



## The Weekly Update from the City of Pleasant Hill

July 1, 2016



### Fourth of July Holiday and Celebration

City offices will be closed on Monday, July 4 in observance of the Fourth of July holiday.

Independence Day Celebrations begin at 8:00 a.m. with the Firecracker 5K Fun Run in Downtown Pleasant Hill followed by the Annual Parade at 9:30 a.m. The festivities continue at Pleasant Hill Park at 10:30 with music, food, fun and games for everyone. The day's events climax with music and fireworks at College Park High School beginning at 7:45 p.m. For more details on all of the festivities go to [www.phjuly4.com](http://www.phjuly4.com).

**Senior Van Service volunteer opportunities** - The City of Pleasant Hill Senior Van Service, which offers door-to-door service to Pleasant Hill seniors, needs a volunteer to coordinate the day-to-day activities such as scheduling volunteer drivers. The hours are minimal and can be tailored to your schedule, and the majority of the tasks can be done from home.

We are looking for someone who is organized, detail oriented, and cares about the seniors in our community. For more information, please leave a message for Kathy McVey at (925) 671-5288 with your name and telephone number and the best times to reach you or email [srvanservice@pleasanthillca.org](mailto:srvanservice@pleasanthillca.org).

### Engineering Division

**City Hall Painting Project** - The Engineering Division is currently out to bid with the City Hall Painting Project. The project work includes all surface/trim scraping, sanding, pressure washing and preparation of all exterior surfaces of the City Hall Complex, including: all fences; wooden enclosures; bus stops and bench shelters; exterior doors, rollup doors, all metal and wood trim, all existing wooden trellis' and the Gazebo for stain, primer and paint application. Once all surfaces have been satisfactorily prepared, the Contractor will apply two final stain or paint finish coats to all exterior surfaces.

The bid opening is scheduled for July 7, 2016. Work is expected to begin mid-August 2016 and to be completed in early October 2016.



## **ENCROACHMENT PERMITS**

**AT&T – 1200 Contra Costa Blvd.** – The City issued a permit for traffic control to access an existing telephone manhole for work on the fiber cable system. Traffic control involved using a flashing arrow sign to temporarily close one northbound travel lane while the work was being done. This work was completed on June 28th.

**AT&T – Boyd Rd. east of Patterson Blvd.** – The City issued a permit for traffic control to access an existing telephone manhole for work on the fiber cable system. Crews maintained one travel lane in each direction on Boyd Rd. while the work was being done. This work was completed Monday, June 27th and Tuesday, June 28th.

**AT&T – 650 Ellinwood Way** – The City issued a permit for traffic control to access an existing telephone manhole to rod, rope and clear underground conduit. Motorists should anticipate one way traffic with flaggers while the work is being done. The contractor is scheduled to perform this work on Friday, July 1st.

**725 Charlton Dr.** – The City issued a permit for a sewer lateral repair in the roadway using the trenchless method. The sewer work and paving repair were completed on Wednesday, June 29th.

**30 Elliot Dr.** – The City issued a permit for a sewer lateral repair in the roadway using the trenchless method. The sewer work began Thursday, June 30th and final paving repair is scheduled for Friday, July 1st.

## **Planning Division**

### **Planning Commission**

#### **12 Month Time Extension Request for Pleasant Hill Animal Clinic Use Permit and Development Plan Permit, PLN 14-0180, at 2805 Contra Costa Boulevard**

Action: Approved. No members of the public spoke.

Appeal Period: Through Monday, July 11, 2016.

#### **Resolution Recognizing the Service of Commissioner James Bonato on the Planning Commission**

Resolution recognizing Commissioner James Bonato and the nine years he served on the

Planning Commission.

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

Appeal Period: Not applicable.

### **PLN 16-0105, New McDonald's Restaurant, with Drive-Thru, At 624 Contra Costa Boulevard**

Presentation/Study session to review preliminary plans for a proposed new McDonald's restaurant (3,819 square foot building with a drive-thru facility) at the current site of the vacant Carrow's Restaurant. The new McDonald's would replace the existing McDonald's Restaurant in DV Plaza. The proposed project includes:

- Demolition of the existing Carrow's restaurant building.
- Construction of a new McDonald's restaurant, approximately 3,819 square feet of building area with vehicle drive-thru service capability.
- Site improvements including parking lot improvements, new parking lot lighting, landscaping, fencing, drainage & grading and signage.

The site is approximately 1.56 acres, is zoned RB-Retails Business; APN 153-270-011. No action will be taken.

Action: No action taken since this was a study session. No members of the public spoke. Planning Commissioners requested further information concerning the location of the fence and property line with respect to various easements; further information regarding the justification for the proposed removal of an oak tree was also requested. Commissioner's discussed the proposed odor filtration system and pedestrian access routes through the site. Vehicular circulation was also reviewed, particularly, the proposed access for north-bound vehicles on Contra Costa Boulevard and access via Cottonwood Drive.

Appeal Period: Not applicable. No action taken.

### **Annual Election of Officers**

The Planning Commission selected Bill Bankert as its new Chair and Diana Vavrek as its Vice Chair for the coming year. The newly elected Chair and Vice Chair will preside over the regular meeting of July 12, 2016.

### **Zoning Administrator**

No meeting scheduled.

### **Administrative Actions:**

#### **PLN 16-0133 – Zoning Permit for BAART Programs, Inc., - 2100 Monument Boulevard**

On June 24, 2016 the Zoning Administrator determined that the proposed facility was not explicitly included in the "Medical Office" use classification (PLN 12-0234, use permit previously approved for 100% office); the proposed facility appears to be similar to a "Care Facility, Large Licensed or Unlicensed, Alcoholism or Drug Abuse Recovery or Treatment Facility", and/or a "Health Facility" which requires a use permit. The project site is zoned RB-Retail Business, APN 148-010-023.

Action: Denied.

Appeal Period: Through July 5, 2016.

### **Tree Removal Permits:**

- 1835 Oak Park Blvd. – Two Siberian Elms



- 143 Margie Drive – One Modesto Ash
- 330 Belva Lane – One Valley Oak
- 2072 Morello Avenue – One Valley Oak
- 520 Shelley Drive – One Silver Maple

### **Architectural Review Commission**

No meeting scheduled.

### **Miscellaneous**

#### **PLN 14-0371, DeNova Major Subdivision, Taylor and Mercury Way** (18 new single family homes)

The draft Initial Study/Mitigated Negative Declaration (IS/MND) evaluating the potential environmental effects of the project has been released for public review. The public comment period runs through July 20, 2016. The IS/MND can be viewed at the City's website at: [www.pleasanthillca.org](http://www.pleasanthillca.org). For further information or to submit comments on the document, contact Jeff Olsen, project planner at [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org) or 925-671-5206.

**Administrative Permit Activity:** For the month of June, Planning staff reviewed the following applications: 16 Zoning Permits (5 new businesses, 2 commercial plan check and 9 residential plan checks), 3 Home Occupation Permits, 2 Temporary Sign Permits, 5 Sign Permits, 2 Special Event Permits, 1 Temporary Use Permit and 8 Tree Removal Permits.

#### **Status of Major Current Planning Applications:**

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

### **Code Compliance**

The City's Code Enforcement Officer is Luis Martinez. Luis can be reached at 925-671-5207 or [lmartinez@pleasanthillca.org](mailto:lmartinez@pleasanthillca.org). Luis is out of the office this week and will return on July 5, 2016. Activity statistics will be posted in next week's update.

City of Pleasant Hill | 100 Gregory Lane, Pleasant Hill, CA 94523

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