



## NOTICE OF PRELIMINARY DETERMINATION (PLN23-148)

**NOTICE IS HEREBY GIVEN** that the **ZONING ADMINISTRATOR** of the City of Richmond rendered a preliminary determination to approve the following project in accordance with Section 15.04.713 of the Richmond Municipal Code:

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<b>PROJECT NO:</b>	<b>PLN23-148</b>
PROJECT NAME:	Richmond Commercial Properties Parcel Merger
PROJECT ADDRESS:	240 and 310 West Cutting Boulevard
SITE APN's:	APNs 550-300-005 and 550-300-004
APPLICANT:	Richmond Commercial Properties, LLC
PROPERTY OWNER:	Same as above
DESCRIPTION:	Zoning Administrator review of a proposed merger between two adjacent parcels. Both parcels are zoned IW (Water-Related Industrial). The parcel merger would not result in the creation of any new parcel. It would merge the property lines between one 1.14-acre lot (APN: 550-300-005) and one 1.9-acre lot (APN: 550-300-004). The parcel merger would result in one 3.04-acre parcel.
ENVIRONMENTAL REVIEW:	Categorically exempt per CEQA Guidelines Section 15305(a): Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.
STAFF PLANNER:	Hector Rojas, Planning Manager, (510) 620-1220 <a href="mailto:hector_rojas@ci.richmond.ca.us">hector_rojas@ci.richmond.ca.us</a>
15-DAY NOTICE PERIOD:	Begins August 11, 2023 and ends on August 25, 2023 at 5:00 PM

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### Why did I receive this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Richmond Municipal Code.

### Where can I get more information about this project?

The complete file for this project is available for public review at the Planning Division during the hours of 8:30 AM and 4:00 PM Monday through Thursday and 8:30 AM and 12:30 PM on Friday. You can also find out more about the project by contacting the staff planner listed above.

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

If you object to the project, you may submit a written request for a Zoning Administrator hearing during the above notice period to the Planning Division. Your request must reference the application number and state the reason(s) for the request. Upon receipt of a written request and filing fee of \$350, the Zoning Administrator shall schedule a formal hearing to address the concerns raised in the written request for a public hearing. Public notice of the Zoning Administrator hearing will be provided pursuant to Section 15.04.803 of the Richmond Municipal Code. 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.