



Photograph by Kevin Schofield

## The Weekly Update from the City of Pleasant Hill

June 17, 2016

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### General Update

The City is seeking input from the community about our needs and funding challenges over the next several years. We would like to hear your priorities and issues of concern. Please join the conversation by completing an online survey at [www.pleasanthillca.org/survey](http://www.pleasanthillca.org/survey).

### Engineering Division

#### Boyd Road/Elinora Drive Sidewalk Installation Project

The bid opening for the Boyd Road/Elinora Drive Sidewalk Installation Project was held on Wednesday, June 8, 2016 at 10:00 a.m. at the City Hall offices. Two responsive bids were received. The apparent low bidder was Ghilotti Brothers, Inc. in the amount of \$802,999.90.

The work includes demolition of existing improvements including asphalt path and pavement, asphalt dike, landscaping, curb and gutter, and curb ramps. New construction will include ADA compliant concrete sidewalks, curb ramps, driveways, curb and gutter; bio-retention areas and new drainage facilities; traffic striping, and landscaping. An enhanced crosswalk and two speed radar feed-back signs will also be installed at the Elinora Drive location.

If awarded by City Council, the construction could begin as early as August 2016 and be completed later this year.

#### Homewood Suites - 650 Ellinwood Way

Contra Costa Water District crews started on Wednesday, June 8th and recently completed work to abandon two-inch and six-inch water lines which served the old restaurant on the Homewood Suites project site. The work location is inside the northern driveway to the County building parking lot at 550 Ellinwood Way.

### ENCROACHMENT PERMITS

- **PG&E – 220 & 226 Fernwood Ln.** – PG&E's contractor began curb, gutter and sidewalk replacement at these previous gas service repair locations. The concrete work should be completed this week. Pavement repairs should follow shortly.

- **2354 Marcia Dr.** – The City issued a permit for a sewer lateral repair in the roadway using the trenchless method. The sewer repair was completed on Tuesday, June 14th. The final paving repair is scheduled for Friday, June 17th.
- **150 Random Way** – The City issued a permit for a sewer lateral repair in the roadway using the trenchless method. This work is scheduled to begin Thursday, June 16th.
- **1949 Rose Ln.** – The City issued a permit for a sewer lateral repair in the roadway using the trenchless method. This work is scheduled to begin Thursday, June 16th.
- **Comcast – 1200 Contra Costa Blvd.** – The City issued a permit to install 800 ± feet of new telecommunications conduit on the east side of Contra Costa Blvd. south of Taylor Blvd. The first work will be to pothole in the street to locate existing utilities in the street. This will be followed by directional boring to install the new conduit, and then final paving and sidewalk repairs. Motorists should expect the temporary closure of one northbound lane on Contra Costa Blvd. when work is in progress. Hours for the lane closure are being limited to between 8:00 a.m. and 4:00 p.m. Monday to Friday. The pothole work began Thursday, June 9th, and the entire project should take about three weeks to complete.
- **Central Contra Costa Sanitary District – W. Hookston Rd.** – District crews made paving repairs in the roadway over the sewer line. These paving repairs have now been completed.
- **PG&E – 705 Duke Circle** – The City issued a permit to renew the existing gas service at this residence. The work area is in the sidewalk area. No excavation in the street pavement should be required.
- **154 Vivian Dr.** – The City issued a permit for a sewer lateral repair in the roadway using the pipe burst method.
- **105 Bridge Rd.** – The City issued a permit to construct a modified driveway approach.

## Planning Division

**Planning Commission** - Meeting cancelled.

**Zoning Administrator** - No meeting scheduled.

### Tree Removal Permits:

None

### Architectural Review Commission

**PLN 16-0084, Architectural Review Permit and Sign Permit, 1515-1519 Exterior Building Improvements and Signage at 1515-1519 Contra Costa Boulevard**  
(Continued from June 2, 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: Approved with conditions. No members of the public spoke.

Appeal Period: Through Monday, June 27, 2016.

**PLN 14-0307, Pahwa Two New Single Family Homes** (Architectural Review Permit Associated With Minor Subdivision PLN 14-0307) Abuts 281 Boyd Road to the West (No Street Address) (Study sessions previously held on December 17, 2015 and February 18, 2016)

Public hearing to consider approval of Architectural Review Permit PLN 14-0307, submitted on May 19, 2016 by Indy Pahwa (property owner), for two new single family homes associated with a two-lot Minor Subdivision. The Parcel A home (located on the rear lot) would have 2,093 square feet of living area (1,114 square feet on the first floor and 979

square feet on the second floor) and an attached 673 square foot garage. The Parcel B home (fronting Boyd Road) would have 1,872 square feet of living area (1,114 square feet on the first floor and 758 square feet on the second floor) and an attached 673 square foot garage.

Each parcel is proposed to have .30 FAR (Floor Area Ratio). The 14,935 square foot project site, zoned R-7 (minimum "net" lot area of 7,000 square feet), is associated with a two-lot Minor Subdivision to create "net" lot areas of 6,242 square feet and 7,000 square feet.

Action: Approved with conditions. Three members of the public spoke.

Appeal Period: Through Monday, June 27, 2016.

**PLN 14-0092, Architectural Review Permit, Harrison New Single Family Home At 450 Little Road**

Public hearing to consider approval of Architectural Review Permit PLN 14-0092, submitted by Randell and Tirza Harrison, a new two-story single family home that includes a five car garage. The proposed second story would consist of 1,457 square feet; 767 square feet of living space and 690 square feet of unimproved space, and the first floor would consist of 1,457 square feet of garage area. The gross area of the parcel is 11,724 square feet with a net area of 9,890 square feet and is zoned R-10, APN 152-070-026.

Action: Approved with conditions. Four members of the public spoke.

Appeal Period: Through Monday, June 27, 2016.

**PLN 15-0162, Diablo Valley Plaza Remodel – Master Sign Program & Minor Sign Adjustment, 61 Chilpancingo Parkway & 180-280 Golf Club Road (Continued from November 5, 2015 Meeting and Re-Noticed)**

Public hearing to consider approval of PLN 15-0162, submitted by Merlone Geier Partners, for a Master Sign Program and an associated Minor Sign Adjustment for excess wall sign area for Diablo Valley Plaza Shopping Center. The site area is approximately nine acres, zoned RB-Retail Business, APN's 153-300-001, 003 & 004 and 153-270-001, located at 61 Chilpancingo Parkway & 180-280 Golf Club Road.

Action: Approved with conditions. One member of the public spoke.

Appeal Period: Through Monday, June 27, 2016.

**Miscellaneous**

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).

Activity Statistics		
Task	Latest Week	Year to Date (From May)
Inspections	7	51
Phone Calls	17	182
Emails	43	171
Contacts	8	17
Letters	0	0
Cases Opened	0	53
Cases Closed	0	20
Door Hangers	2	26

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

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