AGENDA
REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, January 6, 2026
6:30 PM
Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561.
Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

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

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

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

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

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

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

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

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

Members of the public may address the Oakley Planning Commission on items of interest that

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

1. OPENING MATTERS

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

1.2 Pledge of Allegiance to the Flag.

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

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

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

4. PUBLIC HEARINGS

4.1 5545 Bridgehead Road Remodel Design Review (DR 06-22) – Adoption of a Resolution Approving Improvements to an Existing Gas Station(Evan Gorman, Associate Planner)
California Environmental Quality Act (CEQA) Determination: Find that the project is exempt under the Class 1 Categorical Exemption for Existing Facilities (14 Cal. Code Regs./CEQA Guideline section 15301).
Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 3) Open the Public Hearing, 4) Receive Comments from the Applicant, 5) Receive Public Testimony, 6) Close the Public Hearing, 7) Deliberate, 8) Summarize the Deliberation 9) Adopt the Resolution
Staff Report
1. Vicinity Map
2. Notice of Public Hearing
3. Applicants Plans
4. Draft Resolution

5. REGULAR CALENDAR

6. REPORTS

6.1 Reports from Staff Members

6.2 Oakley Planning Commission

a. Reports from Commission Members

b. Requests for Future Agendas

7. WORK SESSIONS

8. ADJOURN

MINUTES OF THE REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION HELD DECEMBER 2, 2025

1. OPENING MATTERS

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

Chair Price called the meeting to order at 6:28 p.m. Vice Chair Kerry Harvey and Commissioners Yared Oliveros and Sean Ireland were present; Commissioner Pierre Goudie was absent.

1.2 Pledge of Allegiance to the Flag

Chair Price led the Pledge of Allegiance to the Flag.

2. PUBLIC COMMENTS

None

3. CONSENT CALENDAR

3.1 Approve Minutes from the Special Planning Commission Meeting held November 18, 2025 (Kim Snodgrass, City Clerk)

3.2 Adopt a Resolution Establishing the Regular Planning Commission Meeting Dates for Calendar Year 2026 (Kim Snodgrass, City Clerk)

It was moved by Commissioner Oliveros and seconded by Vice Chair Harvey to approve the Consent Calendar. **Ayes:** Harvey, Ireland, Oliveros, Price **Absent:** Goudie (4-0-1).

4. PUBLIC HEARINGS

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

Senior Planner Jose Cortez presented the report.

Commissioner Ireland and Commissioner Oliveros asked questions; Mr. Cortez addressed the questions.

Vice Chair Harvey provided a comment.

Commissioner Ireland made a motion to adopt the resolution with amendments to the CUP.

Economic Development Director Ken Strelo responded to Commissioner Ireland's recommended amendments to the resolution.

It was moved by Commissioner Ireland and seconded by Vice Chair Harvey to adopt the resolution approving the Woof Gang Bakery and Grooming Conditional Use Permit (CUP 2025-007) with amendments. **Ayes:** Harvey, Ireland, Oliveros, Price **Absent:** Goudie (4-0-1).

5. REGULAR CALENDAR

None

6. REPORTS

6.1 Reports from Staff Members

Community Development Director Ken Strelo reminded the Commissioners about the Annual Holiday Tree Lighting event on December 4th and encouraged their attendance. He also noted that the Commission approved the 2026 meeting calendar this evening and while typically only one meeting is held each month he is considering holding the second scheduled meeting in January and will notify Commissioners once the date is finalized.

6.2 Oakley Planning Commission

a. Reports from Commission Members

Vice Chair Harvey reported that she attended the Oakley on Ice ribbon cutting ceremony.

Chair Price reported that he also attended the Oakley on Ice ribbon cutting ceremony.

Commissioner Oliveros reminded everyone about the food drive competition between the Mayors of Oakley and Brentwood.

b. Requests for Future Agendas

Commissioner Oliveros asked if all new businesses coming into the Oakley Shops would come before the Planning Commission.

Community Development Director Ken Strelo responded.

7. WORK SESSIONS

None

8. ADJOURN

There being no further business, the meeting was adjourned at 6:47 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

DATE: January 6, 2026

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the Planning Commission

SUBJECT: 5545 Bridgehead Road Remodel Design Review (DR 06-22) – Adoption of a Resolution Approving Improvements to an Existing Gas Station

Summary

This is an application requesting Design Review (DR 06-22) approval for a remodel of an existing gas station ("Project"). The gas station will be rebranded from Shell to 7-Eleven and the applicant proposes to expand the west side of the convenience store by 1,032 square feet. The improvements include a stucco exterior with a new paint color, installation of stone veneer along the base of the convenience store, revised signage, new fencing, and the reconfiguration of the parking on the site. The project site is located at 5545 Bridgehead Road and zoned C (General Commercial) District. (APN: 051-052-067).

Figure 1 – 5545 Bridgehead Road



Background

GENERAL PLAN

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

ZONING

C (General Commercial) District - The purpose of the C District is to create and maintain major commercial centers that accommodate a broad range of community-

wide and regional-serving commercial uses. Properties in the C District are typically located along major travel corridors and are intended to support a diverse mix of commercial activities, including retail, professional offices, personal and repair services, large-scale grocery and convenience stores, and similar uses that serve both local residents and the wider region.

PROJECT SITE

The project site is an approximately 30,000-square-foot parcel located at the northwest corner of Bridgehead Road and Main Street. The site is developed with a Shell gas station that includes 16 fuel pumps, a convenience store, and a car wash. The facility was originally constructed in 1988, predating the City's incorporation. The Convenience Store was rebranded to Rebel from Shell in 2024 through minor exterior modifications.

Site access is provided through three driveway entrances: one along Bridgehead Road and two along Main Street. The site contains a small convenience store and four marked parking spaces. Landscaping across the property is minimal and has been reduced over time; four trees remain along with a few areas of grass. A fence previously located along the rear property line to screen equipment was removed within the last several years. Surrounding land uses include other gas stations to the east and south, a McDonald's restaurant to the west, and a vacant commercial parcel to the north.

Figure 2 – Closer View of Convenience Store



Project Description

The applicant proposes to rebrand and remodel the existing 38-year-old gas station with a series of site and building improvements. The project includes a 1,032-square-foot expansion of the convenience store, new stucco wall finishes, updated paint, and

installation of modern aluminum storefront windows and doors. Site upgrades include improved ADA accessibility through a reconfigured parking stall and new pedestrian pathway from the street, reconfigured parking with additional spaces, new roof screening and fencing to fully screen mechanical equipment, enhanced site lighting, the demolition and replacement of the existing trash enclosure, and new landscaping throughout the property.

Figure 3 – Proposed Façade Remodel

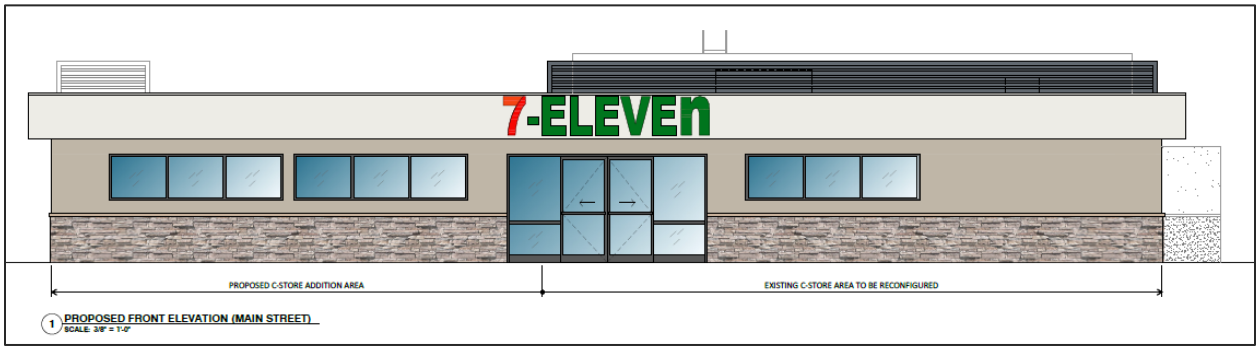


Figure 4 – Proposed Site Layout and Landscaping

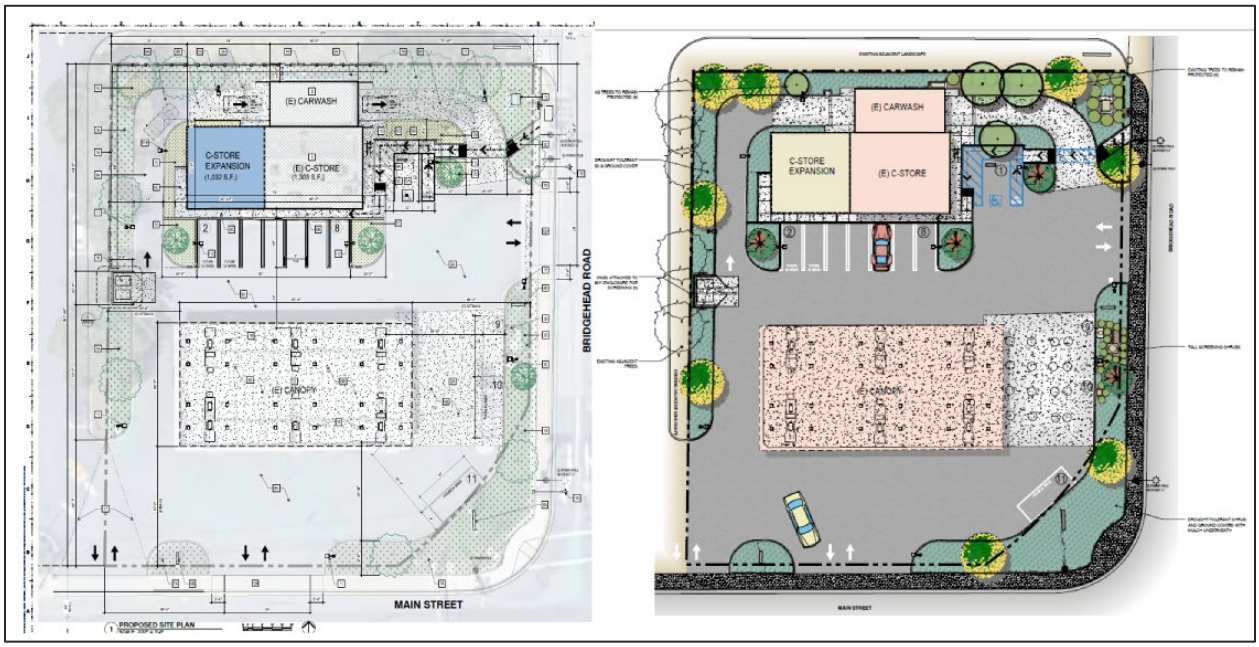
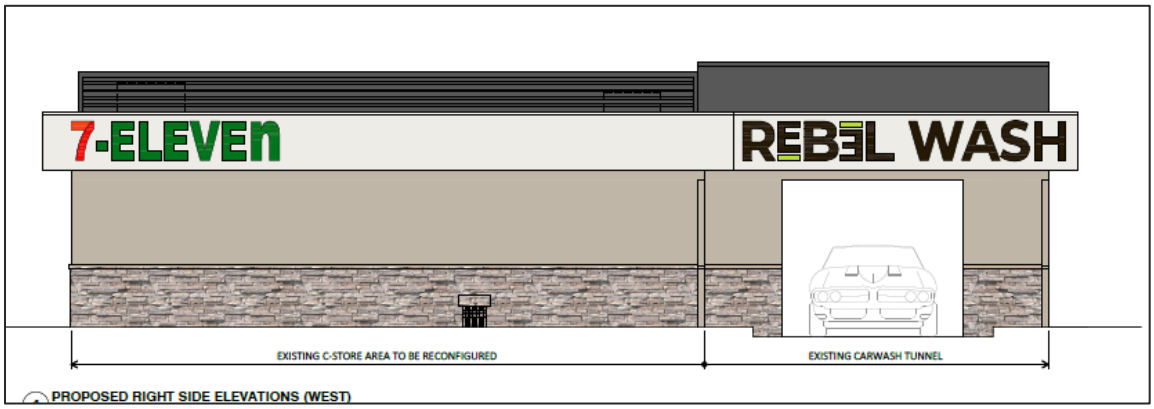


Figure 5 – Proposed Elevation Along Bridgehead Road



The Design Review Ordinance has different levels of procedures for review and approval of exterior changes to properties within the City. Oakley Municipal Code section 9.1.1604(d)(1)(a) requires that the Planning Commission or Zoning Administrator reviews the design of any structure that is above ground or alters the existing grade in any commercial district, including plans to modify the facade or color of a structure significantly. The proposed new development fits the criteria above and requires Design Review. This proposal requires Planning Commission review rather than Zoning Administrator review because the project includes significant architectural and site modifications including a substantial building expansion, new façade treatments, new roof screening, and demolition and construction of site structures that exceed the Zoning Administrator's limited authority under OMC 9.1.1604(d)(2)(b). These changes constitute a significant rebranding and remodel, which must be reviewed and approved by the Planning Commission as a public hearing item.

Analysis

Pursuant to Section 9.1.1604, *"Design Review"*, of the Oakley Municipal Code, the Planning Commission shall consider site planning, architecture, landscaping and site elements, and streetscapes when evaluating Design Review applications. The applicant's plans were analyzed with that in mind, as well as for consistency with the applicable development regulations in the Oakley Municipal Code and the City of Oakley Commercial and Industrial Design Guidelines. Overall, the proposed project provides a comprehensive upgrade to the existing fuel station and offers high-quality design solutions in each of the four categories.

The proposed exterior remodel of the convenience store incorporates a mix of materials and façade treatments that are consistent with the City's established design guidelines. The use of multiple wall finishes, updated colors, and new aluminum storefront windows and doors creates a more contemporary appearance while remaining appropriate for this type of commercial development. Extensive mechanical equipment on the roof and

at the rear of the building would be screened by new roof screening and fencing, which would be a critical visual improvement in conformance with the City's design objectives.

Site planning for the project includes appropriate parking, drive aisles, and accessible pedestrian pathways. Drive aisle widths meet Municipal Code requirements and maintain safe on-site circulation. The proposed parking supply meets the requirements for the expanded convenience store, and the reconfigured ADA stall and new accessible path from the public sidewalk improve pedestrian access to the building. The new trash enclosure has been located to provide functional access for waste management providers, and its design is consistent with the Commercial and Industrial Design Guidelines as well as Stormwater requirements.

Landscaping areas are proposed to be updated with drought-tolerant plant selections and expanded planting areas. The plans provide approximately 6,900 square feet of landscaped area, retain the four existing perimeter trees, and introduce new trees such as African sumac and western redbud, along with a variety of low-water shrubs and groundcovers including wild lilac, Oregon grape, flax lily, rushes, and ornamental grasses. Vines are proposed on the new trash enclosure to soften its appearance, and tall screening shrubs are located along the northern edge of the site to help buffer adjacent uses. All landscaped areas are to be served by a water-conscious irrigation system, with drip irrigation used where appropriate, and the plans indicate compliance with the State's Model Water Efficient Landscape Ordinance.

Environmental Review

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities of the State of California CEQA Guidelines. Section 15301 of the State CEQA Guidelines exempts projects when the proposed project involves negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed exterior alterations would not represent a significant change and the use of the property as a place for commercial activity will remain the same.

Findings

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

Consistency with the Oakley Strategic Plan 27+

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

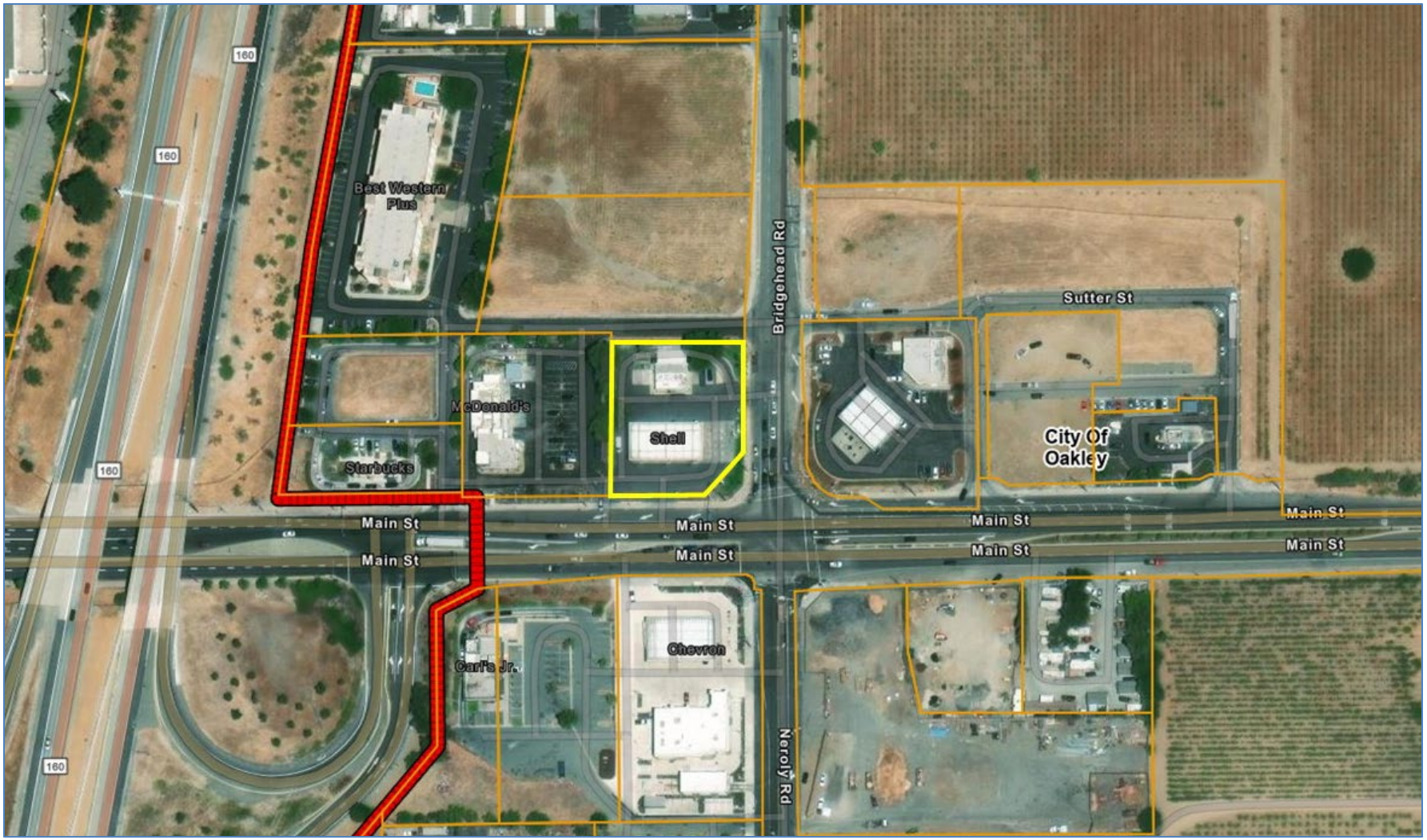
Staff recommends the Planning Commission adopt the resolution approving "5545 Bridgehead Road Remodel Design Review (DR 06-22)", as conditioned.

Attachments

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

Vicinity Map

5545 Bridgehead Road Remodel (DR 06-22)
APN 051-052-067



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **January 6, 2026, 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: 5545 Bridgehead Road Remodel Design Review (DR 06-22)

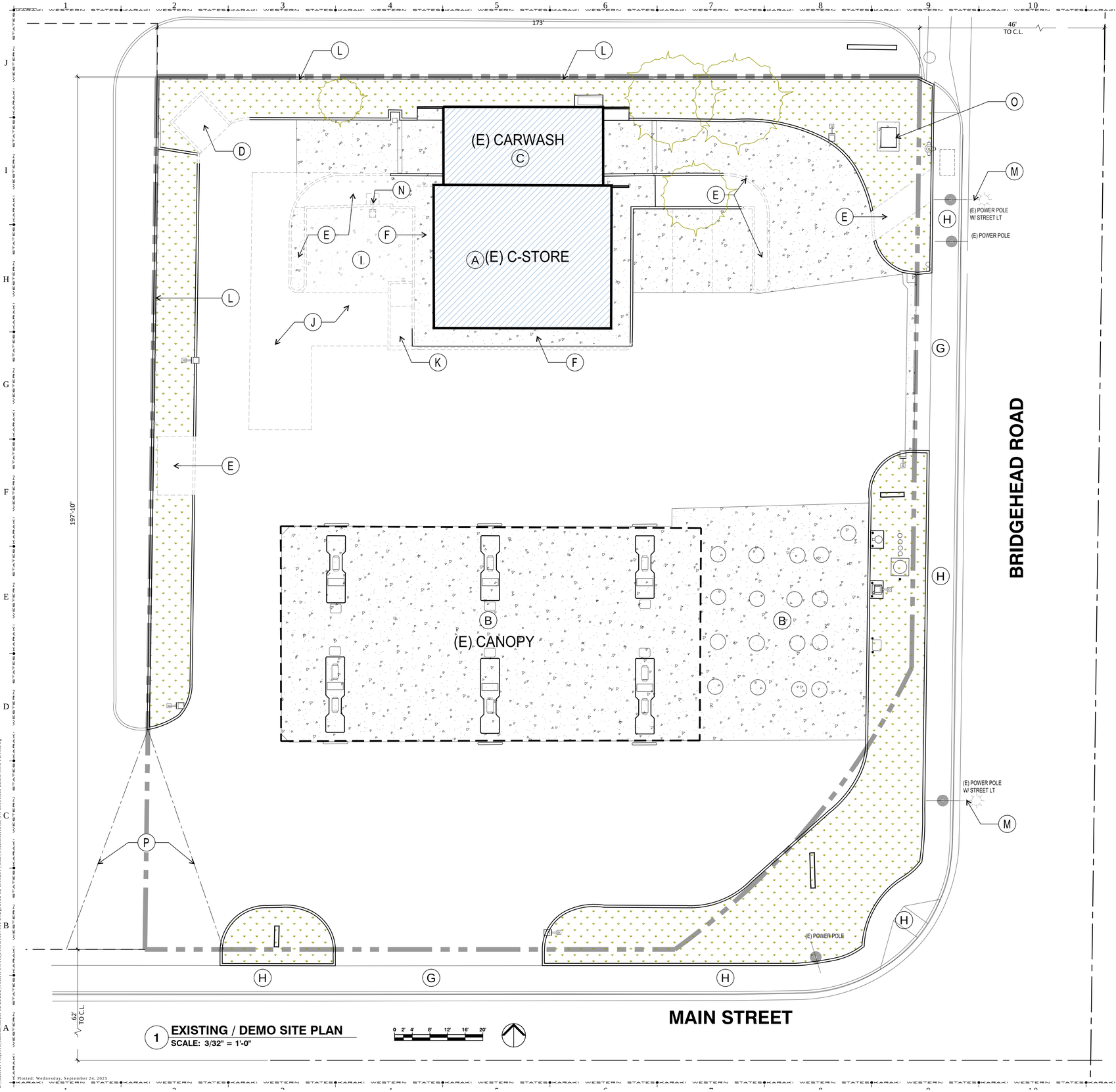
Project Location: 5545 Bridgehead Road, Oakley, CA 94561. APN 051-052-067.

Applicant: Daniel Vater, Anabi Oil, 1450 N. Benson Ave. Unit A, Upland, CA 91786, dvater@carenterprises.net

Request: This is an application requesting Design Review (DR 06-22) approval for a remodel of an existing gas station ("Project"). The gas station will be rebranded from Shell to 7-Eleven and the applicant proposes to expand the west side of the convenience store by 1,032 square feet. The improvements include a stucco exterior with a new paint color, installation of stone veneer along the base of the convenience store, revised signage, new fencing, and the reconfiguration of the parking on the site. The project site is located at 5545 Bridgehead Road and zoned C (General Commercial) District. (APN: 051-052-067).

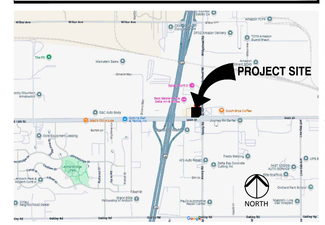
How to Review: The Staff Report and its attachments will be available for public review, on or before **January 3, 2026,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **January 6, 2026, Planning Commission** agenda 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.



1 **EXISTING / DEMO SITE PLAN**
SCALE: 3/32" = 1'-0"

VICINITY MAP



EXISTING/DEMO KEY NOTES

- ☐ (A) (E) C-STORE TO REMODEL AND EXPAND (SEE PROPOSED SITE PLAN SHEET AS-1.0)
- ☐ (B) (E) GAS STATION CANOPY, FUEL DISPENSERS, & U/G STORAGE TANKS TO REMAIN
- ☐ (C) (E) CARWASH TO REMAIN
- ☐ (D) DEMO EXISTING TRASH ENCLOSURE (SEE PROPOSED NEW TRASH ENCLOSURE LOCATION ON SHEET AS-1.0)
- ☐ (E) PARTIAL DEMO CONCRETE CURB AND LANDSCAPE
- ☐ (F) PARTIAL DEMO CONCRETE SIDEWALK
- ☐ (G) (E) DRIVEWAY TO RE-CONSTRUCT PER CITY STANDARDS (SEE PROPOSED SITE PLAN)
- ☐ (H) (E) SIDEWALK, CURB & GUTTER TO RE-CONSTRUCT PER CITY STANDARDS
- ☐ (I) PARTIAL DEMO CONCRETE PAVING
- ☐ (J) PARTIAL DEMO ASPHALT PAVING
- ☐ (K) DEMO CONCRETE RAMP
- ☐ (L) DEMO DILAPIDATED FENCE
- ☐ (M) (E) POWER POLE TO REMAIN / TO REMOVE POLE-MOUNTED STREET LIGHT (TO COORDINATE WITH P&G) TO INSTALL NEW STREET LIGHT PER CITY STD E-02 (SEE PROPOSED SITE PLAN FOR LOCATIONS)
- ☐ (N) (E) AREA LIGHT TO RELOCATE (SEE PROPOSED SITE PLAN SHEET AS-1.0)
- ☐ (O) (E) TRANSFORMER (TO REMAIN)
- ☐ (P) (E) RECIPROCAL INGRESS & EGRESS EASEMENT

KARAKI WSe
WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY
4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714)695-9300 FAX: (714)693-1002
www.westernsec.com

■ CONSULTANT/ SEALS

■ SUBMITTAL

NO.	DESCRIPTION	BY	DATE
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3			
4			

■ REVISIONS

NO.	DESCRIPTION	BY	DATE
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△			

■ OWNER NAME & ADDRESS

ANABI OIL

1450 N. BENSON AVE. UNIT-A
UPLAND, CA 91786

■ PROJECT NAME & ADDRESS

C-STORE
T.I. & BLDG EXPANSION

5545 BRIDGEHEAD RD
OAKLEY, CA 94561

■ NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

■ CONFIDENTIALITY STATEMENT

THESE DRAWINGS, WITH ITS ACCOMPANYING CONTRACT DOCUMENTS, ACTING HERE FOR AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTIES OF THIS DESIGNER WHETHER THE PROJECT FOR WICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, DISTRIBUTED, DISCLOSED, OR BE FURNISHED, IN PART OR IN WHOLE, FOR ANY INDIVIDUAL, CORPORATE ENTITY AND/ OR AGENCY, WITHOUT EXPRESSED, LEGAL AUTHORIZATION FROM ITS OWNER/ AUTHOR. THEY ARE NOT TO BE USED BY THE OWNER NOR ANY OTHER ENTITY ON ANY PROJECT OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXPECT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER.THE LEGAL/ ILLEGAL USE OF THESE DOCUMENTS IS BOUNDED BY EXISTING PROPRIETARY RIGHTS ACT AND LAW OF THE STATE.

■ DESIGNED BY: WS
■ DRAWN BY: WS
■ CHECKED BY: JK
■ PLOT DATE: 9.24.2025
■ SCALE: AS SHOWN
■ SHEET TITLE

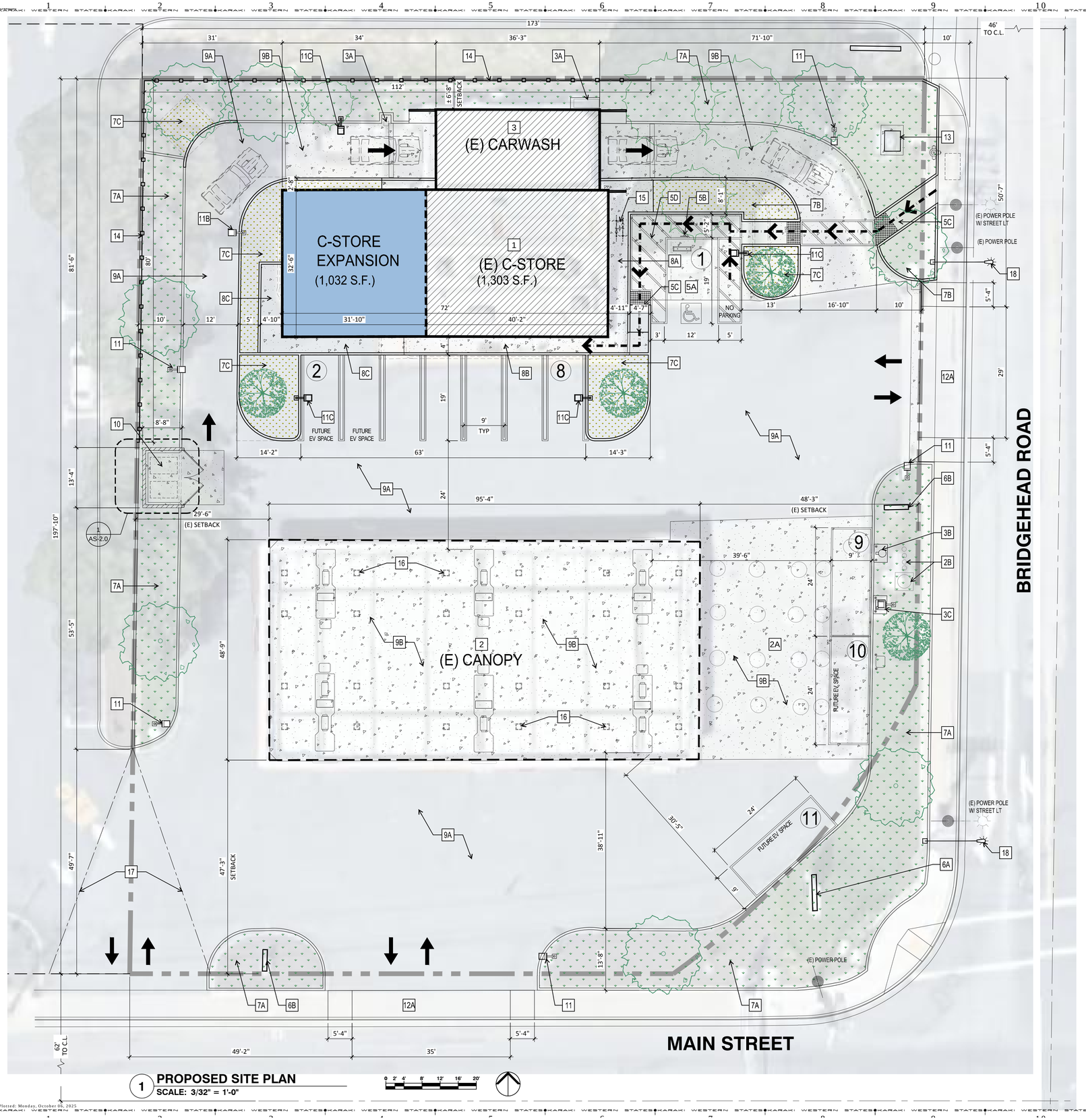
EXISTING/DEMO SITE PLAN

■ SHEET NUMBER

AS-0.1

■ JOB No E103725
■ Planning App ENT-2023-0018

Z:_Current Projects_REBEL_Arash OHREBEL_NORTH CA Projects\Rebel 181 Bridgehead Rd OAKLEY_CAD_SCHEMATIC\AS-0.1 EXISTING DEMO SITE PLAN.dwg
Plotted: Wednesday, September 24, 2025



1 **PROPOSED SITE PLAN**
SCALE: 3/32" = 1'-0"

0 2' 4' 8' 12' 16' 20'

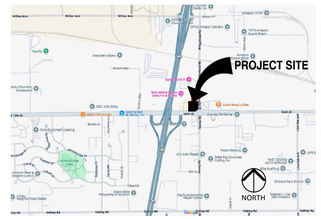
Plotted: Monday, October 06, 2025

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LEGEND

- NO. OF PARKING SPACES
- ACCESSIBLE PARKING
- PROPERTY LINE
- ADA PATH OF TRAVEL
- CONCRETE PAVING AREA
- LANDSCAPED AREA
- DIRECTIONAL ARROW
- EXISTING BUILDING
- PROPOSED ADDITION
- AREA LIGHTS
- WALL MOUNTED AREA LIGHTS
- (E) FIRE HYDRANT
- (E) SEWER MANHOLE
- (E) SEWER CLEANOUT
- (E) POWER POLE
- (E) WATER METER
- (E) SIGN

VICINITY MAP



ENLARGED VICINITY MAP



SITE KEYNOTES

- 1 (E) CONVENIENCE STORE WITH PROPOSED TENANT IMPROVEMENT AND EXPANSION
- 2 (E) GAS STATION CANOPY AND FUEL DISPENSERS
- 2A (E) UNDERGROUND STORAGE TANKS
- 2B (E) VENT RISER WITH HEALTY TANK AND CONC. BOLLARDS TO REMAIN
- 3 (E) CARWASH BUILDING
- 3A (E) CARWASH EQUIPMENT TO REMAIN
- 3B (E) VACUUM EQUIPMENT WITH BOLLARDS
- 3C (E) AIR & WATER WITH BOLLARDS
- 4 (N) PARKING STRIPING
- 5A (N) LOCATION FOR ACCESSIBLE PARKING STRIPING (WITH WHEELSTOP)
- 5B (N) ACCESSIBLE PARKING SIGN
- 5C (N) ADA ACCESSIBLE RAMP AND TRUNCATED DOME PAVER
- 5D (N) ADA ACCESSIBLE PATH STRIPING
- 6A (E) PYLON SIGN TO REMAIN
- 6B (E) PRICE SIGN TO REMAIN
- 7A (E) LANDSCAPE TO REMAIN
- 7B (E) LANDSCAPE TO RE-CONFIGURE
- 7C (N) LANDSCAPE WITH 6" CONCRETE CURB
- 8A (E) CONCRETE SIDEWALK TO REMAIN
- 8B (E) CONCRETE SIDEWALK TO RECONFIGURE
- 8C (N) CONCRETE SIDEWALK
- 9A (E) ASPHALT PAVING
- 9B (E) CONCRETE PAVING
- 10 (N) TRASH ENCLOSURE
- 11A (E) AREA LIGHTS TO REMAIN
- 11B (E) AREA LIGHTS RELOCATED AS SHOWN
- 11C (N) AREA LIGHTS
- 12A (E) DRIVEWAY TO RECONSTRUCT PER CITY STANDARDS C-06
- 12B (E) SIDEWALK TO RECONSTRUCT PER CITY STANDARDS
- 13 (E) ELECTL TRANSFORMER WITH CONC PAD
- 14 (N) 6-FT HIGH VINYL FENCE ("HUNTINGTON" BY WEATHERABLES OR EQUAL) SEE DETAIL # 2/AS-2.0
- 15 (N) BICYLE PARKING (2-BIKE CAPACITY RACK)
- 16 (E) CEILING-MOUNTED CANOPY LIGHTS
- 17 (E) RECIPROCAL INGRESS & EGRESS EASMENT
- 18 (N) STREET LIGHT PER CITY STD E-02

KARAKI WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY
4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714)695-9300 FAX: (714)693-1002
www.westernsec.com

■ CONSULTANT/ SEALS

■ SUBMITTAL

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■ NOTE TO CONTRACTOR
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■ DRAWN BY: WS
■ CHECKED BY: JK
■ PLOT DATE: 10.6.2025
■ SCALE: AS SHOWN
■ SHEET TITLE
PROPOSED SITE PLAN

■ SHEET NUMBER
AS-1.0

■ JOB No E103725
■ Planning App ENT-2023-0018



ANCHOR BAY WILD LILAC



WESTERN REDBUD



AFRICAN SUMAC



OREGON GRAPE



CASSA BLUE FLAX LILY



FORTNIGHT LILY



MAGELLAN WHEATGRASS



CALIFORNIA GRAY RUSH



GIANT LILY GRASS



DEER GRASS



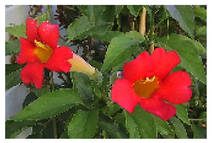
CHINESE FOUNTAIN GRASS



FOUNTAIN GRASS



MANZANITA

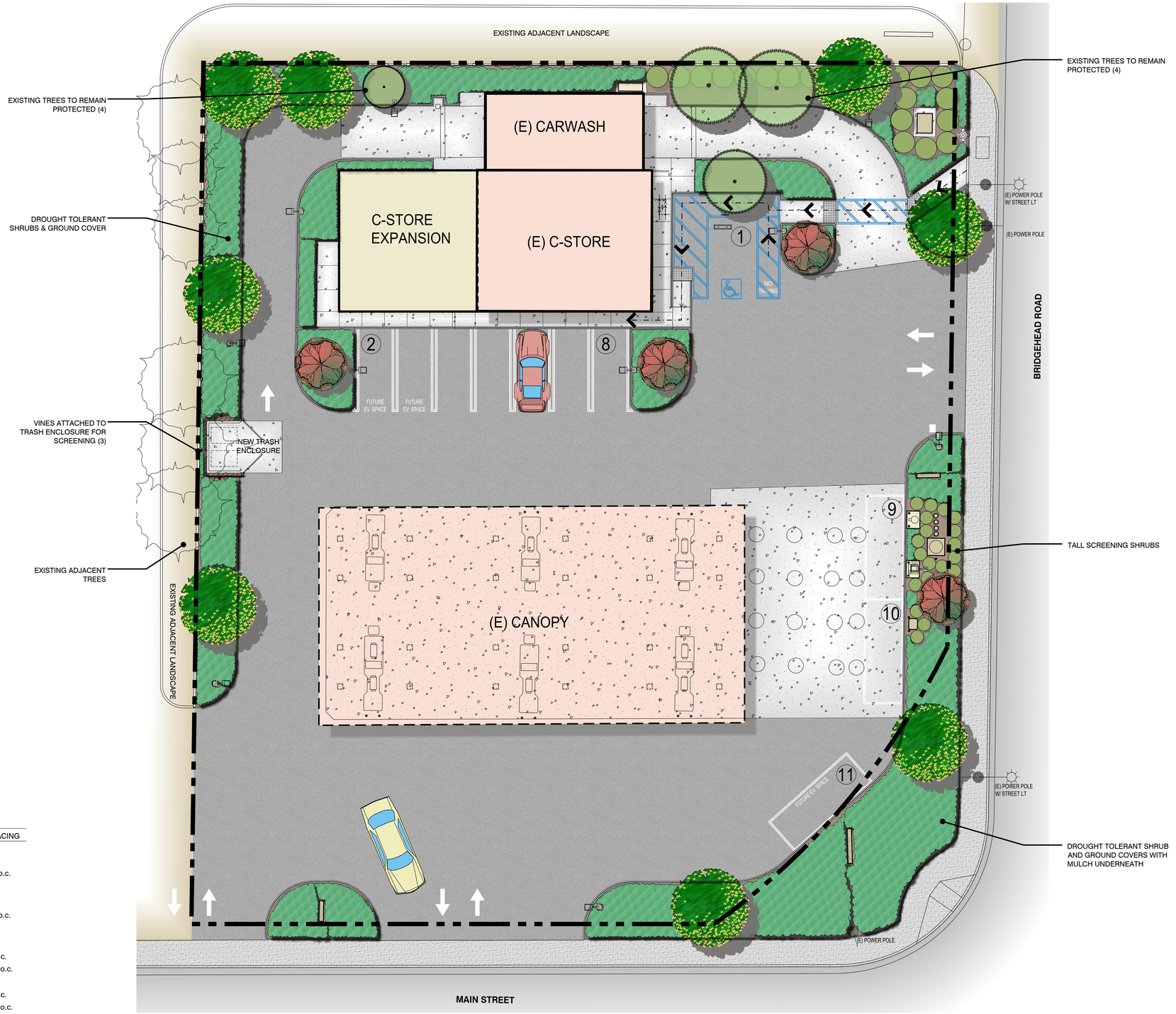


RED TRUMPET VINE

PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.	P.F.	QTY	SPACING
	TREES:						
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	L	0.2	8	15' o.c.
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	L	0.2	4	10' o.c.
	SHRUBS:						
	CEANOTHUS ANCHOR BAY	ANCHOR BAY WILD LILAC	5 GAL	L	0.2	QTY	4' o.c.
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	L	0.2	QTY	3.5' o.c.
	DIANELLA CASSA BLUE	CASSA BLUE FLAX LILY	1 GAL	M	0.5	QTY	2' o.c.
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	M	0.5	QTY	2.5' o.c.
	ELYMUS CONDENSATUS 'CANY. PRINCE'	MAGELLAN WHEATGRASS	5 GAL	L	0.2	QTY	3' o.c.
	JUNCUS PATENTS	CALIFORNIA GRAY RUSH	1 GAL	L	0.2	QTY	2' o.c.
	LIRIOPE GIGANTEA	GIANT LILY GRASS	1 GAL	M	0.5	QTY	2' o.c.
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	MUHLY GRASS	5 GAL	L	0.2	QTY	2.5' o.c.
	PENNISETUM ORIENTALE	CHINESE FOUNTAIN GRASS	5 GAL	L	0.2	QTY	2' o.c.
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	L	0.2	QTY	2' o.c.
	VINES:						
	DISTICTIS BUCCINATORIA	RED TRUMPET VINE	1 GAL	M	0.5	QTY	15' o.c.
	GROUNDCOVERS:						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	FLATS	L	0.2	QTY	18" o.c.

6,905 SQUARE FEET OF TOTAL LANDSCAPE AREA



IRRIGATION & PLANTING NOTES:

1. ALL LANDSCAPE AREAS SHALL RECEIVE A WATER CONSCIOUS AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE UTILIZED WHERE EVER APPROPRIATE.

2. ALL ON - SITE PLANTING AND IRRIGATION SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY AND HEALTH APPEARANCE.

3. ALL UNSIGHTLY SITE APPARATUS SHALL BE SCREENED WITH 5 GALLON SHRUBS OR GREATER (BACK FLOW PREVENTERS, TRANSFORMERS, GAS METERS, AC UNITS ETC.)

4. THE CRITERIA OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WILL BE CALCULATED & PROVIDED TO ASSURE COMPLIANCE OF EFFICIENT USE OF WATER WITHIN THE NEW DESIGNED LANDSCAPE PLAN

SCALE: 1" = 10'

0' 5' 20'
10' 2' 10' 30'

PROJECT # 25-15 DATE SEP 16, 2025

PRELIMINARY PLAN
C-STORE T.I. & BLDG. EXPANSION
5545 BRIDGEHEAD RD, OAKLEY, CA 94561

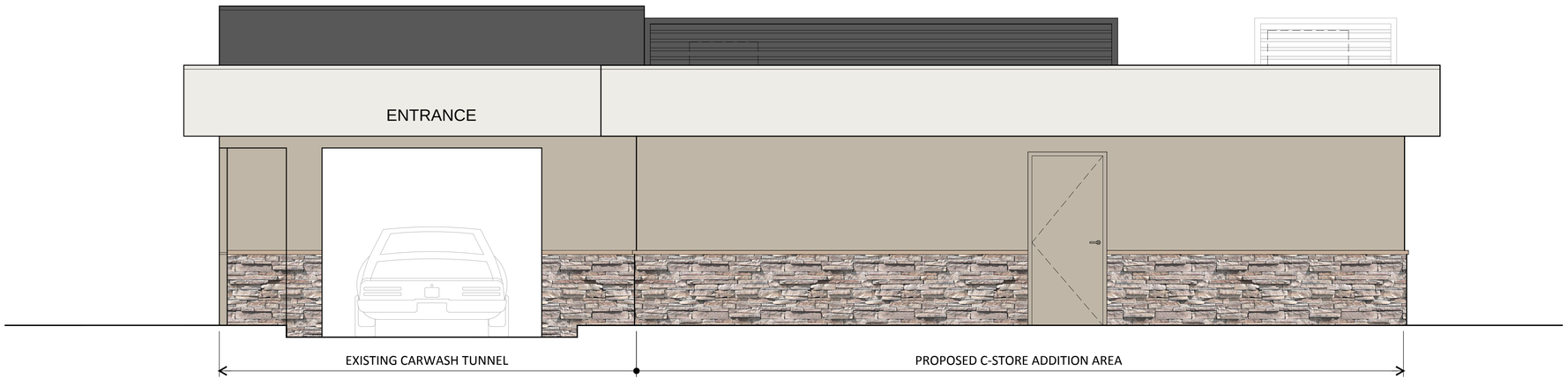
CLIENT:
KARAKI- WESTERN STATES
4887 E LA PALMA AVE., SUITE 704
ANAHEIM, CA 92807
CONTACT: JOSEPH KARAKI

Segura Associates, Inc.
Landscape Architecture · Land Planning · Urban Design
PO Box 964 T. (909) 624-2700
La Verne, CA 91750 E. info@seguraLA.com

OVERALL PLAN
P-1



1 PROPOSED FRONT ELEVATION (MAIN STREET)
SCALE: 3/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION (WEST)
SCALE: 3/8" = 1'-0"

FINISH COLORS / MATERIALS

COLOR TO MATCH SHERWIN WILLIAMS
SW 6257 "GIBRALTAR"

COLOR TO MATCH SHERWIN WILLIAMS
SW 7005 "PURE WHITE"

COLOR TO MATCH SHERWIN WILLIAMS
SW 7051 "ANALYTICAL GRAY"

CORONADO DRY STACK (ANTIQUE BUFF) OR EQUAL

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ANAHEIM, CA 92807
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■ OWNER NAME & ADDRESS
ANABI OIL

1450 N. BENSON AVE. UNIT-A
UPLAND, CA 91786

■ PROJECT NAME & ADDRESS
C-STORE
T.I. & BLDG EXPANSION

5545 BRIDGEHEAD RD
OAKLEY, CA 94561

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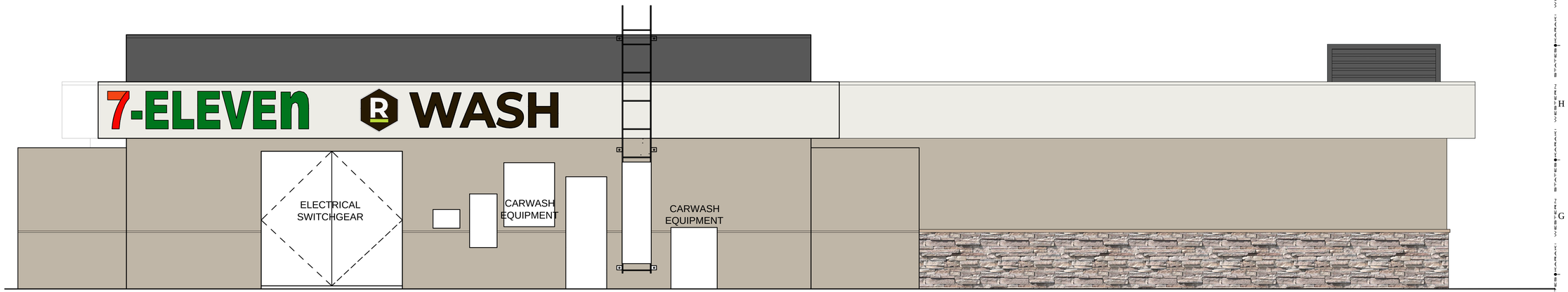
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PROPOSED COLORED ELEVATIONS

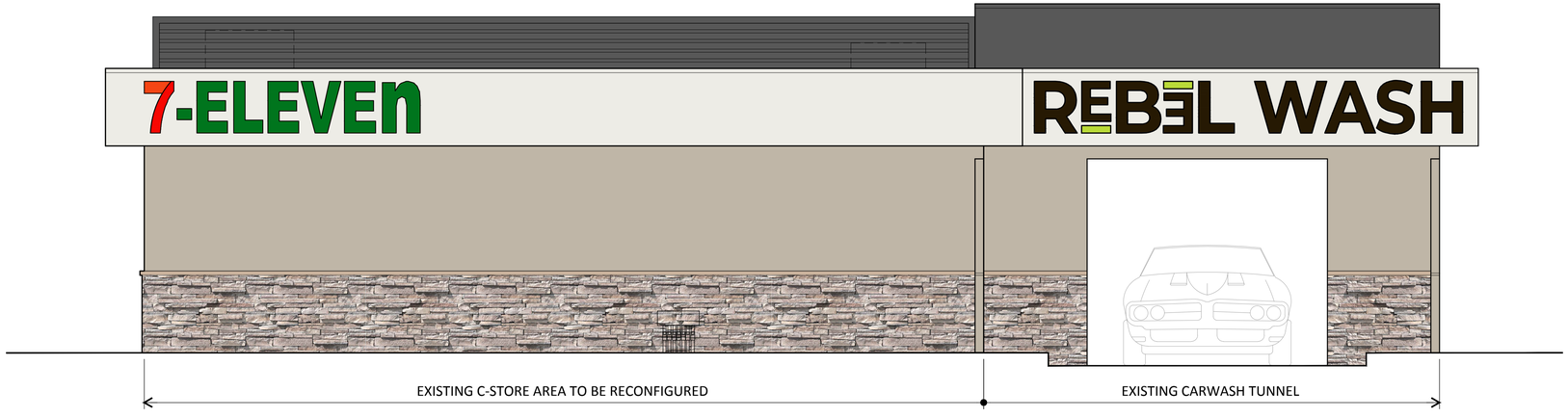
■ SHEET NUMBER
A-3.0.1

■ JOB No E103725
■ Planning App ENT-2023-0018

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Plotted: Wednesday, September 24, 2025



3 PROPOSED REAR ELEVATION (NORTH)
SCALE: 3/8" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATIONS (WEST)
SCALE: 3/8" = 1'-0"

FINISH COLORS / MATERIALS

COLOR TO MATCH SHERWIN WILLIAMS
SW 6257 "GIBRALTAR"

COLOR TO MATCH SHERWIN WILLIAMS
SW 7005 "PURE WHITE"

COLOR TO MATCH SHERWIN WILLIAMS
SW 7051 "ANALYTICAL GRAY"

CORONADO DRY STACK (ANTIQUE BUFF) OR EQUAL

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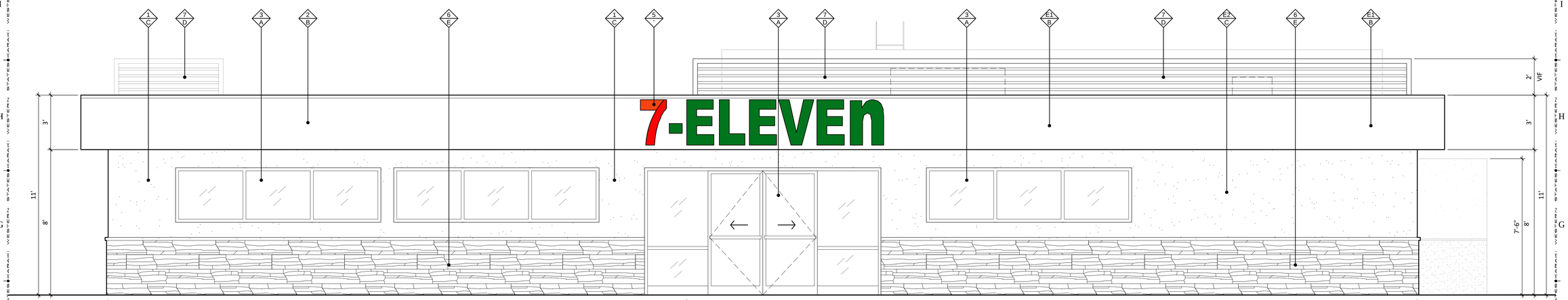
PROPOSED COLORED ELEVATIONS

■ SHEET NUMBER

A-3.1.1

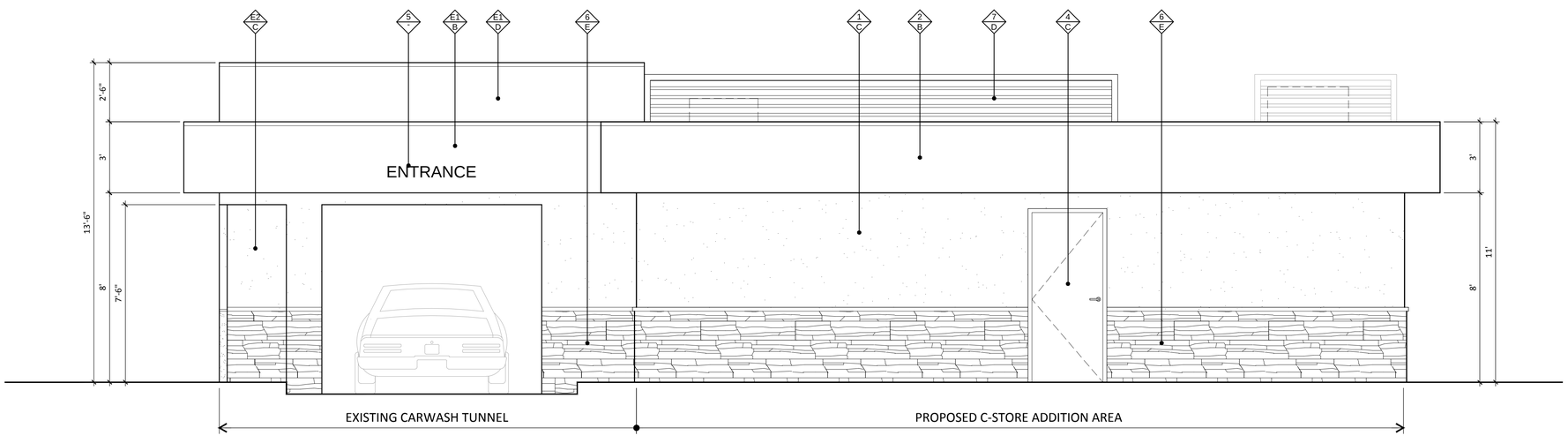
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Plotted: Wednesday, September 24, 2025



1 PROPOSED FRONT ELEVATION (MAIN STREET)

SCALE: 3/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION (WEST)

SCALE: 3/8" = 1'-0"

ELEVATION KEYNOTES

MATERIAL

- (E) METAL FASCIA/PARAPET WALL WITH NEW PAINT FINISH
- (E) METAL MAIN WALL PANEL TO REFINISH AND REPAINTED
- (E) EXTERIOR ACCESS LADDER
- (E) ROOF TOP EQUIPMENT TO REMAIN (SEE ROOF PLAN)
- (N) WALL PAINT FINISH
- (N) WALL FASCIA/PARAPET WALL PAINT FINISH (PROFILE TO MATCH EXISTING)
- (N) ALUMINUM STOREFRONT
- (N) METAL ACCESS DOOR
- (N) SIGNAGE (BY OTHERS)
- (N) STONE VENEER WAINSCOT
- (N) PRE-FAB MECHL EQUIPMENT SCREENING BY "ROOFSCREEN" OR EQUAL

FINISH COLORS

- ANODIZED BRONZE FINISH
- COLOR TO MATCH SHERWIN WILLIAMS SW 7005 "PURE WHITE"
- COLOR TO MATCH SHERWIN WILLIAMS SW 7051 "ANALYTICAL GRAY"
- COLOR TO MATCH SHERWIN WILLIAMS SW 6257 "GIBRALTAR"
- CORONADO DRY STACK (ANTIQUE BUFF) OR EQUAL

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www.westernsec.com

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■ OWNER NAME & ADDRESS

ANABI OIL

1450 N. BENSON AVE. UNIT-A
UPLAND, CA 91786

■ PROJECT NAME & ADDRESS

C-STORE
T.I. & BLDG EXPANSION

5545 BRIDGEHEAD RD
OAKLEY, CA 94561

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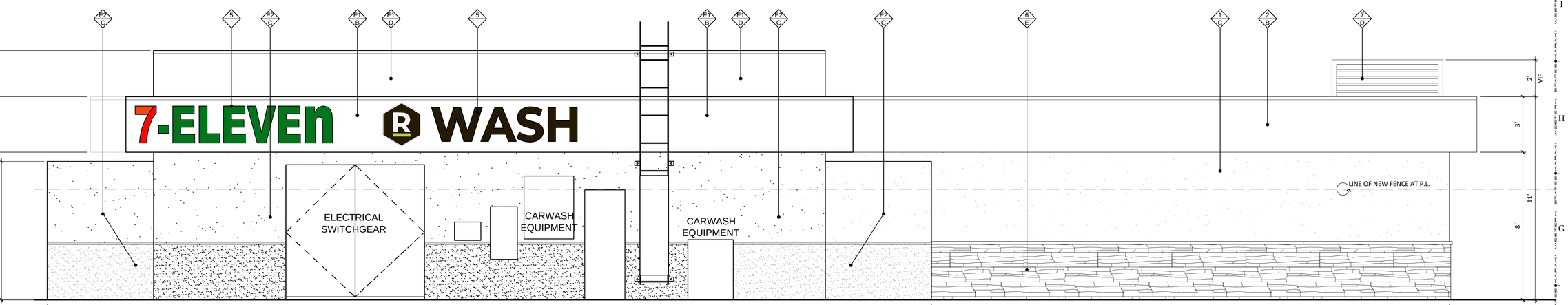
PROPOSED ELEVATIONS

■ SHEET NUMBER

A-3.0

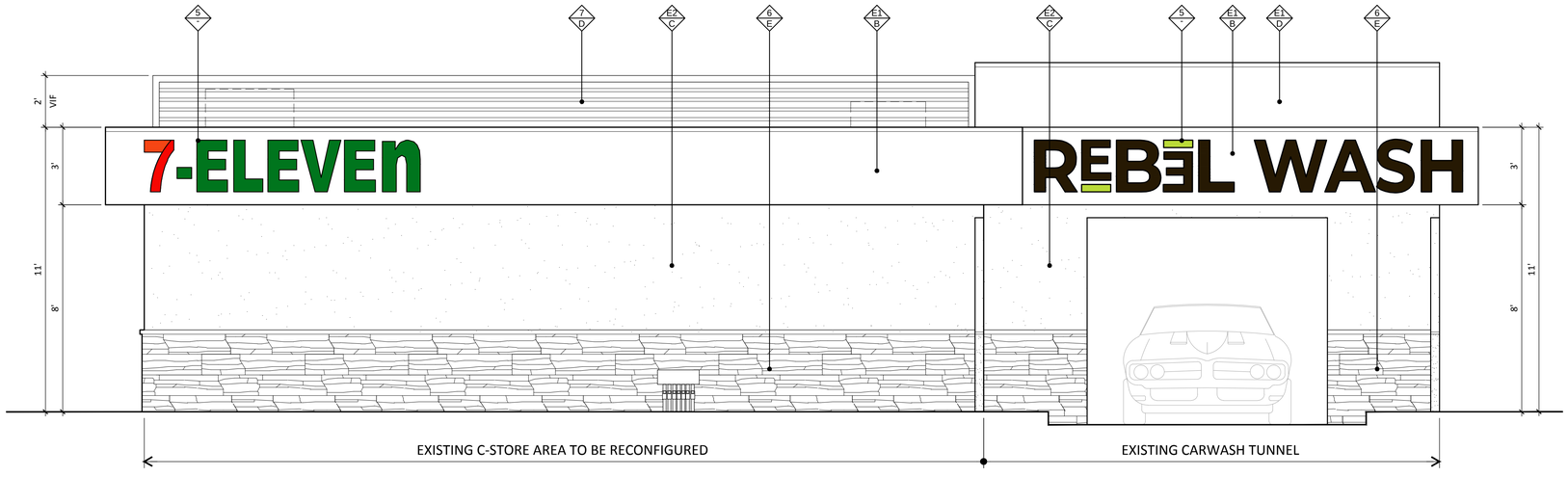
■ JOB No E103725
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Plotted: Wednesday, September 24, 2025



3 PROPOSED REAR ELEVATION (NORTH)

SCALE: 3/8" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATIONS (WEST)

SCALE: 3/8" = 1'-0"

ELEVATION KEYNOTES

MATERIAL

- E1 — (E) METAL FASCIA/PARAPET WALL WITH NEW PAINT FINISH
- E2 — (E) METAL MAIN WALL PANEL TO REFINISH AND REPAINTED
- E6 — (E) EXTERIOR ACCESS LADDER
- E7 — (E) ROOF TOP EQUIPMENT TO REMAIN (SEE ROOF PLAN)
- 1 — (N) WALL PAINT FINISH
- 2 — (N) WALL FASCIA/PARAPET WALL PAINT FINISH (PROFILE TO MATCH EXISTING)
- 3 — (N) ALUMINUM STOREFRONT
- 4 — (N) METAL ACCESS DOOR
- 5 — (N) SIGNAGE (BY OTHERS)
- 6 — (N) STONE VENEER WAINSCOT
- 7 — (N) PRE-FAB MECHL EQUIPMENT SCREENING BY "ROOFSCREEN" OR EQUAL

FINISH COLORS

- A — ANODIZED BRONZE FINISH
- B — COLOR TO MATCH SHERWIN WILLIAMS SW 7005 "PURE WHITE"
- C — COLOR TO MATCH SHERWIN WILLIAMS SW 7051 "ANALYTICAL GRAY"
- D — COLOR TO MATCH SHERWIN WILLIAMS SW 6257 "GIBRALTAR"
- E — CORONADO DRY STACK (ANTIQUE BUFF) OR EQUAL

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ANABI OIL

1450 N. BENSON AVE. UNIT-A
UPLAND, CA 91786

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C-STORE
T.I. & BLDG EXPANSION

5545 BRIDGEHEAD RD
OAKLEY, CA 94561

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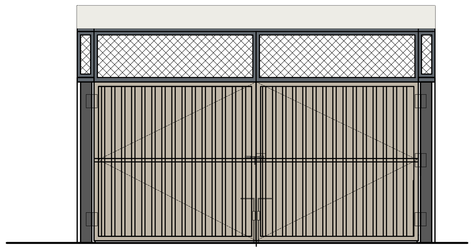
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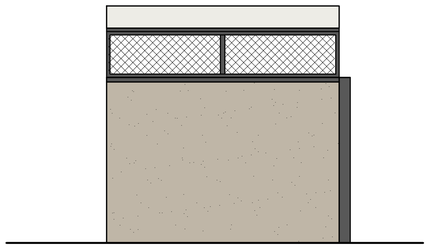
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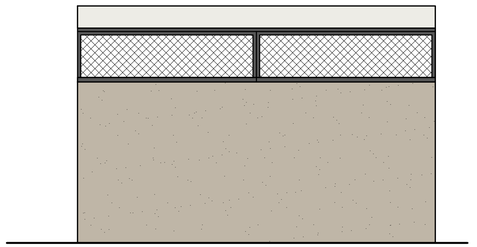
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Plotted: Wednesday, September 24, 2025



FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

5 TRASH ENCLOSURE ELEVATIONS
SCALE: 3/8" = 1'-0"

FINISH COLORS / MATERIALS

COLOR TO MATCH SHERWIN WILLIAMS
SW 6257 "GIBRALTAR"

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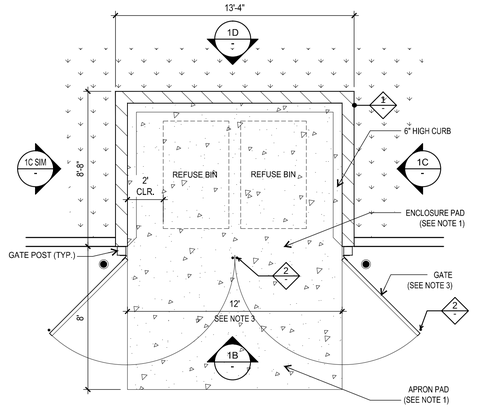
TRASH ENCLOSURE COLORED ELEVATIONS

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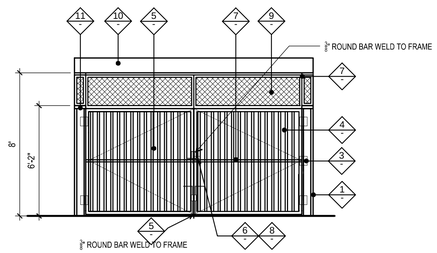
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■ JOB No E103725
■ Planning App ENT-2023-0018

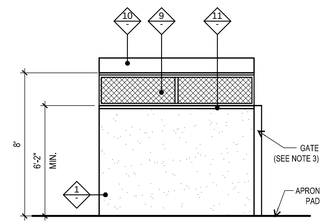
C:\T-DC\Engineering_Corres\Projects_REBEL_Anabi OIL\REBEL_NORTH CA Projects\Rebel 301 Bridgehead Rd OAKLEY_CAD_S\CHEMATIC\COLORED ELEVATIONS.dwg
Plotted: Wednesday, September 24, 2025



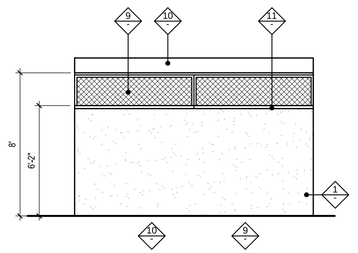
1A PLAN VIEW (TOP)
SCALE: 1/4" : 1'-0"



1B FRONT ELEVATION
SCALE: 1/4" : 1'-0"



1C TYPICAL SIDE ELEVATION
SCALE: 1/4" : 1'-0"



1D REAR ELEVATION
SCALE: 1/4" : 1'-0"

REFUSE BIN

FINISH KEYNOTES

MATERIAL

- 1 — 8" CONCRETE BLOCK OR REINFORCED MASONRY BLOCK SHALL BE SPLIT FACE OR DECORATIVE OR THE MASONRY BE PAINTED OR PLASTERED TO MATCH MAIN BLDG.
- 2 — RECEIVING SLEEVE. OUTSIDE LOCATION 135° MIN. ANGLE FROM CLOSED GATE POSITION.
- 3 — STANLEY OR APPROVED EQUAL, HEAVY DUTY SURFACED MOUNTED EXTERNAL HINGES, WELD TO METAL ANGLE.
- 4 — ASC PACIFIC "HR-36" 18 GA, G.I. METAL PANELS, OR APPROVED EQUAL-PAINT OVER SHOP PRIME.
- 5 — IDEAL 64-6813 OR APPROVED EQUAL. CANE BOLT & KEEPER INTERIOR.
- 6 — KING ARCH. METALS 30-100 WELDABLE SLIDE BOLT LATCH OR APPROVED EQUAL.
- 7 — 1-1/2" SQUARE STEEL PLATE BUTT WELD WITH ROUNDED CORNERS FOR BOLT LATCH
- 8 — 4" SQ. X ¼" PLATE BUTT WELD WITH ROUNDED CORNERS FOR BOLT LATCH
- 9 — METAL SCREEN. STAINLESS WOVEN WIRE MESH WITH MAX. 2" OPENING. WELD TO 1-1/2" x ¼" SUPPORT PLATES AS NECESSARY (TYP.)
- 10 — METAL ROOF REQUIRED BY CITY ORDINANCE
- 11 — CONCRETE BLOCK CAP

NOTES

1. PAD SHALL BE ENGINEERED TO WITHSTAND 20,000 LBS. OF DIRECT FORCE FROM A SINGLE TRUCK AXLE

2. GATES SHALL BE SOLID METAL WITH CANE BOLTS SLEEVES IN THE OPEN AND CLOSED POSITION. EACH GATE WITH A MINIMUM TOTAL SPAN 12' SHALL OPEN A MINIMUM OF 135° FROM CLOSED POSITION. HUNG GATES HAVE A CLEARANCE OFF THE FINISHED PAD OR APRON AND SURROUNDING CURB.

3. THE TRASH ENCLOSURE PAD SHALL BE DESIGN TO DRAIN TO A SEWER CONNECTION AS APROVED BY OAKLEY DISPOSAL CO., A WATER CONNECTION MAY BE REQUIRED BY THE CONTRA COSTA COUNTY HEALTH DEPARTMENT.

4. THE ENCLOSURE EXTERIOR SHALL COMPLY WITH STANDARDS CONDITION OF APPROVAL FOR COMMERCIAL & INDUSTRIAL PROJECTS, NO ENCLOSURE SHALL BE INSTALLED BEHIND PARKING SPACES.

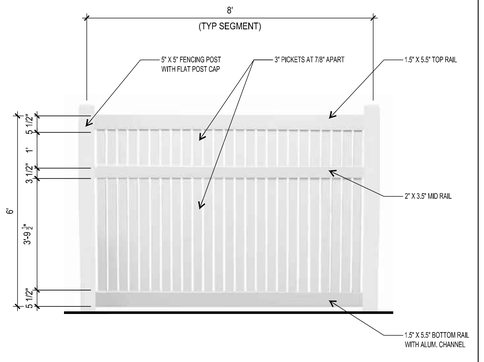
5. ONLY SOLID WASTE CONTAINERS AND RECYCLE CONTAINERS ARE ALLOWED INSIDE THE ENCLOSURE. GREASE STORAGE BINS, SOILED RAG STORAGE ETC, SHALL NEVER BE STORED IN THE ENCLOSURE.

6. ROOF & GATES SHALL BE POWDER COATED AND MATCH IN COLOR.

7. NON-SACRIFICIAL ANTI-GRAFITTI COATING SHALL BE APPLIED TO ALL VISIBLE SURFACES OF TRASH ENCLOSURE

TRASH ENCLOSURE DETAILS

SCALE	
AS SHOWN	1



VINYL FENCE DETAIL

SCALE	
NTS	2

KARAKI WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY
4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714)695-9300 FAX: (714)693-1002
www.westernsec.com

■ CONSULTANT/ SEALS

■ SUBMITTAL

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			

■ REVISIONS

NO.	DESCRIPTION	BY	DATE
△			
△			
△			
△			
△			

■ OWNER NAME & ADDRESS

ANABI OIL

1450 N. BENSON AVE. UNIT-A
UPLAND, CA 91786

■ PROJECT NAME & ADDRESS

C-STORE
T.I. & BLDG EXPANSION

5545 BRIDGEHEAD RD
OAKLEY, CA 94561

■ NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

■ CONFIDENTIALITY STATEMENT

THESE DRAWINGS, WITH ITS ACCOMPANYING CONTRACT DOCUMENTS, ACTING HERE FOR AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTIES OF THIS DESIGNER WHETHER THE PROJECT FOR WICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED, DISTRIBUTED, DISCLOSED, OR BE FURNISHED, IN PART OR IN WHOLE, FOR ANY INDIVIDUAL, CORPORATE ENTITY AND/ OR AGENCY, WITHOUT EXPRESSED, LEGAL AUTHORIZATION FROM ITS OWNER/ AUTHOR. THEY ARE NOT TO BE USED BY THE OWNER NOR ANY OTHER ENTITY ON ANY PROJECT OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXPECT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER.THE LEGAL/ ILLEGAL USE OF THESE DOCUMENTS IS BOUNDED BY EXISTING PROPRIETARY RIGHTS ACT AND LAW OF THE STATE.

■ DESIGNED BY: WS
■ DRAWN BY: WS
■ CHECKED BY: JK
■ PLOT DATE: 9.24.2025
■ SCALE: AS SHOWN
■ SHEET TITLE

SITE DETAILS

■ SHEET NUMBER

AS-2.0

■ JOB No E103725
■ Planning App ENT-2023-0018

C:\T-DC\Engineering_Corres\Projects_REBEL_Anabi OIL\REBEL_NORTH CA Projects\Rebel 301 Bridgehead Rd OAKLEY_CAD_S\CHEMATICS\AS-2.0 SITE DETAILS.dwg
Plotted: Wednesday, September 24, 2025