

Date: May 08, 2018

To: Joshua McMurray - Planning Manager  
City of Oakley  
3231 Main Street  
Oakley, CA 94561

From: Julio Tinajero, Milestone Associates, Applicant

Subject: Bridgehead Chevron; 5433 Neroly Road; APN: 051-2200-528 & 544

### **Project Description**

- The existing gas station buildings, fuel pumps, canopy, and site improvements will be demolished and removed.
- The proposed project is comprised of a 4,605 square feet convenience store and a 1,500 square feet future restaurant with drive-thru, all in one building (6,105 SF). There is also proposed a 1,560 square feet carwash structure, as well as 12 fueling stations with an overhead canopy. The existing Chevron franchisee will operate the convenience store, fueling stations, and carwash. The future restaurant concept to be operated by others.
- The hours of operation for convenience store will be 24 hours a day Monday through Sunday. Furthermore, the convenience store will have beer, wine, and/or other alcoholic beverages for sale.
- The hours of operation for future restaurant with drive thru will be from 5 a.m. to 1 p.m. Monday through Sunday. Furthermore, the restaurant will have an indoor dining area.
- The proposed project provides 24 parking stalls, which meets the requirements in the City of Oakley Municipal Code.
- The proposed convenience store will employ a staff of 10-12 part & full time employees consisting of entry-level, assistant and manager positions. The workforce will be composed primarily from local Oakley residents and nearby communities. Wages will be consistent with other similar commercial business's in the region. Additionally, the future restaurant will provide further employment opportunities once fully developed.
- The City of Oakley will benefit from the proposed project in many aspects, such as increased sales tax revenue, employment opportunities for local residents, improved restaurant & retail selection, and development growth consistent the General Plan.

- The proposed project has the following existing adjacent uses:
  - West: Commercial
  - East: Commercial
  - North: Commercial
  - South: Commercial
  
- The proposed future restaurant with drive-thru will require a Conditional Use Permit (CUP). The Applicant submits to the Planning Commission the following justifications for granting the CUP:
  - The proposed project is located within a General Commercial (C) District zoning classification and its purpose is consistent with the designated use.
  - The success of the future restaurant in general, rely heavily on customer visits whose order method is via drive-thru and carry-out, which typically translates into 50% - 60% of the total gross sales revenue. The proposed project will not be economically feasible without a permitted drive-thru.
  - The products and services offered by the future restaurant are distinctively compatible with local residents, as well as with commuters entering and exiting Route 160 via Main Street.
  - The restaurant has the capability to provide students and young adults with meaningful employment and personal growth opportunities that encourage professional development, increased self-confidence, and enhanced community spirit.