

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

(PLN23-117)

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:	PLN23-117
PROJECT NAME:	Marina Point Development Project
PROJECT ADDRESS:	Marina Way
SITE APN's:	560-181-121
APPLICANT:	Glen Powles
PROPERTY OWNER:	Guardian Commercial Real Estate, L.P.
DESCRIPTION:	Public hearing to consider the Design Review and vesting tentative map of 70 new single-family units and 30 Junior Accessory Dwelling Units (JADUs) on a 4.92-acre site at Terminus of Marina Way APN (560-181-121) CM-5 Commercial Mixed-Use, Activity Center.
ENVIRONMENTAL REVIEW:	The Project qualifies for a Class 32 Infill Development Exemption (CEQA Guidelines §15332). Independent peer review by environmental consultants confirmed that the site is within city limits, less than five acres, consistent with the General Plan, not in a sensitive habitat area, and served by existing utilities.
STAFF PLANNER:	Avery Stark, (510-620-6714 Avery_Stark@ci.richmond.ca.us
HEARING DATE & TIME:	February 5, 2026, at 6:00 PM
LOCATION:	<u>This meeting will be held in person only:</u> Multi-Purpose Room, Basement Level 440 Civic Center Plaza Richmond, CA. 94804

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;

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2. Through U.S. mail sent to Planning Division, 450 Civic Center Plaza, 2nd Floor, Richmond, CA 94804; or
3. Through email sent to planning@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 #” 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.