

CITY OF PLEASANT HILL - PLANNING DIVISION
STATUS OF MAJOR PLANNING APPLICATIONS CURRENTLY UNDER REVIEW FOR LAND USE ENTITLEMENTS
December 2017
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Note: Projects Highlighted in Yellow are Pending Public Hearing

Application Number (s)	Project Name	Project Description	Applicant	Address APN	Status	City Contact
PLN 17-0167	Mayari Addition	ARC Permit for a Substantial Addition/Remodel to a Single Family Residence	Mayani	2030 Hoover Street	ARC Approved August 3, 2017. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 17-0139	Tsern Building CCB Repaint	ARC Permit for a repaint of existing shopping center with new color scheme.	Anna Pasouzzi	548/550 Contra Costa Blvd	ARC Approved May 18, 2017. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 17-0200	Dawud Day Care Expansion	Use Permit to Expand an Existing General Day Care Facility	Dawud	1641 Oak Park Boulevard	PC January 2018.	Andrew Shiflet Planning Technician 925-671-5211
PLN 17-0286	Vadnais Residential Remodel/Addition	ARC Permit for Substantial Remodel of a Single Family Residence	Douglas Mighell AIA Architect	1742 Mary Drive	ARC Approved August 3, 2017. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 17-0380	McDonald's Façade Upgrade	ARC Permit for Façade Improvements	McDonalds	1690 Contra Costa Boulevard	ARC Approved December 7, 2017. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
MS 08-002 & ARC 10-007	Cortsen Minor Subdivision	4 Lot Minor Subdivision (Parcels Average 13,643 sf)	Randy Bodhaine	297 Cortsen Road	PC and ARC approved Time Extensions June/July 2015.Expiration 2020.	Lori Radcliffe Assistant Planner 925-671-5297

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PLN 14-0092	Harrison New Home/Garage	ARC Permit for new single family residence	Harrison	450 Little Road	ARC Approved June 16, 2016. Post-Approval Follow-Up. No BP Issued. Time Extension Request Submitted May 2017. ARC approved on July 6, 2017. No BP issued.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 14-0472	Mullin Residence	ARC Permit for Substantial Remodel/Addition to a Single Family Residence	Mullin	115 Poshard Drive	Post-Approval Follow-Up. BP Issued. BP extension to 12/12/17	Lori Radcliffe Assistant Planner 925-671-5297
PLN 15-0054	Pfeiffer SF Home Addition/Remodel	ARC Permit for Substantial Remodel/Addition to a Single Family Residence	Andy Pfeiffer	100 Oakvue	Post-Approval Follow-Up. BP Issued. BP extension to 2/9/18	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0154	Berkowitz Lot Line Adjustment	Lot Line Adjustment	Berkowitz	136 Belle Ave	Under Review.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0034	DeCarlo Addition	Minor Exception for Front Setback Reduction	DeCarlo	2984 Dorothy	Post-Approval Follow-Up. BP Issued.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0105	McDonald's Restaurant	Development Plan, ARC Permit, Use Permit for New Restaurant with Drive Through	McDonald's	624 Contra Costa Boulevard	Final BP issued. Pending Engineering Final Clearance.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0173	Bittner Residence	ARC Permit for a New Residence	Bittner	57 Paso Nogal Road	Post Approval Follow-Up BP Issued. BP extension to 11/17/17	Lori Radcliffe Assistant Planner 925-671-5297

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PLN 16-0318	Barbour Single Family Residence	ARC Permit for Substantial Remodel and Addition to a Single Family Residence	Barbour	1958 Oak Park Boulevard	City Council approved plans April 17, 2017. Post-Approval Follow-Up. BP issued.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0428	Pleasant Hill Child Care	Minor Use Permit for General Daycare/Pre-School	Sharon Yang	409 Boyd	Application determined Incomplete January 2017. Re-submittal received March 2017. 2nd letter of incomplete issued 4/17/17. Peer Review of Traffic Study Completed July 2017. Applicant responding to Peer Review. Planning Commission Approved November 14, 2017. ARC scheduled for December 7, 2017. Appeal received 11/22/17. CC scheduled for January 8, 2018.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0023	T-Mobile Wireless Facility Modification	Zoning Permit for Streamlined Approval of Modifications to an Existing Wireless Telecommunication Facility	T-Mobile	2300 Contra Costa Boulevard	Zoning Administrator Approved. BP Issued. Post-Approval Follow-Up.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0037	Pleasant Hill Village Apartments Façade Improvements	ARC Permit for Exterior Façade Improvements	Pleasant Hill Village	100 Boyd	ARC Approved, May 8, 2017. Post Approval Follow Up. BP Issued.	Lori Radcliffe Assistant Planner 925-671-5297

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PLN 17-0093	Huynh Addition	ARC Permit for Substantial Remodel and Addition to a Single Family Residence	Huynh	184 Cynthia Drive	ARC approved June 28, 2017. No BP Issued.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0207	Wu Residences	ARC Permit for Two New Single Family Residences on Two Existing Lots	Wu	McKissick	ARC Study Session September 21, 2017.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0063	Fakurnejad Two Single Family Homes	ARC Permit for Two New Two-Story Single Family Homes	Reza Fakurnejad	2187 & 2189 Pleasant Hill Road	ARC Study Session April 20, 2017. ARC approved 8/3/17. Post-Approval Follow-Up.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0226	Trejo Residence	ARC Permit for New Single Family Home	Trejo	116 Hubbard	ARC Approved. Revised Revised BP issued.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0263	Elkins Lot Line Adjustment	Two Lot Adjustment	Elkins/Bailey	142 & 152 Chianti Place	Recommendations provided to Engineering Division August 2017.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0317	McGlibery Residential Addition	Minor Exception for a Six Inch Reduction in the Side Yard Setback	McGlibery	471 Odin Drive	Approved September 18, 2017. Post-Approval Follow-Up. No BP issued	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0438	Spa Via Signage	ARC Permit for New Signage	Spa Via	45 Crescent Drive	Under Review.	Lori Radcliffe Assistant Planner 925-671-5297

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PLN 17-0386	Hendren Residence	ARC Permit for New Single Family Residence	Hendren	242 Lisa Lane	Incomplete	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0461	Khashabi Residence	ARC Permit for Substantial Remodel of an Existing Single Family Residence	Khashabi	257 Douglas Lane	Under Review.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 17-0469	Clissold Residence	Minor Exception for Various Setback Adjustments	Clissold	424 Cumberland	Under Review.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 14-0304	Pahwa Minor Subdivision and ARC	Two-Lot Subdivision & ARC Permit for Two New Homes	Indy Pahwa	281 Boyd Road	Final Map approved March 2017. Post-Approval Follow-Up. Grading Permit and Building Permits Issued.	Jeff Olsen Associate Planner 925-671-5206
PLN 14-0334	Downtown West Plaza	ARC Permit for Refurbishing the West Plaza Area	UBS	Crescent Drive	ARC Study Session September 4, 2014. Pending Resubmittal by Applicant. New Owners intend to submit revised plans prior to end of 2017.	Jeff Olsen Associate Planner 925-671-5206

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PLN 15-0069	PH Baseball Assoc. at Pleasant Oaks Park.	ARC, UP and DP for New Accessory Building	PH Baseball Association	0 Santa Barbara Rd.	Planning Commission Denied May 24, 2016. Appealed to City Council. Continuance Requested by Applicant. New City Council Hearing Date on May 15, 2017; Continued to June 19, 2017, Continued to August 7, 2017. Hearing canceled at the request of the applicant. Pending resubmittal.	Jeff Olsen Associate Planner 925-671-5206
PLN 15-0058	PG&E Citywide Tree Removal Permit	Tree Removal Permit	PG&E	City Wide	Majority of project has been completed, but a few additional trees need to be removed.	Jeff Olsen Associate Planner 925-671-5206
PLN 15-0339	Stringer & Bates Residential PUD	GP Amendment; PUD Rezoning; Development Plan, Major Subdivision; ARC Permit for 44 New Detached Homes in PAO District (3.33 acre site).	Scott Stringer	100 Mayhew Way	CEQA review period Dec. 30, 2016 to Jan. 20, 2017. ARC meeting Feb. 2, 2017 PC meeting, Feb. 14, 2017, City Council approved April 17, 2017. Post-Approval Follow-Up. Demolition Permit Issued.	Jeff Olsen Associate Planner 925-671-5206

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PLN 14-0371	DeNova Subdivision	Multiple Applications for a 18 Lot Residential Subdivision and PUD	Trent Sanson	Taylor Boulevard at Mercury Way	Plans submitted for Building Permit (for new homes, site improvements, etc.) Dec. 2016. Final Map at City Council June 19, 2017. Grading Permit Issued.	Jeff Olsen Associate Planner 925-671-5206
PLN 15-0387	ATT Wireless	Use Permit and ARC Permit for a Roof-Mounted Telecommunications Facility (Renewal of Expired Prior Approvals)	ATT Wireless	400 Taylor	Architectural Review Commission approved on November 19, 2015. Post-Approval Follow-Up. Building Final Requested and is pending replacement of "dead" oak trees planted per ARC.	Jeff Olsen Associate Planner 925-671-5206
PLN 15-0469	Qi Residence	ARC Permit for New Single Family Dwelling	Qi	765 Grayson Road	ARC Approved December 15, 2016. Post-Approval Follow-Up. Building Permit Issued.	Jeff Olsen Associate Planner 925-671-5206

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PLN 16-0072	Bello Residence Substantial Remodel	ARC Permit for Substantial Residential Remodel	Bello	201 Powell	Architectural Review Commission Approved May 19, 2016. Building Permit can be finalized once fence in the Public ROW issue is resolved by owner.	Jeff Olsen Associate Planner 925-671-5206
PLN 16-0122	Sancerre/Envisage Development	ARC Permit for 6 New Homes and Final Subdivision Map	Envisage	6200 Block of Alhambra	ARC Permit Incomplete May 2016. Second letter of incomplete sent Nov. 2016. Time Extension Approved by PC May 2016. Final Map Approved by City Council April 2017. Revised Plans submitted on May 25, 2017 (3rd Letter of Incomplete sent). ARC Hearing Tentatively February 2018.	Jeff Olsen Associate Planner 925-671-5206

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PLN 17-0064	Pleasant Acres Lot Split	Minor Subdivision for 2-way lot split		425 Roberta	Letter of Incomplete sent on March 23, 2017. Re-submittal on July 5, 2017 pending review. Incomplete August 2017. Resubmittal on October 10, 2017. Third letter of incomplete sent November 10, 2017. Pending re-submittal.	Jeff Olsen Associate Planner 925-671-5206
PLN 16-0121	Dentist Office	ARC Permit for Exterior Changes and Site Improvements	Pham	620 Contra Costa Boulevard	ARC Approved July 7 2016. Post-Approval Follow-Up. Building Final Pending the Completion of Roof Screen installation.	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0180	Eva Minor Subdivision	Minor Subdivision for 2-way lot split of 22,000 sf lot	Peter Eva	195 Cortsen Road	Zoning Administrator Approved July 27, 2017. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0229	Fat Maddies Restaurant	ARC Permit for Exterior Changes	Fat Maddies	45 Crescent	ARC approved July 20, 2017. Building Permit issued.	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0316	Lorence Minor Subdivision	2 lot Minor Subdivision	Lawrence	224 Oak Park Lane	Zoning Administrator Approved October 12, 2017. Final map submitted for review on November 20, 2017.	Jeff Olsen Associate Planner 925-671-5206

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PLN 17-0344	Tran Residence	ARC Permit for Substantial Remodel of an Existing Residence	Tran	105 Theo Lane	ARC October 19, 2017; Continued to Respond to ARC Comments. Tentative ARC Date December 21, 2017.	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0304	Farrington's Bar Gaming	Use Permit for Gaming	Farrington's	Contra Costa Boulevard	Planning Commission January 9, 2018.	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0307	Annointed Athlete Massage	Use Permit for Massage in PAO Zone and off-site	Madsen	2800 Pleasant Hill Road	Zoning Administrator Approved September 14, 2017. Post-Approval Follow-Up (compliance with ADA standards within 6 months).	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0350	Schofield Residence	ARC Permit for New Single Family Dwelling	Schofield	2563 Jewel Lane	Approved by ARC on November 16, 2017. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0427	TriPointe Model Home Complex	Temporary Use Permit for Model Home Complex for 100 Mayhew	Tri Pointe Homes	100 Mayhew Way	Under Review.	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0467	Align Yoga Signage	Wall and Monument Sign Modifications	Align Yoga	1521 Contra Costa Boulevard	Under Review.	Jeff Olsen Associate Planner 925-671-5206
PLN 14-0249	Homewood Suites Hotel	Development Plan, Architectural Review Permit for a Hotel	WRSJG LLC	650 Ellinwood Way 127-210-031	Post-Approval Follow Up.	Troy Fujimoto Senior Planner 925-671-5224

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PLN 13-0294	Sun Valley Apartments Expansion	ARC Permit to Add Four Additional Units to the Apartment Complex	Kevin Bundy, Property Manager	1400 Contra Costa Boulevard	Incomplete. On Hold per Applicant.	Troy Fujimoto Senior Planner 925-671-5224
PLN 14-0338	Sun Valley Apartments Grading	ARC Permit for Parking Lot Modifications and Creek Grading and Restoration	Kevin Bundy, Property Manager	1400 Contra Costa Boulevard	Post-Approval Follow-Up - Grading Permit Issued.	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0263 Pre-Application	City Ventures Pre-Application for Subdivision	Pre-Application for 60 Unit Townhouse Style Development	City Ventures	3131 N. Main Street	Study Session held with Planning Commission. No Application Submitted.	Troy Fujimoto Senior Planner 925-671-5224
PLN 15-0164	DVC Shopping Plaza Redevelopment	Architectural Review Permit, Sign Permit, Master Sign Program, Major Sign Adjustment for Redevelopment of DVC Plaza, including New Building Exteriors, Landscaping, Dog Park, Pedestrian/Bicycle Trail, 50 foot Freestanding Pylon Sign.	Merlone Geier Partners	Golf Club Road, Old Quarry Road and Chilpancingo Parkway	Shopping Center Remodel Approved by the ARC October 2015. Major Sign Adjustment (Use Permit) Approved by the City Council (December 2015) and City Council approved the Sign Permit (January 2016). Master Sign Program Approved by ARC June 2016. Post-Approval Follow-Up. ARC approved a 12-month Time Extension of the permit.	Troy Fujimoto, Senior Planner 925-671-5224

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PLN 16-0027	Carmax Auto Dealership	Use Permit and Development Plan for a Carmax Auto Dealership	Carmax c/o Centerpoint 1240 Bergen Parkway, Suite A-250 Evergreen, CO 80439	77 Chilpancingo Pkwy	Approved by City Council. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224
PLN 16-0053	Merlone Geier Lot Line Adjustment	Lot Line Adjustment for DV Plaza Redevelopment	Merlone Geier Partners	Various #s on Chilpancingo Parkway	Pending Review.	Troy Fujimoto Senior Planner 925-671-5224
PLN 16-0253	Painting with a Twist Use Permit	Minor Use Permit for Personal Improvement Service Use in Retail Zone.	Scott & Dawn O'Connell 20 Hardie Drive Moraga, CA 94556	548 Contra Costa Boulevard	Zoning Administrator Approved October 27, 2016. Post-Approval Follow-Up. Pending Trash Enclosure Construction.	Troy Fujimoto Senior Planner 925-671-5224
PLN 16-0316	Christ the King Remodel	ARC Permit for Modifications to Existing Structures	Tom Sweeney Christ the King Parish 199 Brandon Road Pleasant Hill, CA	199 Brandon Road	ZA Approved the ARC permit, February 2017. Post-Approval Follow-Up. No Building Permit Issued.	Troy Fujimoto Senior Planner 925-671-5224
PLN 16-0380	Fountainhead Daycare	Use Permit, Development Plan and ARC Permit for New General Daycare	Fountainhead Montessori	1715-1725 Oak Park Boulevard	Partial Resubmittal Under Review.	Troy Fujimoto Senior Planner 925-671-5224
PLN 16-0392	Verizon Wireless Roof Top Antennas	Use Permit and ARC Permit	Ridge Communications Inc. (on behalf of Verizon Wireless)	685 Contra Costa Boulevard	Approved. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224

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PLN 17-0010	Oak Park Christian Church Site Modifications	ARC Permit for Demolition of Existing Modular Buildings and Modifications to Parking Lot and Landscaping	Oak Park Christian Church	2073 Oak Park Boulevard	ARC Approved on January 19, 2017. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224
Pre-Application	Choice in Aging (formerly Rehabilitation Services of Northern California, RSNC) Redevelopment	Preliminary Application for Major Modifications/Expansion of the Existing Facilities	RSNC	Golf Club Road	No Application Submitted.	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0013	Reliez Terraces Subdivision (Former Molino Property)	19 lot Subdivision (Tentative Map) and Planned Unit Development	Mt. Diablo View Assoc. LLC.	2150 and 2198 Pleasant Hill Road	Incomplete. Resubmitted Under Review.	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0066	Hilton Homewood Suites Hotel Signage	Sign Permit for wall and monument signs for the under construction Hilton Homewood Suites Hotel	Viking Sign Installations	650 Ellinwood Way 127-210-031	Approved. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0175	Henren Lot Line Adjustment	Adjust Lot Lines Between Two Existing Parcels to Create a Buildable Lot	Henren	242 Lisa Lane	Conditionally Approved August 2017. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0162	Kids Kastle	Minor Use Permit for General Daycare	Michelle Service	1925 Pleasant Hill Road	Incomplete, Pending Resubmittal. Planning Commission Study Session September 12, 2017.	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0407	Faith Lutheran Day Care	Minor Use Permit for General Daycare	Faith Lutheran	50 Woodsworth	Under Review.	Troy Fujimoto Senior Planner 925-671-5224

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PLN 17-0458	Leitao LLA	Lot Line Adjustment between Two Single Family Residential Parcels	Leitao/Firoozabody	741 Slater	Incomplete	Troy Fujimoto Senior Planner 925-671-5224
LLA 08-001	Braun/Lindenaur LLA	Lot Line Adjustment	Braun	21 Plato Ct & 804 Hamilton Ct. 166-282-010 & 166-271-010	Inactive - Pending Additional Information from Applicant.	Engineering