



NOTICE OF PUBLIC HEARING (PLN20-269)

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Richmond will conduct a public hearing to consider the following project:

PROJECT NO: **PLN20-269**

PROJECT NAME: Richmond Hills Initiative General Plan Amendments and Zoning Amendments

PROJECT ADDRESS: 430-acre area at the El Sobrante Hills, southwest of San Pablo Dam Road

SITE APN: APNs: 435-200-007, 435-200-008, 435-190-001, 435-300-009, 435-190-001, 435-230-007, 435-230-006, 435-180-005, 435-240-002, 435-230-005, 435-230-004, 435-230-042, 435-230-043, 435-230-013, 435-230-012, 435-230-020, 435230040, 435230023, 435230021, 435230011, 435230015, 435-230-050, 435-230-009, 435-230-014, 435-230-045, 435-230-038, 435-200-004, 435-210-007, 435-210-007, 435-230-052, 435-230-051, 435-180-008, 435-230-030, 435-230-028, 435-230-027, 435-230-008, 435-230-046, 435-210-001, 435-210-006, and 435-240-001

DESCRIPTION: PUBLIC HEARING to consider a recommendation to the City Council of a General Plan Amendment amending the text and maps of the Land Use and Urban Design and Conservation, Natural Resources, and Open Space elements and a Zoning Text Amendment to Articles 15.04.202, 15.04.206, and 15.04.611 of the Richmond Municipal Code and rezoning of the Richmond Hills Initiative area from AG, Agriculture, RH, Hillside Residential, RL-1, Single Family Very Low Density Residential, PA, Planned Area, PR, Parks and Recreation to OS-H, Hillside Open Space to implement the Richmond Hills Initiative, a voter initiative, adopted in 2017 by the City Council.

STAFF PLANNER: Lina Velasco, (510) 620-6841

HEARING DATE & TIME: March 4, 2021, 6:30 PM

LOCATION: Please see the COVID-19 statement below.
This meeting will utilize telephone and web conference only.

To participate by computer:
<https://zoom.us/join>
Webinar ID: 885 5848 7961
Password: pcmar4

To participate by phone only:
United States Toll: +1-669-900-6833 or 1-253-215-8782 or 1-346-248-7799
Webinar ID: 885 5848 7961
Password: 896943



Due to the coronavirus (COVID-19) pandemic, Contra Costa County and Governor Gavin Newsom have issued multiple orders requiring sheltering in place, social distancing, and reducing person-to-person contact. (See, for example, March 31, 2020 County Order extending the shelter-in-place order until May 3, 2020 & March 19, 2020 statewide shelter in-place order.) Accordingly, Governor Gavin Newsom has issued executive orders that allow cities to hold public meetings via teleconferencing (Executive Order N-29-20). Both <https://www.coronavirus.cchealth.org/> and <http://www.ci.richmond.ca.us/3914/Richmond-Coronavirus-Info> provide updated coronavirus information.

DUE TO THE SHELTER IN PLACE ORDERS, attendance at the Planning Commission meeting will be limited to Planning Commissioners, essential City of Richmond staff, and members of the news media. Public comment will be confined to items appearing on the agenda and will be limited to the methods provided below. **Consistent with Executive Order N-29-20, this meeting will utilize teleconferencing only.**

The following provides information on how the public can participate in this meeting.

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Public comments may be submitted in multiple ways:

1. Via email to pccomments@ci.richmond.ca.us. Email must contain in the subject line **public comments – not on the agenda** or **public comments – agenda item #**.
2. Via mail to 450 Civic Center Plaza, 2nd Floor, Community Development, Richmond, CA 94804.

Written comments MUST contain the following in the subject line:

- 1) Open Forum for public comments for items not on the agenda, or
- 2) Public Comments – Agenda item #__ [include the agenda item number].

All such emails and letters will be posted online and emailed to the Planning Commission before the meeting is called to order. No email will be read into the record. Due to the high volume of emails received, emails that do not contain the correct identifying information in the subject line may not become part of the record.

3. Via Zoom from members of the public participating by computer or phone.

Written comments received after 3pm on the day of the meeting and up until the public comment period on the relevant agenda item is closed, will be part of the official meeting record, and will be posted online following the meeting.

All comments received by the close of the public comment period will be posted online after the meeting as supplemental materials and will become part of the official meeting record.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the

Planning and Building Services
Planning Division
450 Civic Center Plaza
Richmond, CA 94804



Telephone: (510) 620-6706
Fax: (510) 620-6858
www.ci.richmond.ca.us/planning

Planning Commission receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.

During the pendency of the Executive Order N-29-20, the language in this Advisory portion of the agenda supersedes any language below in the meeting procedures contemplating in-person public comment.

Accessibility for Individuals with Disabilities

Upon request, the City will provide for written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services and sign language interpreters, to enable individuals with disabilities to participate in and provide comments at/related to public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, auxiliary aid, service or alternative format requested at least two days before the meeting. Requests should be emailed to I Kuan Choi at ikuan_choi@ci.richmond.ca.us or submitted by phone at 510-621-1231, or TDD 510-620-6705. Requests made by mail to I Kuan Choi, 450 Civic Center Plaza, Richmond, CA 94804 must be received at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility.

Why am I receiving this notice and where can I get more information about this project?

You are receiving this notice because a project is proposed in your neighborhood and all property owners within a 300-foot radius of the project site are required to be notified under the Richmond Municipal Code. The complete file for this project is available for public inspection at the Planning Division weekdays during the hours of 8:30 AM and 4:00 PM. You can also find out more about the project by calling the assigned staff planner listed above.

What can I do if I have objections to the project?

Objections to the project can be made by writing or through oral testimony. Written comments citing the file number stated above may be mailed or delivered to: Richmond Planning Division, 450 Civic Center Plaza, Richmond, CA 94804. You may also register your objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

What do I do if I have no objections to the project?

You may disregard this notice if you have no objections to this project.