



The Weekly Update from the City of Pleasant Hill December 2, 2016

General Update

Light up the Night - The City hosted a very successful Light up the Night Tree Lighting and Festivities on Wednesday, November 30th in Downtown Pleasant Hill. More than 3,500 people attended. Volunteers from the Civic Action Commission, Teen Council, Chamber of Commerce, FPHE and others gave out 3,000 cookies and poured 110 gallons of free hot chocolate, cider and coffee. Due to the popularity of this event, City staff will be reviewing plans to mitigate traffic congestion and parking issues prior to next year's celebration.



Senior Van Service Dispatcher - The Pleasant Hill Senior Van Service needs volunteers to take ride reservations over the phone on Fridays between 9 a.m. and 11 a.m. (and on-call if other dispatchers are not available for their shift).

Please call the Senior Van office at (925) 671-5272 or email the Senior Van Service Coordinator, Michael Johnson, at srvanservice@pleasanthillca.org for more



Engineering Division

Contra Costa Boulevard Improvement Project - This "complete streets" improvement and safety project is located along Contra Costa Boulevard (CCB) between Harriet Drive and Beth/Doray Drive.

The prime contractor, Ghilotti Brothers, Inc. (GBI) over the past week was: 1) removing existing concrete center median curb in the northbound direction; 2) forming and pouring new median curbs in the northbound direction; and 3) placing a new asphalt plug along the new median curb in the southbound direction.

GBI will continue working on: 1) demolishing of existing concrete median curb in the northbound direction; 2) forming and pouring new concrete median curb in the northbound direction; and 3) placing a new asphalt plug along the new median curb in the northbound direction. Portions of the new center median will be shifted or narrowed to make room for new bicycle lanes and wider sidewalks along the sides of the roadway.

Subcontractors work items:

Long Electric will be installing new: 1) Underground electrical conduits and pull boxes throughout the job site; 2) Signal pole foundation at the corner of Ellinwood Drive and CCB; 3) Street light poles in the center median and pedestrian lights on the east side sidewalk.

Takahara Landscaping will be trenching and installing new irrigation main lines and lateral lines: 1) Behind sidewalk on the west side sidewalk; and 2) Within the center medians.

Pedestrian Travel Path Update:

The sidewalk along the west (new) and east sides of CCB are open to the public.

Parking Update:

No-parking signs along CCB went into effect by 11/28/2016 in order to safely construct all the work mentioned above. Affected residents have been notified of this loss of parking during construction and planned permanent loss of street parking at the completion of this project. There are only a few locations along CCB that have any public parking. As discussed during previous public project planning meetings, the project would permanently eliminate the northbound CCB street parking between Massolo Drive and Dexter Drive in order to provide wider sidewalks for pedestrians, bike lanes and two continuous vehicle travel lanes in each direction.

Traffic Alerts:

Please expect some delays through this section of CCB in each direction between 8:00 AM to 5:00 PM, Monday through Friday. At times there will be some traffic lane and turn pocket lane closures to accommodate construction work. Businesses remain open and most driveways will be accessible or alternatives provided.

Holiday Shutdown:

Work will come to a stop (Holiday break) during the week of December 12th in order to allow traffic to flow freely in this corridor. Work will resume in early January 2017.

We appreciate your patience as we complete this important safety project. For additional project information, visit the City's CCB Improvements website page at <http://www.ci.pleasant-hill.ca.us/ccb> or contact the City's Construction Manager, Shu-Jon Mao at (510) 316-7254 or by email smao@pleasanthillca.org.

City Gateway Signs - The City hired contractor, JD Partners Concrete, substantially completed the work on the City Gateway Signs project. The work included traffic control, clearing and grubbing, demolition of existing pagoda gateway signs, excavation, forming and pouring new concrete foundations for eight new signs at key entry points into the City. Upcoming contract work includes: new solar gateway sign lighting and minor landscape improvements at these eight locations over the next few weeks in anticipation of the new gateway signs.

ENCROACHMENT PERMITS

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

Earlier this week, PG&E's contractor excavated and placed a new underground electric vault on the south side of Golf Club Rd. east of Old Quarry Rd. The contractor is also using the directional bore method to install 320± feet of electric conduit along the eastbound lanes of Golf Club Rd. This conduit work is scheduled to be done on Friday, December 2nd. Temporary traffic controls and a lane closure will be used while this work is in progress.

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

PG&E's contractor made final paving repairs over the new gas line trench along Old Quarry Rd. and the eastbound lanes on Chilpancingo Pkwy. west of Old Quarry Rd. This paving was done on Friday, December 2nd. Contractor crews and PG&E crews continue to install new gas services to the apartments and townhomes along Chilpancingo Pkwy., Scottsdale Rd. and Camelback Rd. Motorists are reminded to anticipate temporary traffic controls and lane closures while this work continues.

Contra Costa Water District – 339 Gregory Ln.

The District's contractor completed final paving repairs at this location. Previously, the District made three separate excavations in the pavement to locate and repair the leaking water line. Because Gregory Ln. was recently resurfaced, the City required a higher standard of pavement restoration involving grinding and re-paving of both westbound travel lanes. This final pavement work was completed on

Thursday, December 1st.

Contra Costa Water District - 251 Boyd Rd.

The City issued a permit to install approximately 30 feet of new water line and modify the layout of other existing lines on Boyd Rd. at Campbell Ln. This work is being done in advance of another project to follow to install a new upgraded water line at this location. This work began on Monday, November 28th. The work is currently scheduled to be completed on Saturday, December 3rd. Work on Saturday involves a temporary interruption of water service to approximately 40 water customers on Boyd Rd. and Campbell Ln. The District has already notified those customers that will be affected. Full water service will be restored by the end of the work on Saturday. Motorists should observe temporary traffic controls on Boyd Rd. while this work is in progress.

Contra Costa Water District – 161 Adria Dr.

The City issued a permit to excavate in the roadway to locate and repair a water leak. Crews worked and completed the repair work on Thursday, December 1st. Final street pavement repairs should follow in a couple of weeks.

Planning Division

Miscellaneous Amendments to Various Provisions of the Zoning Ordinance (Title 18, PHMC), Citywide

Public hearing to consider a recommendation to the City Council on proposed miscellaneous amendments to various provisions of the zoning ordinance as noted below:

1. Density Bonus - minor revisions to ensure compliance with State Law - Section 18.20.150.
2. Residential uses subject to use permit approval within the Retail Business (RB) Zoning District - Chapter 18.25.
3. Setback provisions within Planned Unit Development Districts - Section 18.30.050.
4. Bay window projection clarifications, amend sight obstruction provisions, and clarify underground utility requirements adjacent to sites - Chapter 18.50.
5. Parking design standard modifications to address Electric Vehicle (EV) facilities, parking lot lighting, parking space configuration and access and clarifying parking area improvement provisions - Chapter 18.55.
6. Clarify off-site affordable housing alternatives, duration of affordability restrictions and in-lieu fee provisions - Section 18.20.060 C, F, G.
7. Amend other provisions throughout Title 18 (Zoning Ordinance) to make miscellaneous corrections and clarifications to various provisions of the Zoning Ordinance.

Action: The Planning Commission adopted a resolution recommending approval of the proposed zoning ordinance amendment. No members of the public spoke.

Appeal Period: Not applicable. Zoning ordinance amendments are automatically referred to the City Council for consideration. The City Council will consider this amendment on December 5, 2016.

PLN 16-0342, Verizon Wireless - Wireless Communications Facility, Conditional Use Permit, 685 Contra Costa Boulevard

Public hearing to consider approval of a Conditional Use Permit for a proposal by Ridge Communications Inc., on behalf of Verizon Wireless for a new wireless communications facility at 685 Contra Costa Boulevard. The proposal includes the

following:

- Three roof-top mounted antennas, approximately 4.5 feet in height, on tripod ballast mounts & one microwave antenna, screened by FRP (fiberglass) screen walls.
- A generator that would operate the facility & associated equipment located on a vehicular trailer, all to be screened by a non-permanent fence with slats within the existing parking lot.
- A fuel tank (approximately 80 gallons).
- Exceptions to various provisions applicable to wireless communication facilities.

The property is zoned RB-Retail Business. Accessor's Parcel Number is 153-250-007.

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

Appeal Period: Through Monday, December 5, 2016.

Zoning Administrator - No meeting scheduled.

Tree Removal Permits:

- * One Siberian Elm at 430 Odin Drive
- * One Ash tree at 840 Grayson Lane

Architectural Review Commission - Meeting canceled.

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	31	577
Phone Calls	46	776
Emails	58	1059
Contacts	5	195
Letters	4	58
Cases Opened	6	243
Cases Closed	13	168
Door Hangers	3	177

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

