



The Weekly Update from the City of Pleasant Hill

May 13, 2016

General Update

CarFit Event - The Commission on Aging is hosting its annual CarFit event on Saturday, May 21, 2016. CarFit is a free, interactive, and educational program designed to improve older driver safety by ensuring a safe “fit” between the driver and the vehicle. For more information, please visit [Carfit Online](#). Reservations are required and can be made by calling the Commission’s Staff Liaison, Danielle Habr, at (925) 671-5221.



Vote by Mail Drop-off Box at City Hall - Pleasant Hill residents will find it easier to vote in the upcoming June 7th Primary Election, as the Contra Costa Elections Office and City Clerks countywide are providing convenient “CoCo Vote-N-Go” drop off locations, prior to and on Election Day. The secure, steel drop-off boxes are in place at all Contra Costa city halls and the County Administration Building, located at 651 Pine St. in Martinez.

Pleasant Hill’s drop off box is located in City Hall, 100 Gregory Lane, Pleasant Hill. The distinguishable red box will be available during normal city business hours. Postage is not required with the drop-off box service.

Ballots must be postmarked on or before June 7th. Contra Costa voters can drop their ballot at any city hall, regardless of where they live. 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



Senior Van Service volunteer

opportunities - Are you looking for an opportunity to volunteer in the community? The City of Pleasant Hill Senior Van Service, which has been offering door-to-door service to Pleasant Hill seniors since 2001, needs a volunteer to coordinate the service's day-to-day activities, including scheduling and overseeing the dedicated volunteer dispatchers and drivers. We are looking for someone who is organized, detail oriented, has a flexible schedule, and cares about the seniors in our community. The hours are varied and most of the work can be done from home by phone or email. For more information, please call Kathy McVey at (925) 671-5288.

Engineering Division

ENCROACHMENT PERMITS

AT&T -- Trelany Rd. at Gregory Ln. – The City issued a permit for traffic control and a temporary lane closure on eastbound Gregory Ln. at Gregory Ln. in order to access and make repairs inside a telephone manhole. Flaggers will be used to assist motorists through the work zone on Trelany Rd. Hours for the lane closure are being limited to between 9:00 A.M. and 4:00 P.M. This work began on Tuesday, May 10th. Crews worked again on Thursday, May 12th, and they are scheduled to complete the work on Tuesday, May 17th.

Contra Costa Water District – Crescent Plaza at 60 Crescent Dr. – The contractor will be pouring replacement sidewalk where a new water service was recently installed to the Urban Plates restaurant. This work requires the temporary closure of one traffic lane on westbound Crescent Plaza while the work is in progress. Pedestrians will be routed to the sidewalk along the south side of Crescent Plaza. This work is planned for Friday, May 13th. All traffic lanes will be open by the end of the work day on Friday, May 13th, and the contractor will pick up barricades and re-open the sidewalk to pedestrians on Saturday morning, May 14th.

Contra Costa Water District – 103 Cynthia Dr. – The City issued a permit for the

emergency repair of a water line leak. The final paving repair should follow in about two weeks.

Sherman Dr. – The City issued a permit to adjust, remove, and reset various communication boxes adjacent to the masonry sound wall along Sherman Dr. south of Cleopatra Dr. This work is part of a larger Caltrans project that involves pulling new underground fiber communication lines along segments of the Interstate 680 freeway corridor. This pull box and conduit work started Wednesday, May 11th and should be completed early next week.

1955 Jeanette Dr. – The City issued a permit for a sewer lateral repair in the roadway using the trenchless method. This sewer repair and final patch paving were completed on Wednesday, May 11th.

Planning Division

Planning Commission

TTM 04-001 (Vesting Tentative Tract Map) 12-Month Time Extension Request for Sancerre Village Major Subdivision - (Eastside of Alhambra Avenue - 6200 Block)

Hearing on the request by the applicant, Envisage Companies, for a 12-month extension for approved Vesting Tentative Tract Map TTM 04-001 in accordance with Government Codes 66452.6(e) and 66463.5(c) of the Subdivision Map Act and in accordance with Section 17.25.080 of the Pleasant Mill Municipal Code. The Vesting Tentative Tract Map was approved on May 10, 2005 by the Planning Commission with the adoption of Resolution No. 08-05.

Action: One year time extension approved. No members of the public spoke.

Appeal Period: Through Monday, May 23, 2016.

PLN 16-0058, Johanson Minor Variance, 99 Oakvue Road (Continued from April 26, 2016 Meeting)

Public hearing to consider a Minor Variance (PLN 16-0058), submitted by Benjamin Johanson, for an 11 foot encroachment into the required corner side yard setback (from 15 feet to 4 feet) as a result of an existing 22 foot wide by approximately 126 foot long access easement encompassing approximately 2,790 square feet of project site area along the southern border of the project site. This access easement renders the project site a corner lot with a required corner side yard setback of 15 feet from the edge of the access easement. The variance is requested to accommodate a proposed 521 square foot addition (278 square feet of which are adjacent to the corner side yard) to the existing home. The site is approximately 10,367 square feet gross (7,577 square feet net), zoned R-10 Single Family Residential. Assessor Parcel Number: 149-062-002; located approximately 210 feet north of the intersection of Mc Grath Court and Oakvue Road.

Action: Approved with conditions.

Appeal Period: Through Monday, May 23, 2016.

PLN 16-0034, De Carlo Minor Exception, 2984 Dorothy Drive

Public hearing to consider a Minor Exception to reduce the front yard setback from 20 feet to 16 feet, 10 inches, for a building projection (11 feet, 6 inches in length); and to reduce the front setback from 20 feet to 18 feet 6 inches for a building projection (9 feet, 8 inches 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: Continued to May 24, 2016 with direction to the applicant and staff to further research any available documentation concerning the additional ten foot wide strip of public right of way abutting the front property line to determine if this strip was dedicated (in fee or as an easement) to the City/County. Staff was also directed to provide potential findings for approval and disapproval for consideration by the Commission. One member of the public spoke.

Appeal Period: Not applicable as no action was taken.

PLN 14-0478, Nine Game Zone Minor Use Permit Conditions of Approval, Compliance Review, 548 Contra Costa Boulevard, Suite M

Public hearing to review compliance with conditions of approval of Use Permit (PLN 14-0478) and consider any necessary modifications of the use permit conditions, for Nine Game Zone Karaoke. The property is zoned RB – Retail Business. Assessor Parcel Number: 153-030-089; 548 Contra Costa Boulevard, Suite M.

Action: The Planning Commission directed the applicant to ensure the project is in full compliance with the conditions of approval and noted, in particular, that construction appeared to have recently started on an outdoor trash enclosure without receiving necessary permits from the City and other outside agencies. It was also reiterated that the existing Use Permit does not allow for dancing, concerts with live music (unless a Use Permit Amendment is approved), or amplified music outside of the karaoke rooms (unless appropriate sound insulation is installed and approved by the City). The applicant noted that Police Department concerns regarding visibility into the karaoke rooms have been addressed by removing window tinting and increasing internal illumination. The applicant also noted that their ABC license for alcohol sales is still in process and that they are also going to pursue all necessary permits for a proposed kitchen facility within the establishment. The Planning Commission directed that a follow-up compliance review shall occur within six months. Two members of the public spoke.

Appeal Period: Not applicable.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits: None

Architectural Review Commission

No meeting scheduled.

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) will be starting work on May 16, 2016. Luis can be reached at 925-671-5207 or lmartinez@pleasanthillca.org.