



## The Weekly Update from the City of Pleasant Hill

June 3, 2016

### General Update

#### Pleasant Hill Citywide Garage Sale

The 4th annual Citywide Garage Sale takes place on Saturday, June 11th beginning at 8:00 a.m. More than 100 homes are expected to participate. To register your garage sale or browse the listings and locations of sales go to [www.pleasanthillgaragesale.com](http://www.pleasanthillgaragesale.com). This event is co-sponsored by the Republic Services, Berkshire Hathaway and the PH Civic Action Commission.

## Pleasant Hill Citywide Garage Sale

**Don't trash it — Sell it!**

Saturday, June 11, 2016

### If you're a buyer...

- Go to [www.pleasanthillgaragesale.com](http://www.pleasanthillgaragesale.com) to find households taking part in the citywide garage sale.
- Start early but not before the listed times. Experienced shoppers come early to find the best buys.
- Bring a reusable bag, which will allow you to carry heavier items more easily and to protect fragile objects.

### If you're a seller...

- Register the address of your sale by going online and entering your information at the website: [www.pleasanthillgaragesale.com](http://www.pleasanthillgaragesale.com).
- You may also register your garage sale by calling (925) 671-5806.
- Deadline to register is Thursday, June 9, 2016.
- To direct traffic to your sale, post street signs (not in public rights of way) and advertise online or in newspapers. Please take all signs down after your sale.

### Questions?

Online: [www.pleasanthillgaragesale.com](http://www.pleasanthillgaragesale.com)  
Phone: (925) 671-5806  
Email: [abaker@republicservices.com](mailto:abaker@republicservices.com)

A joint effort by the City of Pleasant Hill & Republic Services to protect the environment and conserve resources through reuse.

Sponsoring Businesses: **BERKSHIRE HATHAWAY** Insurance Services, **REPUBLIC SERVICES**, Drysdale Properties



#### Vote by Mail Drop-off Box at City Hall

Pleasant Hill voters may continue to drop off vote by mail ballots at City Hall, 100 Gregory Lane until Tuesday, June 7th. The distinguishable red box will be available during normal city business hours (8:30 a.m. to 5:00 p.m.). Postage is not required with the drop-off box service.

Ballots may also be dropped off between 8:00 am and 5:00 pm at the Contra Costa Elections Office in Martinez, located at 555 Escobar Street, or at any polling place on Election Day.

For more information about voting by mail, call (925) 335-7800 or visit the Elections Office website at [www.cocovote.us](http://www.cocovote.us)

## Engineering Division

### Central Contra Costa Sanitary District - Grayson Creek Truck Line Project

This project by the Central Contra Costa Sanitary District (CCCSD) is expected to begin on Wednesday, June 8th and will take place over the next 12 months. It is not a City funded project. The City is coordinating permit work activities with CCCSD .

Mountain Cascade, Inc. (CCCSD hired contractor) will begin the installation of a new sewer main at the Contra Costa Canal on Westover Drive, between Westover Lane and Maureen Lane. The work will be performed via the tunneling method and is expected to be completed in late June 2016.

Construction activities will include traffic control, excavation, shoring, installation of the new pipe, and backfill. **In order to complete this work, the southern lane/shoulder along Westover Drive at the trail will be closed during this phase of work.** Traffic delays are anticipated during peak commute hours.

### Traffic Alert

Westover Drive will continue to have one lane of traffic in each direction, and construction hours on Westover Drive will be from 8:30 a.m. to 6:00 pm. Informational signs as well as changeable message boards are installed strategically around the work area.

Motorists are encouraged to drive slowly through the work zones, and obey all detour signs.

**For any questions, please contact the Central Contra Costa Sanitary District and Chris Carpenter at (925) 229-7200.** For project information visit [www.centalsan.org/construction](http://www.centalsan.org/construction).

### Encroachment Permits

**PG&E -- Contra Costa Blvd. at Chilpancingo Pkwy** – The City issued a permit for underground electric work inside the median island on Contra Costa Blvd. just south of Chilpancingo Pkwy. This work is being done for electric connections to other adjoining street lights. Traffic control for this work will include lane closures with flashing arrow signs on Contra Costa Blvd. and Concord Ave. Because of high traffic volumes, this work will be completed during night time hours. The electric work should be completed in one night, with surface restoration to follow. This work may be done as early as next

week.

**PG&E – 104 & 106 Price Ln.** – PG&E crews are scheduled to relocate two existing gas services to the residences at 104 and 106 Price Ln. These services are being lowered to accommodate construction of a new 12” diameter storm drain pipe along Price Ln. This storm drain is being built as part of the off-site improvements for the Price Ln. subdivision. PG&E’s work is planned for Monday, June 6th and Tuesday, June 7th.

Once this is done, the subdivision contractor will resume construction of the new storm drain pipe.

**PG&E – 220 & 226 Fernwood Drive** – The City issued a permit to renew existing gas services at these two residences. The work involves excavating in the street right-of-way to abandon the old gas connections and then extend a new gas service in the street to each property. The underground gas work has been completed. Final paving and sidewalk restoration should follow in a few weeks.

**AT&T- Contra Costa Blvd. north of Viking Dr.** – The City issued a permit for traffic control and access and inspect three existing telephone manholes along northbound Contra Costa Blvd. between Viking Dr. and Golf Club Rd. Because of high traffic volumes, this work is being done during night time hours. This work was scheduled for Wednesday night, June 1st.

**32 & 36 Shetland Ln.** – The City is issuing a permit to begin work on certain street improvements in front of the new homes being built at 32 and 36 Shetland Ln. The improvements include grading and construction of new curbs, driveways and asphalt paving. This work is beginning later this week.

**2984 Dorothy Dr.** – The City issued a permit to install a new sewer lateral in the roadway. The work includes excavating in the roadway at two locations, one to install a new lateral and connection to the main line pipe and secondly to locate and abandon the old lateral connection. Motorists can expect one way traffic control with flaggers when this work is in progress. The work began last week and should be completed next week.

## Planning Division

### Planning Commission

**PLN 16-0034, De Carlo Minor Exception, 2984 Dorothy Drive** (Continued from May 10, 2016 Meeting)

Public hearing to consider a Minor Exception to reduce the front yard setback from 20’ to 16’10” for a building projection (11’6” in length) and to 18’6” for a building projection (9’8” in length). The site is approximately 22,410 square feet, zoned R-10 Single Family Residential. Assessor Parcel Number: 170-142-030; 2984 Dorothy Drive.

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

Appeal Period: Through Monday, June 6, 2016.

**PLN 15-0069 Pleasant Hill Baseball Association Utility Building** (Use Permit And Development Plan Permit) at 0 Santa Barbara Road (Pleasant Oaks Park) (Continued from the January 26, 2016 Meeting)

Public hearing to consider a request by the Pleasant Hill Baseball Association (PHBA), for approval of a Use Permit and Development Plan Permit PLN 15-0069 (amending the previously approved Use Permit and Development Plan, PLN 12-0325), for a new utility building and associated site improvements at Pleasant Oaks Park. The proposed project includes: (1) a new 1,800 square foot utility building with a maximum height of 20.5-feet; (2) minor landscape/parking modifications; and (3) new wall-mounted site lighting. The proposed site improvements would amend previously approved plans and permits for the recently completed Pleasant Oaks Park outdoor sports/recreation campus renovation, including providing pedestrian access to proposed points of access to the building, designating three parking spaces for exclusive use by PHBA and/or PHR&PD employees. The site is approximately 11 acres, zoned R-10 Single Family – 10,000 square foot lots; Assessor Parcel Number: 149-230-009, located at 0 Santa Barbara Road.

Action: Denied without prejudice. Four members of the public spoke.

Appeal Period: Through Monday, June 6, 2016.

### **2016-2021 Capital Improvement Plan Determination of Conformance with the General Plan**

In accordance with Government Code Section 65401, the Planning Commission is requested to review the projects proposed for the two-year budget (FY 2016/2017 and FY 2017/2018) of the 2016-2021 Capital Improvement Plan and make a determination that the proposed projects would be consistent with the City of Pleasant Hill General Plan. The City Council will adopt the two year budget of the CIP and the related environmental document at a later City Council meeting.

Action: Determined to be in conformance with the General Plan. No members of the public spoke.

Appeal Period: Not applicable. The CIP is automatically forwarded to the City Council for consideration and final action.

**Zoning Administrator:** No meeting scheduled.

### **Tree Removal Permits:**

- 118 Price Lane, 1 Monterey Pine
- 121 Allen Way, 1 Raywood Ash
- 3 St. Louis Lane, 1 Exempt Blue Oak,
- 1930 Maybelle , 1 bi-furcated Valley Oak

## **Architectural Review Commission**

### **PLN 16-0084, Architectural Review and Sign Permit, 1515-1519 Exterior Building Improvements and Signage at 1515-1519 Contra Costa Boulevard** (Continued from May 19, 2016 Meeting)

Public hearing to consider approval of PLN 16-0084, Architectural Review and Sign Permit submitted by Domum for exterior building improvements to an existing building, including enclosing a 55 square foot open walkway (building addition), and new wall signage (approximately 13 square feet). The site area is approximately 0.18 acres, zoned PAO- Professional and Administrative Offices, APN 153-223-016, located at 1515-1519 Contra Costa Boulevard.

Action: Continued to June 16, 2016. No members of the public spoke. The Commission requested further consideration of the following:

- Consider providing increased landscaping at the edges of the parking lot to minimize vehicle conflicts. Also incorporate curb returns with rounded/rolled curbing.
- Continue to explore improving the eastern (front facing Contra Costa Boulevard) building elevation to provide an improved appearance to the building/site. Some suggestions included additional (vertical) landscaping fronting the building, incorporating lighting, and incorporating additional architectural details/features to this elevation, including, but not limited to, adding stone veneer in the bottom portion of the building, vertical corner elements and additional features to the roof.
- Incorporate architectural features from the sides of the building to the eastern building elevation.

Appeal Period: Not applicable as no action was taken.

### **PLN 16-0101, Architectural Review and Sign Permit, Target Store, Exterior Building Improvements and Signage at 560 Contra Costa Boulevard**

Public hearing to consider approval of PLN 16-0101, Architectural Review and Sign Permit submitted by Target for approval of exterior building improvements to an existing Target Store building, including new wall signage (approximately 285 square feet). In addition, the applicant is requesting an amendment to the existing shopping center master sign program and a minor sign adjustment related to an increase in allowed wall sign projection. The subject site is zoned RB-Retail Business, APN: 153-030-106, located at 560 Contra Costa Boulevard.

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

Appeal Period: Through Monday, June 13, 2016.

Study session to receive public input, and provide preliminary feedback on a proposal to establish a Carmax Auto Dealership and associated improvements. The proposed project includes:

- A Carmax automobile dealership including approximately 18,824 square feet of building area for sales, service, car wash and presentation areas and an approximate 24,092 square foot Phase II expansion for additional vehicle service purposes.
- Associated parking lot and parking lot display areas, including parking lot lighting.
- Landscaping, fencing, drainage, grading, signage and related site improvements.
- Demolition of existing structures.

The project is located within the Retail Business (RB) Zone District; Assessor Parcel Numbers: 153-300-001 through 003 & 153-270-001.

Action: No action taken. No members of the public spoke. The Commission provided the following comments on the proposal:

- Consider moving the ADA parking spaces, opposite to where they are currently located, to improve the appearance of the building elevation that would be affected by ADA signage.
- Provide plans that include additional adjacent site information showing connectivity and accessibility to the shopping center to the south.
- Consider providing a pedestrian connection along the new vehicular access from Old Quarry Road.
- Encourage preservation of the large oak trees that are currently in the parking lot.
- Consider the following landscape suggestions:
  1. Increase the spacing between the auto sales lot and the building to increase landscaping opportunities.
  2. Reconsider planting new oak trees and consider using specimens of color (such as Crape Myrtles).
  3. Consider planting trees in a pattern for increased interest.
- Consider rear access to the trash enclosure to reduce visibility of employees hauling trash.
- Consider options for the guard-rail feature around the car sales lot, including different barrier styles, materials and using color.
- Provide a rendering of the project site as viewed from the general area of the Chilpancingo Parkway and Old Quarry Road intersection.

Appeal Period: Not applicable. No action taken.

### **Miscellaneous**

Administrative Permit Activity: For the month of May, Planning staff reviewed the

following applications: 18 Zoning Permits (4 new businesses, 1 commercial plan check and 13 residential plan checks), 7 Home Occupation Permits, 3 Temporary Sign Permits, 3 Sign Permits, 1 Special Event Permit and 6 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 new Code Enforcement Officer (Luis Martinez) started work on May 16, 2016. Luis can be reached at 925-671-5207 or [lmartinez@pleasanthillca.org](mailto:lmartinez@pleasanthillca.org).

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

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