



Under Review Planning Projects List & Staff Directory
Richmond Planning Division

The following pages include a full listing of planning projects that are currently under review by the Planning Division. The listing is grouped by the various neighborhood council areas found within the City of Richmond. For more information about any of the listed projects, feel free to contact the staff planner assigned to the project.

This list is updated every second Monday of the month.

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New – Lookup Project Info Online!

You can also lookup project information using our “eTrakit” online database at <http://etrakit.ci.richmond.ca.us/>. Once there, click the “Projects” button. The next page will let you search projects by project number or site address.

PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

(Regardless of Dates)



Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
ATCHISON VILLAGE				
PLN19-442 NEW SINGLE FAMILY HOME 159 1ST ST	538-342-003-0	12-19-2019 INCOMPLETE JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	NEW 1700 SF SINGLE FAMILY RESIDENCE ON A VACANT PARCEL
BELDING WOODS				
PLN22-272 ADU LEGALIZATION 1751 DUNN AVE	530-140-012-2	8-29-2022 INCOMPLETE JONELYN WHALES	Over-the-Counter Plan Chec Over-the-Counter Plan Chec	ABATE VIOLATION FOR NON-PERMITTED WORK AT EXISTING GARAGE. LEGALIZE GARAGE DEVELOPMENT OF BATHROOM AND BEDROOMS.
PLN22-198 AMNON ADD. AND 867 18TH ST	529-090-010-8	7-1-2022 UNDER REVIEW JONELYN WHALES	Design Review Permit Over-the-Counter Plan Chec	INTERIOR REMODEL, 2 STORY ADDITION AND ATTACHED ADU.
PLN21-011 METROWALK PHASE II PORTOLA AVE	514-151-005-6	1-15-2021 INCOMPLETE LINA VELASCO		PRELIMINARY
CORONADO				
PLN22-274 2121 MAINE AVE	544-071-019-1	9-2-2022 UNASSIGNED JONELYN WHALES	Zoning Administrator Permit	

PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

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PLN22-223 LORENA TORRES PROJECT 439 S 18TH ST	544-211-013-5	7-25-2022 INCOMPLETE ANDREA VILLARROEL	CEQA Categorical Exemptior	NEW DETACHED ACCESSORY DWELLING UNIT 27'X22' ;594 SF. 2 BEDROOMS ,ONE BATHROOM ,LIVING ,AND KITCHEN
PLN21-078 WASSEN DETACHED ADU 231 S 23RD ST	544-072-011-7	2-25-2021 INCOMPLETE ROBERTA FELICIANO		
PLN21-046 TAM'S RESIDENCE CUTTING BLVD	544-292-024-4	2-8-2021 UNDER REVIEW LYDIA ELIAS	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT A 2-STORY, DUPLEX ON A VACANT PARCEL.

CORTEZ STEGE

PLN22-245 2420 FOOTHILL AVE, APARTMENT PROJECT LADERO AVE	549-132-001-5	8-12-2022 INCOMPLETE HECTOR LOPEZ		7 UNITS APARTMENT (5 UNITS APARTMENT PLUS 2 UNITS ADU)
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PLN21-007 UPDATE TO BOORMAN PARK 25TH ST	549-020-036-6	1-8-2021 UNDER REVIEW ROBERTA FELICIANO	Design Review Permit	UPDATE TO BOORMAN PARK INCLUDING NEW PLAY STRUCTURES, SPORTS FEILD, SHADE STRUCTURE AND RESTROOM FACILITIES
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EASTSHORE

PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

(Regardless of Dates)



Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN22-052 NEW 1,497 SFD S 43RD ST	509-380-012-5	2-14-2022 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	NEW 2 STORY SINGLE FAMILY HOME ON A VACANT LOT ON S. 43RD STREET
FAIRMEDE HILLTOP				
PLN22-204 BARNARD ADDITION 2742 BARNARD ST	414-173-005-3	7-7-2022 INCOMPLETE ROBERTA FELICIANO		CONSTRUCT A NEW SINGLE STORY ADDITION ON THE BACK OF AN EXISTING HOME. THE ADDITION WILL BE A NEW PRIMARY BEDROOM SUITE WITH WALK IN CLOSET AND NEW BATHROOM. MINOR CHANGES WILL BE MADE TO THE INTERIOR FLOOR PLAN.
PLN21-385 3216 FENCE REPAIR 3216 ANNAPOLIS AVE	414-152-007-4	10-12-2021 UNDER REVIEW ROBERTA FELICIANO		REPLACE MISSING FENCE
GREENBRIAR				
PLN18-304 NEW 3,000 SFD SKYVIEW PL	433-492-003-2	10-10-2018 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT A NEW 2500 SF SFR & ADU ON A VACANT PARCEL
HILLTOP DISTRICT				
PLN22-220 6409 MODIFICATION 3135 HILLTOP DR HILLTOP DR	405-303-003-9	7-27-2022 INCOMPLETE ANDREA VILLARROEL	Zoning Administrator Permit	6409 ELIGIBLE MODIFICATION TO AN EXISTING STRUCTURE: REMOVE: (1) MW ANTENNA, (2) ODUS, (1) CABLE; INSTALL: (1) MW ANTENNA, (2) ODUS, (1) HYBRID CABLE

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PLN22-115	GOLD & GEMS AUTO	3150 HILLTOP MALL RD	405-290-026-5	4-18-2022	INCOMPLETE LYDIA ELIAS		USE CAR DEALER
PLN22-084	3101 GARRITY WAY - HOMEWOOD SUITES	3101 GARRITY WAY	405-290-054-7	3-16-2022	UNDER REVIEW HECTOR LOPEZ	Design Review Permit Conditional Use Permit Environmental Initial Study	(HL) DESIGN REVIEW AND CONDITIONAL USE PERMIT TO CONSTRUCT A 109-ROOM FIVE-STORY HOTEL ON A 1.69-ACRE PARCEL.
PLN22-067	HILLTOP REGULATORY AGREEMENT EXTENSION	3600 SIERRA RIDGE RD	405-490-013-1	3-1-2022	UNDER REVIEW LINA VELASCO		

IRON TRIANGLE

PLN22-132	657-659 HARBOUR WAY RICHMOND, CA 94801	659 HARBOUR WAY	534-181-005-8	5-3-2022	INCOMPLETE ANDREA VILLARROEL	Design Review Permit	BUILD TWO SINGLE FAMILY TOWN HOUSES, TWO STORIES
PLN22-005	MOD TO CUP - NEW LAND USES	1 W BARRETT AVE	534-260-001-1	1-5-2022	UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemption Conditional Use Permit	CONDITIONAL USE PERMIT MODIFICATION TO ALLOW DIFFERENT LAND USES WITHIN AN INDUSTRIAL BUILDING IN A LIVE/WORK DISTRICT.
PLN21-449	6-FT HIGH METAL FENCE	510 MACDONALD AVE	538-220-002-9	12-13-2021	INCOMPLETE ROBERTA FELICIANO	Over-the-Counter Plan Check	

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Project No.	Project Name	Site APN	Date Applied	Status Planner	Review Type(s)	Project Description
PLN21-187	REPLACE BACKYARD FENCE 33 BISSELL WAY	540-460-027-1	6-14-2021	INCOMPLETE ROBERTA FELICIANO		REPLACE APPROX. 40FT OF BACKYARD FENCE
PLN20-245	ESCOBEDO RESIDENCE 4TH ST	534-212-029-1	9-7-2020	INCOMPLETE ANDREA VILLARROEL	Lot Line Adjustment Design Review Permit	LOT LINE ADJUSTMENT (029-030-031) AND DESIGN REVIEW APPLICATION FOR NEW SINGLE HOME, LOCATED AT 4TH STREET, BETWEEN RIPLEY AVE, AND PENNSYLVANIA AVE.
PLN18-321	12TH AND MACDONALD 1101 MACDONALD AVE	540-092-016-0	10-25-2018	INCOMPLETE ROBERTA FELICIANO	Design Review Permit	DESIGN REVIEW

LAUREL PARK

PLN22-257	6 FT FENCE FRONT YARD 729 S 52ND ST	513-396-016-0	8-18-2022	UNDER REVIEW ALEX LOPEZ-VEGA IN	Administrative Use Permit	
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MARINA BAY

PLN22-070	CANOPY COVER LEVIN RICHMOND TERMINAL 402 WRIGHT AVE	560-380-008-6	3-3-2022	UNDER REVIEW HECTOR LOPEZ	Design Review Permit	CANOPY COVER AT RAILCARE UNLOADING FACILITY - MAJOR DESIGN REVIEW NEEDED
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PLN22-069 LEVIN RICHMOND WIND FENCE 402 WRIGHT AVE	560-380-008-6	3-3-2022 UNDER REVIEW HECTOR LOPEZ	Design Review Permit	WIND FENCES ALONG STOCKPILE WIND BUFFERS - MAJOR DESIGN REVIEW NEEDED DUE TO HEIGHT OF FENCE ATOP CONTAINERS
PLN22-058 PORT OF RICHMOND DISTRIBUTION CENTER 1411 HARBOUR WAY S	560-270-060-0	2-18-2022 UNDER REVIEW HECTOR LOPEZ	Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT AN APPROXIMATELY 202,400 SQUARE-FOOT LIGHT INDUSTRIAL WAREHOUSE, INCLUDING ANCILLARY OFFICES.
PLN21-358 NEW DISTRIBUTION CENTER AND ADDITION 733 HARBOUR WAY	560-231-013-7	10-20-2021 UNDER REVIEW LYDIA ELIAS	CEQA Categorical Exemption Design Review Permit Lot Line Adjustment	REQUEST FOR A PARCEL MERGER AND NEW WAREHOUSE AND ADDITION CONSISTING OF TWO PHASES. PHASE 1 IS CONSTRUCTION OF A WAREHOUSE OF APPROX. (8,800 SF) AND, PHASE 2 IS AN ADDITION OF 5,400 SF, WITH A LOADING DOCK OF APPROX. (3,250 SF), AND ADDITIONAL SITE IMPROVEMENTS
PLN21-051 BOOSTER FUELS' MOBILE FACILITY 1411 HARBOUR WAY S	560-270-060-0	2-9-2021 INCOMPLETE ROBERTA FELICIANO		TEMPORARY MOBILE FACILITY ON SITE TO BE USED AS A TEMPORARY OFFICE.

MAY VALLEY

PLN22-250 FENCE ADDITION 6FT BACK YARD 4553 FRAN WAY	431-163-011-7	8-16-2022 INCOMPLETE ROBERTA FELICIANO		6 FT ADDITION OF BACK YARD FENCE. MATERIAL WILL BE WOOD AND PAINTED WOOD COLOR.
PLN22-134 TORRES ADDITION 3317 BRENTWOOD AVE	431-213-005-9	5-11-2022 INCOMPLETE JONELYN WHALES	Design Review Permit	REQUEST FOR A DESIGN REVIEW PERMIT FOR A FIRST AND SECOND FLOOR ADDITION, CONSISTING OF 1200 SF

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PLN22-056	NEW DETACHED ADU, AND NEW ATTACHED JA	2 WILDWOOD CT	431-290-042-8	2-16-2022	INCOMPLETE	ROBERTA FELICIANO	NEW DETACHED ADU, AND NEW ATTACHED JADU
PLN21-132	BUILT AN OUTSIDE PATIO IN THE BACKYARD	3317 BRENTWOOD AVE	431-213-005-9	4-25-2021	INCOMPLETE	ROBERTA FELICIANO	BUILT A 33'X11'8" PATIO WITH A CONCRETE SLAB. WOODEN STRUCTURAL FRAME WITH A ROOFTOP.
PLN20-273	WOOD DECK	3116 FIESTA CT	425-261-004-5	10-7-2020	INCOMPLETE	ROBERTA FELICIANO	I AM PLANNING TO BUILD A WOOD DECK CONNECTED WITH UPSTAIRS BEDROOM TOWARDS MY BACKYARD.

NORTH & EAST

PLN22-256	DETACHED ADU	646 40TH ST	518-340-025-7	8-18-2022	INCOMPLETE	LYDIA ELIAS	NEW DETACHED ADU 546 SQ.FT.
PLN22-232	GUEVARA'S 2861 MARIPOSA	2861 MARICOPA AVE	526-300-016-7	7-28-2022	UNDER REVIEW	ALEX LOPEZ-VEGA IN	REAR ADDITION LAUNDRY ROOM, AND VOLUNTARY RETROFIT IN KITCHEN AREA.
PLN22-172	TACOS ZITACUARO FOOD TRUCK	770 23RD ST	528-250-002-3	6-6-2022	UNDER REVIEW	ALEX LOPEZ-VEGA IN	

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PLN22-121 12999 SAN PABLO AVE. 12999 SAN PABLO AVE	526-040-002-2	4-20-2022 INCOMPLETE LYDIA ELIAS	CEQA Categorical Exemptior	POLE SIGN REPAIR WORK
PLN22-098 ORTEGA SINGLE FAMILY RESIDENCE 610 30TH ST	518-240-035-7	3-31-2022 INCOMPLETE ANDREA VILLARROVIA	CEQA Categorical Exemptior Design Review Permit Variance	FIRST AND SECOND STORY ADDITION. TOTAL NEW BUILDING AREA 1664 SQ.FT.
PLN22-031 NEW DUPLEX 2349 ROOSEVELT AVE	515-020-019-3	1-24-2022 INCOMPLETE HECTOR LOPEZ	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT FOR A NEW DUPLEX
PLN21-174 PIROTT ADDITION PROJECT 946 33RD ST	524-060-022-0	6-1-2021 UNDER REVIEW ROBERTA FELICIANO		1. CONSTRUCTION OF A (N) 659. SF ADDITION TO REAR OF THE (E) STRUCTURE. 2. REPLACE THE (E) ROOF STRUCTURE WITH (N) 12:5 PITCH (N) ROOF STRUCTURE. 3. ALTER SOME OF THE (E) FLOOR PLAN AS PER ATTACHED PLANS AND SPECIFICATIONS.
PLN20-121 TRANSITIONAL HOUSING 820 23RD ST	528-240-001-8	6-11-2020 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Conditional Use Permit	REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW GROUP RESIDENTIAL AND TRANSITIONAL HOUSING FOR RESIDENTS.

PANHANDLE ANNEX

PLN22-243 INSTALLATION OF NEW FENCE 5423 HIGHLAND AVE	508-011-004-1	8-10-2022 UNDER REVIEW HECTOR LOPEZ		FENCING
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PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

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PARCHESTER VILLAGE				
PLN21-390 RESIDENTIAL 600 WILLIAMS DR	408-053-021-7	10-13-2021 INCOMPLETE ALEX LOPEZ-VEGA IN		429 SQ. FT. ATTACHED GARAGE CONVERSION IN ADU TO BE LEGALIZED, NEW PITCHED ROOF TO BE LEGALIZED REAR (E) ADDITION ONE BEDROOM, ONE LAUNDRY , TWO BATHROOM TO BE LEGALIZED.
PARK PLAZA				
PLN22-263 ADU REAR YARD 4115 CUTTING BLVD	513-131-027-7	8-23-2022 UNDER REVIEW ALEX LOPEZ-VEGA IN		
PLN22-143 ANALYSIS OF MIRAFLORES CALCHA BOND ISS S 47TH ST	513-321-001-2	5-10-2022 UNASSIGNED LINA VELASCO		
PLN21-023 SUPPORTIVE AND FAMILY APARTMENTS 37TH ST	517-340-004-4	1-20-2021 UNDER REVIEW HECTOR LOPEZ	Conditional Use Permit Design Review Permit General Plan Amendment Rezoning	REQUEST FOR A GENERAL PLAN AMENDMENT AND REZONING FROM PCI TO CM-3, DESIGN REVIEW, AND CUP TO REHABILITATE AN EXISTING AND TO CONSTRUCT A NEW BUILDING FOR SUPPORTIVE AND FAMILY APARTMENTS. PROPOSED PROJECT WILL INCLUDE 131 RESIDENTIAL UNITS AND A REQUEST FOR CONCESSIONS AND INCENTIVES UNDER THE STATE DENSITY BONUS LAW.

POINT RICHMOND

PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

(Regardless of Dates)



Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN22-269 LOT LINE ADJUSTMENT 16 IDAHO ST	556-152-010-6	8-25-2022 INCOMPLETE JONELYN WHALES	CEQA Categorical Exemptior Lot Line Adjustment	LOT-LINE ADJUSTMENT APPLICATION FOR THE ABOVE-REFERENCED PROPERTY TO ADDRESS THE CURRENT PROPERTY LINE DISPUTE BETWEEN THE TWO LOTS. THE EXISTING PROPERTY LINE BETWEEN THE TWO HOUSES GOES THROUGH THE HOUSE ON 22 IDAHO ST. I, AS THE PROPERTY OWNER OF BOTH 16 AND 22 IDAHO ST, PROPOSING TO SHIFT THE PROPERTY LINE 10' TOWARD 16 IDAHO, AND MAKING TWO LOTS EQUAL THE SAME SIZE (40'X95'). NO CHANGES TO THE EXISTING PARKING - EXISTING DRIVEWAY (PRIVATE RIGHT-OF-WAY ON 16 IDAHO) TO 4 DEDICATED PARKING SPACES (2 PER EACH HOUSE) REMAIN THE SAME.
PLN22-240 THE GRAPE NEST 201 TEWKSBURY AVE	558-312-001-8	8-8-2022 INCOMPLETE LYDIA ELIAS		LICENSE PREMISE TRANSFER
PLN22-217 KORSHIN RESIDENCE 495 WESTERN DR	558-201-008-7	7-20-2022 UNDER REVIEW HECTOR LOPEZ		DEMO PORTION OF EXISTING ROOF AND CONSTRUCT NEW 122 SF CANTILEVERED DECK WITH WOOD RAILING.
PLN21-444 PG&E SITE SUBDIVISION BRICKYARD COVE RD	560-340-043-2	12-8-2021 UNDER REVIEW LINA VELASCO	Environmental Initial Study Tentative Tract Map Design Review Permit	(LV) 94 LOT RESIDENTIAL SUBDIVISION
PLN20-227 T-MOBILE SITE BA11751 - 6409 APPLICATION 260 WATER ST	558-170-034-0	9-2-2020 UNDER REVIEW ROBERTA FELICIANO	Zoning Administrator Permit	REMOVE/REPLACE (2) ANTENNAS. INSTALL (2) NEW ANTENNAS, (2) NEW RADIOS INSIDE EXISTING SCREENING AT EXISTING T-MOBILE ROOFTOP SITE.

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PLN20-031 RECONSTRUCT EXIST. GARAGE WITH ADU 509 WASHINGTON AVE	558-051-001-3	1-30-2020 UNDER REVIEW HECTOR LOPEZ	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO RECONSTRUCT AN EXISTING GARAGE AND TO ADD AN UPPER FLOOR WITH AN ACCESSORY DWELLING UNIT (ADU).
PLN18-219 NEW 2,440 SFD 523 SANTA FE AVE	558-184-005-4	8-7-2018 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT A NEW SINGLE FAMILY DWELLING ON A VACANT LOT.
PLN22-171 TERMINAL 1 LATITUDE RESIDENTIAL REDESIG DORNAN DR	560-420-006-2	INCOMPLETE ROBERTA FELICIANO	Design Review Permit	REDESIGN FROM 21 SFR AND 295 MFR UNITS TO 98 SFD, 60 DUPLEX AND 43 ADU'S
PULLMAN				
PLN22-265 TENANT IMPROVEMENT CANABIS FACILITY (SI 350 CARLSON BLVD	513-010-002-6	8-23-2022 INCOMPLETE ROBERTA FELICIANO		COMPLETE PROJECT WITH PERMIT B20-02426
PLN22-260 REAR ADU - 2 BDRM 1 BATH 750 S.F. 120 S 33RD ST	513-045-002-5	8-19-2022 INCOMPLETE ANDREA VILLARROEL		CONSTRUCT A REAR ADU BEHIND MAIN HOUSE. 2 BEDROOM 1 BATH - ALL ELECTRIC.
PLN22-221 GARAGE CONVERSION 417 STEGE AVE	513-161-022-1	7-21-2022 UNDER REVIEW ALEX LOPEZ-VEGA IN	Over-the-Counter Plan Chec	LEGALIZE EXISTING CONVERSION 432 SF. ONE BATH ONE BEDROOM AND KITCHEN.

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PLN22-202 ADU WALL ST 3512 WALL AVE	513-153-019-7	7-7-2022 UNDER REVIEW HECTOR LOPEZ		960SF ADO, ONE STORY
PLN19-145 PARCEL MAP TO SPLIT LOT 350 CARLSON BLVD	513-010-002-6	5-13-2019 UNDER REVIEW ROBERTA FELICIANO	Lot Line Adjustment	TENTATIVE PARCEL MAP TO CREATE TWO LOTS
RICHMOND ANNEX				
PLN22-045 RICHMOND CENTRAL - SB35 388 UNITS 5620 CENTRAL AVE	510-053-032-7	2-22-2222 UNDER REVIEW JONELYN WHALES	Zoning Administrator Permit CEQA Categorical Exemptior	SB 35 NOI APPLICATION FOR 388 RESIDENTIAL UNITS - AFFORDABLE HOUSING UNDER THE SB35 PROGRAM
PLN22-266 CUP FOR REST. W/TYPE 47 ALCOHOL SALES 10409 SAN PABLO AVE	510-121-028-3	8-25-2022 INCOMPLETE LYDIA ELIAS	CEQA Categorical Exemptior Conditional Use Permit	REQUEST FOR A CUP MOD. FOR A NEW MASA TAQUERIA IN THE OLD JACK-IN-THE BOX RESTAURANT W/ALCOHOL SALES, TYPE 47
PLN22-234 DESK1640 SAN BENITO ST 1640 SAN BENITO ST	508-291-022-4	7-29-2022 INCOMPLETE ANDREA VILLARROEL	CEQA Categorical Exemptior	GARAGE CONVERSION TO ADU
PLN22-008 2ND STORY ADDITION 1608 SHASTA ST	508-281-022-6	1-7-2022 INCOMPLETE HECTOR LOPEZ	Design Review Permit	DESIGN REVIEW PERMIT FOR A SECOND STORY ADDITION TO AN EXISTING SINGLE FAMILY, RENOVATION, AND CONVERSION OF BASEMENT INTO ADU.

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PLN21-304 MUIR RESIDENCE 1511 S 59TH ST	508-372-012-7	8-23-2021 UNDER REVIEW HECTOR LOPEZ	Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE FAMILY DWELLING.
RICHMOND HEIGHTS				
PLN22-282 MIXED-USE BUILDING REMODEL 423 46TH ST	517-122-009-7	9-2-2022 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	ENCLOSE EXISTING GARAGE UNIT WITH 2 ENTRANCE FOR CARS. BUILD A STORAGE UNIT AT THE SECOND LEVEL FOR RESIDENTIAL AND OFFICE USE . BUIILD A RESIDENCE LIVING AREA AT THE THIRD LEVEL WITH 4 BEDROMS, 4 FULL BATHROOMS, 1 KITCHEN & 1 LIVING ROOM / DINING ROOM TO HAVE OPEN COMCEPT SPACE.
PLN22-262 CATAHOULA ADDITION 12472 SAN PABLO AVE	519-010-020-5	8-23-2022 UNDER REVIEW ROBERTA FELICIANO		DESIGN REVIEW TO CONSTRUCT ADDITION TO AN EXISTING COMMERCIAL BUILDING
PLN22-251 JADU & REAR DECK 685 YUBA ST	519-070-008-7	8-16-2022 INCOMPLETE LYDIA ELIAS		RENOVATION OF EXISTING SINGLE FAMILY RESIDENCE. ADDITION OF ADU TO HOUSE BASEMENT. ADDITION OF REAR YARD DECK (LE) JADU AND REAR DECK; REAR DECK OVER 4 FT IN HEIGHT REQUIRES DRB APPROVAL
RICHMORE VI/METRO SQ				
PLN22-065 CANOPY PROPOSAL 232 23RD ST	515-282-012-1	2-25-2022 UNDER REVIEW HECTOR LOPEZ	Design Review Permit	NEW CANOPY ROOF

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PLN21-421 NEW FOOD TRUCK 1501 OHIO AVE	540-350-025-8	11-9-2021 INCOMPLETE LYDIA ELIAS	Administrative Use Permit	ADMINISTRATIVE USE PERMIT TO OPERATE AND ESTABLISH A FOOD TRUCK BUSINESS.
SANTA FE				
PLN22-249 CANNABIS CULTIVATION FACILITY 435 S 2ND ST	550-090-018-7	8-16-2022 INCOMPLETE JONELYN WHALES		ADULT USE CULTIVATION FACILITY, APPROX 7,000 FT2, LOCATED AT 435 SO 2ND. ST.
PLN22-205 THE BACKYARD CUP 205 CUTTING BLVD	550-102-022-5	7-7-2022 INCOMPLETE LYDIA ELIAS		OUTDOOR CAFE WITH A PERFECT LOCATION, TO CAPTURE BOTH LOCAL COMMUNITY MEMBERS, AS WELL AS TOURISTS AND DAY VISITORS. THERE IS CURRENTLY A LACK OF DINING OPTIONS AVAILABLE TO THE THOUSANDS OF LOCALS, COMMUTERS, TOURISTS, AND WORKERS IN THE AREA.
PLN22-111 AUP FOOD TRUCK 205 CUTTING BLVD	550-102-022-5	4-14-2022 UNDER REVIEW LYDIA ELIAS	Conditional Use Permit CEQA Categorical Exemptior	FOOD TRUCK ONLY
PLN21-350 SECOND-STORY ADDITION 348 S 6TH ST	550-192-026-7	9-16-2021 UNDER REVIEW HECTOR LOPEZ	Design Review Permit	(HL) DESIGN REVIEW PERMIT FOR A SECOND-STORY ADDITION.

SHIELDS REID

PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

(Regardless of Dates)



Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN22-246 PROPOSED TO REBUILD BURNT HOUSE AND A 422 ALAMO AVE	561-191-007-5	8-13-2022 INCOMPLETE LYDIA ELIAS		PROPOSED TO REBUILD BURNT HOUSE AND ADD DETACHED ADU
PLN22-155 ADDITION 258 SANFORD AVE	561-151-006-5	5-17-2022 UNDER REVIEW ANDREA VILLARROEL		- LIVING SPACE ADDITION TO EXISTING DUPLEX UPPER FLOOR. -UNCONDITIONED SPACE ADDITION TO EXISTING DUPLEX LOWER FLOOR.
PLN22-136 YORK AVE. DUPLEX AND 2 STORY ADU YORK ST	561-152-020-5	5-5-2022 INCOMPLETE LYDIA ELIAS		CONSTRUCTION OF A NEW DUPLEX AND 2 STORY ADU
PLN21-431 NEW DUPLEX AND ADU YORK ST	561-152-020-5	11-19-2021 INCOMPLETE HECTOR LOPEZ	Design Review Permit	CONSTRUCTION OF A 2 STORY ADU AND DUPLEX
PLN21-366 DETACHED ADU AT REAR 439 S.F. 1354 FRED JACKSON WAY	561-191-040-6	9-26-2021 INCOMPLETE ROBERTA FELICIANO		DETACHED ADU AT REAR 439 S.F. ONE BEDROOM ONE BATH .KITCHEN LIVING AND DINING ROOM

SOUTHWEST ANNEX

PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

(Regardless of Dates)



Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN22-236 5227 SAN JOSE AVE LOT LINE ADJUSTMENT 5227 SAN JOSE AVE	510-081-029-9	8-3-2022 UNDER REVIEW HECTOR LOPEZ		REQUEST FOR A LOT LINE ADJUSTMENT TO MERGE TWO ADJACENT RESIDENTIAL LOTS WITH LOT 25(APN: 510-081-029) LOCATED AT 5227 SAN JOSE AVE, RICHMOND CA 94804 AND 2500 SQUARE FEET, AND LOT 26(APN:510-081-030) LOCATED AT 5227 SAN JOSE AVE, RICHMOND CA 94804 AND 2500 SQUARE FEET IN THE RM-1 ZONE FOR MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL.

Z15

PLN22-275 ZEPEDA POLITICAL SIGN CITY WIDE		9-6-2022 INCOMPLETE MARYTONAE SANCHE		
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PLN22-276 STARBUCKS SIGN RELOCATION 2187 MEEKER AVE. 0		8-30-2022 UNDER REVIEW HECTOR LOPEZ		RELOCATE EXISTING DRIVE-THRU SIGNAGE FOR "STARBUCKS".
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PLN22-261 RENEWAL OF CONDITIONAL USE PERMIT 1100 1100 S 27TH ST		8-22-2022 INCOMPLETE ANDREA VILLARROEL	Zoning Administrator Permit	WE ARE REQUESTING TO RENEW THE CONDITIONAL USE PERMITS FOR THIS EXISTING SITE. NO CHANGES ARE BEING PROPOSED.
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PLN22-259 PLANT MEDICINE PARK FREETHY BLVD	408-220-034-8	8-19-2022 INCOMPLETE ROBERTA FELICIANO		THE PROJECT ENTAILS THE DEVELOPMENT OF A GREENHOUSE-BASED AGRICULTURAL DEVELOPMENT FOR THE PURPOSE OF CANNABIS CULTIVATION AND PROCESSING.
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PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

(Regardless of Dates)



Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN22-247 SILVA BUILDING E MONTGOMERY AVE	560-033-001-2	8-15-2022 INCOMPLETE LYDIA ELIAS		NEW "MAIN STREET BUILDING" WITH PARKING AT REAR. TWO APARTMENTS ABOVE CORNER COMMERCIAL SPACE AND RESIDENTIAL GARAGE. PLEASE SEE PLN22-214 FOR APPROVED LOT MERGER.
PLN22-228 T-MOBILE MODIFICATION 5000 VALLEY VIEW NA	GEN ADD SF70700	7-27-2022 INCOMPLETE ANDREA VILLARROEL	Zoning Administrator Permit	MODIFICATION TO AN (E) T-MOBILE FACILITY TO ADD A (N) BACK UP GENERATOR
PLN22-216 DISH WIRELESS SFSFO00071D - 321 CANAL ST.	321 CANAL BL	7-20-2022 INCOMPLETE ANDREA VILLARROEL	Zoning Administrator Permit	DISH WIRELESS, PROPOSES TO INSTALL A NEW ROOFTOP WIRELESS FACILITY AT 321 CANAL ST. THE PROPOSAL INCLUDES INSTALLING ON THE ROOFTOP (6) 6' PANEL ANTENNAS, (12) RRUS, (3) SURGE SUPPRESSION DEVICES – ONE PER SECTOR, (3) PROPOSED POWER CABLES – ONE PER SECTOR. (3) PROPOSED FIBER CABLES (ONE PER SECTOR), JUMPERS FROM RRU TO ANTENNAS AS REQ; GROUND SCOPE INSTALL (2) 8' TALL FRP ENCLOSURE, (1) UTILITY H-FRAME, (1)BBU IN CABINET, (1) EQUIPMENT IN CABINET, (1) POWER CONDUIT, (1) TELCO CONDUIT, (1) NEMA 3 TELCO-FIBERBOX, (1) GPS ANTENNA, CAMLOCK GEN LUG INTERSECT.
PLN22-241 WAREHOUSE MORATORIUM CITYWIDE		6-15-2022 UNDER REVIEW LYDIA ELIAS		RESEARCH INTO A POTENTIAL MORATORIUM AND OTHER STRATEGIES TO ADDRESS CUMULATIVE IMPACTS FROM WAREHOUSING DEVELOPMENT IN THE CITY OF RICHMOND.
PLN22-175 NEW SINGLE FAMILY RESIDENCE LOT 17 S. 59TH STREET NONE		6-8-2022 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	NEW 2,339 SQ. FT., TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CAR GARAGE CONSISTING OF 5 BEDROOMS AND 4 BATHROOMS. THE SITE IS A VACANT DOWN-SLOPE LOT. NEW CURB CUT AND DRIVEWAY.

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Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN22-173 FIXED GENERATOR INSTALLATION S 47TH ST	513-330-017-7	6-6-2022 INCOMPLETE ANDREA VILLARROEL	Zoning Administrator Permit	INSTALL EMERGENCY 30KW DIESEL GENERATOR WITH LEVEL 2 ACOUSTIC ENCLOSURE, 4'X10' CONCRETE PAD, UTILITY SERVICE TO EXISTING EQUIPMENT AREA.
PLN22-130 HOUSING ELEMENT UPDATE & RELATED GP AI		5-2-2022 UNDER REVIEW ANDREA VILLARROEL	General Plan Amendment	HOUSING ELEMENT UPDATE & RELATED GENERAL PLAN AMENDMENTS (PUBLIC SAFETY & NOISE, ENVIRONMENTAL JUSTICE)
PLN22-075 BEER AND WINE LICENSE 3288 PIERCE ST C-136		3-7-2022 INCOMPLETE LYDIA ELIAS	Conditional Use Permit CEQA Categorical Exemptior	APPLICATION FOR APPLYING BEER AND WINE LICENSE FOR EXISTING RESTAURANT
PLN22-029 CANNABIS CUP - MODIFICATION 1170 HENSLEY ST	561-307-013-4	2-10-2022 UNDER REVIEW JONELYN WHALES	Administrative Use Permit	REQUEST FOR A MODIFICATION TO AN EXISTING CUP TO ALLOW AN EXPANSION/REMODEL INTO A SECTION OF THE EXISTING MAINTENANCE BUILDING ON SITE.
PLN21-471 FENCE ON PROPERTY LINE AT 637 39TH STRE 637 39TH STREET N/A		12-27-2021 INCOMPLETE LYDIA ELIAS	Over-the-Counter Plan Chec	I WANT TO BUILD A FENCE ON THE SIDE OF OUR HOUSE THAT WOULD PROVIDE PRIVACY AND SECURITY. I HAVE TWO YOUNG CHILDREN AND CURRENTLY, THE WALKWAY SPACE ON THE SIDE OF MY HOUSE THAT LEADS TO THE BACKYARD GATE IS FULLY ACCESSIBLE FROM THE SIDEWALK. I WOULD LIKE A PERMIT TO BUILD A FENCE ALONG THE SIDE OF MY HOUSE WHICH WILL BOTH PROVIDE SECURITY AND PRIVACY.
PLN21-435 NEW RELIGIOUS BUILDING 510 DUBOCE AVENUE		11-27-2021 INCOMPLETE JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit Lot Line Adjustment	GRADING, UNDERGROUND UTILITIES FOR NEW BUILDING

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Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN21-429 RICHMOND GREEN ENERGY HYDROGEN CASTRO ST	561-100-034-9	11-17-2021 UNDER REVIEW LINA VELASCO		THE DEVELOPMENT OF A RENEWABLE HYDROGEN GENERATION FACILITY THAT WOULD HAVE THE CAPACITY TO PRODUCE AT LEAST 1,000 KILOGRAMS (KG) OF RENEWABLE HYDROGEN PER DAY FOR ON-ROAD FUEL CELL ELECTRIC VEHICLES USING EXISTING RENEWABLE POWER FROM THE DIRECTLY ADJACENT MCE SOLAR ONE SOLAR PV FACILITY
PLN21-427 COAL ORDINANCE AMENDMENT		11-16-2021 UNDER REVIEW LINA VELASCO		AMENDMENTS TO RMC ARTICLE 15.04.615 TO EXTEND THE AMORTIZATION PERIOD FOR NONCONFORMING LAND USES RELATED TO THE STORAGE AND HANDLING OF COAL AND PETROLEUM COKE TO DECEMBER 31, 2026
PLN21-426 NEW ALTERNATIVE FUEL STATION CASTRO ST	561-120-015-4	11-15-2021 UNDER REVIEW HECTOR LOPEZ	Design Review Permit CEQA Categorical Exemptior	DESIGN REVIEW TO CONSTRUCT AN ALTERNATIVE FUEL STATION ON A VACANT 5.25- ACRE PARCEL.
PLN21-376 UTAL TENTATIVE MAP	435-180-005-9	10-4-2021 INCOMPLETE ROBERTA FELICIANO		THE PROPOSED LAND USE IS SINGLE FAMILY DETACHED, CONSISTING OF 21 UNITS TOTALING 70,100 SF OF RESIDENTIAL DEVELOPMENT. THE SMALLEST LOT SIZE BEING 2,440 SF AND THE LARGEST BEING 4,570 SF. THERE IS ALSO 55,800 SF OF PRIVATE ROADS. THE REMAINDER OF THE SITE, 28.61 AC, BEING UNUSABLE AREA.
PLN21-370 POINT PINOLE BUSINESS PARK TRAFFIC STUC 6045 GIANT RD	405-030-045-0	9-30-2021 UNDER REVIEW LINA VELASCO		SURROUNDING DEVELOPMENT TRAFFIC STUDIES
PLN21-365 NEW SINGLE FAMILY RESIDENCE 1599 SQ. FT 380 SANFORD AVE		9-24-2021 UNDER REVIEW ALEX LOPEZ-VEGA IN	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT TWO-SORY 1,599 SQUARE-FOOT SINGLE FAMILY RESIDENCE ON A VACANT PARCEL.

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Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN21-282 RAVIN SR GREEN HYDROGEN 1 PARR BLVD	408-140-009-7	7-30-2021 INCOMPLETE LINA VELASCO	Conditional Use Permit Environmental Initial Study	USE PERMIT FOR NEW ORGANIC WASTE TO HYDROGEN PROJECT
PLN21-262 CEQA UPDATE - PLN17-640 320 W CUTTING BLVD	560-300-003-4	7-12-2021 UNDER REVIEW JONELYN WHALES	Mitigated Negative Declaratic Design Review Permit	UPDATE CEQA ANALYSES FOR PROJECT NO. PLN17-640, TO ALLOW SBM YARD MAINTENANCE AND WATERFRONT IMPROVEMENTS.
PLN21-183 HILLTOP COMMONS APARTMENTS 15690 CRESTWOOD DRIVE 15690		6-9-2021 INCOMPLETE ROBERTA FELICIANO		REPLACING OLD SIGNS WITH NEW SIGNS
PLN21-100 FENCE PERMIT 27 SOUTH 127	538-151-011-3	3-17-2021 INCOMPLETE ROBERTA FELICIANO		UPGRADING OUR FENCE.
PLN20-274 MARCO GARCIA 2029 COSTA AVE	410-070-038-6	10-7-2020 INCOMPLETE ROBERTA FELICIANO		19X21 FT SMALL STUDIO IN BACKYARD
PLN12-248 LIVABLE CORRIDORS FORM-BASED CODE CITYWIDE		8-28-2012 UNDER REVIEW ROBERTA FELICIANO	Zoning Ordinance Amendme	DEVELOPMENT OF A FORM-BASED CODE FOR PORTIONS OF MACDONALD AVENUE, 23RD STREET, AND SAN PABLO AVENUE.

PLN PROJECTS UNDER REVIEW by NEIGHBORHOOD COUNCIL

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Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN22-277		UNASSIGNED		
PLN22-278		UNASSIGNED		

110 Project(s) Found