



The Weekly Update from the City of Pleasant Hill

March 4, 2016

General Update

East Bay International Jewish Film Festival

Pleasant Hill Century Theaters will host the 21st East Bay International Jewish Film Festival beginning March 5th through March 13th. The Festival features a number of award winning films from nine different countries. For tickets and a complete schedule of films go to www.eastbayjewishfilm.org.

Rodgers Ranch Sustainability Workshops

Rodgers Ranch Heritage Center has scheduled a number of Sustainability Workshops over the next five weeks including the following dates:

Saturday, March 5, 10am - 12pm **Seeds and Seedlings**

Tuesday, March 8, 6:30pm - 8:30pm **Beekeeping**

Tuesday, March 12, 6:30pm - 8:30pm **Herbs and More**

Saturday, March 19, 10am - 12pm **Social Permaculture**

Tuesday, April 12, 6:30pm - 8:30pm **Guide to a Healthier Home**

To register for these workshops go to www.sustainablecoco.org/workshops

Engineering Division

Homewood Suites Hotel 650 Ellinwood Way – Contra Costa Water District crews

began work on a new water line service for the new hotel. This work involves excavating in the street, tapping into the existing water main, extending a new water line across Ellinwood Way to the site, and then backfill and paving restoration. The underground work is estimated to be completed in a couple of weeks, weather permitting. Motorists can expect one way traffic control with flaggers on Ellinwood Way when this work is in progress.

ENCROACHMENT PERMITS

AT&T – 2051 Contra Costa Blvd. – The City issued a permit to replace a section of damaged communications conduit in the sidewalk area. This work requires excavating in the sidewalk area at this location, installing new conduit between an existing vault and the building, and backfill/sidewalk restoration. Work hours will be limited to between 9:00 AM and 3:00 PM Monday to Friday. Traffic control will include closing the southbound right-turn lane on Contra Costa Blvd. when work is in progress and re-routing of pedestrian traffic. Motorists may experience some minor delays when the lane closure is in place. The work is scheduled to begin late this week or early next week, weather permitting, and should take about one week to complete.

Contra Costa Water District – 600 Kiki Dr. at Morello Ave. -- The City issued a permit for a water leak repair and replacement of a residential water service. This work includes trenching across Morello Ave. to connect and install the water service.

Motorists may encounter temporary lane closures on Morello Ave. The underground repairs should be finished this week. Final paving repairs will be completed as soon as the District's paving contractor is available.

EBMUD – 1854 Pleasant Hill Rd., 796 Grayson Rd. -- District crews made the final paving repairs at these previous leak repair locations. Work at these locations is now complete.

1300 Contra Costa Blvd. at Ellinwood Dr. – The City issued an encroachment permit to replace one section of sidewalk along Ellinwood Dr. where tree roots had uplifted the sidewalk. This replacement sidewalk was poured earlier this week.

Planning Division

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Planning Commission

No meeting scheduled.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits:

None.

Architectural Review Commission

Pln 14-0472, Mullen single family home addition/remodel time extension at 115 poshard street

Public hearing to consider a two-year time extension, submitted by Sean Mullen, for an Architectural Review Permit consisting of a substantial remodel/addition to an existing 1,776 square foot home (1,272 square feet living area and 504 square feet of garage area), resulting in 2,022 square feet of living area and a 600 square foot garage. The site area is approximately 16,900 square feet, and is zoned R-10, APN 149-072-011.

Action: Approved with Conditions. No one from the public spoke on the matter.

Appeal Period: Through Monday, March 14, 2016 at 5 p.m.

Miscellaneous

Upcoming Study Sessions:

Study sessions will be conducted by the Planning Commission on March 8, 2016 (6:30 pm) and by the Architectural Review Commission on April 7, 2016 (5:00 pm) to receive presentations and review conceptual plans for a proposal by Carmax, c/o Centerpoint, to redevelop the northern area of the DV Shopping Plaza at 61 - 77 Chilpancingo Parkway, Assessor Parcels 153-300-001 through 003 & 153-270-001. The property is currently zoned RB – Retail Business and is approximately 9.95 acres. 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
- 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

In addition, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15082, the City will conduct a public scoping meeting at the Planning Commission Study Session to solicit written and oral comments from interested parties, responsible agencies, and any other interested persons, organizations or agencies regarding the scope and content of the Draft Environmental Impact Report (DEIR) that will be prepared for the project. For further information, contact the project planner, Troy Fujimoto at tfujimoto@pleasanthillca.org or 925-671-5224.

PLN 15-0359 Minor Use Permit for a General Day Care Facility, 409 Boyd Road (site of the First Church Christ the Scientist).

The City has received numerous letters and e-mails from area residents regarding the proposed application for day care use. At this time, the project is on-hold, until the applicant submits additional information to address the questions and concerns that

have been received. No public hearings will be scheduled until this additional information is received and reviewed. Please send any further correspondence or email to the project planner, Lori Radcliffe, lradcliffe@pleasanthillca.org or call Lori at 925-671-5297 for further information.

Status of Major Current Planning Applications:

<http://www.ci.pleasant-hill.ca.us/DocumentCenter/Home/View/709>

Code Compliance

The City is in the process of recruiting for a new Code Enforcement Officer. In the interim, please contact Greg Fuz, City Planner, 925-671-5218, gfuz@pleasanthillca.org for assistance or information regarding code enforcement matters.