



The Weekly Update from the City of Pleasant Hill

May 20, 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

Engineering Division

Central Contra Costa Sanitary District (CCCSD) GraysonCreek Trunk Line Project

The **Grayson Creek Trunk Line** project includes the installation of approximately 12,500 linear feet of 15, 18 and 24 inch of new sewer main pipes along **Kathleen Drive, Lucille Lane, Maureen Drive, Westover Drive and Pleasant Hill Road**. The work along Pleasant Hill Road will mostly be via the “open-cut” trenching with limited boring under the two creek crossings. On residential streets the preferred method will be boring. The boring work will require large “pits” to be dug along the sewer alignment, to allow for the boring equipment and the installation of the new pipe. Both methods of construction will have a significant impact on vehicular traffic utilizing these roads, as well as the residents living in the neighborhood. The CCCSD hired contractor, Mountain Cascade, Inc. (MCI) expects to begin major construction on May 31, 2016, and the project is expected to be completed in the summer of 2017. The project will be carried out in four phases:

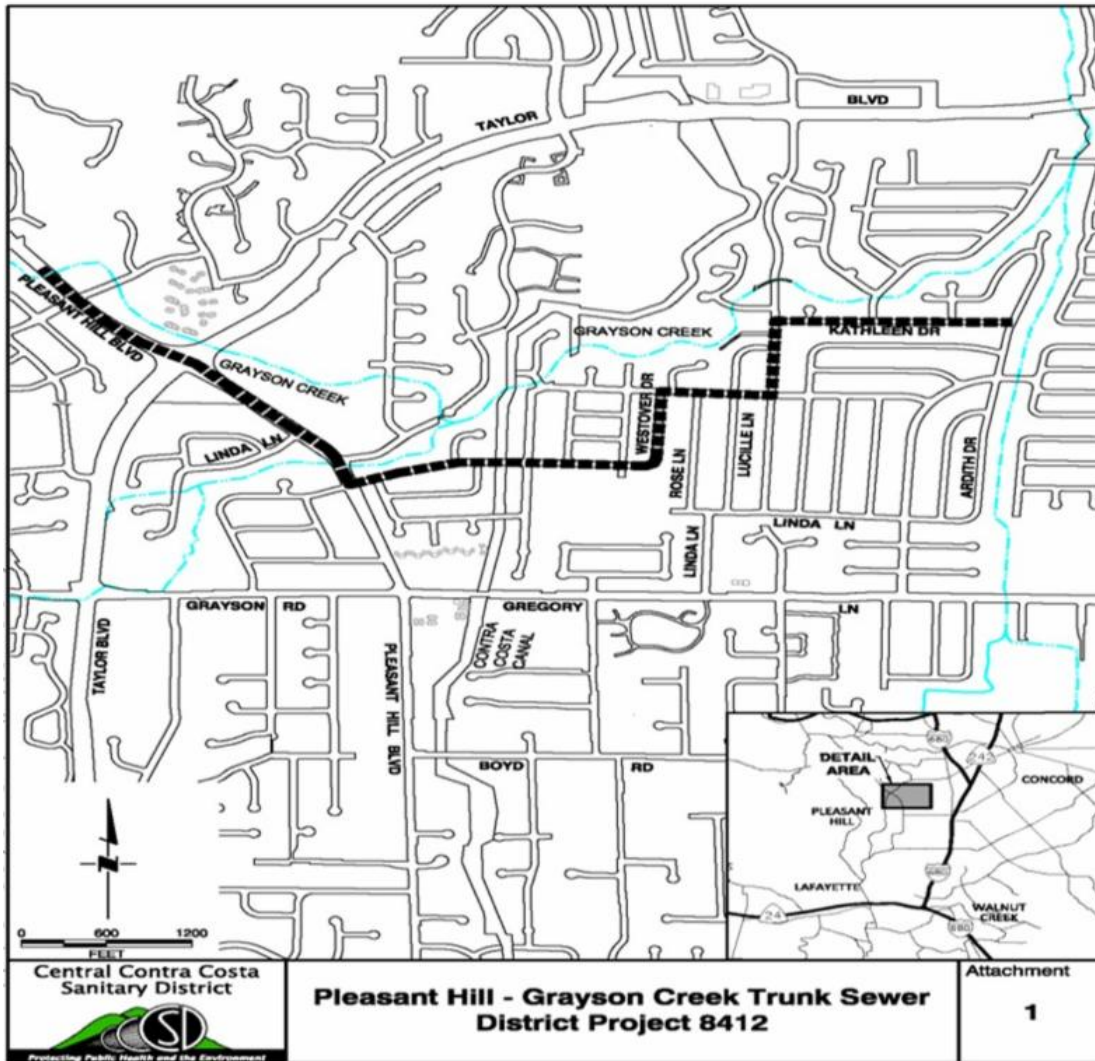
- Phase I (permitted): Mobilization, installation of project signs and potholing for existing utilities (expected to begin on 5/18/16)
- Phase II (permit not issued): Boring at three crossings (expected to begin 5/31/16)
- Pleasant Hill Road at Westover Drive
- Westover Drive at the Trail Crossing
- Pleasant Hill Road at Devon Avenue

Other phases will follow.

In January 2016, the CCCSD hand delivered project notification flyers to all residents along the project streets, and held two neighborhood informational meetings on January 14, 2016 and January 27, 2016. In addition, CCCSD project staff will begin going door-to-door on Friday, May 20, 2016, to personally talk to all residents directly impacted by these two phases of work. An article was also placed in the East Bay Times.

In an effort to mitigate the impact to vehicles and residents, staff has reviewed all project documents, the project work site, and existing traffic counts and patterns to provide a comprehensive set of conditions of approval for each stage of the work, including detour routes. At this time staff has issued an encroachment permit with specific conditions of approval only for Phase I (to install project signs and complete the potholing of existing utilities). The encroachment permit for Phase II of work (bore work at the crossings) is expected to be issued soon with a May 31, 2016 construction start.

The point of contact for general project information and construction impact on residents is Chris Carpenter, CCCSD, (925)229-7200. Interested parties may also visit their website at www.centalsan.org/construction for project updates and information.



ENCROACHMENT PERMITS

AT&T – 720 Golf Club Rd. – The City issued a permit to install a new frame and cover over an existing telephone vault in the sidewalk area. This work involves excavating around the vault, removing the existing frame and cover, installing a new hinged cover assembly to grade, and then pouring replacement concrete sidewalk. Traffic control includes the temporary closure of one traffic lane on eastbound Golf Club Rd. just easterly of College Dr. Motorists may experience temporary delays when the work is in progress. This work began on Wednesday, May 18th and should be finished on Thursday, May 19th.

Central Contra Costa Sanitary District -- 709 Duke Circle – The City issued a permit for an emergency repair on a broken sanitary sewer line in the roadway. District crews excavated in the roadway, replaced a broken section of sewer main and residential sewer lateral, backfilled and placed temporary paving. These repairs were completed on Wednesday, May 18th. The final asphalt paving repair will follow in a few weeks.

1990 Alvina Dr. at Gladys Dr. -- The City issued an encroachment permit for a sewer

lateral repair in the roadway on Gladys Dr. using the trenchless method. This work is scheduled for Thursday, May 19th.

41 DawnDr. – The City issued an encroachment permit for a sewer lateral repair in the roadway using the trenchless method. This work is scheduled for Friday, May 20th.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator -No meeting scheduled.

Tree Removal Permits:

- Two Monterey Pines at 2066 Buttner Rd.
- One Deodar Cedar and one Black Walnut at 2080 Buttner Rd.
- One Monterey Pine at 118 Price Lane
- One Raywood Ash at 121 Allen Way

Architectural Review Commission

PLN16-0084, Architectural Review and Sign Permit, 1515-1519 Exterior Building Improvements and Signage at 1515-1519 Contra Costa Boulevard

Public hearing to consider approval of PLN16-0084, 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 13square 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: The Commission provided the following comments on the project:

1. Revise/improve the eastern (front facing Contra Costa Boulevard) building elevation to provide an improved appearance to the building/site. Some suggestions included adding landscaping fronting the building and providing architectural details to the building itself.
2. The proposed cabinet sign should incorporate a dark colored background with light colored text.
3. The Commission is open to allowing the roof top equipment to be screened or moved at a future point in time, such as when the roof is replaced/repaired.
4. The Commission is satisfied with the proposed trash enclosure wall.
5. The Commission was supportive of the proposed engineering conditions related to stormwater runoff, ADA parking and access and parking lot reconfiguration.

Further consideration of the project was continued to the June 2, 2016 meeting. No members of the public spoke.

Appeal Period: Not applicable. No action taken.

PLN16-0072, Bello Single Family Home Addition/Remodel, 201 Powell Avenue

Public hearing to consider a request by Josh Bello, property owner, for approval of PLN 16-0072 (Architectural Review Permit) for an 1,842 square foot addition/remodel to an existing 1,649 square foot home (consisting of 1,274 square feet of living area and a 375 square foot attached garage). The addition/remodel would result in a 3,491 square foot home (consisting of 3,000 square feet living space and 491 square foot attached garage). The subject site is a 16,150 square foot parcel, zoned *R-10 Single Family –10,000 sq. ft. lots*, APN 149-151-019.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: Through Tuesday, May 31, 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.