



## The Weekly Update from the City of Pleasant Hill July 15, 2016

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### Engineering Division

#### **Boyd Road/Elinora Drive Sidewalk Installation Project No. 02-15**

The City hired contractor, Ghilotti Brothers, Inc. has started work on the Boyd Road/Elinora Drive Sidewalk Installation project this week. The work will be performed at two sites: Boyd Road between Horten Court and Liahona Court, and Elinora Drive between Gregory Lane and Gladys Drive.

Work is to include demolition of existing improvements including asphalt path, pavement, dike, landscaping, curb and gutter, curb ramps, trees and signs. New construction will include ADA compliant concrete sidewalks, curb ramps, driveways, curb and gutter; bio-retention landscape areas and new drainage; traffic striping, grading, landscaping and asphalt concrete conforms.

The contractor will be starting work at the Boyd Road site, in an effort to substantially complete the work prior to the start of the school year (August 22, 2016). Construction activities this week included resident notification of the upcoming work, potholing for existing utilities and clearing and grubbing.

#### **Traffic Alert**

Vehicular traffic will be restricted to one way traffic with flaggers, between Patterson Boulevard and Kahrs Avenue between the hours of 8:00 am and 5:00 pm. Motorists are advised to drive slowly through the construction zone, and obey all traffic control signs and devices.



## Contra Costa Boulevard Improvement Project

The City of Pleasant Hill was awarded three competitive grant applications totaling \$1,555,000 for the Contra Costa Boulevard Improvement Project between Harriet Drive and Beth/Doray Drive. On June 29, 2016, the Engineering Division staff opened four sealed bid proposals for the project. The City Council will review bid results and consider awarding a construction contract to the lowest responsive and responsible bidder at their July 18th Council Meeting.

If awarded by City Council, construction is anticipated to begin in late August 2016 and be completed by early Spring of 2017. The project will install safety and complete street enhancement improvements along the entire width of Contra Costa Boulevard between Harriet Drive and Beth/Doray Drive. Some highlights of this project include the following:

- New traffic signals, modification to the center median alignment to accommodate safety improvements and enhanced crosswalks at the Contra Costa Boulevard at Ellinwood Drive intersection
- New concrete sidewalk, curb, gutter, median, and ADA compliant curb ramps
- New irrigation and landscaping along the median island and along the sidewalk area
- Pavement repair and microsurfacing sealing of the roadway
- New traffic striping and markers, including a new bike lane along both sides of Contra Costa Boulevard
- New decorative and energy efficient LED streetlights along the median and sidewalks

Additional project information can be viewed on the City Web Site at <http://www.ci.pleasant-hill.ca.us/ccb>.

## ENCROACHMENT PERMITS

**PG&E - 2150/2190/2198 Pleasant Hill Rd.** - The City issued a permit to excavate in the roadway to locate and abandon three old gas services. This work is generally located in the paved shoulder area along northbound Pleasant Hill Rd. Work began Thursday, July 14th and will take a few days to complete. Motorists should expect temporary traffic controls and signage in the work area when work is in progress, but any impacts on traffic should be minimal. Final paving repairs can be expected about two weeks following completion of the underground work.

**Contra Costa Water District - 235 Boyd Rd. at Campbell Ln.** - The City issued a permit to excavate and repair a water line leak. Work to locate and repair the leak began Thursday, July 14th.

**AT&T - Monument Blvd. at Marcia Dr.** - The City issued a permit for traffic control for access to an existing manhole for cable splicing and repairs. Traffic control includes using a flashing arrow sign for a temporary travel lane closure on eastbound Monument Blvd. near Marcia Dr. Work is being limited to between 9:00 a.m. and 3:30 p.m. and should be completed on Thursday, July 14th.

**Comcast - 1200 Contra Costa Blvd.** - The City previously issued a permit to pothole existing utilities along northbound Contra Costa Blvd. for placement of a new underground telecommunications conduit. The pothole work is complete, and approval is being given to allow the contractor to proceed with the new conduit placement. The new conduit will be constructed using the directional bore method. The work requires temporary traffic controls and use of a flashing arrow sign to close one northbound travel lane between Harriet Dr. and Taylor Blvd. when work is in progress. Work in the roadway is being limited to between 8:30 a.m. and 4:30 p.m. to minimize impacts on traffic. The directional bore work is estimated to begin Monday, July 18th. The conduit work, including final pavement/sidewalk restoration, is estimated to take between one and two weeks.

**Diablo Vista Water System - 103 Hawthorne Dr.** - On Monday, July 11th, the City and DVWS were advised of a water leak in the roadway on the north side of Hawthorne Dr. near Patterson Blvd. DVWS was able to stop the leak by isolating it between valves on Hawthorne Dr. No customers are being affected by this shutdown. The City will issue a permit to DVWS to excavate and begin these repairs. It is estimated that the contractor should begin the repair work sometime next week. A full assessment of the water break and any damage to the roadway can be made once the repairs begin.

**300 Golf Club Rd.** - The City issued a permit to remove and replace the concrete driveway approach at this address. The contractor will be using a flashing arrow sign to close one travel lane on westbound Golf Club Rd. when doing this work. This work is scheduled to begin Monday, July 18th and should be completed by the end of the week.

## Planning Division

### Planning Commission

### Wireless Communications Facilities Ordinance Amendment Study Session, City-Wide

A Study Session will be held by the Planning Commission on proposed amendments to the existing Wireless Communications Facilities Ordinance (Section 18.50.010 of the Zoning Ordinance). The amendments are proposed to comply with recent changes in State and Federal law related to these types of facilities.

Action: No action was taken as this was a study session. No members of the public spoke.

Appeal Period: Not applicable. No action taken.

### **Zoning Administrator**

#### **PLN 16-0161 - Starbucks Outdoor Seating Facility Minor Use Permit at 552 Contra Costa Boulevard**

Public hearing to consider approval of a Minor Use Permit (per Section 18.25.100) to allow an outdoor seating facility use (associated with a permitted Retail Sales use) in excess of 12 outdoor seats. More specifically, the applicant is requesting a 20-seat outdoor seating facility, at newly developed tenant pad building in the Pleasant Hill (Target) Shopping Center. In addition, the applicant is requesting design approval, from the Architectural Review Commission, of the outdoor amenities (i.e. tables, chairs, umbrellas) associated with the outdoor eating facility. The subject site is located at 552 Contra Costa Blvd. (northwest corner of the intersection at Contra Costa Blvd. and Chilpancingo Parkway) and is zoned RB Retail Business district. Assessor's Parcel Number: 153-030-106.

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

Appeal Period: Through Monday, July 25, 2016.

#### **PLN 16-0227 - AAA - 100% Office Use - Minor Use Permit At 2390-A Monument Boulevard**

Public hearing to consider approval of a Minor Use Permit (PLN 16-0227), submitted by American Automobile Association of Northern California, Nevada and Utah (AAA), to allow a 100% office use for a tenant space comprising approximately 3,136 square feet within the Crossroads Shopping Center. Per the Zoning Ordinance any office use exceeding 25% of the tenant space on the ground floor requires review and approval of a minor use permit. The subject site is at 2390-A Monument Boulevard, on the south side of Monument Boulevard. The property is zoned PUD 790 - Planned Unit Development District 790. Assessor Parcel Number: 148-031-008.

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

Appeal Period: Through Monday, July 25, 2016.

### **Tree Removal Permits:**

Valley Oak tree at 3 Halten Court



## Architectural Review Commission

No meeting scheduled.

### Miscellaneous

#### **PLN 14-0371, DeNova Major Subdivision, Taylor Boulevard and Mercury Way (18 new single family homes)**

The draft Initial Study/Mitigated Negative Declaration (IS/MND) evaluating the potential environmental effects of the project has been released for public review. The public comment period runs through July 20, 2016. The IS/MND can be viewed at the City's website at: [www.pleasanthillca.org](http://www.pleasanthillca.org).

For further information or to submit comments on the document, contact Jeff Olsen, project planner at [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org) or 925-671-5206.

#### **Planning Division Activity Statistics (January 1 through June 30, 2016):**

Type	2015	2016 (Jan-Jun)
Planning Division Public Phone Inquiries	1218	623
Planning Divisions Public Counter Inquiries	1314	727
<b>Total</b>	<b>2532</b>	<b>1350</b>
Public Records Requests addressed by Planning Div.	205	93

Status of Major Development Applications:

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

### Code Compliance

#### **Smoking Ordinance Compliance Certification:**

Last week, Code Enforcement staff sent letters to all multi-family residential landlords/property owners in the City requesting their cooperation to certify compliance with the provisions listed under Pleasant Hill Municipal Code, Section 9.45.050.F.2, pertaining to the City's smoking restrictions in multi-family residential buildings. The property owners/landlords were provided 30 days to review the ordinance provisions and certify compliance with the City. If you have received a letter and/or have any questions or concerns, please direct your inquiries to Andrew Shiflet, Planning Technician, at (925) 671-5211 or [ashiflet@pleasanthillca.org](mailto:ashiflet@pleasanthillca.org).

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#### **Code Enforcement Activity Statistics**

Task	Latest Week	Year To Date (from May)
Inspections	1	105
Phone Calls	21	252

Emails	20	230
Contacts	1	43
Letters	0	1
Cases Opened	1	79
Cases Closed	1	42
Door Hangers	0	56