

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 **PLANNING COMMISSION** 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 ADDRESS:** 5620 Central Avenue  
**SITE APN's:** 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 approval of a design review permit; tentative parcel map to create two parcels, with one 94,110 square foot parcel to be a one-lot subdivision for the purpose of 46 condominium-style townhomes, and the other 11,223 square foot parcel with an existing concrete drainage channel to remain undeveloped; density bonus incentives including one concession and ten waivers pursuant to State Density Bonus law (Government Code Section 65915); and a zoning waiver for the channelized creek setback. The project proposes a right-of-way dedication to the City for 7,672 square feet of the original parcel (Assessor's Parcel Number 510-053-025), for a net total of approximately 2.16 acres of project area. The project poses a potential loss in housing capacity for the site as compared to site's projected capacity in the Housing Element; this difference may be accommodated by development potential on sites that were not identified in the Housing Element's Sites Inventory.

**ENVIRONMENTAL REVIEW:** Statutory Exemption from the California Environmental Quality Act pursuant Public Resource Code Section 21080.66

**STAFF PLANNER:** Virginia Morgan, 916-329-8897 ext 5650, vmorgan@migcom.com

**HEARING DATE & TIME:** February 5, 2026 at 6:30 PM

**LOCATION:** This meeting will be held in person:

City Council Chambers  
440 Civic Center Plaza, First Floor  
Richmond, CA. 94804

The public may also attend through Zoom Video/Teleconference:

**Join by computer or mobile device:** <https://zoom.us/join>  
Webinar ID: 831 1145 5351 Passcode: planning

**Join by phone:** (669) 900-6833  
Webinar ID: 831 1145 5351 Passcode: 47836713

---

**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](http://www.ci.richmond.ca.us/planning)

**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?**

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, 2<sup>nd</sup> Floor, Richmond, CA 94804; or
3. Through email sent to [drbcomments@ci.richmond.ca.us](mailto: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](mailto:planning@ci.richmond.ca.us). Requests will be granted whenever possible and resolved in favor of accessibility.