



## The Weekly Update from the City of Pleasant Hill

December 11, 2015

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### General Update

#### City Meetings

- The City Council will hold a joint meeting with the Mt. Diablo Unified School District Board of Education on Monday, December 14 at 6:00 p.m. in the Council Chamber
- The City Council will hold a special meeting on December 14 at 7:30 p.m. in the Council Chamber
- The Diablo Vista Water System Advisory Board will meet on December 15 at 6:30 p.m. in the small Community Room at City Hall
- The Architectural Review Commission will meet on December 17 at 5:00 p.m. in the Large Community Room at City Hall

To view agendas for any of these meetings go to [www.pleasanthillca.org/agendas](http://www.pleasanthillca.org/agendas).

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**Additional Street Sweeping this weekend** - The City's street sweeping contractor, Contract Sweeping, will be sweeping streets that have been heavily impacted from leaves falling during the recent storm on Saturday December 12th. In addition, the sweeper will be doing the scheduled December sweep for the entire city including all publicly owned residential streets from Monday through Friday next week.



### Engineering Division

#### Golf Club Road Bridge Replacement Project

The Project Contractor Ray Cities paving & Grading (RCAG) and their subcontractors are

The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on the final project items and any deficiency work. This work is weather dependent.

BAY is raising utility valves to pavement grade and performing corrective work to complete the project. They will be installing a new concrete valley gutter along College Drive and also paving the northern driveway at Briarwood Apartments next week.

**Utility work items:** Earlier this week, Contra Costa Water District completed the 8-inch water line reconnection through the new bridge and along the median. They are currently locating a 2-inch water line that was cut and capped under the new sidewalk area (at Briarwood Apartments) prior to the start of the project line for possible future use.



**Subcontractors work items:**

RMT continues installing landscape along the new median and also behind the sidewalk on the northern side of the roadway, with work next week focusing on the southern side of the roadway.

R&R Maher is forming the new driveway curbs at Briarwood Apartments and will pour concrete next week. Next week they will also begin on any corrective work.

European Pavers are installing center median unit pavers and should be finished by early next week. Chrisp has cat-tracked the pavement striping on the project. MCM has completed Class 1 finish for the bridge and railing, with some final touch up work still pending.

For additional project information, visit the City's CGRBRP website page at <http://www.ci.pleasant-hill.ca.us/golfclub> or contact the City's Construction Manager, Jaemin Park at (925) 818-3756 or by email [jpark@park-eng.com](mailto:jpark@park-eng.com).

### **RuthDrive Storm Drain Rehabilitation -**

The City hired contractor, A-S Pipelines, has substantially completed the work on the Ruth Drive Storm Drain Rehabilitation project. The work included the repair of approximately 230 linear feet of 15-inch storm drain pipe at 1754/1760 and 1772/1778 Ruth Drive (115 linear feet of pipe at each location), installation of three new storm drain inlets, new curb and gutter, valley gutter and pavement. These were high priority repairs for the City, as these locations typically cause local street flooding in heavy rain events. Site restoration and punch list items remain.



### **ENCROACHMENT PERMITS**

- **AT&T – 140 Crescent Drive** – the City issued a permit to replace the frame and cover on an existing telephone vault in the sidewalk area. The old cover would not close flush with the sidewalk and was a tripping hazard. Contractor installed the new replacement frame and cover this week. Remaining work includes final sidewalk repairs around the vault, likely next week.
- **85 Stevenson Drive** – the City issued a permit to remove the existing rolled curb and gutter and replace with a modified driveway approach. The new concrete driveway was poured Wednesday 12/9.
- **110 Bridge Road** – the City issued a permit to remove the existing rolled curb and gutter and replace with a modified driveway approach. The new concrete driveway is scheduled to be poured Friday 12/11, weather permitting.
- **100 Margie Drive** – the City issued a permit to remove the existing rolled curb and gutter and replace with a modified driveway approach. The new concrete driveway is scheduled to be poured Friday 12/11 and patch paving Monday 12/14, weather permitting.
- **106 Mercury Way** – the City issued a permit for a sewer lateral repair in the roadway using the pipe burst method. Work is planned for Thursday 12/10, weather permitting.

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### **Planning Division**

#### **Planning Commission**

***Zoning Ordinance Amendment, Indoor Marijuana Cultivation, City-Wide***

Public hearing to consider a recommendation to the City Council for approval of an ordinance amendment related to indoor marijuana cultivation. The proposed amendment would clarify provisions related to marijuana cultivation, including amendments to sections within Chapter 18.50 (Additional Site Development Regulations).

Action: The Planning Commission adopted a resolution recommending approval of the proposed ordinance amendment with the clarification that the exemption for the number of marijuana plants allowed to be cultivated on-site should be limited to a total of three plants (including plants cultivated indoors and outdoors). Two members of the public spoke.

Appeal Period: Not applicable. Ordinance amendments are automatically forwarded to the City Council for review and final action.

***PLN 15-0380, Franklin Minor Variance – Setback Reductions, 125 Pleasant View Drive***

Public hearing to consider approval of a minor variance for the following: 1) a one foot reduction in a portion of the required side yard setback (from 5 feet to 4 feet); 2) a 10 foot 8 inch reduction in the required front yard setback (from 20 feet to 9 feet 4 inches); and 3) a one foot reduction in a portion of the required aggregate side yard setback from 15' to 12 feet 6 inches (the existing aggregate setback is approximately 14 feet). The site area is approximately 8,670 square feet, zoned *R-10 Single Family Residential*; APN: 149-191-005; located at 125 Pleasant View Drive.

Action: The Planning Commission directed staff to prepare a draft resolution with findings to approve the minor variances as proposed, except that the front setback shall be a minimum of approximately 11 feet 4 inches (two feet greater than originally proposed by the applicant). The Planning Commission also requested the applicant to provide a copy of the survey of the property for consideration by the Planning Commission together with the draft resolution. The Planning Commission continued consideration of the item to January 12, 2016. One member of the public spoke.

Appeal Period: Not applicable. No final action was taken.

***PLN 15-0387, Conditional Use Permit - AT&T Wireless Communication Facility, 400 Taylor Boulevard (California Cancer & Research Institute)***

Public hearing to consider approval of a Conditional Use Permit submitted by AT&T for installation of a new roof-mounted wireless telecommunication facility and associated ground-mounted equipment at an existing multi-story medical office building, including exceptions for location less than 200 feet from a parcel located in a residential zoned district and for roof-mounted antennas with a setback (from edge of roof) that is less than the height of the antenna. Assessor parcel number is 153-050-059.) The site area is approximately 4.5 acres, zoned *Professional and Administrative Offices*, APN 153-050-059, located at 400 Taylor Drive.

Note: This project was previously considered and conditionally approved by the Planning Commission on February 11, 2014 (Resolution No. 3-14 to conditionally approve Use

Permit PLN 13-0202). The previous approval expired and the applicant is requesting approval of a new Use Permit for the same project that was previously approved.

Appeal Period: Through Monday, December 21, 2015.

**Zoning Administrator:** No meetings scheduled.

Tree Removal Permits:

- One Raywood Ash at 1300 Contra Costa Blvd. (Ellinwood Center)
- One Monterey Pine tree at 2180 Geary Road

**Architectural Review Commission:** No meetings scheduled.

## Miscellaneous

***Status of Major Current Planning Applications:***

<http://www.ci.pleasant-hill.ca.us/index.aspx?nid=128>

## Code Compliance

Inquiries received and follow-up items being addressed this week include the following:

**Cases Closed - 14**

**Site Visits - 29**

**New Inquiries - 5**

**Proactive Cases Opened - 2**

### New Inquiries:

**Location:** Chaucer Drive

**Complaint:** Junk/debris.

**Location:** Jeanette Drive

**Complaint:** Junk/debris.

**Location:** Monti Circle

**Complaint:** Dead tree.

**Location:** N. Marta Drive

**Complaint:** Unpermitted home occupancy.

**Location:** Oakvue Road

**Complaint:** Junk/debris.

Proactive Work:

**Location:** Elinora Drive (1)

**Observation:** Vehicle stored on an unpaved area.

**Location:** Elinora Drive (2)

**Observation:** Junk/debris.

GraffitiRemoval: No graffiti removed this week.