



The Weekly Update from the City of Pleasant Hill November 4, 2016

General Update

Veteran's Day - City Hall will be closed for the Veteran's Day Observance on Friday, November 11.

Engineering Division

City Gateway Structures Project - The City contractor, JD Partners Concrete, has begun construction of the gateway structure footings at the various gateway sites. Activities this week included the demolition of existing Pagoda structures, clearing of existing landscaping, excavation, and forming of the gateway foundation footings. In the upcoming week, the contractor will install foundation steel rebar, pour concrete footing, install breakaway bolt system for the new signs, install minor landscaping, and site cleanup. All foundation related work is expected to be completed by the end of November 2016.



ENCROACHMENT PERMITS

PG&E - Chilpancingo Pkwy., Old Quarry Rd., Scottsdale Rd.

PG&E crews continue to trench and install new gas pipelines along Chilpancingo Pkwy. near the Camelback Rd. intersection. A separate contractor hired by PG&E completed the gas line installation on Scottsdale Rd., and they pressure tested the new gas line previously installed along Old Quarry Rd. Once all the pipeline along Chilpancingo Pkwy. and Scottsdale Rd. are installed and tested, the contractor will begin final paving and concrete restoration on these streets. Traffic may experience temporary delays from traffic controls and lane closures while this work is being completed.

PG&E - Golf Club Rd. & Old Quarry Rd.

The City issued a permit for work on underground electric facilities installation at

various locations on Golf Club Rd. from Contra Costa Blvd. to Old Quarry Rd. This work includes raising existing vault covers to grade, installing new vaults, installing conduits and connections to vaults, sidewalk and gutter repairs, and potholing of other underground utilities. Work performed within the recently completed Golf Club Road Bridge project area will be limited to setting of new vaults along the new sidewalk area and pulling electrical wiring through existing conduits previously installed. No impact to the new pavement will be made.

Motorists may encounter some temporary delays from traffic controls and lane closures while the work is in progress. Work that may result in lane closure at the Golf Club Rd./Old Quarry Rd. intersection is limited to Friday, November 4th and Saturday, November 5th when the DVC traffic is lighter.

PG&E - Various Locations

PG&E's concrete contractor made final concrete repairs at various locations, including 2036 Helen Rd., 1966 Elinora Dr., 350 Civic Dr., and 247 Twinview Dr.

WAVE Broadband - Morello Ave. at Taylor Blvd.

The City issued a permit for traffic control on parts of Morello Ave. and Taylor Blvd. in order to install new telecommunication cable along the existing overhead pole lines on these streets. The contractor was able to perform this work from the roadway shoulder areas, so no lane closures were required. This work was done Wednesday, November 2nd.

545 Contra Costa Blvd.

The City issued a permit to excavate at five locations on Contra Costa Blvd. to verify the layout and depth of existing underground utilities. This information will be used for the final design of a new fire service line to be built crossing Contra Costa Blvd. The contractor is scheduled to begin this potholing on Monday, November 7th and finish by the end of next week. Work is being limited to between 9:00 a.m. and 3:00 p.m. to minimize impacts on traffic. Motorists should anticipate temporary traffic controls and a lane closure on northbound Contra Costa Blvd. while the work is in progress.

1648 Shirley Dr. and 1661 Marta Dr.

The City issued permits for two sewer lateral repairs in the roadway using the trenchless method. Both sewer repairs and final patch paving are scheduled for Friday, November 4th.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Tree Removal Permits:

* One Modesto Ash tree at 1973 Patricia Drive

Architectural Review Commission

PLN 16-0046, Architectural Review Permit, Khashabi Single Family Residence Remodel/Addition at 257 Douglas Lane (Continued from October 20, 2016)

Public hearing to consider an Architectural Review Permit submitted by Amir Khashabi for approval of a substantial remodel/addition to an existing 1,215 square

foot home (973 square feet of living space, an attached garage of 242 square feet, a 512 square foot detached garage, and a 979 square foot detached pool house) resulting in 4,343 square feet of living area and 512 square feet of garage area and 404 square feet of covered porch area; 26% lot coverage and .23 FAR (floor area ratio). 414 square foot garage area, and 54 square feet of covered porch area). The project involves lifting the existing home (to become a second story) and constructing a new first floor, maximum height would be 25.5'. The site area is approximately 18,382 square feet, zoned R-10; APN 170-040-014; located at 257 Douglas Lane.

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

Appeal Period: Through Monday, November 16, 2016.

PLN 15-0162, Architectural Review Permit, Diablo Valley Plaza Remodel, 12 Month Time Extension, 65-93 Chilpancingo Parkway & 180-280 Golf Club Road

Public hearing to consider approval of a 12 month time extension of a previously approved Architectural Review Permit for the remodel of Diablo Valley Plaza. The project includes the following:

- * Exterior façade improvements for all of the existing buildings
- * Increased and enhanced landscaping throughout the center
- * Refurbishment of the parking lot, including new landscape planters, trees, new lighting, and accessibility and drainage improvements
- * Removal of 57 trees (replaced with 87 new trees)
- * A new dog park
- * A new multi-use creek trail on the eastern edge of the property
- * Various public art features throughout the site

The site area is approximately 19 acres, zoned RB-Retail Business; APN's 153-300-001, 003 through 005 & Contra Costa County Flood Control Right-of-Way, located at 65-93 Chilpancingo Parkway & 180-280 Golf Club Road.

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

Appeal Period: Through Monday, November 14, 2016.

PLN 15-0331, Architectural Review Permit, Urban Plates Exterior Modifications at 60 Crescent Drive, Suites B&D.

Public hearing to consider modifications to a previously approved (November 5, 2015) Architectural Review Permit for an outdoor patio and associated landscape and fire table. The application involves a 55,713 square foot parcel zoned PUD DSP-Planned Unit District Downtown Specific Plan; APN: 150-300-004; located at 60 Crescent Drive, Suites B & D.

Action: Approved with conditions, including direction to extend the landscape planters along the full perimeter of the outdoor patio area. No members of the public spoke.

Appeal Period: Through Monday, November 14, 2016.

PLN 15-0469, Architectural Review Permit, Qi New Single Family Residence at

765 Grayson Road

Public hearing to consider an Architectural Review Permit submitted by Xiapeoi (Chad) Qi, property owner, to consider PLN 15-0469 for a new 3,270 square foot home (approximately 2,770 square feet living space and an approximate 500 square feet garage area). Note: The project site has remained undeveloped since a fire damaged/destroyed the original residential structure in 1981. The subject site is a 13,741 square foot parcel, zoned R-10 Single Family - 10,000 sq. ft. lots; APN 164-110-011; located at 765 Grayson Road.

Action: The Commission provided direction to the applicant regarding various design issues and continued the hearing to December 15, 2016. One member of the public spoke.

Appeal: Not applicable. No final action was taken.

Miscellaneous

Status of Major Current Planning Applications:

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

Code Compliance

Code Enforcement Activity Statistics

Task	Latest Week	Year To Date (from May)
Inspections	40	521
Phone Calls	34	699
Emails	48	924
Contacts	7	182
Letters	1	51
Cases Opened	10	222
Cases Closed	1	150
Door Hangers	7	166

The City's Code Enforcement Officer is Luis Martinez. Luis can be reached at 925-671-5207 or lmartinez@pleasanthillca.org.