



NOTICE OF WORK SESSION

Notice is hereby given that on **February 4, 2025** 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 Work Session 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: 40 Mercedes Lane Preliminary General Plan Amendment (PA 04-24)

Project Location: 40 Mercedes Lane, Oakley, CA 94561

Applicant: Matt Beinke, O'Hara Properties, LLC 3820 Blackhawk Road, Danville CA 94506

Request: This is a work session on a request by Matt Beinke, of O'Hara Properties, LLC ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation of an approximately 5.7-acre site from Commercial ("C") to Residential High ("RH"). The intended purpose is to facilitate a Tentative Map application to subdivide the site into 58 single-family lots. Standard lot sizes on the outside are 2,352 square feet, standard interior lots 2,072 square feet, and the largest lot (lot 8) is 3,016 square feet ("Project"). The proposed project includes an additional parcel for drainage facilities. The project site is located at 40 Mercedes Lane and is zoned RB (Retail Business) District. APN: 034-080-031. This item is to be an advisory hearing only.

How to Review: The Staff Report and its attachments will be available for public review, on or before **January 29, 2025** 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 **February 4, 2025** 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 Jose Cortez, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to JCortez@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.