

Planning and Building Services  
**Planning Division**  
450 Civic Center Plaza  
Richmond, CA 94804

2019070447  
Telephone: (510) 620-6706  
Fax: (510) 620-6858  
[www.ci.richmond.ca.us/planning](http://www.ci.richmond.ca.us/planning)

## **NOTICE OF PUBLIC HEARING**

(PLN20-057)

**NOTICE IS HEREBY GIVEN** that the **PLANNING COMMISSION** of the City of Richmond will conduct a Public Hearing at a Special Meeting to consider the following project:

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**PROJECT NO:** PLN20-057  
**PROJECT NAME:** Point Molate Mixed-Used Development Project  
**PROJECT ADDRESS:** 2100 Stenmark Drive  
**SITE APN:** 561-100-008

**DESCRIPTION:** PUBLIC HEARING to consider a recommendation to the City Council on the: Certification of the Final Subsequent Environmental Impact Report including adopting a Mitigation Monitoring and Reporting Program, CEQA Findings of Fact and a Statement of Overriding Considerations; General Plan text and map amendments; Rezoning the project site to Planned Area (PA) district with an –H, Historic district overlay over the Winehaven Historic District and a –S, Shoreline Overlay for the shoreline band area; a Development Agreement, a Large Lot Vesting Tentative Map; Conditional Use Permit and a major Design Review of the PA Plan and the Point Molate Design Guidelines for the proposed Point Molate Mixed-Use Development Project, which proposes a mix of residential and non-residential uses, including office space and retail, along with open space including recreational areas, parks, trails (including a 1.5 mile portion of the San Francisco Bay Trail), vista overlooks, and other similar spaces open to the public at 2100 Stenmark Drive (APN: 561-100-008). Existing Zoning: RM-1, Medium Density Multi-Family Residential; RH, Single Family Hillside Residential; PR, Parks and Recreation; CG, Commercial General; IL, Industrial Light; and OS, Open Space District. The project also includes infrastructure and roadway improvements needed to support the proposed development. Additional project information is online at:  
<http://www.ci.richmond.ca.us/3757/Point-Molate-Mixed-Use-Project>

**STAFF PLANNER:** LINA VELASCO, (510) 620-6841

**HEARING DATE & TIME:** August 17, 2020, 6:30 PM  
**LOCATION:** Please see the COVID-19 statement below.  
This meeting will utilize telephone and web conference only.

**To participate by computer:**

<https://zoom.us/join>

**Webinar ID: 818 7640 4661**

**Password: pcaug17**

**To participate by phone only:**

**United States Toll: +1-669-900-6833 or 1-253-215-8782 or 1-346-248-7799**

**Webinar ID: 818 7640 4661**

**Password: 7232517**

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City of Richmond's Office of Planning & Research

AUG 10 2020

STATE CLEARINGHOUSE

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## **CORONAVIRUS DISEASE (COVID-19) ADVISORY**

On March 16, 2020, the Health Officer of Contra Costa County issued an Order through April 7, 2020, that directed that all individuals living in the County to shelter at their place of residence except that they may leave to provide or receive certain essential services or engage in certain essential activities and work for essential businesses and governmental services (the "Prior Shelter Order"). On March 31, 2020, the County issued Order No. HO-COVID19-03 superseding the Prior Shelter Order and extending certain terms of the Prior Shelter Order to increase social distancing, reduce person-to-person contact and extend the shelter-in-place order until 11:59 p.m. on May 3, 2020. On April 29, 2020, the County issued Order No. HO-COVID19-09 superseding the March 31, 2020 order and extending the shelter-in-place order until 11:59 p.m. on May 31, 2020. On June 5 the County issued Order No. HO-COVID19-17 superseding the previous order and will continue to be in effect until it is extended, rescinded, superseded, or amended in writing by the Health Officer.

On March 17, 2020, Governor Gavin Newsom issued Executive Order N-29-20, authorizing legislative bodies to hold public meetings via teleconferencing. Executive Order N-29-20 further provides that a legislative body that holds a meeting via teleconference and allows members of the public to observe and address the meeting telephonically or otherwise electronically, consistent with notice and accessibility requirements as set forth in the Order, shall have satisfied any requirement that the body allow members of the public to attend the meeting and offer public comment. Such a body need not make available any physical location from which members of the public may observe the meeting and offer public comment. On March 19, 2020, Governor Newsom issued a statewide shelter-in-place order.

**DUE TO THE SHELTER IN PLACE ORDERS, attendance at the meeting will be limited to Commissioners, Board Members, City of Richmond staff, and members of the news media. Public comment will be confined to items appearing on the agenda and will be limited to the methods provided below. Consistent with Executive Order N-29-20, this meeting will utilize telephone and web conference only.**

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### **To participate by phone only:**

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**Webinar ID: 818 7640 4661**

**Access code: 7232517**

### **Public comments may be submitted in multiple ways:**

1. Via email to [pccomments@ci.richmond.ca.us](mailto:pccomments@ci.richmond.ca.us). Email must contain in the subject line **public comments – not on the agenda or public comments – agenda item #.**
2. Via mail to 450 Civic Center Plaza, 2<sup>nd</sup> Floor, Community Development, Richmond, CA 94804.

Written comments MUST contain the following in the subject line:

- 1) Open Forum for public comments for items not on the agenda, or
- 2) Public Comments – Agenda item #\_\_ [include the agenda item number].

All such emails and letters will be posted online and emailed to the Planning Commission before the meeting is called to order. No email will be read into the record. Due to the high volume of

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emails received, emails that do not contain the correct identifying information in the subject line may not become part of the record.

**3. Via Zoom from members of the public participating by computer.**

**Written comments received after 3pm on the day of the meeting and up until the public comment period on the relevant agenda item is closed, will be part of the official meeting record, and will be posted online following the meeting.**

All comments received by the close of the public comment period will be posted online after the meeting as supplemental materials and will become part of the official meeting record.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the Planning Commission receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.

During the pendency of the Executive Order N-29-20, the language in this Advisory portion supersedes any language below or in the meeting procedures contemplating in-person public comment.

**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 two days before the meeting. Requests should be emailed to I Kuan Choi at [ichoi@ci.richmond.ca.us](mailto:ichoi@ci.richmond.ca.us) or submitted by phone at 510-621-1231, or TDD 510-621-1231. Requests made by mail to I Kuan Choi, 450 Civic Center Plaza, Richmond, CA 94804 must be received at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility.

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**Why am I receiving this notice and where can I get more information about this project?**

You are receiving this notice because a project is proposed in your neighborhood and all property owners within a 300-foot radius of the project site are required to be notified under the Richmond Municipal Code. The complete file for this project is available for public inspection at the Planning Division weekdays during the hours of 8:30 AM and 4:00 PM. You can also find out more about the project by calling the assigned staff planner listed above.

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

Objections to the project can be made by writing or through oral testimony. Written comments citing the file number stated above may be mailed or delivered to: Richmond Planning Division, 450 Civic Center Plaza, Richmond, CA 94804. You may also register your objections by attending the public hearing on the date and time listed above.

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.

**What do I do if I have no objections to the project?**

You may disregard this notice if you have no objections to this project.