

Oakley City Planning Commission
Staff Report
Oakley City Code Amendment 13-4-19:



Date: October 1, 2025

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant: Deer Meadows Enterprises, LLC

REQUEST:

The applicant is requesting an ordinance amending Oakley City Code 13-4-19 pertaining to text amendment to Village Mixed Use Zone, enacting the Permitted Use of a “Gasoline Service Station With or Without a Convenience Store.”

APPLICABLE ORDINANCES:

- Oakley City Code 13-4-19 (Land Use Chart of Allowed and Permitted Uses)

CONTEXT and ANALYSIS:

The zoning amendment application for OT-22/OT-31/OT-25, and subsequent Conditional Use Application for gas station, was withdrawn on August 15, 2025. The gas station portion of the City Center Master Planned Development (MPD) project was relocated to the City Center project East of SR32 into the Village Mixed Use (VMU) Zone. Pursuant to Oakley City Code 13-4-19, a “Gasoline service station with or without a convenience store” is not a permitted use in the VMU Zone.

Rather than request a zoning change from VMU to Commercial (C) which allows a gas station with or without a convenience store with a conditional use permit,) the applicant has requested a code amendment to Oakley City Code 13-4-19 to make it a permitted use in the VMU zone.

Considering that there is currently a gas station already operating in the VMU zone, it is appropriate to consider the text amendment that would: 1) allow the existing gas station to continue operating without a Non-Conforming Use Certificate; and also 2) allow Oakley City to consider a gas station as part of any existing or future MPD application for the Village Mixed Use zone.

City Council is the deciding authority for code amendments. Planning Commission may make a positive or negative recommendation to the City Council regarding the requested ordinance, amending code. If the ordinance is passed by City Council, it is likely that the gas station portion of the City Center project and any required elements related to the gas station/convenience store will become part of a Development Agreement for the overall project.

RECOMMENDED MOTION:

I move the Oakley City Planning Commission recommend to the City Council the *approval (or denial)* of proposed ordinance amending Oakley City Code 13-4-19 with a text amendment to the Chart of Allowed and Permitted Uses, VMU Zone, enacting the permitted use of a “Gasoline service station with or without convenience store.”