

Community Development Department  
**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)

## NOTICE OF PUBLIC HEARING (PLN24-112)

**NOTICE IS HEREBY GIVEN** that the **Historic Preservation Commission** of the City of Richmond will conduct a public hearing to consider the following project:

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**PROJECT NO:** PLN24-112  
**PROJECT NAME:** Powers New Single-Family Dwelling  
**PROJECT ADDRESS:** 88 Buena Vista Avenue  
**SITE APN:** 556-151-006  
**APPLICANT:** Michael Hannah (Architect)  
**OWNER:** Tom Powers  
**DESCRIPTION:** Request for a Certificate of Appropriateness for a major alteration permit to construct a 1,100 square foot two-story single-family dwelling on a vacant parcel on a contributing site in the Point Richmond Historic District.

**ENVIRONMENTAL REVIEW:** Categorically Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15331: Construction of projects within historic districts consistent with the Secretary of Interior Standards for the treatment of historic properties.

**STAFF PLANNER:** Hector Lopez 510) 620-6702  
[Hector\\_Lopez@ci.richmond.ca.us](mailto:Hector_Lopez@ci.richmond.ca.us)

**HEARING DATE & TIME:** **Monday, February 3, 2025, at 5:30 p.m.**

**LOCATION:** This meeting will be held in person only:  
  
Richmond Room  
450 Civic Center Plaza  
Richmond, CA 94804

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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.

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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.

**Is the meeting being held in a wheelchair accessible location?**

Yes, the meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

**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.