

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 (PLN24-358)

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

PROJECT NO: **PLN24-358**
PROJECT NAME: Landmark Designation and Rezoning of John Haley Studio/House at 771 Ocean Avenue
PROJECT ADDRESS: 771 Ocean Avenue
SITE APN: 515-223-012
APPLICANT: Joy Tahan Ruddell
PROPERTY OWNER: David K. Ruddell, Joy A. Tahan, The Ruddell-Tahan Revocable Trust

DESCRIPTION: Proposed Rezoning to add -L, Landmark Overlay District to the John Haley Studio/House at 771 Ocean Avenue (PLN24-358) for the purpose of listing on the Richmond Historic Register

ENVIRONMENTAL REVIEW: Categorically exempt under California Environmental Quality Act (CEQA) Guidelines Section 15308 – Actions By Regulatory Agencies for the Protection of the Environment: Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

STAFF PLANNER: Michele Morris, (510) 620-6572, michele_morris@ci.richmond.ca.us

HEARING DATE & TIME: **December 4, 2025 at 6:30 PM**

LOCATION: This meeting will be held in person:

City Council Chambers, City Hall
440 Civic Center Plaza, First Floor
Richmond, CA. 94804

The public may also attend through Zoom Video/Teleconference:

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.

**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

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 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 #[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.