

Oakley City Planning Commission

Staff Report

Conditional Use Permit: Accessory Building>2000 sq ft.



Date: August 5, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant: Allison Silverman

Property Owner: Allison Silverman

Project Address: 1198 E Elkhorn Lane

Zoning District: AR-40. 1 development right per 40 acres.

Acreage: 6.40 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. Building is designed for personal indoor recreation. Accessory building will not include a dwelling.

APPLICABLE ORDINANCES:

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

PROJECT DESCRIPTION:

- Accessory building footprint = approximately 2,910 sq ft (2310 sq ft indoor + 600 sq ft cover porches)
- Building Height: 28' 9" above natural average grade.
- Location is on northern end of property. See attached.

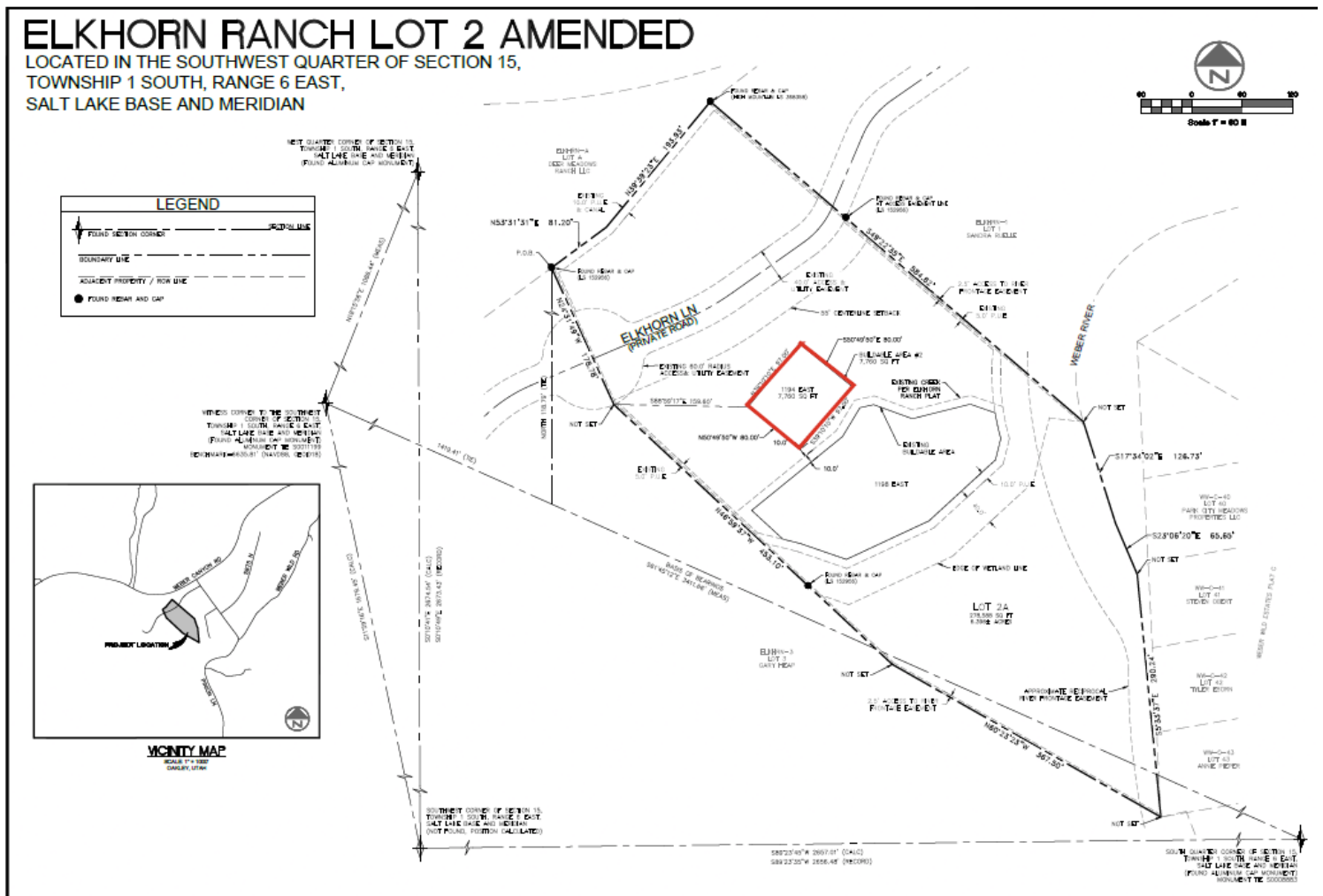
ANALYSIS:

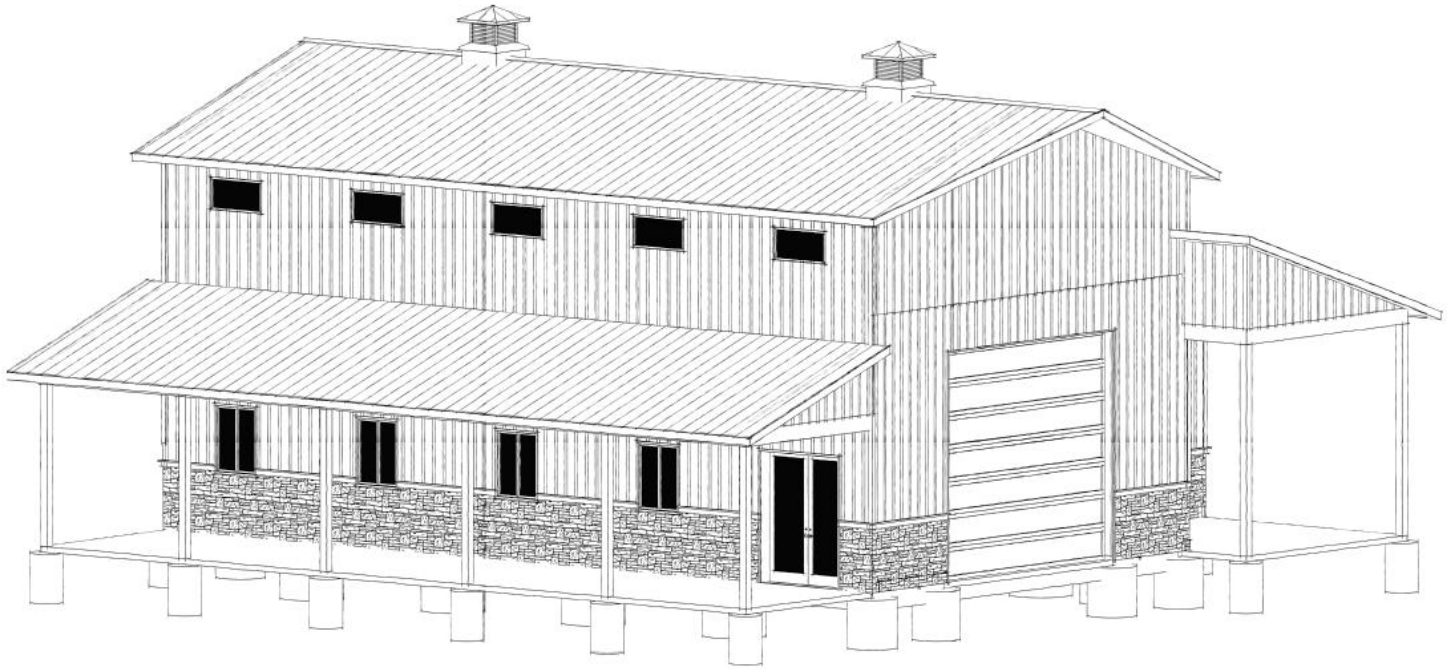
1. Compliance with Zoning and General Plan
 - a. The proposed use requires a conditional use permit
2. Use
 - a. Building will be for personal use. No business use.
3. Neighborhood Compatibility
 - a. Surrounding land uses include residential and agricultural
4. Design and Scale
 - a. See attached design
5. Access and circulation
 - a. See attached site plan
6. Utilities and Services
 - a. Project will be served by water and septic.
7. Stormwater and Drainage
 - a. No stormwater retention

- Elkhorn Ranches HOA has approved this building via letter 6.15.26

I move the Oakley City Planning Commission approve this conditional use permit for accessory building 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.

- Property Site Plan based on plat amendment for additional building envelope
- Building Exterior Design
- Building Floor Plan





SILVERMAN SPORT BUILDING

