

CITY OF PLEASANT HILL - PLANNING DIVISION
STATUS OF MAJOR PLANNING APPLICATIONS CURRENTLY UNDER REVIEW FOR LAND USE ENTITLEMENTS
August 2019

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Note: Projects Highlighted in Green have been Approved by Planning

Application Number (s)	Project Name	Project Description	Applicant	Address APN	Status	City Contact
PLN 18-0128	A Small World Infant & Toddler Center Remodel/Addition	ARC Permit for an Addition/Remodel to a business in a PAO Zone	Dawud	1641 Oak Park Boulevard	ARC Approved June 21, 2018. BP issued. Post-Approval Follow-up	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	Post-Approval Follow-Up. BP issued.	Andrew Shiflet Planning Technician 925-671-5211
PLN 17-0380	McDonald's Façade Upgrade	ARC Permit for Façade Improvements	McDonalds	1690 Contra Costa Boulevard	Post-Approval Follow-Up. BP issued. Construction Completed. Landscape Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 18-0247	York Additions	Variance for Residential Additions	York	1730 Mary Drive	Planning Commission Denied Variance and Approved Minor Exception September 11, 2018. Post-Approval Follow-Up. Demolition Underway.	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0061	Livewire Gaming Café	Use Permit for Commercial Recreational Use	Kim	741 Contra Costa Boulevard	ZA Approved. Post Approval Follow-Up	Andrew Shiflet Planning Technician 925-671-5211

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PLN 19-0059	Friedman's Warehouse Sign	ARC Sign Permit	Friedman's	215 Hookston	ARC approved April 4, 2019. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 18-0156	ATT Wireless Modification	6409 Streamlined Review Permit	ATT Wireless	300 Ellinwood Road	ZA Approved March 27, 2019. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0099	Pollock Residence	ARC Permit for New Single Family Residence	Pollock	80 Brandon Road	ARC Approved May 2, 2019. Post Approval Follow-Up	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0079	Gregory Village Façade Improvements	ARC Permit for Façade Improvements		1601-1699 Contra Costa Boulevard	ARC approved July 11, 2019. Applicant has filed an appeal to the City Council	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0125	Minuteman Press Sign	ARC Permit for New Wall Sign	Minuteman	1905 Contra Costa Boulevard	ARC hearing continued to August 1, 2019	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0183	Shell Exterior Improvements	ARC Permit for exterior improvements	Shell	2401 Pleasant Hill Road	completeness review	Andrew Shiflet Planning Technician 925-671-5211

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PLN 19-0160	Mission Hill Eye Center	ARC Permit for exterior improvements	Kurt Waggenknecht	1515 Contra Costa Blvd.	incomplete, pending resubmittal	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0242	81 Gregory Sign Permit	Sign Permit for new monument sign	Rodrigues Holdings LLC	81 Gregory Ln	ARC Hearing for August 1, 2019	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0255	Meline Use Permit	Use Permit for Personal Improvement Service	Tori Meline (Light Happiness Hope)	140 Mayhew Way	incomplete, pending resubmittal	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0259	Speedway Express	AR and Sign Permits	A & S Engineering	1616 Oak Park Blvd	completeness review	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0289	Gameday VR	Use Permit for Commercial Recreation and Entertainment Use	GameDayVR	620 Contra Costa Blvd	completeness review	Andrew Shiflet Planning Technician 925-671-5211
PLN 19-0305	IMT Sign Permit	Sign Permit for new monument sign	IMT	225 Coggins Drive	completeness review	Andrew Shiflet Planning Technician 925-671-5211

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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. Time Extension Approved August 2, 2018. Building Permit Submitted, under review (incomplete). Applicant is revising permit	Lori Radcliffe Associate Planner 925-671-5297
PLN 17-0154	Berkowitz Lot Line Adjustment	Lot Line Adjustment	Berkowitz	136 Belle Ave	Under Engineering Review	Lori Radcliffe Associate 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 Final documentation and Clearance.	Lori Radcliffe Associate Planner 925-671-5297
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. Under Construction.	Lori Radcliffe Associate Planner 925-671-5297
PLN 16-0428	Pleasant Hill Child Care	Minor Use Permit for General Daycare/Pre-School	Sharon Yang	409 Boyd	Approved by City Council January 8, 2018. Building Permit issued.	Lori Radcliffe Associate Planner 925-671-5297

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PLN 18-0367	Wu Residences	Minor subdivision and ARC Permit for four New Single Family Residences on four proposed Lots	Wu	McKissick	ARC Second Study Session February 21, 2109. PC Study Session April 2019. ISMND comments	Lori Radcliffe Associate 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. Building Permit Issued March 2018. Under Construction. Post-Approval Follow-Up.	Lori Radcliffe Associate Planner 925-671-5297
PLN 17-0226	Trejo Residence	ARC Permit for New Single Family Home	Trejo	116 Hubbard	ARC Approved. Revised BP issued. Under Construction.	Lori Radcliffe Associate Planner 925-671-5297
PLN 17-0293	Elkins Lot Line Adjustment	Two Lot Adjustment	Elkins/Bailey	142 & 152 Chianti Place	Recommendations provided to Engineering Division August 2017.	Lori Radcliffe Associate Planner 925-671-5297
PLN 17-0386	Hendren Residence	ARC Permit for New Single Family Residence	Hendren	2060 Lisa Lane	ARC Approved August 16, 2018. Pending BP Issuance.	Lori Radcliffe Associate Planner 925-671-5297

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PLN 17-0461	Khashabi Residence	ARC Permit for Substantial Remodel of an Existing Single Family Residence	Khashabi	257 Douglas Lane	ARC Approved March 15, 2018. No BP Issued. Request for ARC extension 4/18/19 - TE approved- No BP issued	Lori Radcliffe Associate Planner 925-671-5297
PLN 18-0090	Valdez Addition	Minor Exception Front Yard Setback	Valdez	272 Nancy	Incomplete. Application submitted on 3/15/18. Inactive Letter Sent on 10/23/18. Pending resubmittal	Lori Radcliffe Associate Planner 925-671-5297
PLN 18-0100	Verizon Microcell	Use Permit for a New Microcell Site	Verizon	2919 Dorothy	ARC Recommended Approval. PC approved on 11-13-18. Post-Approval Follow-Up.	Lori Radcliffe Associate Planner 925-671-5297
PLN 18-0262	Hookston Senior Apartments Remodel	ARC Permit for Exterior Modifications	Satellite Affordable Housing	80 W. Hookston Road	Planning Approval 10-4-18. BP issued. Under Construction. Post-Approval Follow-Up.	Lori Radcliffe Associate Planner 925-671-5297
PLN 18-0476	ATT Telecommunication Upgrades	6409 Streamlined Review Permit for Wireless Telecommunications Facilities	ATT	77 Santa Barbara Road	ZA Approved 3/28/19. BP plans approved. BP not issued until modified lease/letter of intent submitted	Lori Radcliffe Associate Planner 925-671-5297

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PLN 18-0499	ATT Telecommunication Upgrades	6409 Streamlined Review Permit for Wireless Telecommunications Facilities	ATT	2255 Contra Costa Boulevard	ZA Approved April 9, 2019. BP plans approved. BP not issued until modified lease/letter of intent submitted	Lori Radcliffe Associate Planner 925-671-5297
PLN 18-0498	ATT Telecommunication Upgrades	6409 Streamlined Review Permit for Wireless Telecommunications Facilities	ATT	685 Contra Costa Boulevard	ZA Approved April 22, 2019. BP plans approved. BP not issued until modified lease/letter of intent submitted	Lori Radcliffe Associate Planner 925-671-5297
PLN 18-0506	Pines Use Permit	Use Permit to allow 100% Office Use in an Existing Building Zoned LI	Pines	3451 Vincent	ZA Approval 3/5/19. Post-Approval Follow-Up.	Lori Radcliffe Associate Planner 925-671-5297
PLN 19-0053	Guiding Light Use Permit	Use Permit for General Daycare	Justina Staley	2041 Oak Park Boulevard	Incomplete	Lori Radcliffe Associate Planner 925-671-5297
PLN 19-0108	T-Mobile Wireless Telecom Modifications	6409 Permit for Modification of Existing Wireless Facilities	T-Mobile	2300 Contra Costa Boulevard	ZA Approved May 2, 2019. BP plans approved. BP not issued until modified lease/letter of intent submitted	Lori Radcliffe Associate Planner 925-671-5297

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PLN 19-0172	Mathnasium Tutoring Center	Use Permit for Tutoring Center		1300 Contra Costa Boulevard	Under Review.	Lori Radcliffe Associate Planner 925-671-5297
PLN 19-0111	T-Mobile Wireless Telecom Modifications	6409 Permit for Modification of Existing Wireless Facilities	T-Mobile	321 Golf Club Road	Waiting on resubmittal	Lori Radcliffe Associate Planner 925-671-5297
PLN 17-0064	Pleasant Acres Lot Split	Minor Subdivision for 2-way lot split	Djordjevic	425 Roberta	PC study session on June 26, 2018 resulted in non support for the three potential variances associated with the Minor Subdivision. The PC recommended consideration of an ADU in-lieu of a lot split. To date, the applicant has not withdrawn the application and has been meeting with staff with the intent to submit a revised application.	Lori Radcliffe Associate Planner 925-671-5297
PLN 19-0210	Lunt Variance/Minor Exception	Minor Exception and Variance for a building addition	Nathan and Cristen Lunt	120 Collins Ct	Incomplete	Lori Radcliffe Associate Planner 925-671-5297
PLN 19-0216	Creekside Minor Subdivision	Minor Subdivision for 3 lots	Ali Farhadbakht & Parvaneh Chehrehsey-Jangi	590 Creekside Drive	Under review	Lori Radcliffe Associate Planner 925-671-5297

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PLN 19-0230	Ponderosa Homes Minor Exception	Minor Exception	Ponderosa Homes	2050 Pleasant Hill Road, Lot 1	Completeness Review	Lori Radcliffe Associate Planner 925-671-5297
PLN 19-0252	T-Mobile Wireless Telecom Modifications	6409 Permit for Modification of Existing Wireless Facilities	T-Mobile	2300 Contra Costa Boulevard	Under review	Lori Radcliffe Associate Planner 925-671-5297
PLN 19-0254	East Bay Wholesale Outlet	Sign Permit	Jim Taylor	521 Contra Costa Blvd	Completeness Review	Lori Radcliffe Associate Planner 925-671-5297
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 (Grayson Place)	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. Grading Underway. Under Construction.	Jeff Olsen Associate Planner 925-671-5206

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PLN 14-0371	DeNova Subdivision (Tanager Heights)	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. Under Construction. Final landscape and common areas to be inspected for compliance.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0178	Sancerre/Envisage Development	ARC Permit for 6 New Homes and Final Subdivision Map	Envisage	6200 Block of Alhambra	Previous Application Administratively Withdrawn Due to Inactivity. Resubmitted. Incomplete Letter sent on June 7, 2018. Pending Re-submittal.	Jeff Olsen Associate Planner 925-671-5206

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PLN 17-0229	Fat Maddies Restaurant	ARC Permit for Exterior Changes	Fat Maddies	45 Crescent	ARC approved July 20, 2017. Building Permit issued. Post-Approval Follow Up. Referred to Code Enforcement. Revocation Hearing scheduled for June 20, 2019 with ARC.	Jeff Olsen Associate Planner 925-671-5206
PLN 17-0344	Tran Residence	ARC Permit for Substantial Remodel of an Existing Residence	Tran	105 Theo Lane	ARC Approved December 21, 2017. Under Construction. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0103	Di Pietoro Residence	ARC Permit for Substantial Remodel	Di Pietoro	211 Powell Ave	ARC Approved May 3, 2018. Post-Approval Follow Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0231	Burlington	ARC Permit for Façade Change	Regency	568 Contra Costa Blvd.	ARC Approved August 2, 2018. Post-Approval Follow-Up. Building Permit Issued. Temp C of O issued on May 15, 2019	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0290	Wright Residence	ARC Permit for Substantial Remodel of an Existing Residence	Wright	216 Poshard Street	ARC approved September 6, 2018. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0359	Blake-Griggs Multi-Family Development	General Plan Amendment and Related Entitlements for a 210 unit Multi-family project	Blake-Griggs	85 Cleveland	Incomplete, Scoping Meeting July 23, 2019 PC Meeting	Jeff Olsen Associate Planner 925-671-5206

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PLN 18-0385	Mckie Residence	ARC Permit for Substantial Remodel	Mckie	117 Hubbard	ARC Approved. November 15, 2018. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
UP 03-003	Escobar Use Permit Revocation/Modification	Non compliance with project COA's	Enrique and Thelma Escobar	1649 Oak Park Blvd	Continued to August 13 2019	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0435	Heinhold-Chen Residence	ARC Permit for New Single Family Dwelling	Heinhold-Chen	240 Oak Park Boulevard	ARC Approved Dec 6 Post-approval follow-up.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0455	John Muir Medical Offices	Use Permit to allow 100% Office Use at an RB zoned site.	John Muir	2665-85 Pleasant Hill Road	Use Permit approved by PC on March 12, 2019. Post-Approval Follow Up	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0440	ATT Wireless Modification	6409 Streamlined Review Permit.	ATT Wireless	2551 Pleasant Hill Road	ZA Approved January 2019. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0440	Commercial Pad Building	ARC Permit for New Commercial Pad Building	Merlone Geier Partners	61 Chilpancingo Parkway	ARC Approved April 4, 2019. Post-Approval Follow-up.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0462	DV Plaza South Side Remodel and New Commercial Building	Development Plan, Architectural Review Permit for a New Retail Store.	Merlone Geier Partners	180-280 Golf Club Road	Approved by Planning Commission May 28, 2019. Post-Approval Follow-Up	Jeff Olsen Associate Planner 925-671-5206
PLN 19-0002	Residential Subdivision Project	General Plan Amendment for Potential Single Family Residential Major Subdivision	CDP Pleasant Hill LLC (Bruce Myers)	401 Taylor Blvd.	Under Review. PC study session held on June 11, 2019.	Jeff Olsen Associate Planner 925-671-5206

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PLN 19-0023	Burlington Wall Sign	ARC/Sign Permit for New Wall Sign	Burlington	568 Contra Costa Blvd.	ARC Approved w/Conditions on April 4, 2019. Appealed by Applicant.	Jeff Olsen Associate Planner 925-671-5206
PLN 19-0032	ATT Wireless Modification	6409 Permit for Modification of Existing Wireless Facilities	ATT	400 Taylor	ZA approved on May 16, 2019.	Jeff Olsen Associate Planner 925-671-5206
PLN 19-0101	PH Recreation & Park District Storage Building	ARC and Development Plan Permit for the PHBA Storage Building	PH Recreation & Park District	2 Santa Barbara Road	Incomplete	Jeff Olsen Associate Planner 925-671-5206
PLN 19-0148	John Muir Medical Office Expansion	Use permit for Medical Use	John Muir	3478 Buskirk	Approved by Zoning Administrator	Jeff Olsen Associate Planner 925-671-5206
PLN 19-0104	Eva Single Family Residence	ARC Permit for Reconfiguration of Medical Office Space	Eva	195 Cortsen Road	Approved by ARC. Post-Approval Follow-Up	Jeff Olsen Associate Planner 925-671-5206
PLN 19-0188	Mixed Use Project	Preliminary Application for redevelopment of 81 Gregory Lane	Rodriguez Holdings	81 Gregory Lane	Routed for Preliminary Review from Outside Agencies	Jeff Olsen Associate Planner 925-671-5206
PLN 19-0288	John Muir Health	Architectural Review Permit and Sign Permit	John Muir Health	2675 Pleasant Hill Road	Completeness Review	Jeff Olsen Associate Planner 925-671-5206

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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. ARC October 18, 2018 for Time Extension.	Troy Fujimoto, Senior Planner 925-671-5224
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. Under Construction.	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	Approved by City. Building permit under review.	Troy Fujimoto Senior Planner 925-671-5224

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PLN-_____	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	Under Planning Review, incomplete	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0013	Reliez Terraces Subdivision (Former Molino Property)	17 lot Subdivision (Tentative Map) and Planned Unit Development	Mt. Diablo View Assoc. LLC.	2150 and 2198 Pleasant Hill Road	Approved, Under building permit review.	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0407	Faith Lutheran Day Care	Minor Use Permit for General Daycare	Faith Lutheran	50 Woodsworth	Building permits issued - to be completed.	Troy Fujimoto Senior Planner 925-671-5224
PLN 18-0198	Cambria Hotel	GP Amendment, PUD Rezoning, Development Plan, ARC Permit for Four story, 155 room hotel.	Stratus Development Partners 17 Corporate Plaza, Suite 200, Newport Beach, CA 92660	3131 N. Main Street	Architectural Review Commission Public Hearing on July 18, 2019	Troy Fujimoto Senior Planner 925-671-5224
PLN 18-0383	Contra Costa County Major Residential Subdivision	Specific Plan, Major Subdivision, Development Plan, ARC Permit GP Amendment for 34 unit Residential Subdivision.	Contra Costa County	1750 Oak Park Blvd	CEQA review in progress.	Troy Fujimoto Senior Planner 925-671-5224
PLN 18-0384	PH Recreation & Park District Sport Fields	Specific Plan, Use Permit, Development Plan, ARC Permit GP Amendment for Outdoor Sports Fields	PH Recreation & Park District	1700 Oak Park Blvd	CEQA review in progress.	Troy Fujimoto Senior Planner 925-671-5224

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PLN 19-0012	Firozabady LLA	Two Lot Adjustment	Firozabady	741 Slater Road	Under Engineering Review	Troy Fujimoto Senior Planner 925-671-5224
PLN 19-0046	Pacific Rim Volleyball Use Permit	Use Permit for Commercial Recreational Use	Roger Worsley	2424 Estand	Approved by PC, July 9, 2019	Troy Fujimoto Senior Planner 925-671-5224
PLN 19-0048	Diablo Fitness Use Permit Amendment	Use Permit Amendment for Gym	Craig Howard	2447 Estand	Approved by PC, July 9, 2019	Troy Fujimoto Senior Planner 925-671-5224
PLN 19-0047	Triactive Use Permit	Use Permit for Gym	Rob Reinhard	2432 Estand	Approved by PC, July 9, 2019	Troy Fujimoto Senior Planner 925-671-5224
PLN 19-0072	Merlone Geier LLA	Lot Line Adjustment	Merlone Geier Partners	77 & 85 Chilpancingo Parkway	Under Engineering Review	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