

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 PRELIMINARY DECISION

(PLN25-0282)

NOTICE IS HEREBY GIVEN that on July 31, 2025, the **ZONING ADMINISTRATOR** of the City of Richmond has made a decision to preliminarily approve the following project:

Project No: **PLN25-0282**
Project Name: Be Kind Production – Change of Ownership
Project Address: 770 & 744 South 13th Street
Site APN's: 560-222-017, 560-222-012
Applicant: Sara Sturtecky
Property Owner: WJT INVESTMENTS LLC, Michael Robert Hegarty

Description: Amendment of Conditional Use Permit (PLN17-474) to transfer the ownership of cannabis cultivation facilities to Xinyi Deng.

Environmental Review: Categorically Exempt per CEQA Guidelines Section 15301: Existing Facilities - Negligible or no expansion of existing or former use.

Staff Planner: Pete Srivarom, Assistant Planner
PETE_SRIVAROM@CI.RICHMOND.CA.US
(510) 620 – 6785

The Decision Will Become Final On: **August 15, 2025, At 5:00 PM**

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 Counter, located at 450 Civic Center Plaza 2nd Floor, during the hours of 8:30 AM and 4:00 PM Monday through Thursday. You can also find out more about the project by contacting the staff planner listed above.

Can I request a public hearing before the decision is made final?

You can send a request to hold a public hearing on the project to planning@ci.richmond.ca.us. Your request must be received by no later than **5:00 PM on August 15, 2025**.

If your request is received before the deadline, the Zoning Administrator will schedule a public hearing and provide written notice to you and properties located within 300 feet of the project site. The notice will contain the hearing date and time. Please be advised that Zoning Administrator hearings are held virtually using Zoom Video/Teleconference.