



The Weekly Update from the City of Pleasant Hill

April 8, 2016

General Update

Golf Club Road Bridge Ribbon Cutting

The City will host a ribbon cutting on Tuesday, April 12 at 3:00 p.m. for the Golf Club Road Bridge Replacement Project. The \$6.7 million project was recently completed using \$6.1 million in grant funds. The event will be held adjacent to El Tapatio Restaurant at 40 Golf Club Road.



Rodgers Ranch Urban Farm Expo & Plant Sale

The 4th Annual Expo and Plant Sale at Rodgers Ranch Urban Farm takes place Saturday, April 9th from 10 a.m. to 4 p.m. If you're looking for organically grown tomato, pepper, herb plants and more, this is the place to find them. Rodgers Ranch is located at 315 Cortsen Road in Pleasant Hill.

New jet service operating out of Buchanan Field Airport

Contra Costa County recently announced the operation of a new 30-seat jet service

which will begin operating out of Buchanan Field Airport on April 19. The service will be provided by the fourth largest private jet company, JetSuite, which will offer weekday service from Buchanan Field to Burbank as well as weekend service to Las Vegas from April 22.

Engineering Division

Buskirk Avenue/Monument Boulevard Signal Timing Modification

Staff worked with the County signal crew to implement a signal phasing change at the intersection of Buskirk Avenue/Monument Boulevard intersection this past week by changing the pedestrian phase for the short crosswalk (at the southwest corner of the intersection) to overlap with the westbound left turn movement. Previously the pedestrian phase was overlapped with the southbound Ramona Drive movement, which has very little vehicle demand outside of the daily commute times. The phasing modification resulted in a much smoother operation for the eastbound right turn movement and a reduction in perceived delay for motorists. Staff will continue to monitor the intersection operation and make field adjustments to the timing as needed.



Geary Road Improvement Project Update

Bay Cities Paving and Grading started last week on miscellaneous punch list work items along both sides of Geary Road. New concrete sidewalk and curb ramps were poured at locations that were previously omitted due to the conflicts with utility poles (that were not relocated). Also the electrical subcontractor began working on traffic signal/street lighting punch list items. It is anticipated that the remaining punch list items will be completed in the next two to three weeks.



ENCROACHMENT PERMITS

196 Margie Dr. - Contra Costa Water District responded to a water leak in the roadway reported during the afternoon of Tuesday, April 5th. Crews worked into the evening to excavate, locate the leak and make repairs. Some customers may have experienced temporary interruptions in water service while this emergency work was being done. The excavation was backfilled and temporary paving was placed early on Wednesday, April 6th. The final paving repair will follow.

10 Cortsen Ct. – The City issued an encroachment permit to remove and replace the existing driveway approach. The contractor began demolition work earlier this week.

121 Random Way – The City issued an encroachment permit to widen the existing driveway approach to the street. The contractor began work earlier this week.

2976 Hillsdale Rd. – The City issued an encroachment permit for a sewer lateral repair in the roadway using the trenchless method. This sewer repair and the final patch paving were completed on Tuesday, April 5th.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Tree Removal Permits:

One Monterey Pine at 432 Monti Circle (exempt due to tree being dead).

Architectural Review Commission

PLN 16-0027, Carmax Auto Dealership, 61 – 77 Chilpancingo Parkway

Study session to receive an introductory presentation from the applicant (Carmax), receive public input, and provide preliminary feedback on a proposal to establish a Carmax Auto Dealership and associated improvements. The proposed project includes:

- A Carmax automobile dealership including approximately 18,824 square feet of building area for sales, service, car wash and presentation areas
- Associated parking lot and parking lot display areas, including parking lot lighting
- Landscaping, fencing, drainage, grading, signage and related site improvements
- Demolition of existing structures

The project is located within the Retail Business (RB) Zone District; Assessor Parcel Numbers: 153-300-001 through 003 & 153-270-001.

Action: None, since this was a study session. One person from the public spoke on the item. The Commission provided feedback including requesting additional information on proposed landscaping and lighting for the project, increasing landscaping throughout the project (including within the car display area), and consider a more attractive fence around the car display lot. Two commissioners requested the applicant consider reconfiguring the building on the property, including turning the building to allow a more prominent appearance facing Chilpancingo Parkway and to consider incorporating design components from DV Plaza Shopping Center into the project.

Appeal Period: None, since this was a study session.

Miscellaneous

Administrative Permit Activity: For the month of March, Planning staff reviewed the following applications: 25 Zoning Permits (3 new businesses, 4 commercial plan checks and 18 residential plan checks), 9 Home Occupation Permits, 1 Temporary Sign Permits, 1 Special Event Permits, and 4 Tree Removal Permits.

Status of Major Current Planning Applications: <http://www.ci.pleasant-hill.ca.us/DocumentCenter/Home/View/709>

Code Compliance

No information to report.

The City is in the process of recruiting for a new Code Enforcement Officer. In the interim, please contact Greg Fuz, City Planner, 925-671-5218, gfuz@pleasanthillca.org for assistance or information regarding code enforcement matters.