



## The Weekly Update from the City of Pleasant Hill

February 19, 2016

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### Engineering Division

#### **Golf Club Road Bridge Replacement Project (GCRBRP)**

The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors continue working on project punchlist items in order to complete the project. Key items of punchlist work recently completed include the construction of a landscape retaining wall at Briarwood Apartments (photo shows work in process) and additional repair of concrete sidewalk/gutter within the project limit.

The City is still awaiting PG&E to provide permanent power for all street lighting. Currently only half of the new street lights are lit given the limited temporary power supplied by PG&E.

For additional project information, visit the City's GCRBRP website page at <http://www.ci.pleasant-hill.ca.us/golfclub> or contact the City's Construction Manager, Jaemin Park at (925) 818-3756 or by email [jpark@park-eng.com](mailto:jpark@park-eng.com).



- **PG&E – Cumberland Dr., Minton Ct., Derby Ct.** – PG&E electric crews continued work on its ongoing electric reliability and capacity project. Multiple crews worked on the overhead electric system at various locations on Tuesday, February 16th and Wednesday, February 17th. Temporary traffic control and flaggers for one-way traffic control are being used when this work is in progress. There are also some temporary “no parking” zones established during times of work. PG&E estimates this entire project will be complete around the end of March.
- **PG&E – 286 Scottsdale Rd.** – PG&E’s paving contractor completed final asphalt paving repair in the street earlier this week. This electric system upgrade project is now complete.
- **PG&E – 120 Belle Ave., 61 Elderwood Dr.** – PG&E’s paving contractor is scheduled to make final paving repairs at these previous leak repair locations sometime this week, weather permitting.
- **Contra Costa Water District – 185 Doray Dr., 167 Silvia Dr.** – CCWD’s paving contractor is scheduled to complete final paving repairs at these previous leak repair locations sometime this week, weather permitting.
- **1731 Shirley Dr.** – The City issued an encroachment permit for a sewer lateral repair in the roadway using the pipe burst method. The pipe repairs and paving repair have been done.
- **64 Rogers Ct.** – The City issued an encroachment permit for a sewer lateral repair in the roadway using the pipe burst method. This pipe repair and final paving repair have been completed.
- **18 Elliot Dr.** – The City issued an encroachment permit to remove a section of roller curb and gutter and construct a modified driveway approach.

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## Planning Division

**Planning Commission** - No meeting scheduled.

**Zoning Administrator** - No meeting scheduled.

**Administrative Actions:**

### **Minor Exception PLN15-0474 – 2143 Ramona Drive**

The Minor Exception is for a 20% reduction in the required 15 foot rear yard setback to accommodate a 278 square foot family room addition and enlargement of the existing kitchen in compliance with Section 18.111.030 of the provisions of the Pleasant Hill Municipal Code (PHMC). The three foot encroachment would result in a 12 foot rear yard setback for the length of the addition (18.5’); the remaining rear yard setback will range from 16 feet to 23 feet. The subject site is located at 2143 Ramona Drive within the R-7 Single Family Residential zoning district. Assessor Parcel Number: 127-132-020.

Action: Approved with conditions on February 17, 2016 (no public hearing was requested by any interested party).

Appeal Period/Call for Review: Through Monday, February 29, 2016.

### **Tree Removal Permits:**

- One Live Oak at 118 Doray Drive
- One Incense Cedar at 1876 Maybelle Drive

### **Architectural Review Commission**

**PLN 14-0307, Pahwa Two New Single Family Homes (Architectural Review Permit Associated With Minor Subdivision PLN 14-0307) Abuts 281 Boyd Road To The West** (No Street Address) – Study Session (Study session previously held on December 17, 2015)

The Architectural Review Commission (ARC) conducted a second study session on the request of Indy Pahwa, property owner, to consider design review feedback on PLN 14-0307, an Architectural Review Permit, submitted on January 27, 2016, for two new single family homes associated with a pending request for a two-lot Minor Subdivision. The Parcel A home would consist of 2,430 square feet of living area (1,216 square feet on the first floor and 1,214 square feet on the second floor) and an attached 582 square foot garage. The Parcel B home (fronting Boyd Road) would consist of 2,430 square feet of living area (1,216 square feet on the first floor and 1,214 square feet on the second floor) and an attached 628 square foot garage. The 14,935 square foot project site, zoned R-7 (minimum “net” lot area of 7,000 square feet), is associated with a two-lot Minor Subdivision to create “net” lot areas of 6,242 square feet and 7,000 square feet. No action was taken.

Action: Since this was a study session, no action was taken. No members of the public spoke. One public comment letter was submitted to the Commission. The Commission provided further design review feedback regarding the proposed residences including a suggestion to consider further reductions in the massing of the proposed second stories, clarification of various architectural details and consideration of providing on-site guest parking.

Appeal Period: Not applicable. No action taken.

### **Miscellaneous**

Status of Major Current Planning Applications:

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

### **Code Compliance**

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.

