

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

(PLN25-0267)

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:	PLN25-0267
PROJECT NAME:	Quarry Residential Project
PROJECT ADDRESS:	1135 Canal Blvd
SITE ASSESSOR PARCEL NO.:	560-330-043
APPLICANT:	Todd Floyd
PROPERTY OWNER:	Richmond Cove 1, LLC

DESCRIPTION:	Public Hearing to consider a proposed Planned Area Plan; Major Design Review; Density Bonus for waivers; and Vesting Tentative Map for 76 Small Lot Single-Family Homes, subject to Richmond Municipal Code Sections 15.04.810, 15.04.805, 15.04.803, and 15.04.703.
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ENVIRONMENTAL REVIEW:	The City certified an Environmental Impact Report (EIR) in 2018 (SCH 201762083) as part of the original project approvals for the Quarry Residential Project. The City subsequently approved a 2022 Addendum to the 2018 EIR to evaluate a Quarry Residential Project Redesign (Modified Project) (PLN21-327), affirming that the analysis contained in the 2018 EIR adequately covered the potential environmental impacts associated with the Modified Project. Based on the City's review of the application materials for the newly proposed Revised Project (PLN25-0267), it has determined that, compared to the previous Modified Project, there are no changes relevant to CEQA environmental review or that trigger subsequent environmental review. Specifically, none of the conditions described in Section 15162 and 15163 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred and the adopted Mitigation Monitoring and Reporting Program (MMRP) for the previous Modified Project, attached hereto as "Exhibit A" remains applicable to this proposed Revised Project.
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STAFF PLANNER:	Alison Lenci, (510) 463-6733 ALenci@esassoc.com
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HEARING DATE & TIME:	February 5, 2026 at 6:30 PM
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LOCATION:	<u>This meeting will be held in person:</u> City Council Chambers 440 Civic Center Plaza, First Floor Richmond, CA. 94804
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The public may also attend through Zoom Video/Teleconference:

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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

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, 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.