



NOTICE OF PUBLIC HEARING

Notice is hereby given that on **April 2, 2024** at 6:30 p.m., or as soon thereafter as the matter may be heard, the Planning Commission of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for a project as described below:

Project Name: Planning Area 6-H (East Cypress Corridor Specific Plan) Tentative Map (TM 01-23).

Project Location: West side of Bethel Island Rd., approximately 0.8 miles north of E. Cypress Rd. (APNs 032-082-010 and 011).

Applicant: Owen Poole on behalf of ACD-TI Oakley LLC, 151 Spyrock Ct., Walnut Creek, CA 94595 (owen@realestatesvs.com).

Request: Application by Owen Poole on behalf of ACD-TI Oakley LLC (“Applicant”) requesting approval of a Tentative Map (TM 01-23) to subdivide 16.5 acres into 89 single family residential lots with a minimum lot size of 2,605 square feet and average lot size of 3,024 square feet (“Project”). The Tentative Map also includes acreage for the East Cypress Corridor Specific Plan levee, dedication and improvement of Bethel Island Road frontage, and dedication and improvement of “Street X” which provides access to the project from Bethel Island Road and serves as the connecting road to future development west of the project site. The project site is located on the west side of Bethel Island Road, approximately 0.8 miles north of East Cypress Road. The project is zoned SP -1 (East Cypress Corridor Specific Plan) District and is identified as Planning Area 6-H within the SP-1 District. APNs 032-082-010 and 032-082-011. Note: The Planning Commission will serve as an advisory role to the City Council on this application.

How to Review: The Staff Report and its attachments will be available for public review, on or before **March 26, 2024** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **April 2, 2024** Planning Commission agenda and clicking the project title link. (Note: City Hall is closed on the 1st and 3rd Fridays of each month). Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Ken Strelo, Planning Manager at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.