



City of Pleasant Hill

MEMORANDUM

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

GENERAL UPDATE

CALED Program to visit Light Industrial area – The City is working with the California Association of Local Economic Development (CALED) to partner with them on a community process called LEAP – Local Economic Advisory Program. LEAP will provide the City with a real estate and planning assessment of the City's Limited Industrial Area also known as the Hookston Station area. This area includes properties on Hookston, Vincent, Estand and Mayhew.

The LEAP program event will take place on Monday, February 23, and will include a team of three to four economic development professionals with expertise in industrial areas. The process will conclude with a report to the City Council at 6:00 p.m. on February 23. The program will include interviews with property owners, current tenants in the area, and key stakeholders. This is a community based process and input and opinions from interested community members are encouraged.

If you would like more information about the LEAP program, please contact Kelly Calhoun, Economic Development Manager, at (925) 671-5213 or kcalhoun@pleasanthillca.org.

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 currently working on Stage 2, which is primarily the removal and reconstruction of the north side of the Golf Club Road Bridge and approaching roadway.

BAY has completed removal of concrete curb, gutter and sidewalk on the north side from College Avenue to Contra Costa Boulevard, adjacent to Giant Chef Restaurant and Chevron gas station. They have started grading and placing aggregate base material in preparation for pouring the new curb, gutter and sidewalk. BAY is maintaining access to all business properties during construction and

closely coordinating their activities with affected businesses.

Subcontractors work items:

Continental Electric has also been on-site installing street light conduits and foundations for the remaining streetlights on the north side of the project (College Avenue to Contra Costa Boulevard). They will continue with this work until complete. Erection of the new ornamental streetlights has been postponed until PG&E has installed new power service to the north side of the street.

R&R Maher is completing the poured concrete driveway at College Square shopping center and has since opened it to traffic.

For additional project information, visit the City's CGRBRP website page at www.pleasanthillca.org/golfclub or contact the City's Construction Manager, Jaemin Park at (925) 818-3756 or by email at jpark@park-eng.com.

2014 ADA Improvement Project -- AT&T completed the relocation of their facility at the corner of Treadway Lane and Woodsworth Lane on February 12, 2015. Now that the work is complete, MCE Corporation, the City's hired contractor, will remobilize this week, and complete the new ADA compliant concrete curb ramp at this location. Work is expected to be completed by February 27, 2015.

ENCROACHMENT PERMITS

MCI/Verizon – Gregory Lane and Contra Costa Boulevard – The contractor is working on the final sidewalk and asphalt paving repairs and should be complete by the end of this week. The project involved installing a new underground communications line along Gregory Lane east of Cleaveland Road and then south on Contra Costa Boulevard past Crescent Drive. The remaining work requires some temporary traffic lane and sidewalk closures on Gregory Lane and Contra Costa Boulevard when work is in progress.

PG&E – Paso Nogal Road at Morello Avenue – PG&E constructed a new underground electric system. Work this week includes final asphalt paving repairs of trenches on Paso Nogal Road, Morello Avenue and Foothill Place (a private street). Motorists may encounter some temporary traffic control when work is in progress.

1010 Hook Avenue – Remove and replace modified driveway approach.

1980 Elinora Avenue – Sewer lateral repair in the roadway.

143 Cleopatra Drive – Sewer lateral repair in the roadway.

24 Boyd Court – Sewer lateral repair in the roadway.

295 Stevenson Drive – Sewer lateral repair in the roadway.

102 Burns Court – Sewer lateral repair in the roadway.

Planning Division

Planning Commission

No meeting scheduled.

Zoning Administrator

No meeting scheduled.

Tree Removals:

- Two Monterey Pine trees at 2285 Morello Avenue (ETIC Engineering)
- One Stone Pine tree at 1455 Cloudview Drive (initiated by the Engineering Division due to a public right-of-way based maintenance project)

Architectural Review Commission

- ***PLN 14-0249, Hilton Homewood Suites, 650 Ellinwood Way***

Study session to provide design review input on a proposed two, three and four-story long-term stay hotel (up to 48 feet in height), with 115 guest rooms, at the site of the former Chevy's Restaurant; application submitted by WRSJG LLC. No action will be taken on the item since this is a study session. The 2.43 acre site is zoned Planned Unit Development PUD 882; Assessor Parcel Number APN: 127-210-031.

Action: The ARC received a presentation from the applicant regarding the updated project plans. Highlights of the latest revisions include: a) further reduction in rooms (from 121 to 115); b) reduction in building square footage; c) reduction in floor area ratio; d) stepped, two, three and four story multi-level building design; e) portion of the building facing toward Ellinwood Way removed; f) existing Chevy's driveway location proposed to be used for a new driveway to the west parking lot; g) a proposed water feature/fountain facing toward Ellinwood Way; and h) more detailed architectural, landscape and signage plans were provided for input. The applicant also presented plans for updating the existing free-standing monument sign at Contra Costa Boulevard and Ellinwood Drive. Six members of the public spoke in opposition to the project.

The ARC concurred that the project design (including the proposal to update the existing monument sign) was continuing to move in the right direction regarding architecture, massing, colors and materials. In addition, the ARC made the following specific comments:

- a) the height of the proposed light standards in the parking lot should be reduced to improve

- compatibility with the surrounding neighborhood;
- b) the use of large specimen size oak trees along the Ellinwood Way frontage should be revisited to consider different tree species more compatible with the existing neighborhood, including potentially a mix of evergreen and deciduous trees;
 - c) maintain a berm feature where possible along Ellinwood Way to provide a buffer to the adjacent residential properties;
 - d) consider making the proposed water feature more prominent, however, maintain a modest design;
 - e) aggressively pursue the possibility of a shared access agreement with the adjoining property to the south to potentially allow a more efficient circulation lay-out (so that two driveways can be used rather than three);
 - f) the existing trees along the east property line (adjoining the 680 Freeway) will likely need to be removed as part of the development and installation of drainage facilities. Incorporate appropriate replacement trees for any trees that are removed as part of the landscape plan.

In addition, one Commissioner requested further consideration for reducing a portion of the fourth floor at the northern end of the building to three stories similar to the three story portion of the building along the southern end.

Appeal Period: Not applicable as no action was taken.

- ***PLN 14-0341, Batteries + Bulbs Signage, 557 Contra Costa Boulevard***

Public hearing to consider approval of a sign permit for Batteries + Bulbs with the following maximum limits: 117.1 square feet of sign area with no more than 50.2 square feet on the front elevation (facing Contra Costa Boulevard) and no more than 66.9 square feet of sign area on the rear elevation (facing Interstate 680). The application involves a .77 acre parcel zoned *RB-Retail Business*; APN 125-250-021.

Action: Approved with conditions (including approval for 50.2 square feet of sign area on the front elevation). No members of the public spoke.

Appeal Period: Through Monday, March 2, 2015.

Miscellaneous

Status of Major Current Planning Applications can be viewed at:

<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
6	30	10	5

New Inquiries:

- **Location:** Boyd Road
Complaint: View obstruction.
- **Location:** Carolyn Drive
Complaint: Inoperable vehicles.
- **Location:** Contra Costa Boulevard
Complaint: Noise.
- **Location:** Elinora Drive (1)
Complaint: Inoperable vehicles.
- **Location:** Elinora Drive (2)
Complaint: Junk/debris.
- **Location:** Elinora Drive (3)
Complaint: Junk/debris.
- **Location:** Hookston Road
Complaint: Graffiti.
- **Location:** Maybelle Drive
Complaint: Junk/debris.
- **Location:** Nancy Lane
Complaint: Junk/debris.
- **Location:** Pleasant Valley Drive

Complaint: Occupied recreational vehicle.

Proactive Work:

- **Location:** Pleasant Valley Drive (1)
Observation: Inoperable vehicle.
- **Location:** Pleasant Valley Drive (2)
Observation: Vehicle on unpaved surface.
- **Location:** Pleasant Valley Drive (3)
Observation: Junk/debris.
- **Location:** Vivian Drive (1)
Observation: Vehicle on unpaved surface.
- **Location:** Vivian Drive (2)
Observation: Vehicle on unpaved surface.

Graffiti Removal:

No graffiti removed this week.