



The Weekly Update from the City of Pleasant Hill

March 11, 2016

Engineering Division

ENCROACHMENT PERMITS

Contra Costa Water District -- 650 Crescent Dr. at Crescent Plaza – The City issued a permit to install a new water service for the Urban Plates restaurant in Downtown. This work requires excavating in the roadway and sidewalk on Crescent Plaza, installing the new water service between the main in the street and the building, backfilling and then restoring the roadway paving and sidewalk areas. Traffic controls will include temporary closure of one traffic lane on Crescent Plaza and re-routing of pedestrians around the work zone. Hours for these closures will be limited to between 9:00 a.m. and 3:00 p.m. Monday to Friday. The work is scheduled to begin early next week, weather permitting. Installing this new water service will take one to two weeks to complete. Paving and sidewalk repairs will follow.

EBMUD – 2521 Pleasant Hill Rd. – The City issued a permit to locate and repair a water main leak at this location. EBMUD crews excavated in the sidewalk area, located the water main leak, installed a repair fitting and backfilled on Monday, March 7th. This work required temporary closure of one southbound traffic lane on Pleasant Hill Rd. while the work was being done. Final repairs to the sidewalk will be completed in the next few weeks, as the contractor's schedule and weather permits.

Planning Division

Planning Commission

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

The Planning Commission conducted a 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 automobile 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: No action was taken since this was a study session. Two members of the public spoke. The video of the March 8, 2016 study session can be viewed on the City's website at <http://www.ci.pleasant-hill.ca.us/media/media.aspx>.

Appeal Period: Not applicable since no action was taken.

Zoning Administrator

PLN 15-0351 – Pham DDS Minor Use Permit at 620 Contra Costa Blvd.

Public hearing to consider a request for a Minor Use Permit for a medical office use (Pham DDS). Specifically, the applicant is requesting approval of a Minor Use Permit for 100% office use, in a 5,136 gross square foot ground-floor tenant space, within an existing 22,680 gross square foot two-story building (note: this tenant space was previously occupied by a Bank use). The proposal includes various site improvements, including: 11 new parking spaces (for a total of 70 on-site spaces), a new trash enclosure and an additional 1,750 square feet of landscape area. The subject site is located at the northwesterly corner of Cottonwood Drive and Contra Costa Boulevard. The site is zoned RB – Retail Business. Assessor Parcel Number: 153-270-004.

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

Appeal Period: Through Monday, March 21, 2016 at 5:00 pm.

Tree Removal Permits:

None.

Architectural Review Commission

No meeting scheduled.

Miscellaneous

Upcoming Study Session:

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

A study session will be conducted 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

Please contact Troy Fujimoto, project planner, for further information at 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 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 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>

Administrative Permit Activity: For the month of February, Planning staff reviewed the following applications: 15 Zoning Permits (3 new businesses, 5 commercial plan checks and 7 residential plan checks), 7 Home Occupation Permits, 4 Temporary Sign Permits, 0 Special Event Permits, and 3 Tree Removal Permits.

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.