

CITY OF PLEASANT HILL - PLANNING DIVISION
STATUS OF MAJOR PLANNING APPLICATIONS CURRENTLY UNDER REVIEW FOR LAND USE ENTITLEMENTS
JANUARY 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 16-0158	Ortega Addition	ARC Permit for Substantial Remodel of a Single Family Residence	Ortega	2409 Oak Park Boulevard	ARC Approved July 7, 2016. Post-Approval Follow-Up.	Andrew Shiflet Planning Technician 925-671-5211
PLN 16-0274	Deb's Flowers Signage	ARC Permit for Signage	Deb's Flowers	1907 Contra Costa Boulevard	ARC Conditionally Approved November 17, 2016. Post-Approval Follow-Up. Pending Resubmittal.	Andrew Shiflet Planning Technician 925-671-5211
PLN 16-0344	American Automobile Association Signage	Sign Permit for Wall and Monument Signage	AAA	2390 Monument Boulevard	Post-Approval Follow-Up. BP issued.	Andrew Shiflet Planning Technician 925-671-5211
PLN 16-0373	Painting with a Twist Signage	ARC Permit for Master Sign Program Amendment and Signage	Painting with a Twist	548 Contra Costa Boulevard	Zoning Administrator Approved. Post-Approval Follow-Up. No Final BP.	Andrew Shiflet Planning Technician 925-671-5211
PLN 17-0011	Nami Walk/Run	Special Event Permit	Nami	Pleasant Hill Park	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 Assistant Planner 925-671-5297
PLN 14-0255	Stracke Addition	ARC Permit for substantial remodel/addition	Eric & Kirsten Stracke	400 Gladys	Post-Approval Follow-Up. BP Issued, No Final BP.	Lori Radcliffe Assistant Planner 925-671-5297

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PLN 14-0053	Tuscany Apartments	ARC permit for façade and Landscape Modifications	Tuscany Apartments	1460 Contra Costa Blvd.	Final Approval Issued.	Lori Radcliffe Assistant Planner 925-671-5297
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.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 14-0128	Crowley Minor Exception	Minor Exception for reduced rear yard setback of 8'	Kyle Crowley	1930 Marta	Post-Approval Follow-Up. BP Issued.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 14-0450	Leitao SF Home Addition/Remodel	Zoning Permit for Substantial Remodel/Addition to a Single Family Residence	Leitao	741 Slater Road	Post-Approval Follow-Up. 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.	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.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0051	Salvation Army	Use Permit and ARC Permit for Outdoor Loading/Donation Area	Cindy Engler	1806 Linda	Submitted February 25, 2016. Incomplete. Pending Resubmittal. Code Enforcement Letter Sent December 2016.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 15-0468	Green Addition	ARC Permit for Substantial Remodel and Addition to a Single Family Residence	Green	265 Cortsen Road	ARC Approved on March 17 2016. Post-Approval Follow-Up.	Lori Radcliffe Assistant Planner 925-671-5297

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PLN 15-0474	Greenslade Addition	Minor Exception for Setback Reduction	Greenslade	2143 Ramona	Post-Approval Follow-Up. BP Issued.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0058	Johanson Addition	Minor Setback Variance	Johanson	99 Oakvue	PC Approved May 10, 2016. BP Issued.	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 16-0046	Khashabi Remodel	ARC Permit for Substantial Remodel and Addition to a Single Family Residence	Khashabi	257 Douglas	ARC Approved November 3, 2016. Post-Approval Follow-Up. To date, no 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	Post-Approval Follow-Up. BP Issued.	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.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0133	BAART Clinic	Appeal of Zoning Permit Denial	BAART	2100 Monument Boulevard	Continuance Requested by Applicant to March 14, 2017.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0300	Cartwright ME	Minor Exception for 37% lot coverage	Matthew Cartwright	800 Ardith	Post Approval Follow-Up. BP Issued.	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	ARC Study Session 10/20/16; continued to November 17, 2016 with direction to the applicant to make revisions. Denied by ARC November 17, 2016. Appealed to City Council. Hearing date January 23, 2017	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0395	Generations Church	Minor Use Permit for a Church within an Existing Office Building	Generations Church	3474 Buskirk	Approved by Zoning Administrator December 22, 2016. Post-Approval Follow-Up. BP issued.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0387	Kurumi Japanese	Minor Use Permit for Japanese Language Learning Center	Kurumi	2261 Morello Avenue	Scheduled for Hearing by the Zoning Administrator on January 12, 2017.	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	Under Review.	Lori Radcliffe Assistant Planner 925-671-5297
PLN 16-0376	OrangeTheory Gym	Minor Use Permit for New Fitness Studio	Orange Theory	963 Contra Costa Boulevard	Incomplete. Pending Resubmittal. Tentatively Scheduled for Zoning Administrator Hearing on February 9, 2017.	Lori Radcliffe Assistant Planner 925-671-5297

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PLN 13-0409	Contra Costa Country Club (Multiple Applications)	Use Permit and ARC Permit for modifications/improvements to the Contra Costa Country Club Golf Course	Len Dumas, CCCC	801 Golf Club Rd. 145-180-018	Post-Approval Follow-Up. Pending the installation of remaining new trees.	Jeff Olsen Associate Planner 925-671-5206
PLN 14-0304	Pahwa Minor Subdivision and ARC	Two-Lot Subdivision & ARC Permit for Two New Homes	Indy Pahwa	281 Boyd Road	Appealed to City Council; ARC Hearing June 16, 2016. City Council Denied Appeal July 18, 2016. Post-Approval Follow-Up. Final Map submitted for initial review Oct. 2016. Submitted plans (Building Permits) for new homes Dec. 2016	Jeff Olsen Associate Planner 925-671-5206
PLN 14-0180	Pleasant Hill Animal Clinic	Use Permit, Development Plan Permit, Rezoning and Arch. Review Permit for New Animal Clinic Facility	Rich Rauh	2805 Contra Costa Blvd.	Time Extension Approved by PC June 2016. Post-Approval Follow-Up.	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.	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 to be Determined.	Jeff Olsen Associate Planner 925-671-5206
PLN 15-0058	PG&E Citywide Tree Removal Permit	Tree Removal Permit	PG&E	City Wide	Third Party Peer Review Arborist is Assessing the Trees Proposed for Removal.	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 and PC meeting (tentatively) Feb. 14, 2017	Jeff Olsen Associate Planner 925-671-5206
PLN 16-0161	Starbucks Patio	ARC Permit and Use Permit	Starbucks	552 Contra Costa Boulevard	ARC Approved July 21, 2016; ZA Approved July 14, 2016. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
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. The subdivision map was submitted for review in Dec. 2016.	Jeff Olsen Associate Planner 925-671-5206

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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.	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. Plans submitted for Building Permit (new home) Dec. 2016.	Jeff Olsen Associate Planner 925-671-5206
PLN 16-0059	Verizon Cell Tower	Zoning Permit for Wireless Streamlined Review	Verizon	321 Golf Club	Zoning Administrator Approved March 24, 2016. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 16-0072	Bello Residence Substantial Remodel	ARC Permit for Substantial Residential Remodel	Bello	201 Powell	Architectural Review Commission Approved May 19, 2016. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 16-0122	Sancerre Development	ARC Permit for 6 New Homes and Tentative Map Time Extension	Sancerre	6200 Block of Alhambra	ARC Permit Incomplete May 2016. Second letter of incomplete sent Nov. 2016. Time Extension Approved by PC May 2016. ARC Hearing Tentatively February 2017.	Jeff Olsen Associate Planner 925-671-5206

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PLN 16-0264	Marriott Landscape Modification	ARC Permit for removal of palm trees	Courtyard by Marriott	2500 Contra Costa Boulevard	ARC Hearing December 15, 2016. Continued to January 19, 2017.	Jeff Olsen Associate Planner 925-671-5206
PLN 16-0323	Just 40 Fitness	Minor Use Permit for a "Fitness Studio" Use	Karl Bobo	2685 Pleasant Hill Road	Zoning Administrator Approved November 10, 2016. Post-Approval Follow-Up.	Jeff Olsen Associate Planner 925-671-5206
PLN 16-348	Taco Bell Remodel	ARC Permit for Exterior Modifications	Taco Bell	500 Contra Costa Boulevard	Tentatively Scheduled for ARC February 2017.	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 Requested.	Jeff Olsen Associate Planner 925-671-5206
PLN 14-0249	Homewood Suites Development Plan Permit	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
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 14-0439	Verizon Cell Tower	Use Permit and ARC Permit for a Monopine Cell Tower	Verizon Wireless	1 Santa Barbara Road	Time Extension Approved by Planning Commission August 23, 2016. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224

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PLN 15-0024	Price Lane Subdivision	ARC Permit for Five New Single Family Residences	Castle Companies	118 Price Lane	Building Permits Issued. Post-Approval Follow Up.	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
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	Application resubmittal under review. Draft EIR being prepared.	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

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PLN 16-0084	1515-1519 CCB Building Improvements	ARC Permit for Exterior Building Improvements and Site Improvements Related to ADA	Domum 6532 Lonetree Blvd #102 Rocklin, CA 95765	1515-1519 Contra Costa Blvd	ARC Approved June 2016. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224
PLN 16-0101	Target Signage	MSP Amendment and Sign Adjustment for New Signage	Target Corp.	560 Contra Costa Boulevard	ARC Approved June 2016. Post-Approval Follow-Up.	Troy Fujimoto Senior Planner 925-671-5224
PLN 16-227	AAA Office Use Permit	Minor Use Permit for 100% Office Use in a Retail Zone	AAA of Northern California, Nevada and Utah	2390 Monument Blvd.	ZA Approved July 2016. Post-Approval Follow-Up.	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.	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	Incomplete Application. Pending information from applicant.	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	Incomplete.	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	Incomplete.	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	Under Review. Tentatively Scheduled for ARC on January 19, 2017.	Troy Fujimoto Senior Planner 925-671-5224
	Rehabilitation Services of Northern California (RSNC) Redevelopment	Preliminary Application for Major Modifications/Expansion of the Existing Facilities	RSNC	Golf Club Road	Incomplete.	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	Under Review. Submitted for Study Session.	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.	