

Oakley City Planning Commission

Staff Report

Conditional Use Permit: Accessory Building > 2000 sq ft.



Date: April 9, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant: Justin and Casey Jones

Property Owner: Steven Zwirn (JT)

Project Address: 375 W. Ruby Lane

Zoning District: AR-5. 1 development right per 5 acres.

Acreage: 2.0 acres

Current Land Use: Agricultural

Proposed Land Use: Residential and Agricultural

REQUEST:

The applicant is requesting a Conditional Use Permit (“CUP”) for an “Accessory (non-dwelling) building and uses to principal use, exceeding 2,000 square feet” per Oakley City Code 13-4-19. Accessory building will include an accessory dwelling unit (1,000 sq ft) allowed by Oakley City Code 13-4-19 and governed by Oakley City Code 13-9-5.

APPLICABLE ORDINANCES:

- Oakley City Code 13-4-19 (Land Use Chart of Allowed and Permitted Uses)
- Oakley City Code 13-9-5 Accessory Dwelling Units

PROJECT DESCRIPTION:

- Accessory building footprint = 60’ x 85’.
- 994 sq ft living + 3019 sq ft garage + 900 sq ft lean-to = ~ 4900 sq ft
- Building Height: 28’ 7” above natural average grade. Approximately 2 ft of compatible fill will be brought in for settling purposes, to build it to approximate level of the paved road, and protect against water issues.
- Location is on northwestern end of property, running North and South.
- Accessory Dwelling Unit = 994 sq ft.

ANALYSIS:

1. Compliance with Zoning and General Plan
 - a. The proposed use requires a conditional use permit
2. Use
 - a. Building will be for personal use. No business use.
3. Neighborhood Compatibility
 - a. Surrounding land uses include residential and agricultural
4. Design and Scale
 - a. See attached design
5. Access and circulation
 - a. See attached site plan

6. Utilities and Services
 - a. Project will be served by Oakley City water and septic
7. Stormwater and Drainage
 - a. No stormwater retention

ITEMS OF CONSIDERATION:

1. Subdivision CCR's require
 - a. CCR 3.4 "All residences or buildings shall be a color scheme that harmonizes and blends with existing surrounding structures and landscapes."
 - b. CCR 3.4 "All plans for any residence, construction or building must be approved by Declarant or, if applicable, Designated Owner, before construction may commence."
 - c. CCR 3.4.c. "All recreational vehicles, trailers and machinery shall be stored in an enclosed garage."
 - d. CCR 4.5. "No commercial buildings or warehouse structures are allowed on the Lots, and no commercial businesses shall be permitted to operate on any Lot. An Owner shall be permitted to have a home office for a personal business and use their property as a business address, provided that the business does not involve client or customer visits to the property, a business fleet of vehicles, or excessive traffic."

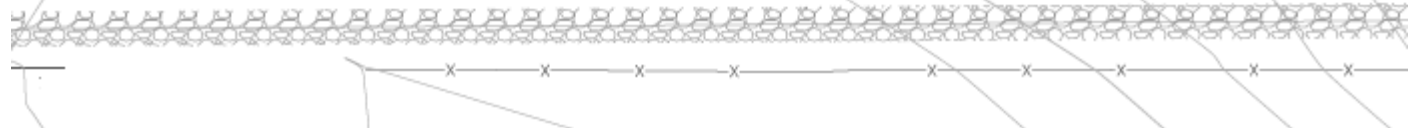
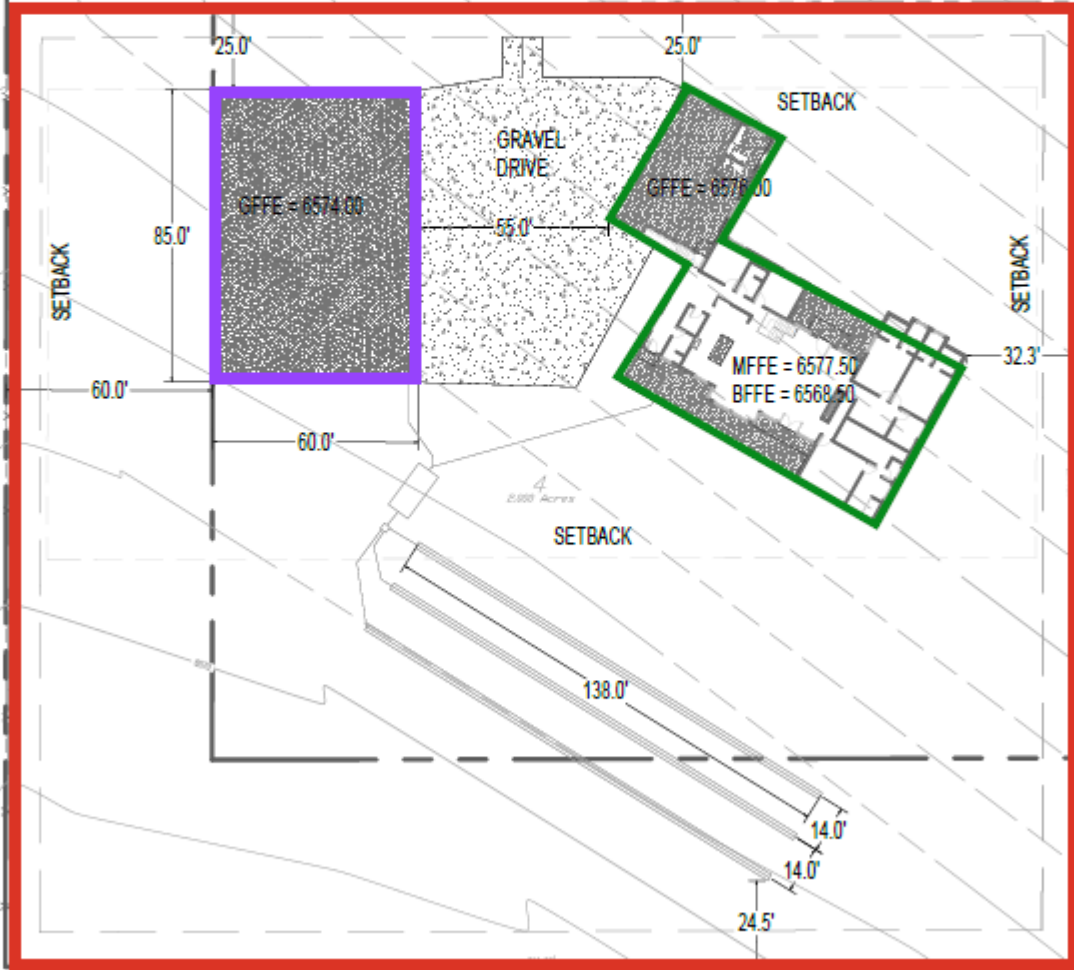
RECOMMENDED MOTION:

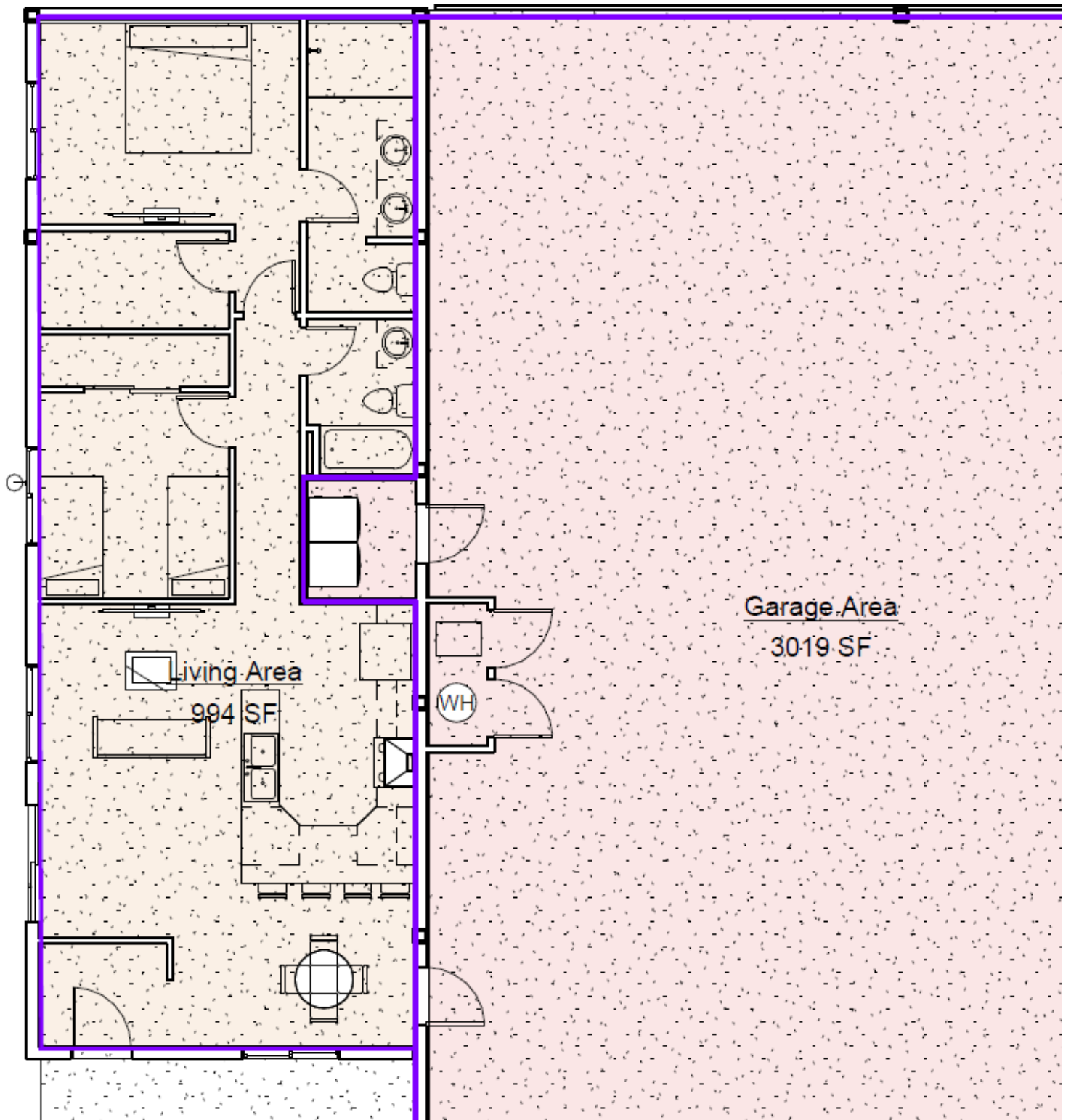
I move the Oakley City Planning Commission approve this conditional use permit for accessory building (with internal dwelling) in excess of 2,000 sq ft. as presented in the design and site plan attachments and that the building is appropriately permitted and inspected through Oakley City and complies with Oakley City Code.

ATTACHED IMAGES:

- Property Site Plan
- Building Footprint

RED = PROPERTY LINE
PURPLE = PROPOSED BLDG
GREEN = FUTURE PRIMARY HOME





Living Area
994 SF

Garage Area
3019 SF

WH