



NOTICE OF PUBLIC HEARING

Notice is hereby given that on **July 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 as described below:

Project Name: Oakley Shops at Laurel Fields Tentative Parcel Map, Conditional Use Permit, Variance, and Design Review (TPM 01-24, CUP 01-24, VA 01-24, DR 02-24)

Project Location: 998 Laurel Road, Oakley, CA 94561. Northeast corner of Laurel Road and O'Hara Avenue. APN 035-220-028

Applicant: Regency Centers, LP, 1777 Botelho Drive, Walnut Creek, CA 94596. Contact Craig Ramey at (503) 936-3186 or at craigramey@regencycenters.com

Request: Application by Regency Centers, LP ("Applicant") requesting approval of: 1) a Tentative Parcel Map (TPM 01-24) to subdivide 8.77 acres into two parcels (Parcel 1 = 7.72 acres and Parcel 2 = 1.05 acres). Parcel 1 is proposed to include a Safeway grocery store as an anchor with five additional retail buildings. Parcel 2 is located on the southwest corner of the site and is proposed for a gas station with C-store; 2) a Conditional Use Permit (CUP 01-24) for the operation of three Drive-Through Restaurants and Services all located on Parcel 1, and the operation of the Gasoline Service Station on Parcel 2; 3) a Variance (VA 01-24) for an additional 5-feet in allowable height on the grocery store entry tower; and 4) a Design Review for development of the 81,728 square foot shopping center, including site development, building architecture, colors and materials, walls/fencing, landscaping, ingress/egress, and internal parking and circulation ("Project"). The project site is located at 998 Laurel Road and is zoned RB (Retail Business) District: APN 035-220-028).

How to Review: The Staff Report and its attachments will be available for public review, on or before **June 27, 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 **July 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, Community Development Director 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.