



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: March 20, 2015
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

[Engineering Division](#)

Diablo Valley College Sidewalk Installation Project (Viking Drive) – The contractor has poured the two new concrete curb ramps and made paving repairs at the Viking Drive/Stubbs Road intersection. Work also includes the removal and replacement of asphalt paving between the curb ramps (for ADA compliance) and completion of the new concrete walkway along the grassy slope area adjacent to Viking Drive. Motorists may encounter temporary traffic delays or detours when this work is in progress. Traffic lanes on Viking Drive will remain open at all times.

ENCROACHMENT PERMITS

PG&E – 612 Contra Costa Blvd. – PG&E has an encroachment permit to remove and replace an underground electrical switch and enclosure in the sidewalk area. Because the work requires interruption of electrical service, PG&E will be setting temporary generators to some of its customers (i.e. Denny’s Restaurant). Work is scheduled to begin Friday, March 20th, and be completed by the end of next week. Traffic control and lane closures on Contra Costa Blvd. are limited to between 9:00 a.m. and 3:00 p.m., with no weekend work allowed. There may also be some overnight work on Monday, March 23rd and Wednesday March 25th. Motorists may experience some traffic delays when work is in progress.

EMBUD – 61 Banbridge Place – EBMUD excavated in roadway at two locations to make water leak repairs.

EMBUD – 47/48 Dublin Drive – EBMUD excavated in roadway to locate and repair two separate water leaks.

65 Baylor Lane – Evenflow Plumbing received an encroachment permit to make a sewer lateral repair in the roadway.

836 Jeffrey Drive – Evenflow Plumbing received an encroachment permit to perform a sewer lateral repair in the roadway.

400 Lenox Court – Star Rooter & Plumbing received an encroachment permit to make a sewer lateral repair in the roadway.

212 Gregory Lane – Contractor completed the removal and replacement of one square of sidewalk and curb drain.

Planning Division

Planning Commission

No meeting scheduled.

Zoning Administrator

Tree Removals:

- 47 Chaucer Drive: One Silver Maple
- 9 Wildwood Place: Two Sycamores and one Valley Oak
- 248-250 Oak Park Lane: One Arizona Cypress
- 553 Golf Club Road: 2 Italian Stone Pines

Architectural Review Commission

- ***PLN 14-0429, Hilton Homewood Suites Hotel, Architectural Review Permit, 650 Ellinwood Way***

Public hearing to consider approval of an Architectural Review Permit for a proposal by WRSJG LLC, for a two to four story (48 foot maximum height), 115 room, Hilton Homewood Suites Hotel (and related facilities) with 115 parking spaces, new site improvements and landscaping and removal of 64 trees at the site of the former Chevy's Restaurant at 650 Ellinwood Way, APN: 127-210-031. The property is zoned *PUD 882*.

Action: Approved with conditions. Four members of the public spoke.

Appeal Period: Through Monday, March 30, 2015.

- ***PLN 14-0422, Hilton Homewood Suites Hotel Off-Site Signage, Sign Permit, Southeast Corner of Contra Costa Boulevard and Ellinwood Drive***

Public hearing to consider approval of a Sign Permit submitted by WRSJG LLC, for off-site signage, for a new/replacement off-site monument sign at the southeast corner of Contra Costa Boulevard and Ellinwood Drive. The sign permit also includes a request for a minor sign adjustment to allow the monument sign, to be 9 feet 7 inches in height, where the sign ordinance allows a maximum height of eight feet. Lastly, the Sign Permit is associated with a request for a use permit (approved by the Planning Commission on March 10, 2015) for a

major sign adjustment for a sign area exceedance up to 102 square feet, where 32 square feet would be allowed per the sign ordinance. The property is zoned *RB-Retail Business*. APN: N/A.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: Through Monday, March 30, 2015.

- ***PLN 15-0045, Poets Corner Service Center - Color Change & New Signage, 1901 Oak Park Boulevard***

Public hearing to consider an architectural review and sign permit for a building color change and two new wall signs on an existing 1,584 square foot commercial building, in addition to new text on an existing monument sign. The application involves a 13,504 square foot parcel zoned *RB-Retail Business*. APN: 170-050-001.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: Through Monday, March 30, 2015.

- ***PLN 14-0457, New Freestanding Tenant Building (Pleasant Hill Shopping Center), 552-572 Contra Costa Blvd.***

Public hearing to review an Architectural Review permit and Sign Permit approval to develop a new one-story 4,150 square foot stand-alone tenant building in the Pleasant Hill Shopping Center. Proposed site improvements include a new trash enclosure and moderate modifications to the existing landscape, parking and circulation design features. The project does not include any modifications to, or demolition of, existing structures.

In addition, the applicant is requesting a Sign Permit to amend the existing master sign program for the shopping center to accommodate future tenants in the proposed building. The site is zoned *RB-Retail Business*. APN: 153-030-106.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: Through Monday, March 30, 2015.

Miscellaneous

Status of Major Current Planning Applications:

<http://www.ci.pleasant-hill.ca.us/index.aspx?nid=128>

Code Compliance

Inquiries received and follow-up items being addressed this week include the following:

Cases Closed	Site Visits	New Inquiries	Proactive Cases Opened
7	52	7	5

New Inquiries:

- **Location:** Edie Court
Complaint: Water runoff.
- **Location:** Ilene Drive
Complaint: Junk/debris and overgrown weeds.
- **Location:** Mohar Court
Complaint: Junk/debris.
- **Location:** Monument Boulevard
Complaint: Noise.
- **Location:** Oak Park Boulevard
Complaint: Noise.
- **Location:** Patterson Boulevard
Complaint: Water runoff.
- **Location:** Vivian Drive
Complaint: Landscaping.

Proactive Work:

- **Location:** Kathleen Drive
Observation: Vehicle on unpaved surface.
- **Location:** Santa Cruz Drive (1)
Observation: Inoperable vehicle.

- **Location:** Santa Cruz Drive (2)
Observation: Junk/debris.
- **Location:** Santa Monica Drive (1)
Observation: Inoperable vehicle.
- **Location:** Santa Monica Drive (2)
Observation: Vehicle on unpaved surface.

Graffiti Removal:

No graffiti removed this week.