



The Weekly Update from the City of Pleasant Hill

January 15, 2016

General Update

MLK Jr. Holiday – City offices will be closed on Monday, January 18, 2016 in observance of the Martin Luther King Jr. Day holiday.

Engineering Division

REM Trash Capture Filter Installation - The City of Pleasant Hill is mandated under Federal and State law to maintain a National Pollutant Discharge Elimination System (NPDES) permit which regulates the quality of water in the City's storm drain and creek system. The latest NPDES permit, also referred to as the Municipal Regional Permit (MRP), requires removal of 70% of all trash and debris from the City's storm drain systems by 2017. The City currently has 35 trash capture devices in catch basins in the downtown area, which were installed in 2011 under a previous grant project.

The Engineering Division hired Kennedy and Associates, an environmental consulting firm, to identify the most effective way for the City to reach its goal by 2017 for trash capture. Working closely with the Engineering and Maintenance Divisions, Kennedy and Associates recommended that an additional 44 small trash capture devices be installed in catch basins in high trash volume areas along Buskirk Avenue, Monument Boulevard and Contra Costa Boulevard. This effort will increase our trash capture goal to almost fifty percent.

The City has entered into a contract with Revel Environmental Manufacturing, Inc. (REM) to install and maintain these full trash capture devices. REM began installation of these trash capture devices this week, working at night, between the hours of 12:00 am and 6:00 am. Weather permitting, the work is expected to be completed by January 22, 2016.

ENCROACHMENT PERMITS

Price Lane, Subdivision 9075 – The City issued a permit for construction of 300 linear feet of 8-inch diameter sanitary sewer line in Price Lane south of Gregory Lane. The contractor began trenching and pipe installation this week. The contractor is required to maintain access to driveways and vehicular traffic on Price Lane while work is in progress. Motorists can anticipate temporary traffic control and one-way traffic with flaggers during work hours.

PG&E– 286 Scottsdale Road – PG&E’s contractor made saw cuts in the pavement in advance of final paving repairs at this electric underground project. Paving repairs will be completed when weather permits. Motorists can anticipate traffic control and temporary delays when the paving work is being done.

AT&T– 140 Crescent Drive – The contractor poured replacement sidewalk around a telephone vault in front of Zachery’s Pizza. This repair work is complete.

Contra Costa Water District - 2815 Contra Costa Boulevard – The City issued a permit for repair of a waterline leak. Leak location and repair should be adjacent to the roadway, outside the southbound traffic lanes.

Contra Costa Water District - 142 Luella Drive – The City issued a permit to locate and repair a water line leak in the roadway.

60W. Hookston Road – The City issued a permit for a sewer repair in the roadway using the pipe burst method. Pipe repair and final patch paving was completed Monday, January 11th.

552 Maureen Lane – The City issued a permit for construction of a new curb drain under the sidewalk and through the curb. This work was completed Wednesday, January 13th.

Planning Division

Planning Commission

PLN 15-0380, Franklin Minor Variance – Setback Reductions, 125 Pleasant View Drive

Adoption of resolution with findings and conditions reflecting the Planning Commission’s direction to approve the variance, as modified by the applicant, for the following: 1) a one foot reduction in a portion of the required side yard setback (from 5 feet to 4 feet); 2) an 8 foot 8 inch reduction in the required front yard setback (from 20 feet to 11 feet 4 inches); and 3) a two foot six inch reduction in a portion of the required aggregate side yard setback from 15 feet to 12 feet 6 inches (the existing aggregate setback is approximately 14 feet). The site area is approximately 8,670 square feet, zoned *R-10 Single Family Residential*: APN: 149-191-005; located at 125 Pleasant View Drive.

Action: Approved with Conditions. No one from the public spoke on the item. The

Commission approved the variance request on a 4 to 2 vote.

Appeal Period: Through Monday, January 25, 2016

Zoning Ordinance Amendment—Density Bonus (City-Wide)

Public hearing to consider recommendations to the City Council concerning amendments to Section 18.20.150 of the zoning ordinance (Title 18 of the PHMC) to implement State law pertaining to residential density bonus regulations.

Action: The Commission recommended approval to the City Council. No one from the public spoke on the item.

Appeal Period: None, this item is automatically reviewed by the City Council for final action.

Zoning Administrator

PLN 15-0438 – Garden Parks Apartments Minor Use Permit at 2387 Lisa Lane

Public hearing on the request of Contra Costa Interfaith Housing, applicant, to consider Minor Use Permit PLN 15-0438. The request is for an amendment to the Minor Use Permit (PLN 11-0117) approved on March 27, 2012 in accordance with Planning Commission Resolution No. 06-12. The proposed amendment would modify the previously approved operational plan at an existing transitional housing/multi-family residential facility to a supportive housing facility. More specifically, the facility is proposing to modify their staffing plan to allow the “second” overnight on-site monitor, to be an existing on-site resident such as a live-in maintenance person, who would receive back-up assistance from two live-in resident monitors. The site is located at 2387 Lisa Lane, zoned *MRH Multiple Family – High Density*. Assessor’s Parcel Number: 148-010-029.

Action: Approved with conditions. No one from the public spoke on the item.

Appeal Period: Through Monday, January 25, 2016

Architectural Review Commission

No meeting scheduled.

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.

