



AGENDA REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

**Tuesday, February 06, 2024
6:30 PM**

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

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

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

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.ci.oakley.ca.us.

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

Agendas may be picked up at the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561 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, Twitter, Next Door and Instagram. Other opportunities to connect with City Hall include Engage In Oakley, Oakley OnDemand on the city's website; and by emailing info@ci.oakley.ca.us. Please contact us at (925) 625-7000 for additional information or visit www.oakleyinfo.com.

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 January 16, 2024 (Kim Snodgrass, Deputy City Clerk)

[011624 Minutes](#)

4.PUBLIC HEARINGS

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

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

Suggested Action: 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. City Council Minutes from March 22, 2022 - Excerpt of Project's Preliminary General Plan Amendment Work Session \(Item 7.2\)](#)
- [4. Applicant's Plans](#)
- [5. Notice of Intent to Adopt a Mitigated Negative Declaration](#)
- [6. Initial Study/Mitigated Negative Declaration](#)
- [7. Proposed Resolution](#)
- [7a. Mitigation Monitoring Program](#)

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

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

Suggested Action: Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 3) Open the Public Hearing, 4) Receive Comments from the Applicant, 5) Receive Public Testimony, 6) Close the Public Hearing, 7) Deliberate, 8) Summarize the Deliberation 9) Adopt the Resolution
[Staff Report](#)

- [1. Vicinity Map](#)
- [2. Notice of Public Hearing](#)
- [3. Applicant's Plans](#)
- [4. Proposed Resolution](#)

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

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

Suggested Action: 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. Proposed 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