



# The Weekly Update from the City of Pleasant Hill

March 25, 2016

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## General Update

**Vacancies on City Commissions** - There are currently vacancies becoming available on the Commission on Aging, the Education Commission and the Planning Commission. For more information, visit the City's website Current Vacancies page [www.pleasanthillca.org/vacancy](http://www.pleasanthillca.org/vacancy). You may also contact Juanita Davalos at [jdavalos@pleasanthillca.org](mailto:jdavalos@pleasanthillca.org) or 925-671-5283 for information. Deadline to apply for current vacancies is Wednesday, April 6, 2016.

**June Primary Election** - The Contra Costa County Elections Office is seeking poll workers for the June 7 primary election. If interested, go to <http://www.cocovote.us/get-involved/poll-worker-program> to get more information and sign up.

**City Meetings and News Announcements** - For a complete schedule of City meetings, agendas, news and events, please check out the website at [www.pleasanthillca.org](http://www.pleasanthillca.org).

## Engineering Division

**Gregory Gardens No. 5 Subdivision Preliminary Storm Drain Study** – The City has hired LCC Engineering & Surveying, Inc. (LCC) to study the existing public and private storm drain systems in this neighborhood to develop potential improvement alternatives for a future storm drain improvement project. The existing storm drain system crosses under May Court, Mazie Drive, Vivian Drive and Patricia Drive while also passing under nearby private backyards or side yards. This project is the next on the list of priorities that staff has identified and listed in the FY 2014-2019 Capital Improvement's Plan Storm Drain Program priority list.

LCC will be completing their survey work the week of March 28th. Effected property owners and residents have been notified by letter of the survey work and schedule. For additional information, please contact the Engineering Division offices at (925) 671-5264.

## ENCROACHMENT PERMITS

**Comcast – 2401 Pleasant Hill Rd.** – The City issued a permit to construct approximately 100 linear feet of new telecommunications duct on the west side of Pleasant Hill Rd. south of Valley View Rd. This new underground duct is being installed in the sidewalk area using the directional bore method. The work requires temporary closure of one southbound traffic lane on Pleasant Hill Rd. Installation of this new duct was completed on Wednesday, March 23rd.

**EMBUD – 1997 Oak Park Blvd.** – The City issued a permit to locate and repair a water line leak in the roadway. The work is expected to begin late this week or early next week.

**Contra Costa Water District – 600 Kiki Dr. at Morello Dr.** - The District's contractor returned to this previous water repair location to make final asphalt paving repairs. The final repair involved re-paving an 8' wide strip across the width of Morello Dr. Temporary lane closures in each direction were required while the paving work was done. This paving was completed on Wednesday, March 23rd. Minor roadway striping repairs should be done shortly.

**284 Gladys Dr.** – The City issued an encroachment permit for the construction of new sidewalk along this residential property frontage. The new concrete sidewalk was poured on Thursday, March 24th.

**50 Cleaveland Rd.** – The City issued a permit for temporary traffic control for pruning an existing large tree near the roadway on the west side of Cleaveland Rd. south of Trelany Rd. The contractor's traffic control will include temporary closure of one southbound lane on Cleaveland Rd. This work is scheduled for Monday, March 28th.

## Planning Division

### Planning Commission

**Wireless Telecommunications Presentation** - A presentation was given by Kenneth Mintz, on behalf of AT&T Wireless, to provide an overview of trends in wireless telecommunications technology. No action was taken.

### **Water Efficient Landscape Ordinance – Zoning Ordinance Amendment, City Wide**

- Public hearing to consider a proposed amendment to the Water Efficient Landscape Ordinance (Chapter 18.52 of the Pleasant Hill Municipal Code). The proposed modifications are required to be consistent with the revised Model Water Efficient Landscape Ordinance (WELO) adopted by the California Water Commission. The proposed ordinance amendment also ensures compliance with Governor Brown's Drought Executive Order (EO B-29-15) and includes measures to further reduce water use due to landscape irrigation.

Action: Recommended for City Council adoption. One member of the public spoke.

Appeal Period: Not applicable. Ordinances are automatically referred to the City Council for final action.

### **Zoning Administrator**

No meeting scheduled.

### **Administrative Actions:**

#### **PLN 16-0059 Zoning Permit (Federal Streamline Act) for Verizon Wireless At 321 Golf Club Road (Diablo Valley College)**

On March 24, 2016 the Zoning Administrator conditionally approved Zoning Permit – PLN 16-0059 to modify existing equipment consisting of the following: Remove (3) existing (51-inch height) antenna panels and replace with (6) new (73-inch height) antenna panels, on an existing athletic field light pole, with a RAD located at 77-feet above grade level.

Action: With conditions.

Appeal Period: Through April 4, 2016.

#### **PLN 16-0025 Zoning Permit (Federal Streamline Act) for Verizon Wireless at 2551 Pleasant Hill Road (Oasis Church)**

On March 24, 2016 the Zoning Administrator conditionally approved Zoning Permit – PLN 16-0025 to modify equipment on an existing mono-pine facility consisting of the following:

- Install Verizon radio equipment inside the existing unused Nextel equipment shelter
- Install 30KW diesel generator (7.9' x 3.1' x 8') inside existing Nextel fenced compound, but outside of equipment shelter
- Install six (6) new 6-foot height panel antennas (12" x 7.1" x 6') and nine (9) RRU's at 54-feet above grade level on the existing mono-pine structure
- Cover panel antennas with stealth socks and paint mounts and lines to match stealth pine design
- Remove three (3) unused Nextel panel antennas (4-foot height) located at 54-feet above grade level
- Install new 8-foot height rolling chain link fence/gate to replace the existing 6-foot height chain link enclosure fence (to screen new generator)

Action: Approved with conditions.

Appeal Period: Through April 4, 2016.

### **Tree Removal Permits:**

- One Deodar Cedar at 564 Maureen Lane
- One American Elm at 225 Elaine Drive

### **Architectural Review Commission**

No meeting scheduled.

### **Miscellaneous**

Upcoming Study Session:

#### **PLN 16-0027, Carmax Auto Dealership, 61 – 77 Chilpancingo Parkway**

A study session will be conducted 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

Please contact Troy Fujimoto, project planner, for further information at [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org) or (925) 671-5224.

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. In the interim, please contact Greg Fuz, City Planner, 925-671-5218, [gfuz@pleasanthillca.org](mailto:gfuz@pleasanthillca.org) for assistance or information regarding code enforcement matters.