

**NOTICE OF HEARING  
(PLN20-269)  
RICHMOND HILLS INITIATIVE GENERAL PLAN AMENDMENT AND  
ZONING TEXT AND MAP AMENDMENT**

**NOTICE IS HEREBY GIVEN** in accordance with Section 15.04.803.070 of the Richmond Municipal Code that the City Council of the City of Richmond will conduct a hearing to consider (1) a Resolution amending the General Plan to correct certain internal inconsistencies related to adoption of the Richmond Hills Initiative, a voter initiative, that amended the Housing Element and (2) an Ordinance amending the Richmond Municipal Code to align Article XV, Zoning and Subdivision regulations and zoning map with the proposed General Plan Amendment noted above and to implement provisions of the Richmond Hills Initiative.

The Resolution amending the General Plan would amend various elements of the General Plan including Housing, Land Use, and Conservation to address internal inconsistencies resulting from adoption of the Richmond Hills Initiative that only amended the Housing Element. The Ordinance amending the Richmond Municipal Code would amend Articles 15.04.202 related to Mixed-Use Districts, 15.04.206 related to Open Space Districts, specifically creating a new OS-H, Hillside Open Space district, adding development standards for this district, and adding a Reasonable Use Determination process; 15.04.611 related to Transfer of Development Rights (TDR). The Ordinance Amendments would mostly apply to the RHI area; however, certain provisions would apply citywide. The Richmond Planning Commission on March 4, 2021 recommended that the City Council approve the General Plan Amendment and zoning text and map amendments, with certain staff recommended revisions addressing certain public comments received and further recommended that the City Council encourage staff to develop an education and outreach program to landowners regarding the Transfer of Development Credits Program.

Copies of the proposed Ordinance, Resolution, and the staff report relating to the proposed actions are available for review at Richmond City Hall, Planning Division, 450 Civic Center Plaza, Richmond, California. Due to COVID-19, an appointment is required to enter City Hall. Please call (510) 620-6706 or email [planning@ci.richmond.ca.us](mailto:planning@ci.richmond.ca.us) to schedule an appointment. Additional information is available online at

<http://www.ci.richmond.ca.us/richmondhillsinitiative>

Contact: Lina Velasco: Community Development Director, City of Richmond Planning Division at (510) 620-6841 or via email at [Lina\\_Velasco@ci.richmond.ca.us](mailto:Lina_Velasco@ci.richmond.ca.us)

Applicant: City of Richmond.

All persons having objections to or wishing to speak in support of this matter may be heard before the City Council at 6:30 p.m., or as soon thereafter, on Tuesday, April 6, 2021. Due to COVID-19, this public hearing will be held via teleconferencing (Zoom).

Public comment may be submitted by mail, email and/or Zoom video conference in the manner that follows; provided that no member of the public may submit more than one verbal comment per agenda item.

**1.** Via mail received by 1:00 p.m. the day of the public hearing - sent to Office of the Clerk, 450 Civic Center Plaza, 3rd Floor, Richmond, CA 94804.

2. Via email to [cityclerkdept@ci.richmond.ca.us](mailto:cityclerkdept@ci.richmond.ca.us) by 1:00 p.m. the day of the public hearing. Emails *MUST* contain in the subject line 1) public comments – agenda item #\_\_ [include the agenda item number]. All such email will be posted on-line and emailed to the City Council before the meeting is called to order. ***No individual 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 be overlooked and may not become part of the record. ***Email received after 1:00 p.m. will be posted on-line following the meeting as part of the supplemental materials attached to the meeting minutes.***

3. Via Zoom by video conference or by phone using the following link/call-in numbers: To participate by computer:

<https://zoom.us/j/99312205643?pwd=MDdqNnRmS2k4ZkRTOWhlUldQOUF1Zz09>

Passcode: **ccmeeting**

Or iPhone one-tap:

US: +16699006833, 99312205643# or +13462487799,,99312205643#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 993 1220 5643

International numbers available: <https://zoom.us/u/aEKJd7QGp>

The City Council agenda will provide details regarding how to use the “raise your hand” feature in zoom to provide public comment.

***The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Council receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.***

**Record of public comments:**

Public comments received will be considered a public record, put into the official meeting record. Public comments received will be available after the meeting as supplemental materials and will be posted as an attachment to the meeting minutes when the minutes are posted:

<http://www.ci.richmond.ca.us/Archive.aspx?AMID=31>.

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

Failure to raise an issue may limit appeal rights.

Pamela Christian  
Clerk of the City of Richmond

Date: March 24, 2021

Publish: March 27 and April 3, 2021