



*City of Pleasant Hill*

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## MEMORANDUM

TO: Mayor and City Council  
FROM: June Catalano, Manager  
DATE: March 13, 2015  
SUBJECT: **WEEKLY UPDATE**

### **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

#### [Engineering Division](#)

**Golf Club Road Bridge Replacement Project (GCRBRP)** – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are now substantially complete with Stage 2, which consisted of the removal and reconstruction of the north side of the Golf Club Road Bridge and other roadway improvements.

Earlier this week, BAY placed temporary concrete railings in the center median of the roadway between the west and east bound directions and opened the roadway from one to two lanes of traffic in both directions.

R&R Maher, the concrete subcontractor continued work on the surface finishes for the decorative sidewalk element on the north side of Golf Club Road.

Continental Electric has erected new decorative street light poles along the north side of Golf Club Road. Lights are scheduled to be energized early next week, pending PG&E ability to provide electrical service.



As of next week, construction activities will be at a minimum and the contractor will demobilize until the middle of April when the permits allow for the next phase of work to begin, which will encompass demolition and reconstruction of the southern side of the bridge over the Grayson Creek.

For additional project information, visit the City's CGRBRP website page at <http://www.ci.pleasant-hill.ca.us/golfclub> or contact the City's Construction Manager, Jaemin Park at (925) 818-3756.

**Diablo Vista Water System Manifold Replacement Project** - Manito Construction completed the installation of the ductile iron manifold piping this week. Delivery of the new surge tank is expected on Monday, March 16, 2015 and the installation is expected to be completed by Friday, March 20. Once the installation is complete, the contractor will pressure test the new piping system for compliance with contract documents. Remaining work includes the installation of the new slide gate screen, backfill of the manifold piping, and general site cleanup. All work is expected to be completed by March 31.

**2015 Street Resurfacing, Phase I** - The Notice Inviting Bids for the 2015 Street Resurfacing, Phase I project was issued on Tuesday, March 10. The project work includes approximately 40,000 square feet of street resurfacing repairs on Oak Park Boulevard, Monument Boulevard, Gregory Lane and ten residential streets in the Fair Oaks neighborhood in preparation for the 2015 Street Resurfacing, Phase II project. As in past projects, Phase II will be bid separately and provide a cape seal (chip seal with a micro-surfacing seal) on the residential streets, and a microsurfacing seal on the City's arterial and collector streets.

The Phase I work will also include: an asphalt concrete overlay on Contra Costa Boulevard between Boyd Road and Monument Boulevard, and asphalt sidewalk repairs on the pathway at Gallery Walk and Reliez Valley Road. The bid opening is scheduled for April 10, and work is expected to begin in early May.

## **ENCROACHMENT PERMITS**

**CCWD – Lucille Lane at Osborn Lane** – As part of CCWD's Mains Replacement Project, the contractor has begun work on the final concrete driveway, sidewalk and asphalt paving repairs at this location.

**64 Baylor Lane** – General Plumbing received an encroachment permit to perform a sewer lateral repair in the roadway.

**882 Hamilton Drive** – Advanced Trenchless received an encroachment permit to perform a sewer lateral repair in the roadway.

## **Planning Division**

### **Planning Commission**

- ***Review of the Annual Housing Element and General Plan Implementation Report and Adoption of a Resolution Recommending Acceptance of the Report by the City Council.***

Annual report on the status of implementation of the General Plan, including the Housing Element, for review and recommendation for approval prior to transmittal to the State Department of Housing and Community Development and Office of Planning and

Research as required by Government Code Section 65400. This update will include a report on the status of various programs contained with the current General Plan, including the status of the Housing Element update.

Action: The annual report was received and the Planning Commission adopted a resolution recommending the City Council accept the report and authorize transmittal to the State Department of Housing and Community Development (HCD). No members of the public spoke.

Appeal Period: Not applicable. This item will automatically be considered by the City Council.

- ***PLN 14-0429, Hilton Homewood Suites Hotel, Development Plan, 650 Ellinwood Way***

Public hearing to consider approval of a Development Plan and related adjustments to parking lot development standards, 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 and removal of 64 trees, at the site of the former Chevy's Restaurant at 650 Ellinwood Way, Assessor Parcel Number: 127-210-031. The property is zoned *PUD 882*.

Action: Approved with conditions. Thirteen members of the public spoke. Note: this project is scheduled to be considered by the Architectural Review Commission on March 19, 2015.

Appeal Period: Through Monday, March 23, 2015.

- ***PLN 14-0422, Hilton Homewood Suites Hotel Off-Site Signage, Use Permit (Major Sign Adjustment), Southeast Corner Of Contra Costa Boulevard And Ellinwood Drive***

Public hearing to consider approval of a Use Permit submitted by WRSJG LLC, for off-site signage, for a new/replacement off-site monument sign with 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*. Assessor Parcel Number: N/A.

Action: Approved with conditions. No members of the public spoke. Note: This project is scheduled to be reviewed by the Architectural Review Commission on March 19, 2015.

Appeal Period: Through Monday, March 23, 2015.

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

Public hearing to consider approval of a Development Plan permit submitted by Regency

Centers Corp. to construct a new 4,150 square foot, single-story, stand-alone, tenant building in the northeast corner of the 18.4-acre Pleasant Hill Shopping Center. In addition, proposed site improvements include a new trash enclosure and minor modifications to existing landscape, parking and circulation site features. The project does not include the demolition of, or modification to, any existing structures. The property is zoned *RB–Retail Business*. Assessor Parcel Number: 153-030-106.

Action: Approved with conditions. No members of the public spoke. Note: This project is scheduled to be reviewed by the Architectural Review Commission on March 19, 2015.

Appeal Period: Through Monday, March 23, 2015.

### **Zoning Administrator**

- ***PLN 15-0006 - Kattenburg Home Occupation Permit At 465 Boyd Road***

Hearing to consider approval of a Home Occupation Permit for a knife sharpening service within the detached garage of an existing residence. The proposed knife sharpening service would operate on an appointment-only basis Wednesday through Friday from 9am to 6pm, with no more than four customers per day. Parking for the use would be accommodated on the driveway that is accessed off of Boyd Road. The proposed Home Occupation would require the following exceptions to Home Occupation standards: a) exception to allow use of the garage for the home occupation, b) exception to allow on-site customers which will generate additional traffic, c) exception to allow a potentially noise generating use. The site is zoned *R-10 Single Family Residential*. APN 149-031-013.

Action: This application was continued from the February 26, 2015, Zoning Administrator meeting for further information. The Zoning Administrator reopened the public hearing, received testimony, then conditionally approved the Home Occupation Permit and related exceptions. No members of the public spoke.

Appeal Period: Through Monday, March 23, 2015.

### **Tree Removals:**

- Modesto Ash tree at 64 Baylor Lane

### **Architectural Review Commission**

No meeting scheduled.

### **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
8	20	8	1

### New Inquiries:

- **Location:** Diablo Court  
**Complaint:** Junk/debris.
- **Location:** Helen Road  
**Complaint:** Junk/debris.
- **Location:** Linda Lane  
**Complaint:** Junk/debris and vehicle stored on an unpaved surface.
- **Location:** Maxine Drive  
**Complaint:** Junk/debris.
- **Location:** Norse Drive  
**Complaint:** Vehicle stored on an unpaved surface.
- **Location:** Old Rodgers Ranch Court  
**Complaint:** Inoperable vehicles.
- **Location:** Pleasant Hill Road  
**Complaint:** Tree limb.
- **Location:** Roberta Avenue  
**Complaint:** Vehicle stored on an unpaved surface.

### Proactive Work:

- **Location:** Ruth Drive  
**Observation:** Vehicle stored on an unpaved surface.

Graffiti Removal: No graffiti removed this week.