



# The Weekly Update from the City of Pleasant Hill

February 26, 2016

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## Engineering Division

### **Boyd Road/Elinora Drive Sidewalk Installation Project**

The Engineering Division is currently out to bid with the Boyd Road/Elinora Drive Sidewalk Installation Project. The project is located on Boyd Road between Horten Court and Liahona Court, and Elinora Drive between Gregory Lane and Gladys Drive. The estimated construction cost for this project is \$757,000. The City has secured a Federal Safe Route to School Grant funds in the amount of \$395,000 and two TDA Article 3 Grants totaling \$180,000. The remaining project budget is funded with Local Funds, Sidewalk Installation Program Funds and Traffic Mitigation local funds.

Work is to include demolition of existing improvements, including asphalt concrete path, roadway pavement, landscaping, curb and gutter, curb ramps, trees and signs. New construction will include ADA compliant concrete sidewalks, curb ramps, driveways, curb and gutter; bio-retention landscape areas and new drainage; traffic striping, grading, landscaping and asphalt concrete conforms. An enhanced crosswalk and two speed feed-back signs will also be installed at the Elinora Drive location.

The bid opening is scheduled for March 30, 2016, with work on Elinora Drive expected to begin the first week in May. The work on Boyd Road is not scheduled to begin until after June 10, 2016 when schools are closed for the summer.

### **Price Lane Subdivision 9075**

Contra Costa Water District crews are completing the re-routing of seven existing residential water services along Price Lane this week. This work is being done to resolve layout conflicts with a new storm drain to be built along Price Lane as part of the subdivision improvements. The final paving repairs at these service locations will be scheduled as soon as the District's paving contractor is available.

## **ENCROACHMENT PERMITS**

EBMUD – 21 Paradise Ln. – District crews are scheduled to excavate in the roadway to locate and repair a water line this week.

PG&E - 28 Elliott Dr. – PG&E’s contractor performed a residential gas service replacement at this address. All work was located outside the paved roadway. This work is completed.

## **Planning Division**

### **Planning Commission**

#### **Presentation on the “Ask PHill” Mobile Application**

Martin Nelis, the City’s Public Information Officer, gave a presentation on the recently release “Ask PHill” mobile application for City service-related requests. The presentation provided an overview of the application, including information pertaining to its functionality.

#### **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: Adopted Resolution recommending approval of the Report to the City Council.

Appeal Period: Not applicable. The Planning Commission’s recommendation will automatically be forwarded to the City Council for consideration.

#### **Review of Minor Exception Requests Processed Since 2014**

The Planning Commission received a report from staff summarizing the minor exception applications processed to date and discussed suggestions for potentially streamlining the review process. No action was taken.

#### **Review of The Planning Division Priority Projects for 2016**

The Planning Commission received a report from staff discussing priority projects for 2016. No action was taken.

## **Zoning Administrator**

Meeting canceled (application withdrawn).

### **Tree Removal Permits:**

None.

### **Architectural Review Commission**

No meeting scheduled.

### **Miscellaneous**

### **Upcoming Study Sessions:**

Study sessions will be conducted by the Planning Commission on March 8, 2016 (6:30 pm) and by the Architectural Review Commission on April 7, 2016 (5:00 pm) to receive presentations and review conceptual plans for a proposal by Carmax, c/o Centerpoint, to redevelop the northern area of the DV Shopping Plaza at 61 - 77 Chilpancingo Parkway, Assessor Parcels 153-300-001 through 003 & 153-270-001. The property is currently zoned RB – Retail Business and is approximately 9.95 acres. 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

In addition, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15082, the City will conduct a public scoping meeting at the Planning Commission Study Session to solicit written and oral comments from interested parties, responsible agencies, and any other interested persons, organizations or agencies regarding the scope and content of the Draft Environmental Impact Report (DEIR) that will be prepared for the project. For further information, contact the project planner, Troy Fujimoto at [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org) or 925-671-5224.

**PLN 15-0359 Minor Use Permit for a General Day Care Facility, 409 Boyd Road** (site of the First Church Christ the Scientist).

The City has received numerous letters and e-mails from area residents regarding the proposed application for day care use. At this time, the project is on-hold, until the applicant submits additional information to address the questions and concerns that have been received. No public hearings will be scheduled until this additional information is received and reviewed. Please send any further correspondence or email to the project planner, Lori Radcliffe, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org) or call Lori at 925-671-5297 for further information.

Status of Major Current Planning Applications:

<http://www.ci.pleasant-hill.ca.us/DocumentCenter/Home/View/709>

**Code Compliance**

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](mailto:gfuz@pleasanthillca.org) for assistance or information regarding code enforcement matters.