



## The Weekly Update from the City of Pleasant Hill

April 22, 2016

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### General Update

**Lawn to Garden Workshop** – The city is co-hosting a Lawn to Garden Workshop in the Council Chambers at City Hall on Saturday, April 23rd from 9 a.m. to Noon. This program, offered by Contra Costa Water District, gives rebates to residents who remove their front lawn and replace it with drought tolerant, drip-irrigated landscaping. For registration and more information on the program go to <http://www.ccwater.com/159/Lawn-to-Garden>.

### Engineering Division

**Price Lane Underground Work** – As part of the new Subdivision on Price Lane, work was completed on Monday, April 18th, to place the newly constructed 6” diameter water line at the south end of Price Lane into service. Some existing water customers had a temporary interruption of service while their residences were being changed over to the new line. Residents were given advance notice last week of this scheduled change over. Work on this water line is now complete, and final backfill and paving repairs should follow shortly. Also a tree removal permit was issued to remove trees on site as part of the tree removal master plan. This work was completed late last week. Staff is working with the developer on conditions of approval prior to issuance of the grading permit for on-site work, which is expected to begin within the next couple of weeks.

### ENCROACHMENT PERMITS

**1995 Oak Park Blvd. – EBMUD** – District crews made the final patch paving at this leak repair location. This work was completed on Wednesday, April 20th.

**Dublin Dr. and Monivea Pl.** – District paving crews made final paving repairs at three locations. This work was completed earlier this week.

**1949 Carolyn Dr. – Contra Costa Water District** – District crews worked on Friday,

April 15th, to make an emergency water repair in the roadway. Final paving repairs should follow in two to three weeks.

**Hawthorne Ct. at Shelly Drive Intersection – Diablo Vista Water System** – The City issued an encroachment permit to excavate in the roadway to locate and repair a canal water system leak. This work began on Wednesday, April 20th, and involves cutting through the existing concrete at the intersection. The leak repairs should be completed this week. Final concrete restoration should follow in one to two weeks.

**76 Chaucer Dr. – Diablo Vista Water System** – The City issued an encroachment permit to excavate in the roadway to locate and repair a canal water system leak. Work on the leak repair is starting on Thursday, April 21st, and should be completed this week. Final paving repairs should follow in one to two weeks.

**217 Poshard St. – Diablo Vista Water System** – The City issued an encroachment permit to excavate in the roadway to locate and repair a canal water system leak. This leak repair is scheduled for Friday, April 22nd. Final paving repairs should follow in one to two weeks.

**94 Santa Barbara Rd.** – The City issued an encroachment permit for a sewer lateral repair in the roadway using the trenchless method. The lateral repair was made on Friday, April 15th. The final asphalt paving repair was completed on Monday, April 18th.

**1948 Carolyn Dr.** – The City issued an encroachment permit to replace concrete curb and gutter at this location. The new concrete was poured on Monday, April 18th. Patch paving along the gutter will follow shortly.

**2435 Pleasant Hill Rd.** – The City issued an encroachment permit for a new concrete driveway approach. This concrete was poured on Tuesday, April 19th.

## Planning Division

**Planning Commission** - No meeting scheduled.

**Zoning Administrator** - No meeting scheduled.

**Tree Removal Permits:** None

## Architectural Review Commission

### **PLN 15-0339, Stringer-Bates Detached Small Lot Residential Planned Unit Development at 100 Mayhew Way**

The applicant made a presentation to the Architectural Review Commission (ARC) regarding the design aspects of a conceptual proposal from Stringer-Bates to potentially convert a 3.3 acre, commercially zoned property (PAO - Professional & Administrative Office zoning), to a multi-family residential use. The site is currently developed with an

office building formerly occupied by a data center use. The proposed conversion from commercial to residential use would include an amendment to the General Plan (from Office to Multi-family Low Density) and rezoning the site (from PAO Professional & Administrative Office District to PUD – Planned Unit District).

The applicant has prepared conceptual plans at this time illustrating a potential project comprised of 51 detached townhouse units, ranging in size from 1,814 square feet to 2,148 square feet, with 21 guest parking spaces and 3,000 square feet of open space.

In addition, approximately 10% of the 51 units (5) are proposed to be affordable housing units to comply with the City's Inclusionary Housing requirements.

Action: No action taken. The ARC provided the following comments in response to the applicant's presentation. No members of the public spoke.

ARC provided the following comments/discussion regarding the conceptual plans presented by the applicant:

**Consider** a reduction in the proposed density and/or consideration of site plan revisions in order to provide additional/increased amenities or site features such as:

- Setbacks: Increase from property lines and/or between living units
- Circulation: Ensure turnarounds are adequate for emergency-response/solid waste vehicles
- Guest parking: Increase quantity
- Visibility: Increase visibility of architecture from a public perspective (concern that views entering the site and from access driveways within the site will be primarily rows of garages with little architectural interest)
- Spacing: Increase to provide more natural sunlight (i.e. for outdoor plants and indoor illumination)
- Landscape and Buffer Areas: Increase areas
- Playground area: Provide an outdoor recreational area
- Minimize glare from wall-mounted and/or interior lighting onto adjacent units

**Privacy:** Carefully consider alignment of windows and porches/decks with adjacent units

**Reduction of Height and Massing:** Consider reductions overall and consider providing more variation throughout.

**Consider** providing additional attached units in addition to providing stand-alone units, to provide various designs and increase available common open space and landscape areas.

Appeal Period: Not applicable since no action was taken.

### **Study Session To Review The City-Wide Design Guidelines (Residential) – City Wide**

The ARC conducted an initial study session to review the Residential City-Wide Design Guidelines (RDG) and provide feedback to the Zoning Administrator regarding clarifications, updates and new provisions. The RDG's have not been comprehensively reviewed since adoption in 2008. As a follow-up to the study session, staff will prepare a

resolution summarizing the Architectural Review Commission's (ARC's) recommendations for public hearing and consideration at an upcoming ARC meeting to be determined. The ARC's recommendations will be forwarded to the Planning Commission and City Council for consideration.

Action: The ARC discussed various aspects of the RDG and provided input to staff. No members of the public spoke. Further review/discussion of the RDG will occur at a future meeting date to be determined. No action was taken.

### **Miscellaneous**

Upcoming Study Sessions:

#### **PLN 15-0339, Stringer-Bates Major Subdivision and PUD, 100 Mayhew Way**

An introductory presentation/study session will be conducted by the Planning Commission on May 24, 2016 at 6:30 pm to receive presentations, review conceptual plans, and receive public input for a proposal by Stringer-Bates for a Planned Unit Development for 51 detached residential units, clustered on small lots much like a multi-family complex, and associated site improvements. The 46 (larger) units would consist of three-stories, with three floor plans ranging in size from 1,814 square feet to 2,148 square feet, each with an attached two-car garage. Each residential unit would be located on a separate parcel approximately 1,500 square feet in area. The project would also include five, three-story, affordable housing units, consisting of one and two bedroom units, each with a one-car garage. In addition, 21 guest parking spaces and approximately 3,000 square feet of open space would be provided on the site. The proposed density would be approximately 15.2 dwellings per gross acre. The project involves a General Plan Amendment, Rezoning, Major Subdivision, Development Plan and Architectural Review Permit and is located at 100 Mayhew Way, Assessor Parcel 148-070-004. The property is currently zoned PAO – Professional & Administrative Office and is approximately 3.3 acres.

Please contact Jeff Olsen, project planner, for further information at [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org) or (925) 671-5206.

#### **PLN 16-0105, McDonald's Restaurant at 624 Contra Costa Boulevard**

The Architectural Review Commission (ARC) will conduct a study session on May 5, 2016 at 5:00 pm to review plans for a proposed new McDonald's restaurant at the current site of the vacant Carrow's restaurant. The existing 5,240 square foot building would be demolished; a new 3,819 square foot restaurant with a drive-thru component is proposed. The site area is approximately 1.56 acres, zoned RB-Retail Business: APN: 153-270-011.

Please contact Lori Radcliffe, project planner, for further information at [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org) or (925) 671-5297.

**Status of Major Current Planning Applications:** <http://www.ci.pleasant->

## **Code Compliance**

No information to report.

The City is in the process of recruiting for a new Code Enforcement Officer. The new CEO is expected to begin employment during May. In the interim, please contact Greg Fuz, City Planner, 925-671-5218, [gfuz@pleasanthillca.org](mailto:gfuz@pleasanthillca.org) for assistance or information regarding code enforcement matters.