



The Weekly Update from the City of Pleasant Hill

April 29, 2016

General Update

Pleasant Hill Farmers' Market – The Grand Opening of this year's Farmers' Market is on Saturday, May 7th. The market will be open every Saturday through November from 10 a.m. to 2 p.m. on Trelany Road next to City Hall. Opening day will feature Storytime by Pleasant Hill Library at 10 a.m., a Ribbon Cutting at 11 a.m., music by the Famous ThreeO!, kids entertainment and free giveaways. The market is operated by Pacific Coast Farmers' Market Association.

PLEASANT HILL FARMERS' MARKET

SATURDAYS 10AM - 2PM
New Hours!
GREGORY LANE & TRELANY ROAD

Join us May 7th for the seasonal grand opening!

Bring this coupon to the farmers' market info on **May 7th** to receive:

Free
Farmers' Market insulated Tote bag
Limit 1 per customer • First 50 customers
Expires 5/8/2016

Bring this coupon to the farmers' market info booth to receive:

\$2 worth of **FREE** Carrot Cash to spend at the Farmers' Market!
Limit 1 per customer • Expires 6/25/2016
Only valid at the Pleasant Hill Farmers' Market

Bring this coupon to the farmers' market info booth to receive:

\$1 worth of **FREE** Carrot Cash to spend at the Farmers' Market!
Limit 1 per customer • Expires 6/25/2016
Only valid at the Pleasant Hill Farmers' Market

PCFMA.ORG 800-949-FARM
FB.com/PLEASANTHILLFARMERSMARKET

Chamber of Commerce

Budget Survey - The City is in the process of drafting its Biennial Budget for Fiscal Years 2016/2017 and 2017/2018. This Budget will cover the period of July 1, 2016 through June 30, 2018. As part of the budget process, the City is interested in hearing from the City's residents and businesses about their priorities and concerns. If you are

interested in giving the City your input, please complete a brief, three question survey at www.pleasanthillca.org/budgetsurvey.



CarFit Event - The Commission on Aging is hosting its annual CarFit event on Saturday, May 21, 2016. CarFit is a free, interactive, and educational program designed to improve older driver safety by ensuring a safe “fit” between the driver and the vehicle. For more information, please visit [Carfit Online](#). Reservations are required and can be made by calling the Commission’s Staff Liaison, Danielle Habr, at (925) 671-5221.



Senior Van Service volunteer

opportunities - Are you looking for an opportunity to volunteer in the community? The City of Pleasant Hill Senior Van Service, which has been offering door-to-door service to Pleasant Hill seniors since 2001, needs a volunteer to coordinate the service’s day-to-day activities, including scheduling and overseeing the dedicated volunteer dispatchers and drivers. We are looking for someone who is organized, detail oriented, has a flexible schedule, and cares about the seniors in our community. The hours are varied and most of the work can be done from home by phone or email. For more information, please call Kathy McVey at (925) 671-5288.

Engineering Division

ENCROACHMENT PERMITS

Contra Costa Water District -- 552 Contra Costa Blvd. (Pleasant Hill Shopping Center)
– The City issued a permit for installation of new water line connections to the new commercial building under construction at the north end of the shopping center.

Connections to the existing water main will be made near the back edge of the sidewalk on Contra Costa Blvd., so no impacts on vehicular traffic are anticipated. The contractor is responsible to provide for the safe passage of pedestrians next to the work area. This work is scheduled to begin as early as Friday, April 29th.

Gregory Ln. at Brandon Rd. – The City issued a permit for traffic control and a temporary lane closure on westbound Gregory Ln. south of Brandon Rd. The resident at 432 Monti Cir. is having a tree removed in the rear yard and some of the tree branches overhang Gregory Ln. Hours for the lane closure are limited to between 9:00 A.M. and 3:30 P.M. This work is scheduled for Friday, April 29th.

Patterson Blvd. at 400 Roberta Ave. – The City issued a permit for repairs to this residential sewer lateral. This work requires excavating in the roadway at two locations on Patterson Blvd. Motorists should expect traffic control and flaggers when the work is in progress. The lateral repairs began on Tuesday, April 26th and should be completed this week. Paving repairs should follow next week.

125 Vivian Dr. – The City issued a permit for a sewer lateral repair in the roadway using the trenchless method. This repair was made and final patch paving completed on Monday, April 25th.

Planning Division

Planning Commission

Resolution Recommending City Council Adoption of the State CEQA Guidelines (Sections 15000 – 15387, California Code Of Regulations, Title 14, Chapter 3) to Serve as the City of Pleasant Hill’s CEQA Guidelines and Repealing Resolution 52-91.

Action: Adopted resolution. No members of the public spoke.

Appeal Period: Not applicable. This resolution will be automatically referred to the City Council for consideration.

PLN 14-0307 (Pahwa Two Lot Minor Subdivision), Abuts 281 Boyd Road to the West (No Street Address Currently Assigned)

Public hearing to consider Minor Subdivision (PLN 14-0307), submitted by Indy Pahwa. The Minor Subdivision proposes dividing the existing, vacant, 14,935 square foot (gross) parcel, into two parcels of 7,000 square feet (net) and 6,242 square feet (net); the project also includes a request for a 10.8% reduction in the required minimum net lot area for Parcel B, in accordance with Section 18.20.040B.1 of the Zoning Ordinance, where the applicable residential zoning district (R-7) requires a minimum lot size of 7,000 square feet (net). Access to the parcel is provided from the north side of Boyd Road. The property is zoned R-7 – Single Family Residential – High Density. Assessor Parcel Number: 150-201-032; abutting 281 Boyd Road to the west.

Action: Approved with conditions, including an applicant-proposed restriction to limit the

Floor Area Ratio (FAR) on each of the two new lots to no more than .30 where the R-7 zoning district would otherwise allow for a maximum .40 FAR. Two members of the public spoke.

Appeal Period: Through Monday, May 9, 2016.

PLN 16-0058 (Johanson Minor Variance), 99 Oakvue Road

Public hearing to consider a Minor Variance (PLN 16-0058), submitted by Benjamin Johanson, for an 11 foot reduction into the required corner side yard setback (from 15 feet to 4 feet) as a result of an existing 22 foot wide by approximately 126 foot long access easement encompassing approximately 2,790 square feet of project site area along the southern border of the project site. This access easement renders the project site a corner lot with a required corner side yard setback of 15 feet from the edge of the access easement. The variance is requested to accommodate a proposed 521 square foot addition (278 square feet of which are adjacent to the corner side yard) to the existing home. The site is approximately 10,367 square feet gross (7,577 square feet net), zoned R-10 Single Family Residential. Assessor Parcel Number: 149-062-002; located approximately 210 feet north of the intersection of Mc Grath Court and Oakvue Road.

Action: Continued to May 10, 2016 with direction to provide additional information concerning driveway width, Fire Department standards, additional input from Engineering regarding potential for a protective barrier, and additional information concerning driveway maintenance. One member of the public spoke.

Appeal Period: Not applicable. No action was taken.

Miscellaneous Amendments to Various Provisions of the Zoning Ordinance (Title 18, PHMC), Citywide

Public hearing to consider a recommendation to the City Council on proposed miscellaneous amendments to various provisions of the zoning ordinance including the following:

1. Section 18.15.040 and Section 18.25.020, and any related provisions, concerning permitted and conditionally permitted uses in the RB (Retail Business) zone district and clarifying commercial use classifications.
2. Chapter 18.30, and any related provisions, concerning procedures for consideration of planned unit developments and related development applications.
3. Chapter 18.35, and any related provisions, concerning procedures for consideration of hillside planned unit developments and related development applications.
4. Schedule 18.55.030 (A), Section 18.55.140 (B), and any related provisions, concerning commercial parking requirements and parking lot development

standards.

5. Section 18.55.190 pertaining to adjustments to parking design standards.

Action: The Planning Commission adopted a resolution recommending approval of the proposed zoning ordinance amendment to the City Council. No members of the public spoke.

Appeal Period: Not applicable. The Planning Commission recommendation will be automatically forwarded to the City Council for consideration.

Zoning Administrator - Meeting canceled.

Tree Removal Permits:

- One Valley Oak tree and one Ornamental Plum tree at 1958 Oak Park Blvd
- One Shamel Ash tree at 1955 Marta Drive

Architectural Review Commission - No meeting scheduled.

Miscellaneous

PLN 15-0359, Pleasant Hill Child Care – 409 Boyd Road

This application was withdrawn by the applicant on April 28, 2016. The application was for a Use Permit for a day care general use within two existing buildings (2,377 and 1,188 square feet) on the site of the First Church Christ Scientist. The site is approximately 62,465 square feet, zoned R-7 Single Family Residential; Assessor's Parcel Numbers, 149-032-014 and 149-032-040.

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 (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 (925) 671-5206.

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

The Architectural Review Commission will conduct a study session on May 5, 2016 (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 (925) 671-5297.

Status of Major Current Planning Applications: <http://www.ci.pleasant-hill.ca.us/DocumentCenter/Home/View/709>

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 for assistance or information regarding code enforcement matters.