

Oakley City Planning Commission

Staff Report

Conditional Use Permit: Accessory Building>2000 sq ft.



Date: September 2, 2026

Prepared By: Stephanie Woolstenhulme, Oakley City Planner

Applicant: John Moody

Property Owner: Woodward & Moody LTD

Project Address: 5650 N Franson Lane

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

Acreage: 4.81 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 6,700 sq ft, 67'x100'
- Building Height: 27' above natural average grade.
- Location is on northeastern end of property. See attached.
- Building use is for indoor storage of trailers, equipment used for land maintenance, UTVs, cars, etc. Will not be for commercial activity.

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

ITEMS OF CONSIDERATION:

- Home is a registered short-term rental in Oakley.
- Proposing a separate driveway
- Franson Estates HOA approval 8.5.2026.
 - Building will maintain a 100' setback from North property line
 - Building will not exceed 27' height limitation per CCRs.
 - "Approval is granted for agricultural building ONLY, consistent with Article I Section 1 of the CC&R's. No finished living space, kitchen, showers, sleeping quarters will be permitted in this structure, now or any in future modifications.

RECOMMENDED MOTION:

I move the Oakley City Planning Commission approve this conditional use permit for an accessory building in excess of 2,000 sq ft. with the following conditions:

- Completed as presented in the design and site plan attachments
- the building is appropriately permitted and inspected through Oakley City and complies with Oakley City Code, including dark sky ordinance and noise ordinance.
- Building will not be built with an accessory dwelling inside. If accessory dwelling desired in future, HOA and Oakley City approval will be required.
- Building will only be used for personal use. No commercial use allow unless approved by HOA and allowed by Oakley City Code.

ATTACHED IMAGES:

- Building site plan, floor plan, and elevations.

