



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: September 5, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Summer Concert – The Civic Action Commission is hosting the final concert of the Sunset by the Lake Series on Sunday, September 7th from 5:00 p.m. to 7:30 p.m. Music will be provided by East Bay MUDD.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stages 2A, 2B, 3A and 4A. Overall, the project is anticipated to be completed by early October 2014.

Current Buskirk Project Activities

Ghilotti Stages 2A, 2B, 3A Project Improvements (Ongoing – September 2014):

- Stage 2A – Ghilotti removed the existing curb and gutter on the south side of Hookston Court. Ghilotti continued excavation and grading for the roadway subgrade at Hookston Court.
- Stage 2B - Ghilotti completed the paving of asphalt concrete for the roadway section along the west side of Buskirk Avenue south of Hookston Road. Striping will follow and traffic will be directed to this new section the week of September 8th. This will allow for work along the east side to begin.
- Stage 3A – Ghilotti will be closing a section of Hookston Road from Vincent Road to Buskirk/Clarie Drive on September 6th and 7th to reconstruct the concrete curb and gutter, sidewalk and a new driveway (Oak Gate Place Subdivision).

Traffic Alert:

- Stage 3A – Ghilotti will be closing a section of Hookston Road from Vincent Road to Buskirk/Clarie Drive over the next two weekends: September 6th and 7th and September 13th and 14th. These closures will be from 9:00 am on Saturday to 6:00 pm on Sunday each weekend. The closures are part of the contract staging plans and are needed to allow for the installation of the new concrete island and curb and gutter, and the reconstruction of the roadway section in this area. Local traffic will be allowed in the road closure area. Through-traffic will be diverted to Mayhew and Vincent Road. Residents in the area have been notified by flyer. Detour signs and message boards will be in place to route vehicular traffic around the closure area. Please expect delays.

Subcontractors work items:

- Takehara Landscape continued installing irrigation conduits within the median section of Buskirk Avenue near Crossroads.

For more project information, please see future Weekly Updates, visit the City’s Buskirk Avenue web page at www.pleasant-hill.net/buskirk or contact the City’s Construction Manager, Jeff Ocampo at (925) 671-5208 or by email at jeff@ghirardelliassoc.com.

Golf Club Road Bridge Replacement Project (GCRBRP) – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Stage 2, which is primarily the removal and reconstruction of the north side of the Golf Club Road Bridge and approaching roadway.

BAY continues working on the construction of a new underground storm drain system tying into the bridge, placing rock slope protection (RSP) and grading around the new bridge.

Subcontractors work items:

MCM Construction (MCM) is providing most of the structural construction of the new bridge. MCM continues working on forming and pouring the final concrete bridge abutment items and retaining walls. MCM has also begun the construction of false work across the creek to prepare for the pouring of the new concrete bridge deck.

For additional project information and Alternative Routes map, visit the City’s CGRBRP website page at 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.

Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway) – Ghilotti Brothers, Inc. (GBI) is wrapping up the last section of new concrete sidewalk along the east side of Contra Costa Boulevard (CCB) near the intersection of Chilpancingo Parkway. New decorative tree grates are being installed along the commercial sidewalk areas. St. Francis Electric has completed the erection of all new traffic signal poles at the CCB/Golf Club Road and CCB/Viking Drive intersections and will continue to pull new traffic signal wires and install signal heads in the upcoming week. GBI will begin the demolition of the old median curb in preparation for the installation of new median curb throughout the project limits over the next two weeks.

Geary Road Improvements – This is a joint project between the City of Pleasant Hill and Walnut Creek. For the construction phase, the City of Walnut Creek is handling the daily construction scheduling and management of the project. The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Phase 1, improvements on the north side (Pleasant Hill side); Phase 1 is scheduled to be completed in late 2014.

Current Project Activities and Traffic Alert

BAY completed one of City of Pleasant Hill's immediate project priorities this week by pouring a new concrete sidewalk along Geary Road between Vessing Drive and Bonnie Lane. This section of sidewalk is adjacent to the Mary Jane preschool. Parents will now be able to park their cars along Bonnie Lane and walk their children up the new sidewalk to the preschool when they reopen for a new fall season on Monday (9/8/2014). A section of Geary Road street pavement adjacent to the school is scheduled to be paved in early October. In the interim, this section will continue to be closed as BAY works on street improvements in the roadway.

Another project priority for the City of Pleasant Hill is the completion of roadway work at the northeast corner of Geary Road and Pleasant Hill Road. Due to delays with utilities, this work initially anticipated to be completed prior to September is now 4-6 weeks behind schedule. City staff is working with the City of Walnut Creek Project Management team to accelerate the roadway improvements and pave the road to allow for additional and needed traffic lanes. Delays and queues in the southbound direction along Pleasant Hill Road during the morning peak hour commute are significant. Walnut Creek staff is working this week on changing the signal timing to alleviate the queuing in the interim.

A significant amount of construction activities are simultaneously occurring along Geary Road and Putnam Boulevard. Please expect traffic delays, lane shifts, flaggers and detours to be in place at times during this construction work.

For additional project information, visit the City's Geary Road Improvement website page at www.ci.pleasant-hill.ca.us/geary. Any questions or concerns related to project construction should be directed to the Walnut Creek's Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or via email at rcook@walnut-creek.org.

Elinora Drive Storm Drain Improvement Project 04-14 - The bid opening for the Elinora Drive Storm Drain Improvement Project was held on September 3, 2014 at 10:00 a.m. at 100 Gregory Lane, Pleasant Hill, CA. Six bids were received. The apparent low bidder was Redwood Engineering Construction, in the amount of \$67,200, which is \$850 over the Engineer's Estimate. The work includes the removal and replacement of approximately 80 linear feet of an existing 42" corrugated metal storm drain which has reached the end of its useful life. The work is to be completed along a storm drain easement between 4 properties, and staff is coordinating the work with the property owners. The work is expected to begin the week of September 15, 2014 and be completed by mid-October 2014.

Encroachment Permits

- PG&E - Camelback Road neighborhood – Contractor resumed work on new underground electric upgrades. Work includes boring and trenching for new conduit, conduit connections and install enclosures. Work requires temporary traffic control and areas of “no parking”. Residents could experience some minor delays.
- EBMUD – Lucinda Lane – Work on replacement water main and services is complete. Paving repair is scheduled for week of September 8th.
- EBMUD – 268 Croyden Road – Repair water leak in roadway.
- CCCSD – 924 Ruth Drive - Excavate in roadway to repair sewer main.
- CCCSD – 155 Margie Drive – Sewer main repair.
- 142 Doray Drive – Remove & replace driveway approach.
- 181 Lucinda Lane – Repair sewer lateral in roadway.
- 149 Diablo Court – Repair sewer lateral in roadway.

Planning Division

Planning Commission – No meeting scheduled.

Zoning Administrator– No meeting scheduled.

Architectural Review Commission

- ***PLN 14-0326, Segall Single Family Building Addition, 552 Maureen Lane***

Study session on a zoning permit referral from the Zoning Administrator for design review input regarding a proposed building addition for a 1,359 square foot building addition (that will result in a total residence size, of 2,671 square feet, not including the garage). The building addition to the single family residence includes an enlarged family room and new master bedroom suite. The ground floor addition would occur at the rear of the residence and the second floor addition would occur on the northern end of the building. This is a study session, thus, no action will be taken by the Commission. The Commission will provide design review input and subject to final review and decision by the Zoning Administrator. Assessor Parcel Number: 166-101-034.

Action: Study session so no action taken. No one from the public spoke on this item. The Commission feedback included incorporating a uniform appearance for the entire building, including the addition, and improve the transition from the first floor garage to the second floor addition.

Appeal Period: Not applicable as no action taken.

- **PLN 14-0249, Hilton Homewood Suites, 650 Ellinwood Way**

Study session to review and provide design review input on a proposed two, three and four-story extended stay hotel (up to 48 feet in height), with approximately 121 guest rooms, at the site of the former Chevy's Restaurant. No action will be taken on the item since this is a study session.

Action: Study session so no action taken. Six members of the public spoke on this item. The Commission provided the following feedback on the most recent proposal:

- The two, three and four-story "stepped" building design option is preferred over a completely three-story design alternative;
- Continue to explore and refine building and roof design solutions that will better articulate the rear (4th story) portion of the building;
- Continue to explore a water feature at the front of the property to complement existing water features in the Ellinwood area;
- The Commission is conceptually in agreement with the proposed building materials, colors and overall architectural style of the proposed hotel.

Appeal Period: Not applicable as no action taken.

- **PLN 14-0334, Downtown Pleasant Hill West Plaza Site Improvements – Architectural Review Permit (Plaza Adjacent To 45 Crescent Drive)**

Study session to provide design review feedback for an Architectural Review permit consisting of modifications to west plaza area in Downtown Pleasant Hill. More specifically, site improvements would include a new fountain, decorative colorized stencil-patterns on the existing concrete walkway, a cell phone charging station, demolition of an existing concrete seat wall, new patio chairs, a new raised-planter bed, three new trees, and new plantings in both existing and new in-ground landscape areas. No action will be taken on the item since this is a study session. The subject site is located within a *PUD Planned Unit District* zoning district (*Downtown Specific Plan*), Assessor Parcel No.: 150-300-006.

Action: No action taken since this is a study session. No one from the public spoke on this item. The Commission provided the following feedback on the proposal:

- The cell phone charging station should be more centrally located in the plaza area;
- Incorporate the City's tree logo into the project;
- Incorporate more mobile planting areas (i.e. hanging baskets or planting pots) and/or reduce the amount of permanent planting areas;
- The fountain shall have a vertical, but subtle, element in it that provides motion/movement (i.e. wind-generated);

- Simplify/reduce the amount of “busy” stenciling in the central plaza area and possibly extend stenciled-paths to adjacent walkways that lead to the central plaza area.

Appeal Period: Not applicable as no action taken.

- ***PLN 14-0327, DSW Window Covering, 2316 Monument Boulevard***

Public hearing to consider an Architectural Review Permit to allow window covering on an existing commercial building for a DSW retail store. The subject site is located at 2316 Monument Boulevard. Assessor Parcel Number’s: 148-041-020.

Action: Approved with Conditions. No one from the public spoke on this item.

Appeal Period: Through Monday, September 15, 2014.

- ***PLN 14-0264, Downtown Pleasant Hill Tree Replacement – Architectural Review Permit, Plaza Near 40- 60 Crescent Drive***

Public hearing to consider an Architectural Review permit for a modification to the ARC-approved landscape plan for Downtown Pleasant Hill. The modification would include the removal of 20 birch trees in the plaza area adjacent to Jack’s Restaurant and Sweet Tomatoes Restaurant, and the installation of 20 Chinese Pistache trees. The subject site is located within a *PUD Planned Unit District* zoning district (*Downtown Specific Plan*), Assessor Parcel No.: 150-300-004.

Action: Approved with Conditions. No one from the public spoke on this item.

Appeal Period: Through Monday, September 15, 2014.

Miscellaneous

Quarterly Phone and Counter activity

Planning Phone and Counter Statistics*			
	1st Qtr. - 2014	2nd Qtr. - 2014	% Change
General Telephone Inquiries	232	220	-5.2%
Public Counter Inquiries	348	338	-2.8%

*Planning Division main phone number only and not including Code Enforcement

- ***Administrative Permit Activity:*** For the month of August, Planning staff reviewed the following applications: 15 Zoning Permits (1 new business, 1 commercial plan check and 13

residential plan checks), 9 Home Occupation Permits, 0 Temporary Sign Permits, 1 Special Event Permit, and 1 Tree Removal Permit.

Code Compliance

Inquiries received and follow-up items being addressed this week include the following:

New Inquiries:

- **Location:** Ardith Drive
Complaint: Occupied recreational vehicle.
Action: Inspection scheduled.
Outcome: Pending inspection.

- **Location:** Grayson Road
Complaint: Real Estate signs.
Action: Inspection scheduled.
Outcome: Pending inspection.

- **Location:** Hoover Avenue
Complaint: Junk/debris and garbage cans.
Action: Inspection scheduled.
Outcome: Pending inspection.

- **Location:** Jeffery Drive
Complaint: Home in poor condition.
Action: Inspection scheduled.
Outcome: Pending inspection.

Proactive Work:

- **Location:** Helen Road
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Ardith Drive (1)
Complaint: Occupied structure.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ardith Drive (2)
Complaint: Occupied recreational vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.
- **Location:** Chaucer Drive
Complaint: Unpermitted structure.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection with the Building Division.
- **Location:** Chianti Place
Complaint: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Donna Drive
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Dorothy Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Douglas Terrace
Complaint: Garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Dudley Court
Complaint: Junk/debris.
Action: Debris related to active building permit.
Outcome: **Case closed.**
- **Location:** Elderwood Drive
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Geraldine Drive
Complaint: Graffiti.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Grayson Road (1)
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
- **Location:** Grayson Road (2)
Complaint: Unpermitted home occupancy.
Action: No signs of home occupancy.
Outcome: **Case closed.**
- **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Hookston Road
Complaint: Bushes obstructing public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Kiki Drive
Complaint: Waste receptacles left out at collection point.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Linda Lane
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Luella Drive
Complaint: Occupied accessory structure built without permit.
Action: Inspection complete.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Marta Drive
Complaint: Storage container.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mary Drive
Complaint: Rooster.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mazie Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection the Building Division.
- **Location:** Mazie Drive (2)
Complaint: Unpermitted home occupancy.
Action: Public Hearing.
Outcome: Pending hearing.
- **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Morello Avenue (1)
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Morello Avenue (2)
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Morello Avenue (3)
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Oak Park Lane
Complaint: Noisy Bird.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Patterson Boulevard
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (1)
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (2)
Complaint: Dead vegetation, deteriorated roof, damaged fence and garage conversation.
Action: Property for sale.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Ruth Drive
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Santa Cruz Drive (1)
Complaint: Right-of-way obstruction, accessory structures and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Santa Cruz Drive (2)
Complaint: Weeds. (Via CCCFPD).
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Santa Cruz Drive (3)
Complaint: Weeds. (Via CCCFPD).
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Santa Lucia Drive
Complaint: Tree obstructing street light.
Action: Trees trimmed.
Outcome: **Case closed.**
- **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
- **Location:** Shirley Drive
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Sky Ranch Lane
Complaint: Junk/debris.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Slater Avenue
Complaint: Abandoned house with weeds and debris.
Action: Property sold; new owner notified.
Outcome: Continue to monitor and re-inspect.
- **Location:** Soule Avenue
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Sylvia Drive
Complaint: Occupied structure.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Theo Lane
Complaint: Unpermitted home occupancy; inoperable vehicles.
Action: Inspection complete.
Outcome: Continue to monitor and re-inspect.

Graffiti Removal:

No graffiti removal this week.