

Community Development
Dept.
Planning Division
450 Civic Center Plaza
Richmond, CA 94804



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

NOTICE OF PUBLIC HEARING (PLN24-350)

NOTICE IS HEREBY GIVEN that the **DESIGN REVIEW BOARD** of the City of Richmond will conduct an in-person public hearing to consider the following project:

PROJECT NO:	PLN24-350
PROJECT NAME:	Cascade Townhome project
PROJECT ADDRESS:	5620 Central Avenue
SITE ASSESSOR PARCEL NO.:	510-053-025, 510-053-032, 510-053-033
APPLICANT:	AMG & Associates, LLC
PROPERTY OWNER:	Affordable Housing Land Consultants, LLC

DESCRIPTION:	The applicant is requesting a recommendation of approval of a Design Review permit to construct a 46-unit condominium-style townhome development with associated guest parking, internal alleyways, and approximately 18,340 square feet of landscaping. Pursuant to State Density Bonus law (CA Government Code Section 65915), the proposed project as designed includes waivers from select standards in the Richmond Municipal Code for multifamily residential development, condominium development, and mixed-use development in commercial zones.
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ENVIRONMENTAL REVIEW:	Statutory Exemption from CEQA per Public Resource Code (PRC) Section 21080.66
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STAFF PLANNER:	Virginia Morgan, 916-329-8897 ext 5650, vmorgan@migcom.com
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HEARING DATE & TIME:	January 14, 2025
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LOCATION:	<u>This meeting will be held in person only:</u> Multi-Purpose Room, Basement Level 440 Civic Center Plaza Richmond, CA 94804
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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 comments on the project?

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You can submit your comments in the following ways:

1. Joining the meeting in person at the date and time listed above;
2. Through U.S. mail sent to Planning Division, 450 Civic Center Plaza, 2nd Floor, Richmond, CA 94804; or
3. Through email sent to drbcomments@ci.richmond.ca.us.

Written comments sent through U.S. mail or email MUST be received by the Planning Division prior to 3:00 PM on the date of the meeting and contain the following in the subject line:

- "Open Forum" for comments on non-agenda items; or
- "Agenda Item #[insert agenda item number]" for comments on agenda items.

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 meeting described in this notice, or in written correspondence on the matter delivered to Planning Division at, or prior to the meeting. Any written correspondence delivered to the Planning Division before the action on the matter will become a part of the administrative record.

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 three days before the meeting. To make the request, please contact the Planning Division at (510) 620-6706 or planning@ci.richmond.ca.us. Requests will be granted whenever possible and resolved in favor of accessibility.