



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
BELDING WOODS				
PLN21-166 SMALL CELL WIRELESS FACILITY IN THE PROV 647 23RD ST	529-290-010-6	5-25-2021 INCOMPLETE EMILY CARROLL	CEQA Categorical Exemptior Zoning Administrator Permit	
PLN21-158 NEW ADDITIONAL DEVELOPMENT UNIT 1015 15TH ST #1003	530-260-017-5	5-16-2021 INCOMPLETE HECTOR LOPEZ		I WILL BE BUILDING A STAND ALONE STUDIO IN MY BACK YARD
PLN21-011 METROWALK PHASE II PORTOLA AVE	514-151-005-6	1-15-2021 INCOMPLETE LINA VELASCO		
PLN21-004 LEGALIZE ATTACHED ADU 1825 PENNSYLVANIA AVE	529-271-018-2	1-6-2021 INCOMPLETE EMILY CARROLL	CEQA Categorical Exemptior Zoning Administrator Permit	
PLN20-350 THE RICHMOND STUDIOS 10 UNIT RESIDENTIA/ 1711 BARRETT AVE	514-170-022-8	12-17-2020 INCOMPLETE EMILY CARROLL	CEQA Categorical Exemptior	1711 BARRETT AVE WILL BE REDEVELOPED INTO A 10-UNIT MIXED USE SPACE CALLED "THE RICHMOND STUDIOS". NINE OF THESE UNITS WILL BE RESIDENTIAL SPACES, AND ONE UNIT WILL BE A WORKING STUDIO SPACE CLASSIFIED AS AN ARTIST STUDIO LIGHT UNIT. THIS DEVELOPMENT PROJECT SEEKS TO PRESERVE THE INTEGRITY OF THE ORIGINAL STRUCTURE, WHILE CONVERTING THE EXISTING SPACE/FOOTPRINT IT IN A WAY THAT INCREASES THE WORKABILITY AND HABITABILITY OF THE EXISTING SPACE. THIS WILL BE ACHIEVED BY REMODELING THE EXISTING CONDITIONED SPACE/FOOTPRINT.

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PLN20-279 ATTACHED AWNING 1605 LINCOLN AVE	530-290-011-2	11-4-2020 UNDER REVIEW JONELYN WHALES	Over-the-Counter Plan Check	ATTACHED AWNING BUILT WHEN WE PURCHASED THE HOUSE
CORONADO				
PLN21-146 LEGALIZE BASEMENT 240 S 20TH ST	544-082-005-7	5-6-2021 INCOMPLETE JONELYN WHALES	Zoning Administrator Permit	CONVERT THE BASEMENT, APPROX. 862 SF, INTO HABITABLE SPACE
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 INCOMPLETE HECTOR LOPEZ	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT A 2-STORY, DUPLEX ON A VACANT PARCEL.
PLN20-104 NEW ADU IN REAR 133 S 23RD ST	544-062-013-5	5-11-2020 INCOMPLETE JONELYN WHALES	Zoning Administrator Permit	

CORTEZ STEGE

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PLN21-168 CANNABIS CULTIVATION FACILITY 525-543 S 31ST ST	549-193-022-7	5-25-2021 UNDER REVIEW JONELYN WHALES	Conditional Use Permit	REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CANNABIS CULTIVATION FACILITY.
PLN21-053 655 SF ACCESSORY BUILDING 2420 FOOTHILL AVE	549-132-003-1	2-10-2021 UNDER REVIEW HECTOR LOPEZ	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT A ONE-STORY BUILDING FOR DETACHED MEDIA ROOM ,POWDER AND LAUNDRY HOOK UP AND SINK.
PLN21-021 COMMERCIAL PREFAB BLDG 600 S 31ST ST	549-204-002-6	1-19-2021 UNDER REVIEW JONELYN WHALES	Design Review Permit	REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 5,000 SF COMMERCIAL PRE-FAB BUILDING ON SITE.
PLN21-007 UPDATE TO BOORMAN PARK 25TH ST	549-020-036-6	1-8-2021 UNDER REVIEW EMILY CARROLL	Design Review Permit	UPDATE TO BOORMAN PARK INCLUDING NEW PLAY STRUCTURES, SPORTS FEILD, SHADE STRUCTURE AND RESTROOM FACILITIES
PLN20-349 BEN'S AUTO CUP 120 S 23RD ST	549-010-004-6	12-17-2020 UNDER REVIEW ROBERTA FELICIANO		CONDITIONAL USE PERMIT TO LEGALIZE AN AUTOMOBILE/VEHICLE REPAIR, MAJOR USE AT AN EXISTING COMMERCIAL SITE.
PLN18-059 NEW RESIDENCE 2439 FOOTHILL AVE	549-140-014-8	3-8-2018 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO RECONSTRUCT A RESIDENCE DESTROYED BY A FIRE.

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FAIRMEDE HILLTOP				
PLN21-140 BASEMENT ADDITION 2813 LOYOLA AVE	414-121-025-4	5-4-2021 INCOMPLETE		BASEMENT CONVERSION OF 653 SF. FOR 2 BEDROOMS, 1 BATHROOM, A FAMILY ROOM AND LAUNDRY ROOM. NO EXTERIOR WORKS.
PLN21-012 HILLTOP COMMUNITY CHURCH - SIGN REPLAC SHANE DR	414-054-002-4	1-18-2021 UNDER REVIEW HECTOR LOPEZ		REPLACE EXISTING SIGN WITH NEW ON THE WEST CORNER OF THE NORTH ENTRANCE TO THE CHURCH OFF HILLTOP. SINGLE POLE INSTALLATION; OVERALL SIGN HEIGHT 7'6"; SIGN AREA 8'W X 4'H - 32SF; ACTIVE LED AREA: 25.2" X 88.2" = 15.435SF
PLN20-351 NEW DETACHED ADU 2728 WISWALL DR	414-191-007-7	12-18-2020 UNDER REVIEW ROBERTA FELICIANO		ADU MANUFACTURED HOME
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				
PLN21-172 XFINITY 3800 KLOSE WAY	405-290-064-6	5-27-2021 INCOMPLETE EMILY CARROLL		INSTALL ONE (1) SET DUAL LIT CHANNEL LETTERS READ "XFINITY"

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PLN21-121	T-MOBILE HILLTOP MEDICAL PLAZA	2970 HILLTOP MALL RD	405-302-017-0	4-9-2021	INCOMPLETE ROBERTA FELICIANO		REMOVE (12) ANTENNAS, (9) RRU'S AND REPLACE WITH (6) NEW ANTENNAS AND (6) NEW RRU'S BEHIND FRP SCREENING.
PLN21-072	LOT LINE ADJUSTMENT	3900 GIANT RD	405-050-006-7	2-22-2021	UNDER REVIEW EMILY CARROLL	Lot Line Adjustment Zoning Administrator Permit	(EC) LOT LINE ADJUSTMENT RELATED TO PREVIOUS APPROVAL FOR RICHMOND COUNTRY CLUB SUBDIVISION PROJECT (PLN19-264)
HILLTOP GREEN							
PLN21-152	NEW T-MOBILE WIRELESS FACILITY	4585 HILLTOP DR	426-330-008-1	5-12-2021	UNDER REVIEW ROBERTA FELICIANO		
IRON TRIANGLE							
PLN21-167	ANTENNA MODFICTION VERIZON	400-402 HAR 400 HARBOUR WAY #402	540-420-003-1	5-25-2021	INCOMPLETE ROBERTA FELICIANO		REMOVE AND REPLACE ANTENNAS AND RADIOS BEHIND EXISTING SCREENING
PLN21-097	IN LAW UNIT	204 NEVIN AVE	538-161-002-0	3-15-2021	INCOMPLETE EMILY CARROLL		LEGALIZE IN LAW UNIT AT 204 NEVIN AVE

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PLN21-065 20-33-721 LUCAS AVE RICHMOND 721 LUCAS AVE	534-023-011-8	2-18-2021 INCOMPLETE		TWO STORY ADDITION LEGALIZATION.
PLN21-039 480 SF ACCESSORY STRUCTURE 649 9TH ST	534-182-004-0	2-1-2021 INCOMPLETE	Design Review Permit CEQA Categorical Exemptior	REQUEST FOR DESIGN REVIEW PERMIT FOR 480 SQUARE FOOT ACCESSORY STRUCTURE
PLN20-299 ABDO COMMERCIAL MIXED-USE 1000 NEVIN AVE	540-091-019-5	10-21-2020 UNDER REVIEW ROBERTA FELICIANO		
PLN20-178 SECOND STORY ADDITION 921 8TH ST	534-012-013-7	7-22-2020 UNDER REVIEW EMILY CARROLL	CEQA Categorical Exemptior Design Review Permit	REQUEST FOR A DESIGN REVIEW PERMIT TO ADD A SECOND STORY ADDITION
PLN20-115 TRACT MAP - CONDOMINIUMS 401 1ST ST	538-041-024-0	6-2-2020 INCOMPLETE JONELYN WHALES	Tentative Tract Map	
PLN18-321 12TH AND MACDONALD 1101 MACDONALD AVE	540-092-016-0	10-25-2018 UNDER REVIEW ROBERTA FELICIANO	Design Review Permit	DESIGN REVIEW

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MARINA BAY				
PLN21-138 CUP FOR ARTISINALLY MANUFACTURED CHOC 1387 MARINA WAY S	560-181-058-2	5-3-2021 UNDER REVIEW EMILY CARROLL		
PLN21-126 T-MOBILE RICHMOND HARBOUR 1411 HARBOUR WAY S	560-270-060-0	4-14-2021 INCOMPLETE ROBERTA FELICIANO		REMOVE (6) ANTENNAS, (6) RRU'S AND REPLACE WITH (9) NEW ANTENNAS AND (6) NEW RRU'S.
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.
PLN19-040 MODIFICATION TO CUP PLN15-172 TO AMMEND 1450 MARINA WAY S	560-181-097-0	2-11-2019 UNDER REVIEW ROBERTA FELICIANO	Conditional Use Permit	
MAY VALLEY				
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'X118" PATIO WITH A CONCRETE SLAB. WOODEN STRUCTURAL FRAME WITH A ROOFTOP.

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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				
PLN21-174 PIROTT ADDITION PROJECT 946 33RD ST	524-060-022-0	6-1-2021 INCOMPLETE 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.
PLN21-175 PIROTT ADU PROJECT 946 33RD ST	524-060-022-0	6-1-2021 INCOMPLETE JONELYN WHALES	Over-the-Counter Plan Check	1. CONSTRUCTION OF A (N) 375.SF ADU AT THE REAR OF THE PROPERTY AS PER ATTACHED PLANS AND SPECIFICATIONS.
PLN21-163 LEE RESIDENCE REMODEL 2533 ANDRADE AVE	528-020-015-4	5-21-2021 INCOMPLETE HECTOR LOPEZ		FIRST FLOOR: REMODEL OF KITCHEN, (2) BATHROOMS, LAUNDRY ROOM. PORCH RECONSTRUCTION, (N) OUTDOOR DECK AND SITEWORK GENERAL: WINDOWS REPLACEMENT, ROOFING REPLACEMENT, PLUMBING LINES AND FIXTURES UPGRADE, WATER HEATER AND HEATING UNIT UPGRADE, LIGHT FIXTURES UPGRADE, ELECTRICAL PANEL UPGRADE (200 AMP)
PLN21-151 SIDE YARD FENCE 3200 BARRETT AVE	516-130-020-6	5-11-2021 UNASSIGNED EMILY CARROLL		

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PLN21-114 ATTACHED ADU AND ADDITION 3511 CERRITO AVE	518-150-010-8	4-1-2021 INCOMPLETE HECTOR LOPEZ	Over-the-Counter Plan Check	ADDITION OF 767 S.F. TO REAR OF EXISTING HOME. 524 SF TO BE ADU AND 243 ADDITION TO REAR.
PLN21-009 FRONT AND SIDE YARD FENCE 1031 26TH ST	528-070-013-8	1-8-2021 UNDER REVIEW HECTOR LOPEZ		PLANING TO BUILD A FRONT AND SIDE YARDS FENCE SIDE YARD FENCE TO BE RAISED TO 6FEET TALL DUE TO KIDS ROOM WINDOW EXPOSED TO PUBLIC ...
PLN20-276 WILSON DUPLEX 2364 BROOKS AVE	515-020-007-8	10-8-2020 INCOMPLETE HECTOR LOPEZ	Design Review Permit CEQA Categorical Exemptior	REQUEST FOR DESIGN REVIEW TO CONSTRUCT A SECOND UNIT OVER AN EXISTING DETACHED GARAGE.
PLN20-121 TRANSITIONAL HOUSING 820 23RD ST	528-240-001-8	6-11-2020 INCOMPLETE JONELYN WHALES	CEQA Categorical Exemptior Conditional Use Permit	REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW GROUP RESIDENTIAL AND TRANSITIONAL HOUSING FOR RESIDENTS.
PLN20-091 NEW SINGLE FAMILY RESIDENCE ON VACANT 550 36TH ST	516-080-018-0	4-27-2020 INCOMPLETE EMILY CARROLL	CEQA Categorical Exemptior Design Review Permit	REQUEST FOR A DESIGN REVIEW PERMIT FOR A NEW TWO-STORY SINGLE FAMILY RESIDENCE
PLN19-054 COMMERCIAL ADDITION 910 23RD ST	528-162-001-2	2-21-2019 UNDER REVIEW HECTOR LOPEZ	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT AND TEMPORARY USE PERMIT TO CONSTRUCT A METAL ROOF COVER

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PANHANDLE ANNEX				
PLN20-079 NEW DUPLEX AND ADU 1314 CARLSON BLVD	508-082-015-1	3-23-2020 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	
PARK PLAZA				
PLN21-179 365 S 38TH ST. ADU PROJECT 365 S 38TH ST	513-151-025-6	6-2-2021 INCOMPLETE ROBERTA FELICIANO		DEVELOP A NEW 798 S.F. ADU WITH 2 BEDROOMS AND 2 BATHROOMS.
PLN20-344 CUP FOR NEW T-MOBILE WIRELESS FACILITY 4000 BISSELL AVE	517-280-006-1	3-1-2021 UNDER REVIEW ROBERTA FELICIANO	Conditional Use Permit	
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				
PLN21-153 LOT LINE ADJUSTMENT OCEAN AVE	558-232-002-3	5-20-2021 UNDER REVIEW ROBERTA FELICIANO		ADJUST LOT LINES ON 4 CONTIGUOUS LOTS SO THAT ALL MEET CURRENT RL1 ZONING SIZE REQUIREMENTS.

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PLN21-141 NEW 700 OCEAN AVENUE RESIDENCE 700 OCEAN AVE	558-222-032-2	5-4-2021 UNDER REVIEW ROBERTA FELICIANO	Design Review Permit CEQA Categorical Exemptior	DESIGN REVIEW TO CONSTRUCT A NEW 2,767 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A VACANT PARCEL
PLN21-130 700 OCEAN AVENUE LOT LINE ADJUSTMENT 700 OCEAN AVE	558-222-032-2	4-20-2021 UNDER REVIEW ROBERTA FELICIANO		LOT LINE ADJUSTMENT FROM EXISTING NON-CONFORMING FOUR LOTS TO TWO SUBSTANTIALLY MORE CONFORMING LOTS.
PLN21-095 517 WESTERN REAR DECK 517 WESTERN DR	558-201-007-9	3-13-2021 UNDER REVIEW EMILY CARROLL	Design Review Permit Variance CEQA Categorical Exemptior	NEW DECK ABOVE DRIVEWAY IN REAR YARD, REPLACE EXISTING WINDOW WITH SLIDER AT DECK.
PLN21-050 DUKE RICHMOND INDUSTRIAL BUILDING 731 W CUTTING BLVD	550-030-007-3	2-9-2021 UNDER REVIEW HECTOR LOPEZ	Design Review Permit CEQA Categorical Exemptior	CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW 160,620 SQUARE FEET ICONCRETE TILT-UP INDUSTRIAL BUILDING ON A 7.94 ACRES PARCEL.
PLN21-030 TERMINAL 1 FISCAL ANALYSIS DORNAN DR	560-420-010-4	1-27-2021 UNDER REVIEW LINA VELASCO		CONSULTANT FEES FOR LEG TO PREPARE A FISCAL ANALYSIS OF TERMINAL 1 PROJECT AND ALTERNATIVE PROJECT
PLN21-019 RICHMOND YACHT CLUB - WEST LOT 351 BRICKYARD COVE RD	560-420-003-9	1-21-2021 INCOMPLETE ROBERTA FELICIANO	Conditional Use Permit	

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PLN20-352 DUKE RICHMOND INDUSTRIAL BUILDING 731 W CUTTING BLVD	550-030-007-3	12-18-2020 UNDER REVIEW HECTOR LOPEZ		DEMOLITION OF FOUR EXISTING BUILDINGS TOTALING 41,561 SF. CONSTRUCTION OF A NEW 160,620 SF SPECULATIVE CONCRETE TILT-UP INDUSTRIAL USE BUILDING WITH ONSITE PASSENGER VEHICLE PARKING, INTERNAL CIRCULATION DRIVE AISLES/FIRE LANES, AND TRUCK TRAILER PARKING. PROPOSED ONSITE WORK AND IMPROVEMENTS INCLUDING GRADING, UTILITY INSTALLATION, LANDSCAPING, AND PAVING. ACCESS WILL BE PROVIDED VIA TWO EXISTING DRIVEWAYS AT CANAL BLVD. AND W. CUTTING BLVD.
PLN20-241 CUP FOR ABC LICENSE - TYPE 47 199 PARK PL	558-122-023-2	12-9-2020 UNDER REVIEW ROBERTA FELICIANO	CEQA Categorical Exemptior Conditional Use Permit	REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ABC TYPE 47 LICENSE AT AN EXISTING RESTAURANT.
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.
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.

PULLMAN

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PLN20-224 CUP TRANSFER FOR PLN17-346 AND 347 350 CARLSON BLVD	513-010-005-9	8-13-2020 UNDER REVIEW ROBERTA FELICIANO	Conditional Use Permit	A CONDITIONAL USE PERMIT FOR A MEDICAL MARIJUANA CULTIVATION FACILITY
PLN20-159 LEGALIZE GARAGE CONVERSION TO BEDROO 3631 CHANSLOR AVE	516-220-015-7	7-8-2020 UNASSIGNED ROBERTA FELICIANO		ADMINISTRATIVE USE PERMIT TO CONVERT AN EXISTING SINGLE CAR GARAGE TO A BEDROOM IN AN EXISTING DUPLEX.
PLN20-029 AMEND CUP PLN17-114 350 CARLSON BLVD	513-010-002-6	1-30-2020 UNDER REVIEW ROBERTA FELICIANO		
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				
PLN21-164 NEW 915 SF DETACHED ADU 2837 SAN MATEO ST	510-044-010-5	5-24-2021 UNDER REVIEW EMILY CARROLL	Over-the-Counter Plan Check CEQA Categorical Exemptior	ADDITION OF DETACHED ACCESSORY DWELLING UNIT

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PLN21-147 NEW SFD S 59TH ST	508-371-001-1	5-10-2021 INCOMPLETE JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	REQUEST FOR A DESIGN REVIEW PERMIT FOR A NEW 2,224 SF SINGLE-FAMILY DWELLING ON A VACANT LOT.
RICHMOND HEIGHTS				
PLN21-129 DOLLAR TREE RETAIL STORE 12300 SAN PABLO AVE	519-200-018-9	4-19-2021 UNDER REVIEW HECTOR LOPEZ	CEQA Categorical Exemptior Conditional Use Permit Design Review Permit	DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR EXTERIOR IMPROVEMENTS TO THE EXISTING BUILDING AND PARKING LOT, AND A CONDITIONAL USE TO OPERATE AND ESTABLISH A RETAIL STORE GREATER THAN 3,000 SQUARE FEET.
PLN21-071 6' FRONT YARD FENCE, 6' SIDE YARD FENCE 860 MC LAUGHLIN ST	523-032-024-3	2-22-2021 UNDER REVIEW EMILY CARROLL	CEQA Categorical Exemptior Over-the-Counter Plan Chec	INSTALLATION OF NEW WOOD FENCING
RICHMORE VI/METRO SQ				
PLN21-139 FENCE EXCEPTION PERMIT 248 18TH ST	540-182-007-0	5-4-2021 INCOMPLETE EMILY CARROLL		(EC) 8' SIDE YARD FENCE
PLN21-038 6 FOOT SIDE FENCE 2826 CHANSLOR AVE	515-390-011-2	2-1-2021 UNASSIGNED HECTOR LOPEZ	Over-the-Counter Plan Chec	

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PLN21-029 COVID RELATED TUP FOR ONSITE TACO TRUC 232 23RD ST	515-282-012-1	1-26-2021 UNDER REVIEW EMILY CARROLL	Temporary Use Permit CEQA Categorical Exemptior	(EC) PARKING ALLOWANCE FOR THREE (3) TOTAL FOOD TRUCKS. THEY CURRENTLY HAVE APPROVAL FOR ONE SPACE WHICH TACOS RULAS (NO 2021 PERMIT ISSUED YET) IS OCCUPYING. THE TRUCKS WILL BE ALLOWED TO USE THE COMMERCIAL KITCHEN FOR COOKING AND PREPARATION OF FOOD, DRY GOOD AND REFRIGERATION FOOD STORAGE, THE WAREWASH SINK AND OTHER SERVICES AS NEEDED. NO GRAYWATER DISCHARGE ALLOWED.
PLN19-375 SECOND STORY ADDITION 223 25TH ST	515-291-007-0	10-23-2019 UNDER REVIEW HECTOR LOPEZ	CEQA Categorical Exemptior Design Review Permit	(EC) REQUEST FOR DESIGN REVIEW FOR A SECOND STORY ADDITION TO AN EXISTING BUILDING
SANTA FE				
PLN21-127 S.2ND ST. AND MAINE AVE. LIVEWORK MAINE AVE	550-081-029-5	4-19-2021 UNDER REVIEW EMILY CARROLL	Design Review Permit CEQA Categorical Exemptior	CONSTRUCT 2 STORY BUILDING WITH 3 LIVE/WORK RESIDENCES. 3,939 TOTAL SQ.FT. 1905 SQ.FT. LIVING SPACE. MAX HEIGHT OF BUILDING - 26FT. 5-1/2"
SHIELDS REID				
PLN21-063 NEW 2200 SF SINGLE FAMILY RESIDENCE 1260 YORK ST	561-151-021-4	2-17-2021 INCOMPLETE EMILY CARROLL	Design Review Permit CEQA Categorical Exemptior	DESIGN REVIEW PERMIT REQUEST FOR A NEW TWO STORY SINGLE FAMILY RESIDENCE ON VACANT PARCEL

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Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN19-429 NEW DUPLEX YORK ST	561-152-020-5	12-10-2019 INCOMPLETE HECTOR LOPEZ	Design Review Permit Annexation	DESIGN REVIEW TO CONSTRUCT TWO RESEIDENTIAL UNITS ON VACANT PARCEL.
SOUTHWEST ANNEX				
PLN20-156 AFFORDABLE HOUSING DEVELOPMENT COLUSA AVE	507-262-013-0	7-8-2020 INCOMPLETE JONELYN WHALES	CEQA Categorical Exemption Conditional Use Permit Design Review Permit	A REQUEST FOR A CONDITIONAL USE PERMIT FOR A DENSITY BONUS AND DESIGN REVIEW FOR 92 AFFORDABLE HOUSING UNITS.
Z15				
PLN21-135 AT&T CELL SITE MODIFICATION CCL01849 321 CANAL BLVD	550-011-013-4	5-3-2021 UNDER REVIEW ROBERTA FELICIANO		MODIFY EXISTING AT&T WIRELESS FACILITY IN EXISTING ROOFTOP CUPOLA (REMOVE AND REPLACE 3 ANTENNAS)
PLN21-128 WIRELESS FACILITY - AT&T - 301236 1015 CHESLEY AVE	409-313-002-1	4-19-2021 UNDER REVIEW ROBERTA FELICIANO		MODIFICATIONS TO EXISTING WIRELESS FACILITY
PLN21-118 PRELIMINARY APPLICATION- 21 SINGEL FAMIL`	435-180-005-9	4-6-2021 INCOMPLETE LINA VELASCO		

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PLN21-100 FENCE PERMIT 27 SOUTH 127	538-151-011-3	3-17-2021 INCOMPLETE ROBERTA FELICIANO		UPGRADING OUR FENCE.
PLN21-073 GENERATOR FOR AT&T WIRELESS FACILITY 1099 ESSEX AVE	561-130-014-5	1-25-2021 INCOMPLETE ROBERTA FELICIANO	CEQA Categorical Exemptior Zoning Administrator Permit	INSTALLATION OF EMERGENCY BACK-UP GENERATOR FOR EXISTING AT&T WIRELESS FACILITY
PLN21-013 LVYD CANNIBAS CULTIVATION COLLINS AVE	408-060-028-3	1-19-2021 UNDER REVIEW JONELYN WHALES		REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CANNABIS CULTIVATION FACILITY.
PLN21-014 TBBN CANNIBAS CULTIVATIO COLLINS AVE	408-060-028-3	1-19-2021 UNDER REVIEW JONELYN WHALES		REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CANNABIS CULTIVATION FACILITY.
PLN21-015 TWIC CANNABIS CULTIVATION COLLINS AVE	408-060-028-3	1-19-2021 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Conditional Use Permit	REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CANNABIS CULTIVATION FACILITY.
PLN21-017 WNCC CANNABIS CULTIVATION COLLINS AVE	408-060-028-3	1-19-2021 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Conditional Use Permit	REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CANNABIS CULTIVATION FACILITY.

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Project No. Project Name Site Address	Site APN	Date Applied Status Planner	Review Type(s)	Project Description
PLN21-018 MCCY CANNABIS CULTIVATION COLLINS AVE	408-060-028-3	1-14-2021 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Conditional Use Permit	REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CANNABIS CULTIVATION FACILITY.
PLN21-002 KCND CANNABIS CULTIVATION COLLINS AVE	408-060-028-3	1-13-2021 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Conditional Use Permit	REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CANNABIS CULTIVATION FACILITY.
PLN21-010 FENCE 5126 SIMONI CT 0		1-12-2021 UNDER REVIEW JONELYN WHALES	Zoning Administrator Permit	REMOVE OLD WOOD FENCE AND INSTALL NEW WOODEN FENCE
PLN20-331 THE CHERRY BLOSSOM ROW RESIDENTIAL PF 2301 COLUMBIA BLVD	507-251-015-8	11-25-2020 INCOMPLETE EMILY CARROLL	Design Review Permit Environmental Initial Study Rezoning Tentative Tract Map	100 RESIDENTIAL DWELLING UNITS ON PARCELS TOTALING 4.7-ACRES. THE PROJECT INCLUDES RE-ZONING FROM CG (GENERAL COMMERCIAL) TO RM-1 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL), VESTING TENTATIVE MAP, A VARIANCE TO REDUCE THE REQUIRED 10' FRONT SETBACK TO 7' AT SECTIONS OF THE PROJECT SITE.
PLN20-278 NEW 1,750 SF IND ADDITION 1376 S 50TH ST	560-033-048-3	11-2-2020 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	REQUEST FOR A MAJOR DESIGN REVIEW PERMIT FOR A TWO-STORY 1,800 SF ADDITION TO AN EXISTING BUILDING.
PLN20-274 MARCO GARCIA 2029 COSTA AVE	410-070-038-6	10-7-2020 INCOMPLETE ROBERTA FELICIANO		19X21 FT SMALL STUDIO IN BACKYARD

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PLN20-269 RICHMOND HILLS INITIATIVE NO ADDRESS	435-230-014-1	9-29-2020 UNDER REVIEW LINA VELASCO	General Plan Amendment	PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL FOR A GENERAL PLAN AMENDMENT FOR CONFORMITY WITH THE RICHMOND HILLS INITIATIVE ADOPTED IN 2016. THE AMENDMENT WOULD INCLUDE THE LAND USE ELEMENT AND THE CONSERVATION, NATURAL RESOURCES, AND OPEN SPACE ELEMENT. LOCATION VACANT LAND DESIGNATED BY ASSESSOR'S PARCEL NUMBERS: 435-230-014, 435-230-020, 435-230-021, 435-230-023, 435-230-027, 435-230-028, 435-230-030, 435-230-038, 435-230-040, 435-230-042, 435-230-043, 435-230-045, 435-230-046, 435-230-050, 435-230-051, 435-230-052, 435-240-001, 435-240-002, 435-180-008, 435-180-008, 435-180-005, AND 435-300-009.
PLN20-043 GARBELMANN NEW RESIDENCE 357 WESTERN DR	558-185-006-1	2-12-2020 UNDER REVIEW HECTOR LOPEZ	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT A 2,800 SF RESIDENCE ON A 6,000 SF VACANT PARCEL.
PLN19-229 745 SF 2-STORY ADU 5943 CAPITOL HILL AVE	419-191-002-7	7-10-2019 UNDER REVIEW JONELYN WHALES	CEQA Categorical Exemptior Design Review Permit	DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY 745SF ADU.
PLN17-029 NEW SINGLE FAMILY RES BARTH AVE	419-192-020-8	1-23-2017 UNDER REVIEW ROBERTA FELICIANO	Design Review Permit Variance	DESIGN REVIEW TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE
PLN12-248 LIVABLE CORRIDORS FORM-BASED CODE		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.

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100 Project(s) Found							