

Weekly Update from the City of Pleasant Hill

October 21, 2016

General Update

Elections Update – Pleasant Hill voters with Vote by Mail (absentee) ballots may drop of their completed ballots at City Hall. Pleasant Hill’s drop-off box is located in the main lobby area on the ground floor of City Hall, 100 Gregory Lane, Pleasant Hill.

Contra Costa voters can drop their ballot at any location, regardless of where they live. The distinguishable boxes will be available during normal business hours. Pleasant Hill’s regular business hours are Monday through Wednesday, 8:30 a.m. to 5 p.m., Thursday, 8:30 a.m. to 6 p.m., and Friday, 8:30 a.m. to 1 p.m.

The postage for vote-by-mail envelopes for this election is 68 cents; however, the drop-off box service eliminates the need for stamps! The popular “I Voted” stickers will be available for those who drop off their ballots. Voter registration remains open until October 24th. To register online go to <http://registertovote.ca.gov/>.

Engineering Division

Contra Costa Blvd. at Chilpancingo Pkwy. (Target Shopping Center) - The contractor has completed sidewalk, curb and gutter replacement along the Regency Center frontage on Contra Costa Blvd. (CCB), north of the Target driveway and along the north side of Chilpancingo Pkwy. The shopping center owner and contractor are working with Caltrans for an encroachment permit to perform the sidewalk repairs along the Caltrans owned section of CCB from Chilpancingo Parkway to the Target driveway. City staff has already reached out to Caltrans on behalf of the owner to assist with that permitting process. The final timing for doing these remaining sidewalk repairs depends on when Caltrans issues its permit.

Shelly Drive Sinkhole Repair - The Engineering Division, working with the Maintenance Division, repaired a sinkhole in the asphalt pavement at the wooden bridge abutment on Shelly Drive over Grayson Creek. The Maintenance Division had received notice of a sinkhole in the center of the roadway at the bridge abutment, and repaired it temporarily until a more permanent fix could be established.

The City hired MCE Corporation to excavate the roadway, expose the sinkhole, then stabilize the roadway with concrete slurry and restore the asphalt pavement. The work was completed in two phases to allow traffic access along Shelly Drive while work was underway. The work is now complete and the full width of the roadway is open to traffic.



Sun Valley Apartment Parking Lot

Grading - Shryock Grading Company has completed the grading operation along the Ellinwood Creek bank adjacent to the Sun Valley Apartment complex parking lot, with the purpose of restoring the creek bank per Army Corp of Engineers and California Department of Fish and Wildlife requirements, and to expand the existing parking lot for the apartment complex. They will begin construction of the new detention basin and the parking lot sub-drain system in the upcoming weeks.



City Hall Painting Project - Siotos Construction has substantially completed the work on the City Hall Painting Project. Over the next couple of weeks minor punchlist items will be addressed. The project work included the painting of the City Hall Complex, including all fences, wooden enclosures, bus stops/bench shelters, exterior doors, all metal and wood trim, all existing wooden trellis and the gazebo. The work was completed in compliance with the contract plans and specifications and completed within the contract time and budget.



ENCROACHMENT PERMITS

PG&E – Chilpancingo Pkwy., Old Quarry Rd., Scottsdale Rd.

PG&E's contractor has finished the new gas line installation on Old Quarry Rd. Some locations remain covered with steel traffic plates, so that these new lines can be connected to the existing gas distribution system and then energized later this month. PG&E's contractor is currently constructing new gas lines along Scottsdale Rd. north of Chilpancingo Pkwy. In addition, PG&E has mobilized its own construction crews, and they are trenching and installing gas lines on Chilpancingo Pkwy. from Old Quarry Rd. to Scottsdale Rd. The trench along Chilpancingo Pkwy. includes placement of an empty electric conduit that will be used as part of a separate upcoming electric project in the Scottsdale Rd. neighborhood. Motorists should continue to anticipate possible delays from temporary traffic controls, lane closures and flaggers on these roadways when work is in progress.

PG&E – Gregory Ln., Rolling Green Way, Rolling Green Cir.

Earlier this week, crews excavated to locate the existing gas line in the eastbound lanes on Gregory Ln. at Helen Rd. This will be the connection point for the new gas system under construction inside Rolling

Green HOA Community. Crews are scheduled to make this connection early next week. Steel traffic plates are being used to temporarily cover this excavation on Gregory Ln. until the pipe work is completed, tested and backfilled. Temporary traffic controls and lane closures should be expected while this work is in progress.

PG&E – Grayson Rd. at Buttner Rd.

The City issued a permit to excavate in the roadway to locate and repair a gas line leak. PG&E crews began work at this location on Wednesday, October 19th.

Contra Costa Water District – 251 Boyd Rd. at Campbell Ln.

The City issued a permit to pothole and locate existing underground utilities in the sidewalk and roadway area. This information will be used by the District to finalize its design of a water main upgrade at this location on Boyd Rd. Crews completed this pothole work on Tuesday, October 18th and Wednesday, October 19th. Work hours were limited in order to minimize traffic impacts before school start time and after school dismissal time.

Contra Costa Water District – 2054 Helen Rd. at Gregory Ln.

District crews were called out after hours to work on a reported water line leak on Tuesday, October 18th.

419 Lenox Ct.

The City issued a permit for a sewer lateral repair in the roadway using the pipe burst method. This work was completed on Monday, October 17th.

14 Maureen Ct.

The City issued a permit for a sewer lateral repair in the roadway using the pipe burst method. This work is scheduled for Monday, October 24th.

Planning Division

Planning Commission: No meeting scheduled.

Zoning Administrator: No meeting scheduled.

Tree Removal Permits: None.

Architectural Review Commission

- ***PLN 16-0046, Architectural Review Permit, Khashabi Single Family Residence Remodel/Addition at 257 Douglas Lane***

Public hearing to consider an Architectural Review Permit submitted by Amir Khashabi for approval of a substantial remodel/addition to an existing 1,215 square foot home (973 square feet of living space, an attached garage of 242 square feet, a 512 square foot detached garage, and a 979 square

foot detached pool house) resulting in 4,343 square feet of living area and 512 square feet of garage area and 404 square feet of covered porch area; 26% lot coverage and .23 FAR (floor area ratio). 414 square foot garage area, and 54 square feet of covered porch area). The project involves lifting the existing home (to become a second story) and constructing a new first floor, maximum height would be 25.5'. The site area is approximately 18,382 square feet, zoned R-10, APN 170-040-014 located at 257 Douglas Lane.

Action: Continued to November 3, 2016 to allow additional modifications to the project proposal consistent with Commission direction. No members of the public spoke.

Appeal Period: Not applicable.

- ***PLN 16-0318, Architectural Review Permit, Barbour Single Family Residence Remodel/Addition at 1958 Oak Park Boulevard***

Study Session to consider an Architectural Review permit submitted by Doris Barbour for a substantial remodel/addition to an existing single-story 1,479 square foot home (1,011 square feet of living space, 414 square foot garage area, and 54 square feet of covered porch area). The resulting two-story home will consist of 4,157 square feet (2,189 square feet first floor living area, 1,500 square foot second story living area, and 414 square foot garage and 54 square feet of covered porch area). The site is approximately 9,200 square feet, zoned R-10; APN: 149-284-004 located at 1958 Oak Park Boulevard.

Action: None, since this was a study session, two members of the public spoke on this item.

Appeal Period: Not applicable.

Miscellaneous

- ***PLN16-0300 – Cartwright Minor Exception Permit at 1800 Ardith Drive***

The Zoning Administrator approved a Minor Exception for a 5.7% increase in lot coverage to accommodate a 193 square foot addition at the rear of a 2,319 existing home (1,979 square foot living space, 340 square foot garage, and a 148 square foot covered porch area). The existing lot coverage is 34%, with the addition, the resulting lot coverage would be 37%; the maximum allowed lot coverage for this zone district is 35%. Section 18.111.020 of the Zoning Ordinance specifies that an increase of not more than 10% of the applicable lot coverage standard may be requested through a minor exception. The subject site is located at 1800 Ardith Drive within the *R-7 Single Family Residential* zoning district. Assessor Parcel Number: 153-191-012.

Action: Approved on October 18, 2016.

Appeal Period/Call for Review: Through October 28, 2016.

Status of Major Development Applications:

<http://www.ci.pleasant-hill.ca.us/DocumentCenter/View/15379>

Code Compliance

Weekly Activity Statistics:

Task	Latest Week	Year to Date (From May)
Inspections	17	469
Phone Calls	21	653
Emails	53	856
Contacts	4	168
Letters	0	48
Cases Opened	6	209
Cases Closed	0	146
Door Hangers	4	158

The City's Code Enforcement Officer is Luis Martinez. Luis can be reached at 925-671-5207 or lmartinez@pleasanthillca.org.