

CITY OF PLEASANT HILL - PLANNING DIVISION  
STATUS OF MAJOR PLANNING APPLICATIONS CURRENTLY UNDER REVIEW FOR LAND USE ENTITLEMENTS  
October 2018  
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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 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. Pending BP.	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. Under Construction.	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.	Andrew Shiflet Planning Technician 925-671-5211
PLN 18-0223	Canopy Sign	Sign Permit for Canopy Sign	John Muir Medical	3480 Buskirk	Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211

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PLN 18-0170	CERT Storage Container	Variance for a Storage Container	CERT	796/800 Grayson Road	ZA Hearing June 28, 2018; Re-Noticed as a Minor Exception. Approved August 2018. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 18-0271	Principia Engineering R&D Services	Use Permit for R&D Services	Principal Engineering	1917 Oak Park Boulevard	ZA Approved July 26, 2018. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 18-0327	Family Boxing Studio	Use Permit for Commercial Recreational/Personal Improvement Use	Family Boxing Studio	598 Patterson Road	Under Review.	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 Associate 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 Approved August 2, 2018. Building Permit Submitted, under review.	Lori Radcliffe Associate Planner 925-671-529
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. To date, no new extension requested.	Lori Radcliffe Associate Planner 925-671-529
PLN 17-0154	Berkowitz Lot Line Adjustment	Lot Line Adjustment	Berkowitz	136 Belle Ave	Under Review. Pending resubmittal of revisions.	Lori Radcliffe Associate Planner 925-671-529
PLN 16-0034	DeCarlo Addition	Minor Exception for Front Setback Reduction	DeCarlo	2984 Dorothy	Post-Approval Follow-Up. BP Issued.	Lori Radcliffe Associate Planner 925-671-529
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 Associate Planner 925-671-529
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. BP active.	Lori Radcliffe Associate Planner 925-671-529

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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 Associate Planner 925-671-529
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 Application Submitted, under review.	Lori Radcliffe Associate Planner 925-671-529
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. Under Construction.	Lori Radcliffe Associate Planner 925-671-529
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. BP Issued.	Lori Radcliffe Associate Planner 925-671-529
PLN 17-0207	Wu Residences	Minor subdivision and ARC Permit for four New Single Family Residences on four proposed Lots	Wu	McKissick	ARC Study Session September 21, 2017. Revisions submitted on August 13, 2018. Currently under review	Lori Radcliffe Associate Planner 925-671-529

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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 925-671-529
PLN 17-0226	Trejo Residence	ARC Permit for New Single Family Home	Trejo	116 Hubbard	ARC Approved. Revised BP issued.	Lori Radcliffe Associate Planner 925-671-529
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 925-671-529
PLN 17-0386	Hendren Residence	ARC Permit for New Single Family Residence	Hendren	0 Lisa Lane	ARC Approved August 16, 2018. Pending BP Submittal.	Lori Radcliffe Associate Planner 925-671-529
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.	Lori Radcliffe Associate Planner 925-671-529
PLN 17-0481	Smart & Final Use Permit	Minor Use Permit for Outdoor Display	Bob Layne	2100 Contra Costa Blvd	ZA Approved April 12, 2018. No BP issued. Post-Approval Follow-Up.	Lori Radcliffe Associate Planner 925-671-529

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PLN 18-0090	Valdez Addition	Minor Exception Front Yard Setback	Valdez	272 Nancy	Incomplete. Application submitted on 3/15/18	Lori Radcliffe Associate Planner 925-671-529
PLN 18-0100	Verizon Microcell	Use Permit for a New Microcell Site	Verizon	2919 Dorothy	ARC 10-18-18 & PC 11-13-18	Lori Radcliffe Associate Planner 925-671-529
PLN 18-0142	ATT Small Cell	Use Permit for New Small Cell Site in the Public Right of Way	ATT	Adjacent to 67 St. Thomas Court	Incomplete.	Lori Radcliffe Associate Planner 925-671-529
PLN 18-0141	ATT Small Cell	Use Permit for Small Cell in the Public Right of Way	ATT	Adjacent to 520 Contra Costa Boulevard	Incomplete.	Lori Radcliffe Associate Planner 925-671-529
PLN 18-0143	ATT Small Cell	Use Permit for Small Cell in the Public Right of Way	ATT	Adjacent to 716 Stubbs Road	Incomplete.	Lori Radcliffe Associate Planner 925-671-529

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PLN 18-0207	Larsen ADU	Zoning Permit for Detached ADU	Larsen	412 Soule	ARC Study Session June 21, 2018. Pending Re-Submittal.	Lori Radcliffe Associate Planner 925-671-529
PLN 18-	TriActive	Use Permit/Determination for Recreational Use in LI Zone.		Estand	Incomplete. Appeal filed July 2018. PC Denied Appeal July 24, 2018. Pending Ordinance Amendment.	Lori Radcliffe Associate Planner 925-671-529
PLN 18-0230	Century Theaters Wall Sign	ARC and Possible PC Permits for Wall Sign	Century Theater	125 Crescent Drive	ARC September 6, 2018. Continued to September 20, 2018; direction to revise. Continued to future hearing TBD.	Lori Radcliffe Associate Planner 925-671-529
PLN 18-0262	Hookston Senior Apartments Remodel	ARC Permit for Exterior Modifications	Satellite Affordable Housing	80 W. Hookston Road	Staff Level Review.	Lori Radcliffe Associate Planner 925-671-529
PLN 18-0317	Terraces Wireless Telecommunication Upgrades	6409 Streamlined Review Permit for Wireless Telecommunications Facilities	Verizon	2300 Contra Costa Boulevard	Incomplete.	Lori Radcliffe Associate Planner 925-671-529

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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 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.	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.	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
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 17-0064	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.	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

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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.	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 17-0427	TriPointe Model Home Complex	Temporary Use Permit for Model Home Complex for 100 Mayhew	Tri Pointe Homes	100 Mayhew Way	ZA Approved December 21, 2017. Post Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0085	Kelly Room Addition	Minor Exception for Aggregate Side Yard Setback	Kelly	255 Nancy Lane	ZA Approved May 3, 2018. 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 18-0148	The Post Monument Sign	Sign Permit for Monument Sign	Post	1460 Contra Costa Boulevard	Approved by Zoning Administrator on August 27, 2018. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0150	Julian Woods Landscape Modification	Proposed Removal of 28 street trees located within the Julian Woods HOA Common Area	Leslie Thomas	113 Julian Way	Letter of Incomplete sent on May 11, 2018. Pending submittal of revised plans.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0149	Pleasant Hill Coin and Jewelry	Use Permit for Pawn Shop	T.J. Grossi	3266 Buskirk Road	ZA Approved June 14, 2018. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206

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PLN 18-0225	Tran Residence	Use Permit for Setback Reduction for Garage	Tran	105 Theo Lane	PC denied variance and approved minor exception August 28, 2018.	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.	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.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0359	Griggs Multi-Family Development	General Plan Amendment and Related Entitlements for a 220 unit Multi-family project	Griggs	85 Cleveland	Under Review. Incomplete September 28, 2018.	Jeff Olsen Associate Planner 925-671-5206
PLN 18-0385	Mckie Residence	ARC Permit for Substantial Remodel	Mckie	117 Hubbard	ARC November 1, 2018.	Jeff Olsen Associate Planner 925-671-5206
No PLN	Dellwood Heritage Oak Tree Trimming	PC Review of Proposed Substantial Trimming of Heritage Oak	Referred by ZA	Dellwood	PC October 23, 2018.	Jeff Olsen Associate Planner 925-671-5206
PLN 15-0339	Grayson Place Park Fee Appeal	Appeal by Applicant of Park Fees	Tripointe	100 Mayhew Way	PC October 9, 2018.	Jeff Olsen Associate Planner 925-671-5206
PLN 14-0042	Homewood Suites Hotel PUD	Planned Unit Development District - to establish a PUD concept plan for a four story hotel	WRJGS LLC	650 Ellinwood Way 127-210-031	Project Approved by the City Council. Post-Approval Follow Up. Under Construction.	Troy Fujimoto Senior Planner 925-671-5224

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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.	Troy Fujimoto Senior Planner 925-671-5224

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PLN 16-0380	Fountainhead Daycare	Use Permit, Development Plan and ARC Permit for New General Daycare	Fountainhead Montessori	1715-1725 Oak Park Boulevard	PC Approved February 27, 2018. ARC Approved March 1, 2018. Appeal Period. Post-Approval Follow-Up.	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. Time Extension Approved March 8, 2018.	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	City Council Approved. Post-Approval Follow-Up.	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 17-0407	Faith Lutheran Day Care	Minor Use Permit for General Daycare	Faith Lutheran	50 Woodsworth	ZA Approved February 8, 2018. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224
PLN 17-0458	Leitao LLA	Lot Line Adjustment between Two Single Family Residential Parcels	Leitao/Firoozabody	741 Slater	Application on Hold per Applicant.	Troy Fujimoto Senior Planner 925-671-5224

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PLN 18-0156	ATT Wireless Modification	6409 Streamlined Review Permit	ATT Wireless	300 Ellinwood Road	Incomplete.	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	CEQA Review.	Troy Fujimoto Senior Planner 925-671-5224
PLN 18-0383	Contra Costa County Major Residential Subdivision	Specific Plan, Use Permit, Development Plan, ARC Permit GP Amendment for Outdoor Sports Fields	Contra Costa County	1750 Oak Park Blvd	Incomplete	Troy Fujimoto Senior Planner 925-671-5224
PLN 18-0384	PH Recreation & Park District Sport Fields	Specific Plan, Major Subdivision, Development Plan, ARC Permit GP Amendment for 34 unit Residential Subdivision.	PH Recreation & Park District	1700 Oak Park Blvd	Incomplete	Troy Fujimoto Senior Planner 925-671-5224
PLN 18-0283	Farhadbakht Three Lot Subdivision	Three lot subdivision	Ali Farhadbakht & Parvaneh Chehrehsey	590 Creekside Drive	Preliminary submittal made, waiting on formal application	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