



## The Weekly Update from the City of Pleasant Hill

March 18, 2016

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### General Update

**Goals Workshop** – The City Council will hold a Goals Workshop beginning at 1:00 p.m. on Saturday, March 19th in the Large Community Room at City Hall. The agenda for the workshop is available at the following link:

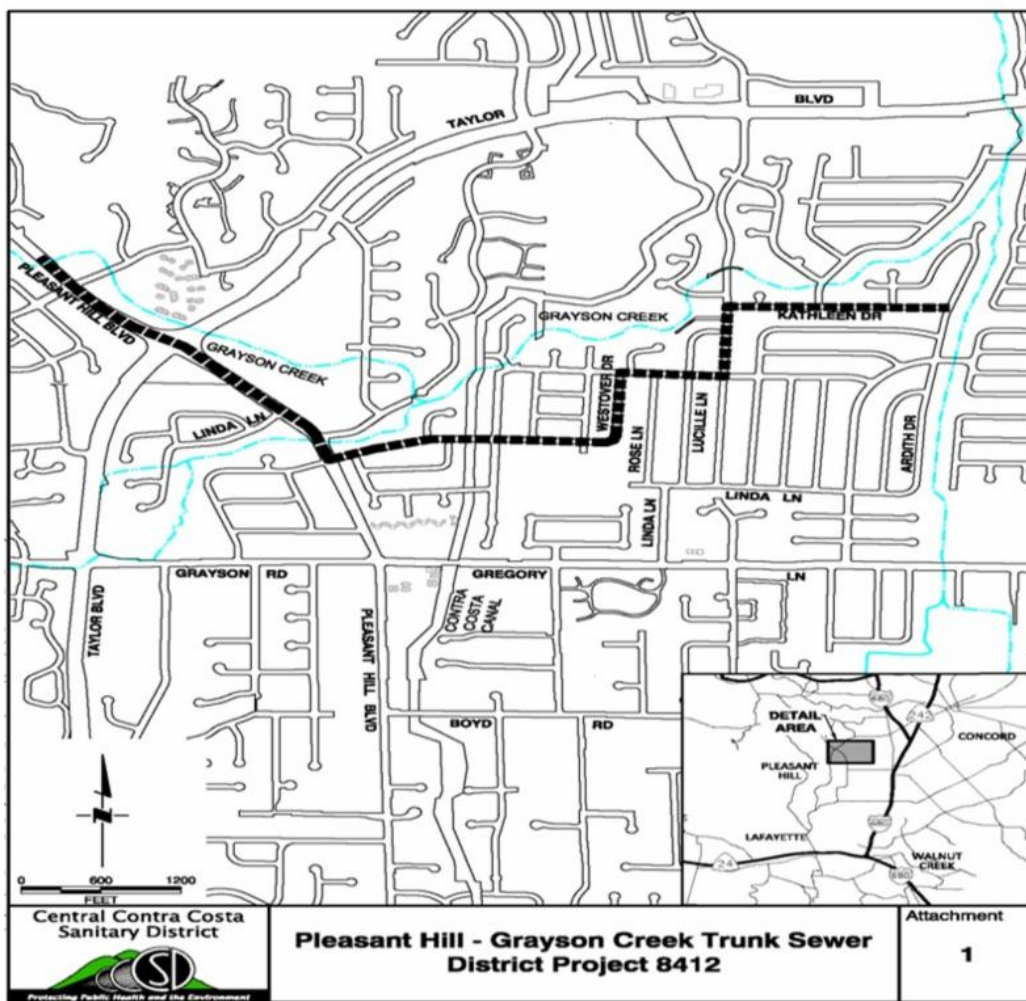
<http://www.ci.pleasant-hill.ca.us/ArchiveCenter/ViewFile/Item/229>

### Engineering Division

#### **Central Contra Costa Sanitary District (CCCSD) Grayson Creek Trunk Line Project**

- The CCCSD has awarded the Grayson Creek Trunk Line Project to Mountain Cascade Inc. The work consists of the installation and upgrade of approximately 10,200 feet of new sewer pipelines from 8 to 24 inch diameter using open-cut and trenchless methods, and approximately 330 feet of 36 inch diameter steel casing at three pipeline under crossings.

The work is located within public rights-of-way on Pleasant Hill Road, Westover Road, Westover Court, Lucille Lane, Maureen Lane and Kathleen Drive (see map below for location of work), and will include, but not be limited to, trenching, shoring, manhole modification and installation, pipe abandonment, and paving. The Engineering Division has been working for the last six months with CCCSD staff to set noticing conditions and lane closure restrictions on the project and encroachment permit. Work is expected to begin early April 2016 and be completed during a 12 month period. For more information regarding this project, contact Central San's Community Affairs Representative, Chris Carpenter, at (925) 229-7316, or visit [www.centalsan.org](http://www.centalsan.org).



**Price Lane - Subdivision 9075** – The City issued a permit to the developer’s contractor to begin construction of a new water main at the south end of Price Lane. at Theo Lane. The work includes installing approximately 175 linear feet of a new 6-inch main for water service to the new residential units and fire hydrant. This new line replaces an old, undersized existing 4-inch water main. Motorists should anticipate one way traffic control with flaggers while this trenching, pipe installation, and trench restoration is being done. This work is anticipated to take two to three weeks, weather permitting.

### ENCROACHMENT PERMITS

**Contra Costa Water District -- Monument Blvd. north of Buskirk Ave.** – The District’s contractor is scheduled to complete the final phase of a new water pipe installation crossing Monument Blvd. at Mohr. Lane. in Concord. This remaining work includes final paving restoration in all trenched areas. Although the work zone is in Concord, impacts from the contractor’s traffic control and temporary lane closures will likely inconvenience northbound motorists on Monument Blvd. as they are leaving Pleasant Hill. Work hours will be limited to between 9:00 AM and 3:00 PM and should be completed no later than Friday, March 25th, weather permitting. Motorists should anticipate some traffic delays when this work is in progress.

**Contra Costa Water District – 650 Ellinwood Way** – District crews continued to work on the new water line service to Homewood Suites. While digging on Wednesday, March 16th, the backhoe inadvertently nicked the existing sanitary sewer line in the street. Temporary repairs were made immediately. Central Contra Costa Sanitary

District crews were onsite Thursday, March 17th to check the pipe and make permanent repairs. Motorists can expect one way traffic control with flaggers on Ellinwood Way when this work is completed.

**AT&T – 5 Windhaven Ct.** – The City issued a permit to replace a defective underground service. Work involves trenching approximately 60 linear feet along the street gutter, placing new conduit and communications wire, backfill and surface restoration. The underground conduit work is complete. Final street paving repairs should be done during the next few weeks.

**1021 Santa Cruz Dr.** – The City issued a permit for a sewer lateral repair in the roadway using the pipe burst method. This repair is scheduled to be completed by the end of this week.

**135 Collins Ct.** -- The City issued a permit for a sewer lateral repair in the roadway using the pipe burst method. This repair is scheduled to be completed by the end of this week.

## Planning Division

**Planning Commission** - No meeting scheduled.

**Zoning Administrator** - No meeting scheduled.

### Tree Removal Permits:

One Shamel Ash at 1566 Violet Way

### Architectural Review Commission

#### **PLN 15-0468, Green Single Family Home Addition/Remodel At 265 Cortsen Road**

Public hearing to consider approval of PLN 15-0468, Architectural Review Permit submitted on December 23, 2015, by Michael and Lesley Green for a substantial remodel/addition to an existing 1,103 square foot home with a 405 square foot covered porch; resulting in 2,131 square feet of living area and 594 square feet of covered porch area. The existing 476 detached garage is not part of the proposal. The site area is approximately 13,920 square feet, zoned R-10, APN 166-092-009, located at 265 Cortsen Road, 120 feet south of the intersection at Waterberry Drive and Cortsen Road.

Action: Approved with conditions. No members of the public spoke. One letter of opposition was received.

Appeal Period: Through Monday, March 28, 2016.

#### **PLN 15-0162, Diablo Valley Shopping Plaza – Sign Permit, 61 Chilpancingo Parkway**

At the direction of the City Council, the Architectural Review Commission provided advisory design comments on a recently approved 50 foot tall pylon sign for Diablo Valley Shopping Plaza. The site area is approximately 0.37 acres, zoned RB-Retail Business and shown as APN 153-270-001, located at 61 Chilpancingo Parkway. Note: No action will be taken, discussion and advisory comments only.

Action: Discussion item only. No action taken. Two members of the public spoke.

Appeal Period: Not applicable. No action taken.

### **Miscellaneous**

Upcoming Study Session:

#### **PLN 16-0027, Carmax Auto Dealership, 61 – 77 Chilpancingo Parkway**

A study session will be conducted by the Architectural Review Commission on April 7, 2016 (5:00 pm) to receive presentations and review conceptual plans for a proposal by Carmax, c/o Centerpoint, to redevelop the northern area of the DV Shopping Plaza at 61 - 77 Chilpancingo Parkway, Assessor Parcels 153-300-001 through 003 & 153-270-001. The property is currently zoned RB – Retail Business and is approximately 9.95 acres.

The proposed project includes:

- A Carmax automobile dealership including approximately 18,824 square feet of building area for sales, service, car wash and presentation areas
- Associated parking lot and parking lot display areas, including parking lot lighting
- Landscaping, fencing, drainage, grading, signage and related site improvements
- Demolition of existing structures

Please contact Troy Fujimoto, project planner, for further information at [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org) or (925) 671-5224.

Status of Major Current Planning Applications:

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

### **Code Compliance**

No information to report.

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.