAKLEY, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

KOUROSH ROHANI
PUBLIC WORKS DIRECTOR
CITY OF OAKLEY, CONTRA COSTA COUNTY
STATE OF CALIFORNIA

DATED: December 17, 2024 BY: [signature] * California

CITY ENGINEER'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

[signature]
KOUROSH ROHANI
CITY ENGINEER, CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA
R.C.E. NO. 51138

12-17-24
DATE

CITY SURVEYOR'S STATEMENT

I, TRACY L. GIORGETTI, CITY SURVEYOR OF THE CITY OF OAKLEY DO HEREBY STATE THAT THIS MAP ENTITLED "SUBDIVISION 8803 BROWNSTONE" WAS EXAMINED BY ME AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

LICENSED LAND SURVEYOR TRACY L. GIORGETTI No. 8720 STATE OF CALIFORNIA

[signature]
TRACY L. GIORGETTI
CITY SURVEYOR, CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA
LS NO. 8720

12/3/2024
DATE

* TRACY L. GIORGETTI

SHEET 1 OF 5

2/3/2025 11:34AM BK. 559 PG. 1 dk JOB # 16-1028-20

F:\PROJECTS\2016\16-1028-BROWNSTONE\DWG\SURVEY\1628-FM.DWG 11/15/2024

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SUBDIVISION 8803
BROWNSTONE
FINAL MAP

POR. SE ¼ SEC 36, T2N, R2E MDB&M
IN GRANT DEED 2004-0463226

OAKLEY CONTRA COSTA COUNTY CALIFORNIA

dk ENGINEERING
SURVEYING-PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CALIFORNIA 94596

SEPTEMBER 18, 2024

SURVEYOR'S STATEMENT

I, DANIEL DRUMMOND, STATE THAT THIS MAP WAS PREPARED FROM A SURVEY MADE BY ME, OR UNDER MY DIRECTION, DURING THE MONTH OF OCTOBER 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP; THAT MONUMENTS OF THE CHARACTER SHOWN ON THE SUBDIVISION MAP SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE DECEMBER 1, 2027 AND THAT THE AREA IS 10.85 ACRES, MORE OR LESS.

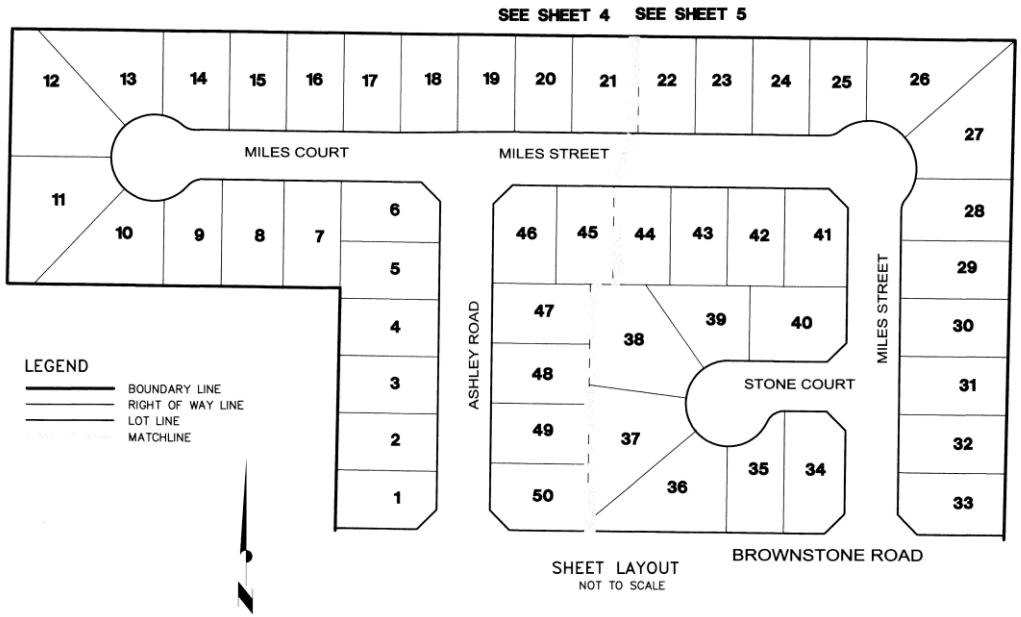
DANIEL DRUMMOND, P.L.S. 6333

LICENSED LAND SURVEYOR DANIEL DRUMMOND No. 6333 STATE OF CALIFORNIA

4/24/25
DATE

SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED BY PURCELL, RHOADES & ASSOCIATES, INC. NO. 03-334/7102-01 DATED MARCH 4, 2004.



BK. 559 PG. 2

dk JOB # 16-1028-20

SUBDIVISION 8803
BROWNSTONE
FINAL MAP

POR. SE ¼ SEC 36, T2N, R2E MDB&M
IN GRANT DEED 2004–0463226

OAKLEY CONTRA COSTA COUNTY CALIFORNIA

dk ENGINEERING
SURVEYING–PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CALIFORNIA 94596

SEPTEMBER 18, 2024

BASIS OF BEARINGS

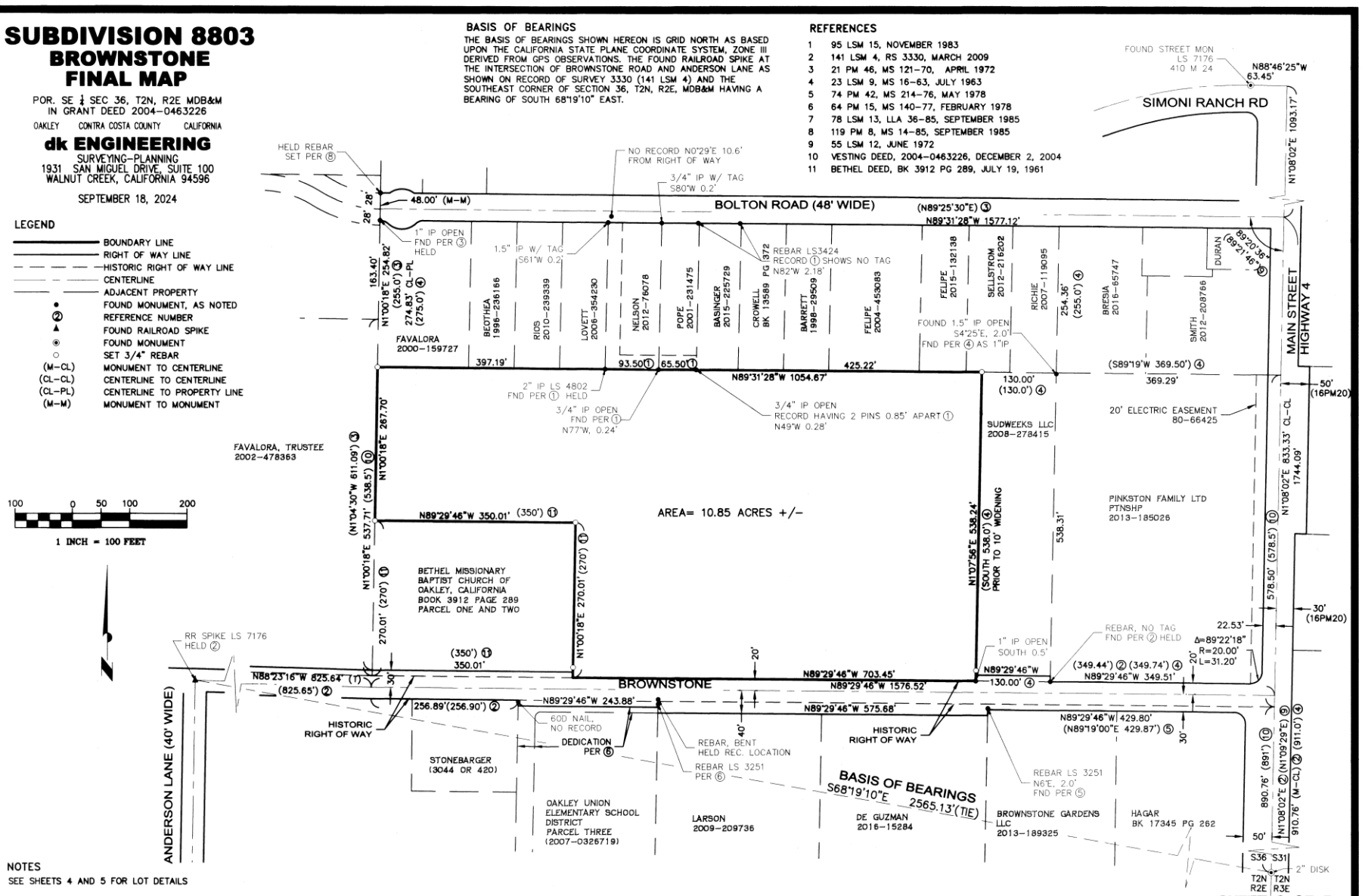
THE BASIS OF BEARINGS SHOWN HEREON IS GRID NORTH AS BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE III DERIVED FROM GPS OBSERVATIONS. THE FOUND RAILROAD SPIKE AT THE INTERSECTION OF BROWNSTONE ROAD AND ANDERSON LANE AS SHOWN ON RECORD OF SURVEY 3330 (141 LSM 4) AND THE SOUTHEAST CORNER OF SECTION 36, T2N, R2E, MDB&M HAVING A BEARING OF SOUTH 68°19'10" EAST.

REFERENCES

1 95 LSM 15, NOVEMBER 1983
2 141 LSM 4, RS 3330, MARCH 2009
3 21 PM 46, MS 121–70, APRIL 1972
4 23 LSM 9, MS 16–63, JULY 1963
5 74 PM 42, MS 214–76, MAY 1978
6 64 PM 15, MS 140–77, FEBRUARY 1978
7 78 LSM 13, LLA 36–85, SEPTEMBER 1985
8 119 PM 8, MS 14–85, SEPTEMBER 1985
9 55 LSM 12, JUNE 1972
10 VESTING DEED, 2004–0463226, DECEMBER 2, 2004
11 BETHEL DEED, BK 3912 PG 289, JULY 19, 1961

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- HISTORIC RIGHT OF WAY LINE
- CENTERLINE
- ADJACENT PROPERTY
- ● FOUND MONUMENT, AS NOTED
- ② REFERENCE NUMBER
- ▲ FOUND RAILROAD SPIKE
- ◉ FOUND MONUMENT
- ○ SET 3/4" REBAR
- (M–CL) MONUMENT TO CENTERLINE
- (CL–CL) CENTERLINE TO CENTERLINE
- (CL–PL) CENTERLINE TO PROPERTY LINE
- (M–M) MONUMENT TO MONUMENT

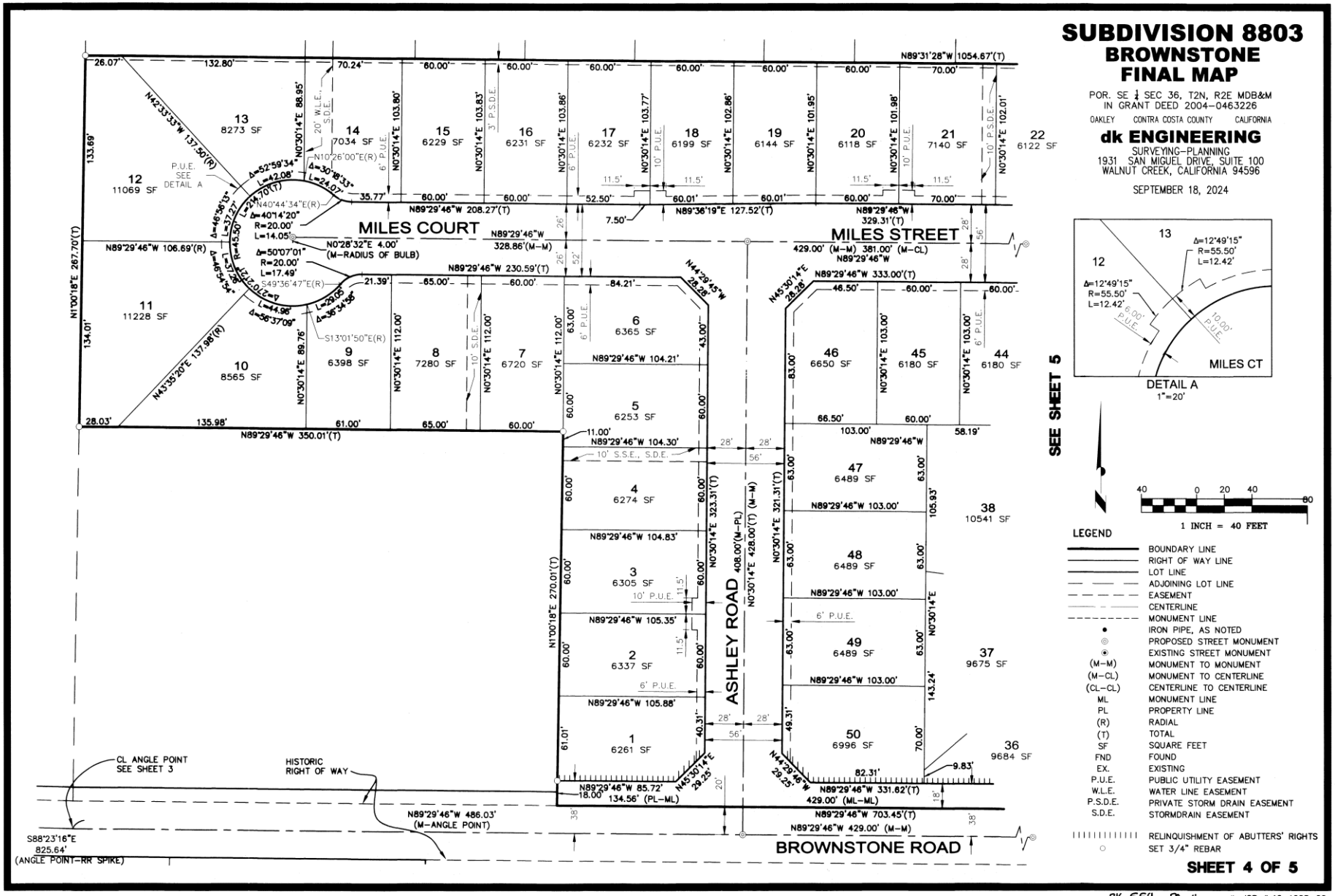


NOTES

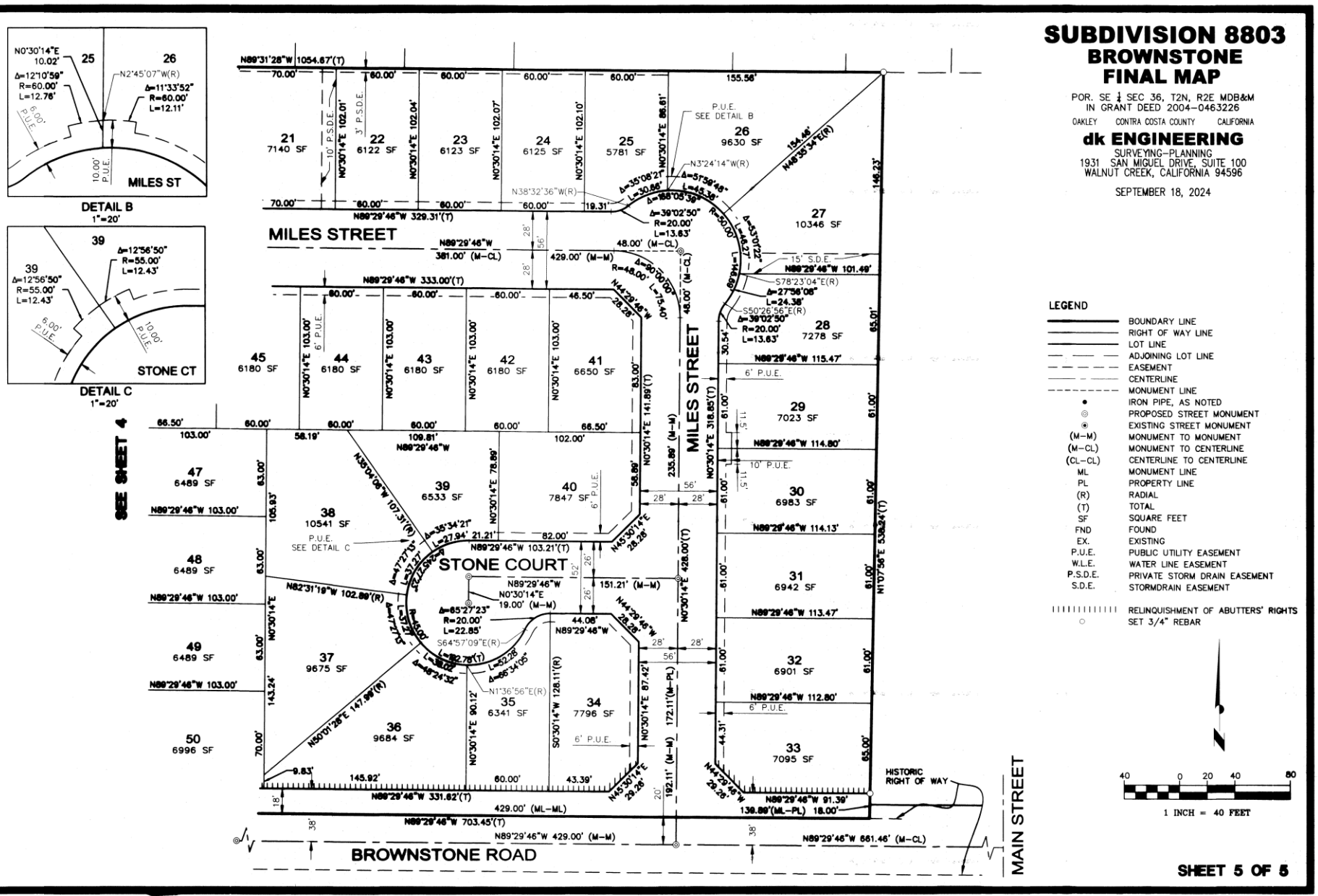
SEE SHEETS 4 AND 5 FOR LOT DETAILS

SHEET 3 OF 5

BK. 559 PG. 3 dk JOB # 16–1028–20



BK. 559 PG. 4 dk JOB # 16-1028-20



BK. 559 PG. 5 dk JOB # 16-1028-20

RESOLUTION NO. -25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE PROJECT KNOWN AS "BROWNSTONE SUBDIVISION 8803 DESIGN REVIEW (DR 2025-16)", LOCATED APPROXIMATELY 500 FEET WEST OF THE INTERSECTION OF MAIN STREET AND BROWNSTONE ROAD (APN 034-210-009)

WHEREAS, on August 7, 2025, Clyde Miles Construction ("Applicant") filed an application requesting Design Review approval for the project titled, "Brownstone Subdivision 8803 Design Review (DR 2025-16)". This application consists of a request for Design Review approval of floor plans and elevations, colors and materials, and front yard landscaping for 50 single-family detached homes located in the Brownstone Subdivision 8803. The proposed homes include one single-story plan and four two-story plans ranging from 2,100 sf. to 3,595 sf. of livable area ("Project"). APN: 034-210-009

WHEREAS, on September 22, 2025, the project application was deemed complete per Government Code section 65920 et seq.; and

WHEREAS, the project site is designated Residential Low/Medium (RLM) on the Oakley 2020 General Plan Land Use Map, and zoned R-6 (Single Family-Residential) District; and

WHEREAS, the proposal for house designs and other design elements of the subdivision falls within the scope of the original subdivision's California Environmental Quality Act (CEQA) analyses.

> Subdivision 8803 was analyzed through an Initial Study, and a Mitigated Negative Declaration (State Clearinghouse #2006102087) which was adopted by the Oakley City Council on February 12, 2007 through the adoption of Resolution 18-07. No further environmental review is required under CEQA Guidelines §15162; and

WHEREAS, on or before November 7, 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, on November 18, 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 Subdivision Ordinances, Vesting Tentative Map 8803, and the information submitted to the Planning Commission at its November 18, 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 Design Review approval for "Brownstone Subdivision 8803 Design Review (DR 2025-16)", the Planning Commission finds that:

1. The proposed Design Review plans are substantially consistent with the applicable General Plan designation of Single Family Residential, Low/Medium Density (RLM) and the project's approved Vesting Tentative Map 8803; and

2. The proposed Residential Siting and Lot Design is consistent with the City of Oakley Residential Design Guidelines in that the proposed varied front yard setbacks would create visual interest and avoid a continuous street wall. The plan includes at least 20 percent single-story homes, as required by the guidelines. Where two-story homes are located adjacent to one another, their taller portions are separated by a minimum of 15 feet for increased privacy and greater visual spacing between buildings; and

3. The Architectural Character of the proposed single-family homes is consistent with the applicable City of Oakley Residential Design Guidelines in that the proposed elevations demonstrate consistency with the City's Residential Design Guidelines and each proposed elevation maintains a coherent architectural style with compatible fixtures and detailing. Exterior materials are applied consistently and wrap building corners to avoid a "false-front" appearance and create a complete, finished look on all visible sides. On the two-story models, portions of the first or second floor, and in some cases both, project outward to add articulation and reduce visual massing. Several models feature prominent entry porches that help create visual interest and a welcoming street presence. Roof forms and tile selections vary by style, while each elevation employs a restrained palette of muted, earth-tone colors and no more than three cladding materials, as recommended by the guidelines. Façade and upper-story windows incorporate divided-lite detailing that reinforces the architectural character. The front-facing garage doors occupy no more than half the building width,

reducing their visual dominance on the front elevation of these homes; 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, "Brownstone Subdivision 8803 Design Review (DR 2025-16)" 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 August 7, 2025, and the plans date stamped received by the Planning Division on September 22, 2025, and September 24, 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 is approved, as shown on the plans, date stamped by the Planning Department on September 22, 2025, as well as the additional landscaping plans submitted on September 24, 2025, and as conditioned herein.

2. This Design Review shall be effectuated within a period of two years from the adoption date of this resolution through issuance of a building permit related to the homes approved with this project. An extension of time may be granted by the Planning Commission upon written request by the applicant filed with the Planning Division within the effective period of this original approval.

3. The owner/developer shall adhere to all previous conditions of approval for Subdivision 8803. Any previous conditions of approval shall remain effective unless explicitly superseded either by a specific condition of approval or obvious intent of this Resolution. The Community Development Director shall have final say in any disputes regarding whether a specific condition remains in effect. This includes the condition that lots 26-31 shall be occupied by a detention basin until adequate stormwater infrastructure is constructed and Oakley Public Works approves the development of the lots.

4. All construction drawings and plot plans submitted for plan check shall be in substantial compliance with the plans presented to and approved by the Planning Commission on November 18, 2025, and as conditioned herein.

5. 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.

6. 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.

7. 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 meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.

8. 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).

9. Any model home complex shall have a copy of the City of Oakley's General Plan Land Use Map posted within the sales office or included with the informational material provided to prospective home buyers.

Architectural Details:

10. The owner/developer shall continue to work with the Planning Division to ensure that any fencing or sound walls match previous project approvals. Fencing and walls included in the master plans submitted to the Community Development Department shall be subject to Planning Division Approval.

11. The owner/developer shall continue to work with the Planning Division to ensure there is additional details on the design of the neighborhood entrance. Entrance details included in the master plans submitted to the Community Development Department shall be subject to Planning Division Approval.

12. Garage door details included in the master plans submitted to the Community Development Department shall be subject to Planning Division Approval. The owner/developer shall ensure a variety of garage door styles, as shown on the plans presented to the Planning Commission.

13. 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.

14. The Applicant shall submit plans that show exterior lighting that are specific to each of the three architectural styles, subject to the approval of the Community Development Director.

15. All plan/elevation combinations that show any materials other than stucco on a column or front facade, where the side elevation is not visible on the plans, shall have that material wrap all sides of the column or around the front facade to the next change in plane. Where wraps are completely visible on the plans, they should continue to either the change in plane, or to the fence line or point where the second story begins, as shown on the approved plans.

16. The Applicant shall submit plans that show that the exterior of street facing fences shall receive two (2) coats semi-transparent stain and sealer.

Landscaping:

17. A landscaping and irrigation plan for all front yard, right-of-way, parks, open space, and trail landscaping 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."

18. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of 15-gallon and 24-inch box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.

19. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the Applicant shall use an alternative to bark per the review and approval of the Community Development Director. Areas covered with bark shall use a weed barrier.

20. The Applicant shall maintain all private landscaping until occupancy.

Subdivision Disclosures:

21. The Applicant shall draft a statement to be recorded at the County Recorder's Office for each parcel to notify future owners of the parcels that second driveways to access side yards opposite the garage shall not be permitted, and if installed, may be subject to code enforcement action by the City of Oakley. The specific language shall be submitted to the Planning Division for review and approval prior to recording with the County Recorder.

22. The developer and all future property owners shall be responsible for the maintenance, repair, and replacement of all soundwalls and fences located on private property or private lots. This obligation shall be disclosed to future buyers and recorded within the project CC&Rs. Any replacement or repair of a soundwall or fence shall retain the design, materials, color, and finish of the originally approved features, or as otherwise approved by the Community Development Department. The property owner(s) or homeowners association shall ensure that all soundwalls and fences are maintained in a structurally sound, safe, and visually attractive condition, free of graffiti, cracks, missing panels, or other visible deterioration.

Energy Efficiency:

23. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home, unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.

24. Design and site units so as to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Waste Management Plan:

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

Building Division Conditions

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

27. Prior to requesting a Certificate of Occupancy from the Building Division, all Conditions of Approval required for occupancy must be completed. When the Public Works Division and the Planning Division place Conditions of Approval on the project, those divisions will sign off on the project prior to the request for a Building division final inspection. Similarly, if the Health Department and/or

Fire Department reviewed and approved the original plans, those departments must sign off on the project prior to the request for a final inspection by the Building Division.

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 18th day of November 2025 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
, Chair

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

DATE: November 18, 2025

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

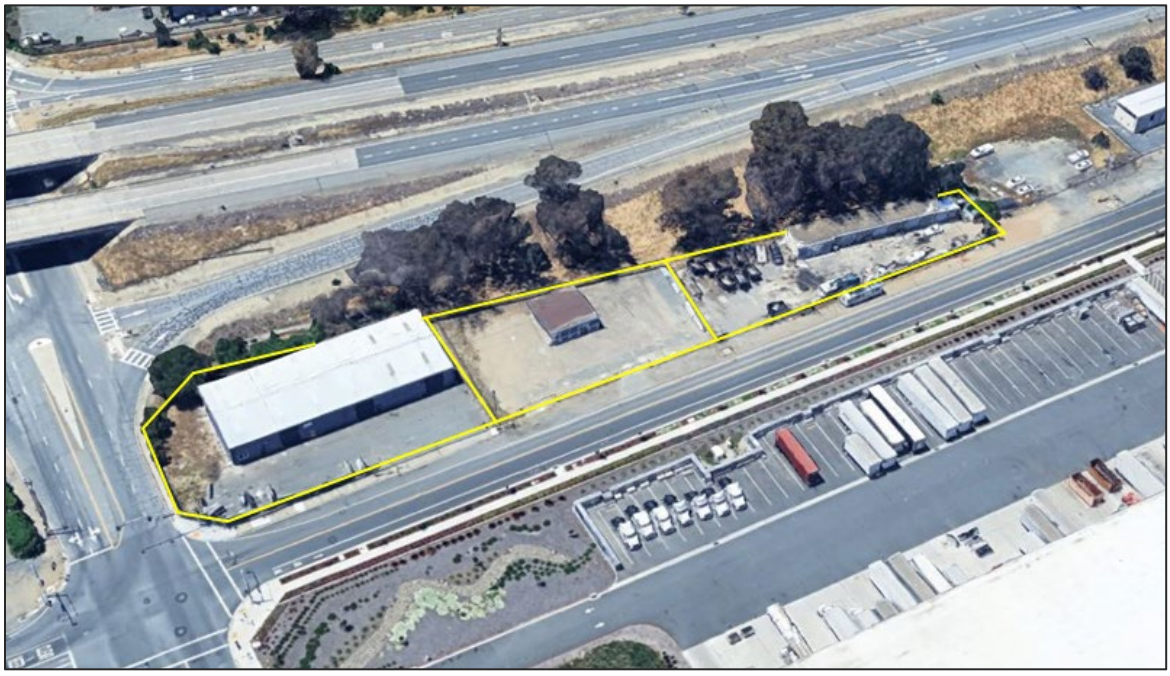
Approved and Forwarded to the Planning Commission

SUBJECT: Bridgehead Road Properties Preliminary General Plan Amendment (PA 2025-01) - 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").

Summary

This is a work session on a request by three property owners ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation of three parcels, totaling approximately 1.36-acres from Business Park ("BP") to Light Industrial ("LI"). The three parcels are 6001 Bridgehead Road, 6113 Bridgehead Road, and 6115 Bridgehead Road. The parcels are zoned Business Park Low (Business Park Low) District. APNs: 051-040-041, 051-040-063, and 051-040-064.

Figure 1 – Project Site



Land Use Background

In California, every property is guided by three interconnected land use frameworks. At the broadest level, the General Plan land use designation establishes a city's

long-range vision for how land should be used, such as: residential, commercial, industrial, or open space. A property is then assigned a more detailed zoning designation, which regulates specific development standards like building height, setbacks, and permitted uses consistent with the General Plan. Finally, when a business occupies a building, it must also comply with the building occupancy classification under the California Building Code, which ensures that the type of activity inside the structure, whether manufacturing, storage, office, or retail—meets safety and construction requirements. Together, these layers determine not only what can be built on a site, but also how the building can be used once constructed.

Many buildings in Oakley were constructed under Contra Costa County's General Plan and Zoning requirements before the City's incorporation. When Oakley was incorporated, it established its own General Plan and Zoning Designations. While some matched the previous county designations, others were more visionary, creating situations where properties must either strictly adhere to their existing operations or redevelop. Alternatively, property owners can apply to change their land use designations The property owners have submitted this application to publicly discuss this as a future option.

Preliminary General Plan Amendment Process

The process of amending the City of Oakley 2020 General Plan ("General Plan") is subject to California Government Code ("GC") Sections 65350 - 65362, which apply to the preparation, adoption and amending of general plans and general plan elements. GC Section 65351 is written as follows:

> "During the preparation or amendment of the general plan, the [City] shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the planning agency deems appropriate."

The application process for a General Plan Land Use Amendment can come with significant costs when factoring in the Staff time involved in preparing documents, conducting analyses, holding public meetings, hiring consultants for technical and environmental studies and documents, and consulting with outside agencies. Since a General Plan Land Use Amendment is a legislative and discretionary action that sets the tone for all other land use decisions on a property, Staff encourages potential applicants to first file a Preliminary General Plan Amendment, or "PGPA."

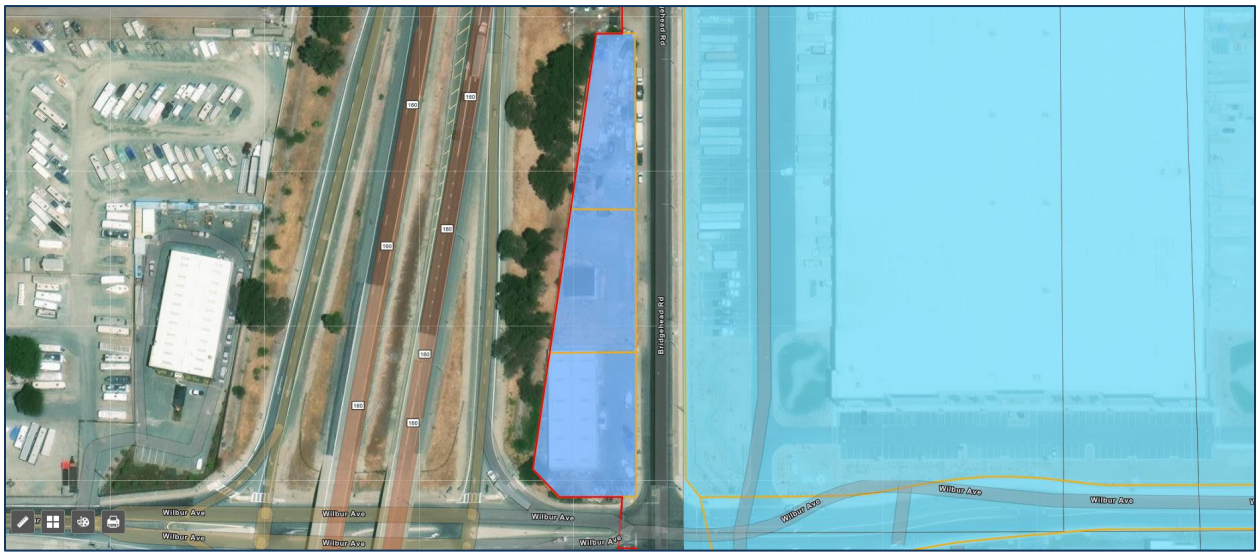
The purpose of the PGPA is to allow Staff to provide a brief description of the proposed amendment and provide a concept of the result of the land use change, as submitted by the applicant, to the City Council and Planning Commission. The applicant is provided a

chance to present the request and provide additional insight on the background of their request.

EXISTING GENERAL PLAN AND ZONING DESIGNATION

- The General Plan Land Use Designation for the project site is Business Park ("BP") - This designation provides for professional and administrative offices; medical and dental clinics; laboratories; financial institutions; light industrial uses that are compatible with other employment uses; limited, supporting retail and service uses; public/semi-public uses and similar and compatible uses. The designation supports a development pattern characterized by multi-building employment campuses that integrate parks and other open spaces, include consolidate parking facilities, and feature consistent architectural themes.
- The site is zoned BPL (Business Park Low) District.

Figure 2 – Subject Properties with Business Park General Plan Overlay (center, darker blue)



PROPOSED LAND USE DESIGNATION

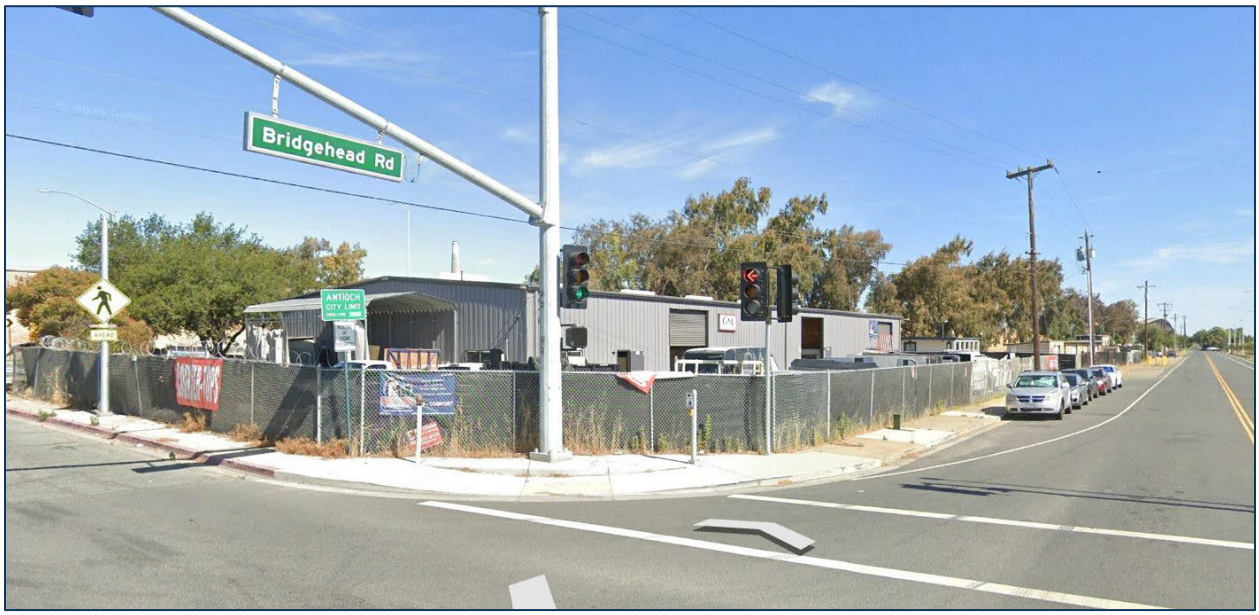
- The General Plan Land Use Designation proposed by the applicant is Light Industrial (LI) – This designation provides for limited fabrication, manufacturing, processing, packaging and assembling uses; wholesale, distribution, warehousing and storage uses; vehicle and machinery repair; research and development; industrial parks; public/semi-public uses and similar and compatible uses. Heavy industrial uses emit significant amounts of smoke, noise, light and/or pollutants are not allowed. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations

that may impact existing or future residential development. Wherever possible, uses should be combined in development projects that incorporate various uses to minimize travel and transport for goods and services related to and required to support the industrial use.

PROJECT SITE

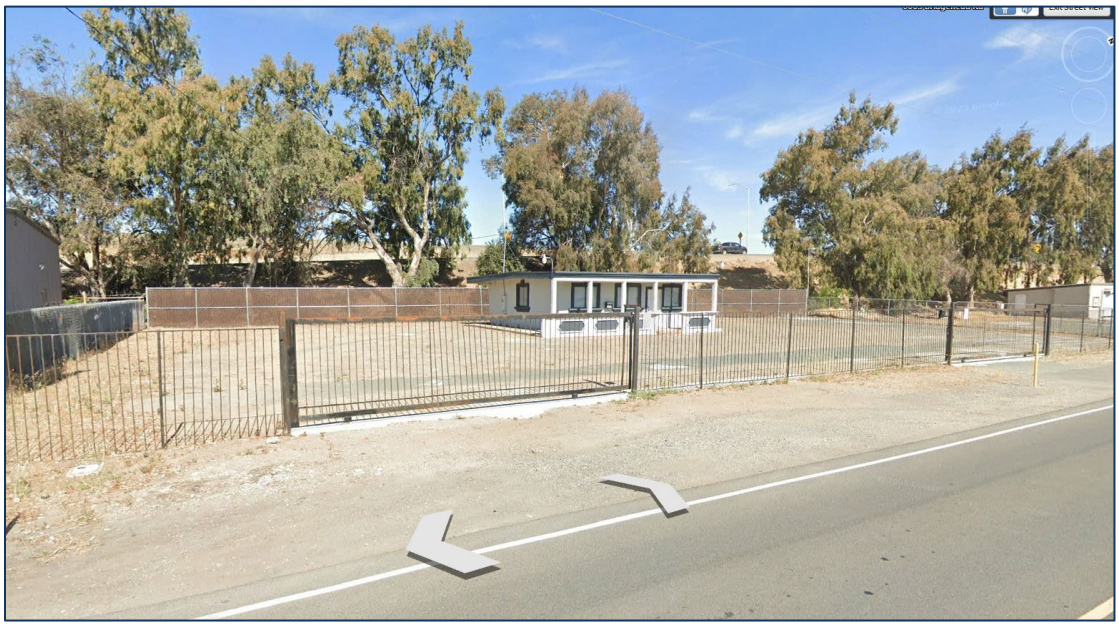
The project site consists of three distinct parcels under separate ownership, arranged in a north-south alignment. Each property is accessed from Bridgehead Road and is surrounded by tall cyclone and wrought iron fencing. To the east, across the street sits the expansive Oakley Logistics Center. Along the western edge, the Highway 160 on-ramp from Wilbur Avenue rises adjacent to the properties. A Caltrans storage yard and utility building occupy the area to the north on a property located outside in unincorporated Contra Costa County. Wilbur Avenue and the Delta Diablo Bridgehead Pump Station are located to the south of the project site. The pump station is located within the City of Antioch. The nearest residences are a 1/3rd of a mile south of the project site (Sandy Point 3 Mobile Home Park).

Figure 3 – 6001 Bridgehead Road



The southernmost parcel at 6001 Bridgehead Road covers roughly half an acre, making it the largest of the three. Developed in 1981, it features a two-tenant commercial structure with a building occupancy appropriate for light industrial use. In building code terms, an occupancy classification identifies how a structure is used and what safety requirements apply. The approximately 9,000-square-foot building covers most of the site and currently houses G.M. Marble & Granite, operated by the property owner.

Figure 4 – 6113 Bridgehead Road



The central parcel at 6113 Bridgehead Road remained vacant for several years before its recent occupancy by Luma Builders, a contractor currently facing enforcement action due to zoning conflicts that prohibit contractors' yards. A change in land use designation to light industrial would permit them to operate. The property consists primarily of parking and storage space with a 1,400-square-foot office building in the center of it.

Figure 5 – 6115 Bridgehead Road



The northernmost parcel at 6115 Bridgehead Road is an elongated, paved lot with an approximately 3,000-square-foot utility building featuring a façade dominated by roll-up doors. No use is established on the site currently.

APPLICATION PURPOSE

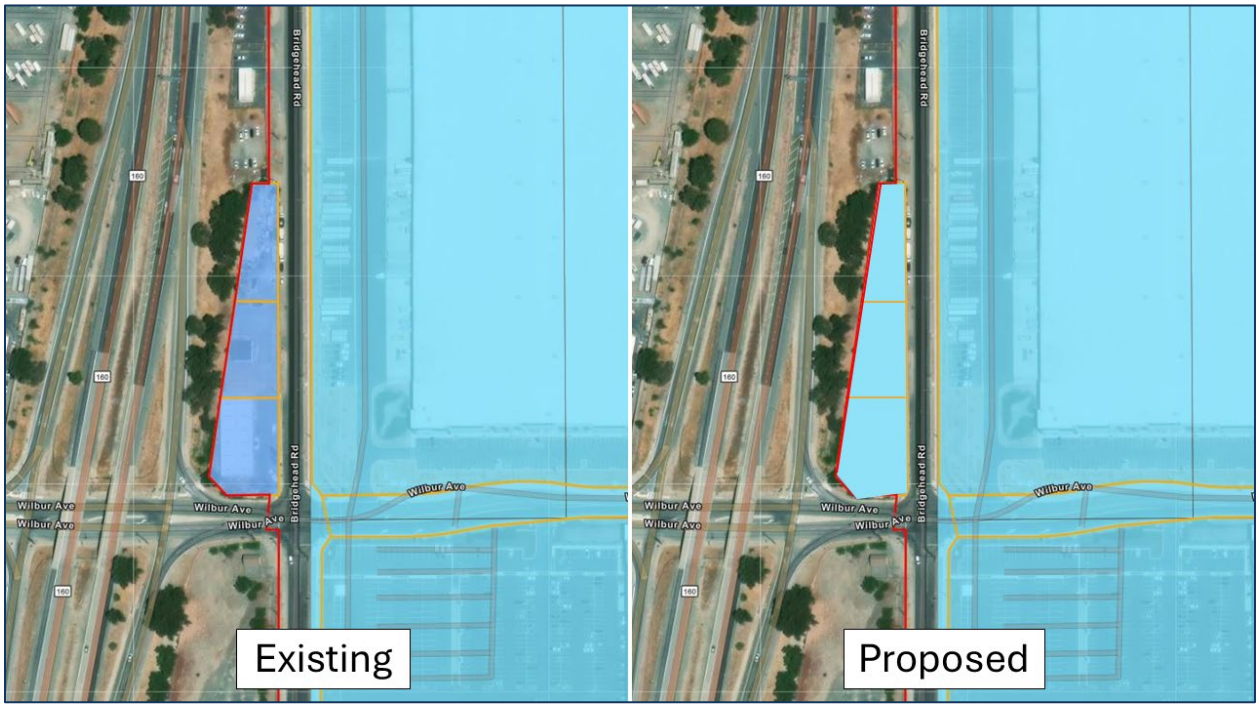
The three property owners have jointly filed for a preliminary general plan amendment, citing multiple justifications for their request. They report strong market demand for light industrial space from small businesses seeking available rental units, which could provide support services to the nearby Oakley Logistics Center. Over recent years, numerous businesses at these locations have faced zoning enforcement actions for operating outside the permitted uses under the Business Park Low zoning district and have had to cease operations at these properties. Both owners and prospective tenants view the current list of allowable business park uses, including copying facilities and travel agencies, as outdated. The owners report minimal interest from businesses that align with the permitted Business Park categories. Finally, the property owners consider the original concept—a single developer acquiring all 1.36 acres to build a unified business park—impractical given current conditions.

Assessment

Amending the General Plan designation to Light Industrial would allow for Rezone application to Light Industrial District which would then authorize uses permitted in the Light Industrial Zone (Attachment 3), subject to zoning ordinance regulations. Uses currently permitted in Business Park Zones (Attachment 4) would generally no longer be allowed. However, business park development would remain viable—prospective developers could apply for a General Plan Amendment concurrent with their other entitlements.

Under the current General Plan designation, several light industrial businesses have been informed during the business license process that they cannot occupy these properties. Approval of a future general plan amendment and rezoning application would enable such businesses to operate here. Given that the primary structures' existing building occupancy classifications accommodate industrial uses, it is unlikely that light industrial businesses would require major tenant improvements or property redevelopment. Business Park development would require full site redevelopment.

Figure 6 – Existing and Proposed General Plan Land Use Designations



Consistency with the Oakley Strategic Plan 27+

Holding an advisory work session is consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, “Community and Economic Development Goal”. Reviewing applications for compliance with Oakley’s development standards ensures thoughtful growth.

Fiscal Impact

There is no fiscal impact. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the account.

Requested Planning Commission Feedback

This is an advisory work session only. There is no process to approve a project because of this work session. The Planning Commission may act in an advisory role to the City Council. Staff will include the Planning Commission’s consensus direction from this meeting to the City Council at a future work session.

Attachments

1. Vicinity Map
2. Notice of Work Session

3. Uses Permitted in the Light Industrial Zoning District
4. Uses Permitted in Business Park Zoning Districts
5. Existing and Proposed Land Use Designations

Vicinity Map

Bridgehead Road Properties Preliminary General Plan Amendment (PA 2025-01)
APN's: 051-040-063, 051-040-064, and 051-040-041



OAKLEY
CALIFORNIA

NOTICE OF WORK SESSION

Notice is hereby given that on **November 18, 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 Work Session at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering the application described below:

Project Name: Bridgehead Road Properties Preliminary General Plan Amendment (PA 2025-01)

Project Location: The project is located at 6001 Bridgehead Road, 6113 Bridgehead Road, and 6115 Bridgehead Road, Oakley, CA 94561. (APNs 051-040-063, 051-040-064, and 051-040-041)

Applicant: Rene Torres, Brian Markiel, Praveen Vikash Chand, Kashmir Lata Chand, based at the subject properties.

Request: Work session on a request by three property owners ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation of three parcels, totaling approximately 1.36-acres from Business Park ("BP") to Light Industrial ("LI"). The three parcels are 6001 Bridgehead Road, 6113 Bridgehead Road, and 6115 Bridgehead Road. The parcels are zoned BPL (Business Park Low) District. APN's: 051-040-063, 051-040-064, and 051-040-041.

How to Review: The Staff Report and its attachments will be available for public review, on or before **November 12, 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 **November 18, 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 Work Session. 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.

Uses Permitted in the Light Industrial Zoning District

b. Permitted Uses. Uses permitted in the L-I district shall be as follows:

1. Auto garage that includes body repair and painting;

2. Building Contractor's Yard;

3. Furniture Manufacturing;

4. Industrial uses which do not necessarily require or use steam generated on the premises as a prime power for the manufacturing process carried on, or extensive loading docks or similar facilities for the receiving or shipment of raw, semi-finished or finished products;

5. Lumber Yard;

6. Pest Control Company;

7. Uses Permitted in Retail Business Districts;

8. Warehouse.

c. Uses Requiring a Conditional Use Permit. In the LI district, the following uses are permitted on the issuance of a conditional use permit:

1. Adult entertainment business shall be conditionally permitted in the Light Industrial zoning district only if location is in full compliance with distance restrictions established herein by Section 6-G-1.4.

2. Commercial Dog Kennel;

3. Industry, Marine-related;

4. Large-scale Boat Storage Facilities;

5. Mini-storage Facility;

6. Recycling – Large Facility;

7. Retail Sales, combined with wholesale facilities;

8. Sheet Metal Shop;

9. Solid Waste Landfill;

10. Solid Waste Transfer Station;

11. Transit-mix Plants;

12. Uses which emit dust, smoke, fumes, noise/vibration, or brilliant light, or are otherwise offensive to the senses or are of a kind of quality that their operation interferes with development or enjoyment of other property in the vicinity; uses included within the meaning of this proviso include, but are not limited to, asphalt plants, food processing plants, wineries, breweries, and other similar uses;

13. Uses Permitted in Agricultural Limited District; and

14. Uses Permitted in General Commercial Districts.

Uses Permitted in Business Park Zoning Districts

b. Permitted Uses. The following uses, or uses determined to be similar by the Community Development Director, are permitted in the BPH [and BPL] District as primary uses:

1. Accessory uses, including but not limited to the following:

a. Sale of personal goods and services, when provided in the principal building, including but not limited to the following:

i. Flower, and news vending;

ii. Ticket outlets; and

b. Other services which are customary appurtenant uses.

2. Accounting Offices;

3. Addressing Services;

4. Administrative, executive, and professional offices, including similar professional occupations;

5. Catering Facilities;

6. Clubs, Lodges, And Fraternal Organizations;

7. Computing Services;

8. Copying Facility, (to include printing and related services);

9. Day Care, limited (= twelve 12 people w/care = 24 hours);

10. Delicatessen;

11. Dry Cleaner/laundry;

12. Employment Agencies;

13. Financial and Business Offices and Related Facilities;

14. Gift Shop;

15. Health and Recreation Facilities;

16. Locksmith Shop;

17. Notary Public;

18. Public Parking Facilities;

19. Public Utility and Service Uses;

20. Research laboratories (experimental and testing),

21. Restaurants without drive-thru facilities;

22. Sidewalk Cafe (with permanent outdoor seating area);

23. Stenographic Services;

24. Travel and Airline Agencies;

25. Veterinarian Office, provided that no office of a veterinarian shall include an animal hospital or kennel; and

26. Warehousing, storage, and distribution facilities as accessory uses but not exceeding ten thousand (10,000) square feet per establishment or not more than sixty percent (60%) of gross floor area per establishment.

c. Uses Requiring a Conditional Use Permit. In the BPH district the following uses are permitted after the issuance of a conditional use permit:

1. Airport;

2. Ambulance Service;

3. Artist's Studio;

4. Assembly Uses;

5. Automobile Gasoline Service Station;

6. Communication facilities (see Section 9.1.202(b)(26));

7. Cultural Institution;

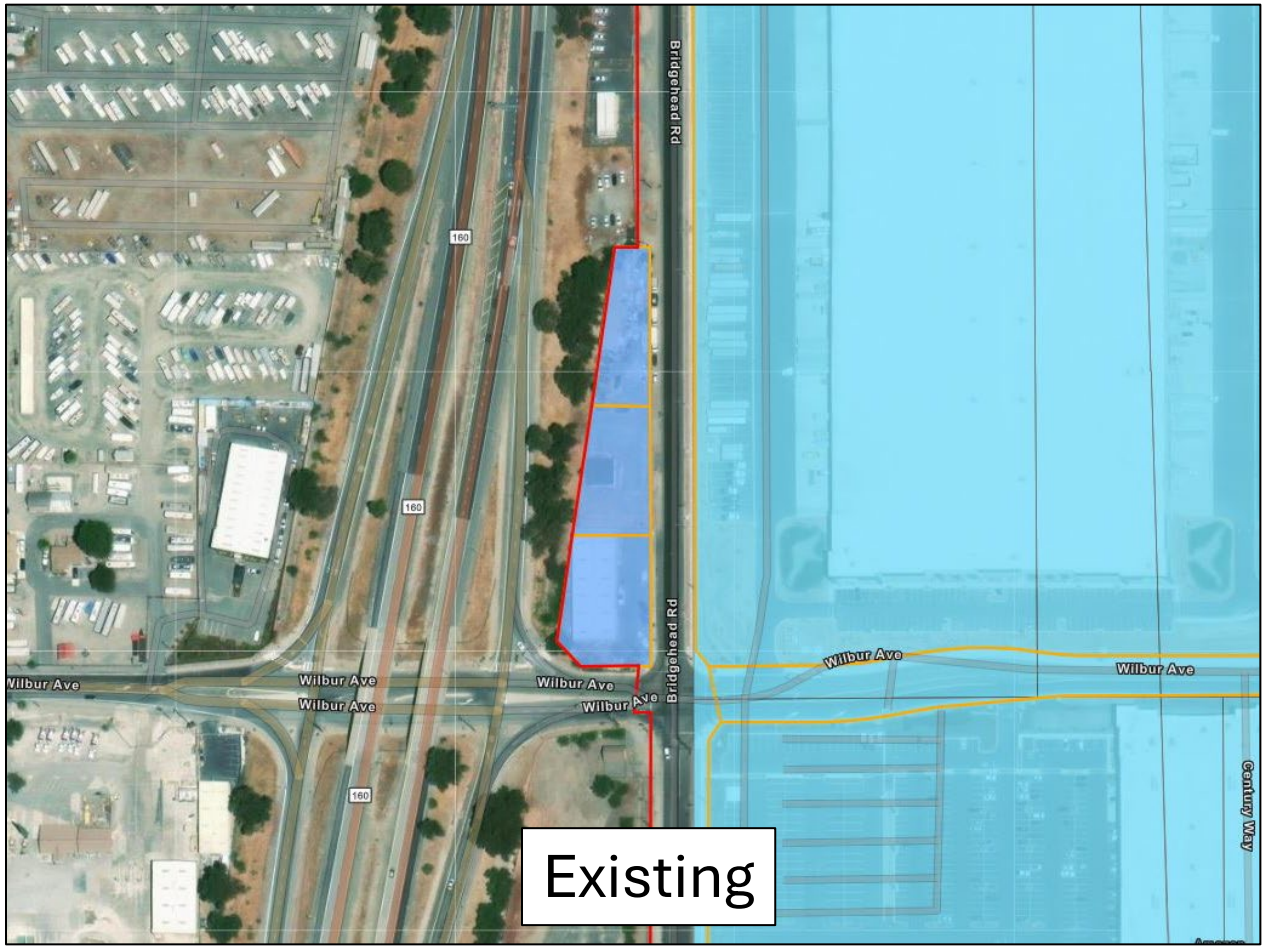
8. Helicopter Landing Facilities (emergency and non-emergency);

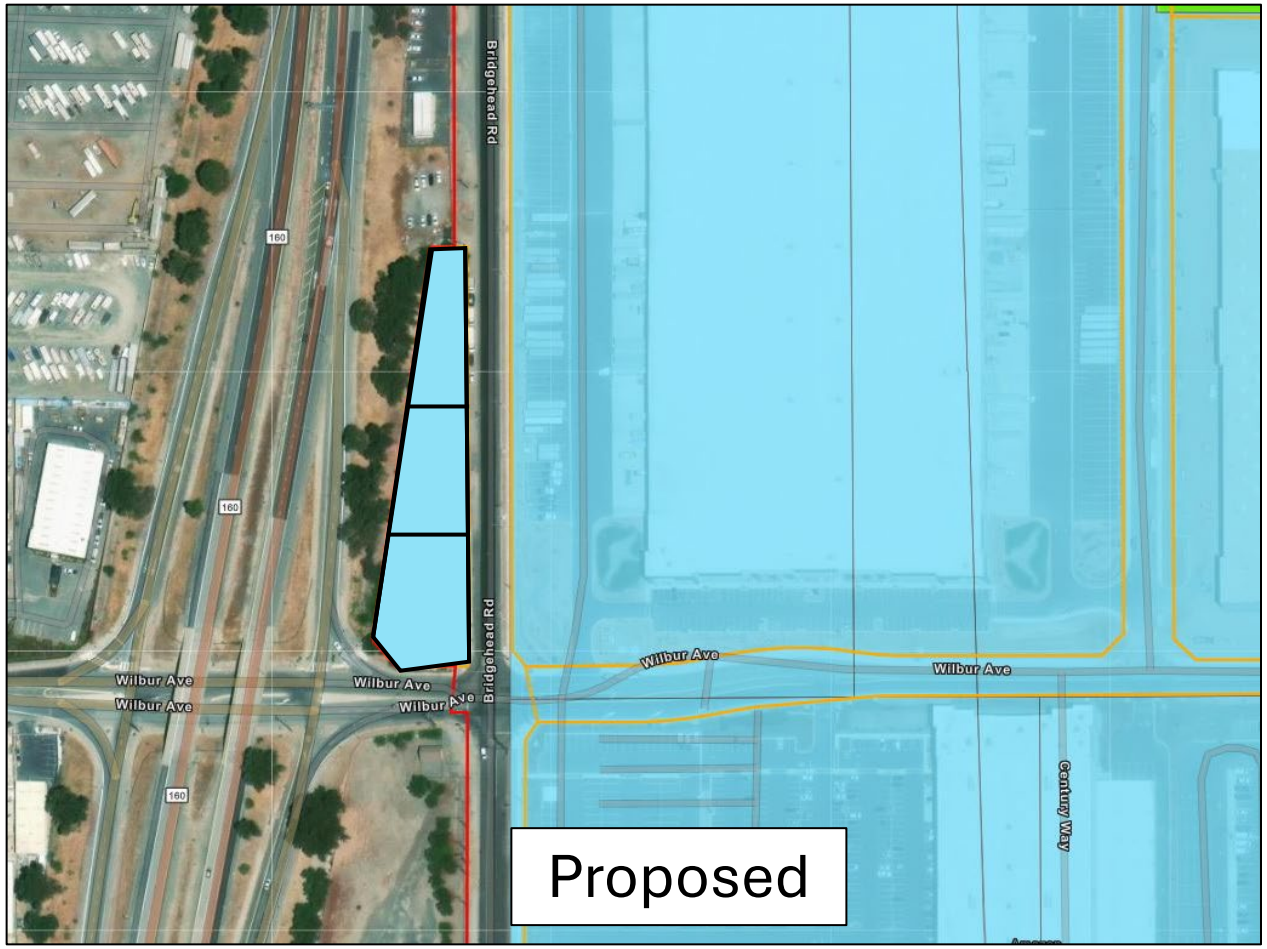
9. Hotels;

10. Other compatible uses as determined by the Planning Commission subject to the granting of a conditional use permit;

11. Parking Facilities, as a principle use;

12. Specialty Food Shops.





LEGEND

- Oakley City Limit
- Oakley Sphere of Influence
- Oakley Planning Area
- Country Costa County Urban Limit Line
- Agriculture
- Agricultural Limited
- Rural Residential
- Residential Very Low
- Residential Low
- Residential Low/Medium
- Residential Medium
- Residential High
- Residential Mobile Home
- Commercial
- Commercial Downtown
- Commercial Recreation
- Business Park
- Light Industrial
- Utility Energy
- Public and Semi-Public
- Delta Recreation
- Parks and Recreation
- Specific Plan