



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: October 3, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Art, Jazz & Wine Festival – The 12th Annual Art, Jazz & Wine Festival takes place this weekend, October 4-5, in Downtown Pleasant Hill. For complete details on the event go to <http://www.pleasanthillchamber.com/pages/ArtJazzWineFest/>.

Gateways Project Workshop – The third workshop in the Pleasant Hill Gateways Project will be held on Tuesday, October 7 at 6:30 p.m. in the large Community Room at City Hall. The Gateways Project is a City initiative to enhance the main entryways into Pleasant Hill by designing and constructing new gateway markers and entry signs. The third workshop will focus on presentation and discussion of some of the refined gateway design proposals that reflect the feedback from the community at the earlier workshops.

City Council Candidate Forum – The Pleasant Hill Chamber of Commerce is hosting a forum on Thursday, October 9th at 6:30 p.m. for City Council candidates. There are four candidates contesting two seats on the City Council at the November election. The forum will be livestreamed on the City website and broadcast on the City Channel the following week.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Hospice of the East Bay (3474 Buskirk Avenue) – Tenant improvement permit has been issued to remodel the business offices for Hospice Human Resources, Administration, and Foundation Departments (4,013 square feet)
- Hospice of the East Bay (3470 Buskirk Avenue) – Tenant improvement permit has been issued to remodel the business offices for Hospice Administration, Quality Assurance, and Foundation/Fund Raising Departments (14,824 square feet).
- Sirens Deli (2391-2393 Pleasant Hill Road) – Tenant improvement plans have been submitted for review and approval to combine two existing spaces into one and remodel the

interior for the delicatessen.

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 and 4A. Overall, the project is anticipated to be completed by mid-October 2014.

Current Buskirk Project Activities

Ghilotti Stages 2A and 4A Project Improvements (Ongoing – October 2014) –

- Stage 2A – (closed section east of Hookston Court and along Buskirk South) – Ghilotti continues to work on excavating and grading the bioretention basins and the landscape areas. Ghilotti will be pouring the concrete driveway, curb, gutter and miscellaneous items along the east side of Buskirk Avenue on October 3rd and October 4th.
- Stage 4A - Ghilotti completed placing cobblestones at the pork chop island on Monument Boulevard and Buskirk Avenue, and is now placing cobblestones at the median noses along Buskirk Avenue.

Subcontractors work items include:

- Takehara Landscape continues to plant within the landscape areas at the north end of the project near Monument Boulevard and Lamkin Lane. Starting October 6th, Takehara will be planting in the landscape areas at the closed section of Hookston Court.
- Saint Francis Electric poured the street light and pedestrian light pole bases near Hookston Court. Saint Francis will be erecting the light poles starting October 7th.
- Bayside Stripe and Seal installed pavement markings and striping at various locations along the project limits this week.

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.

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

Current Project Activities

BAY and their subcontractors continue the pouring of new concrete sidewalk, curb access ramps, and curb and gutter between Vessing Road and Daphine Court. The contractor has begun the

demolition of existing concrete sidewalk and driveway adjacent to the Fire Station. The contractor is coordinating closely with the Fire District as their driveway along Geary Road will be closed for a period of time to replace the driveway. During this period the Fire Department will use their second driveway located on Dorothy Drive.

Pacific Gas and Electric Company is working closely with BAY while contractor is trenching for new underground storm drain facilities near their power poles to facilitate the completion of remaining storm drain work along the north side of Geary Road.

Additionally work continues with the undergrounding the remaining new pedestrian sidewalk lighting conduits and installing light foundations between Vessing Road to Putnam Boulevard.

Traffic Alert

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

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.

Caltrans Metal Guardrail Installation Project along I-680 - Caltrans maintenance crew will be installing a new metal guardrail along the east side of I-680 freeway between the Oak Park Boulevard overpass structure and the existing sound wall to the north (near the southern end of Crossroads Shopping Center) in the upcoming weeks. This interim measure is to prevent freeway vehicles from crashing through the existing chain link fence into local vehicle traffic along Buskirk Avenue, while Caltrans designs a permanent concrete barrier along the east side of I-680 freeway in the same area.

Elinora Drive Storm Drain Repair Project No. 04-14 - Construction activities this week include the excavation, demolition and removal of the existing storm drain pipe system, backfill, and the forming and pouring of a new cast in place storm drain manhole within the City's storm drain easement. Remaining construction activities include the installation of the new storm drain pipe, backfill, installation of a new 6' fence and landscape restoration. The work is expected to be completed at the end of October 2014.

Saddleridge (Shetland Lane) Landslide Repair - Engineering staff has received and approved the proposed landslide repair plans for the Hillside Park open space area, located off Shetland Lane. The landslide repair is part of a Settlement Agreement between the affected property owner and the City.

The plans propose to excavate all the landslide material (approximately 26,000 cubic yards) down to bedrock, and install an extensive subdrain system to capture the subsurface water. In addition, the damaged v-ditch will be repaired, and further downstream, it will be enlarged to increase its

capacity for drainage concerns.

Staff has had several meetings with the residents in the area, including the Saddleridge Homeowners Association, and has shared the repair plans and has received and addressed their comments.

The plans have been approved by staff, and the grading permit for the landslide repair work was issued this week. Due to the rainy season approaching, the City has required the developer to complete the grading work in two phases. Phase I, includes installation of erosion control, clearing and grubbing, and removal of approximately 2000 cubic yards of loose and excess slide material. This work is anticipated to be completed by the end of October. Phase 2, anticipated in spring of 2015, will include excavation for the slide repair, installation of the v-ditch, subdrain system, and backfill. Kleinfelder will be providing third party inspection of the grading operations on behalf of the City.

Encroachment Permits

- PG&E – Camelback Road neighborhood – ongoing construction activities at various locations to install new underground electric facilities
- PG&E – 35 Wildwood Court – Excavate to repair underground electric
- PG&E – 627 Contra Costa Boulevard – Paving repair at abandoned gas service
- PG&E – 276 Boyd Road – Asphalt paving repair
- AT&T – Traffic control at various existing structures on Contra Costa Boulevard, Chilpancingo Parkway, 2nd Avenue South & Golf Club Road to install new underground communication ducts
- 419 Soule Avenue – Water leak repair in roadway
- CCWD – 12 St. Louis Lane – Water leak repair in roadway
- 206 Keats Circle – Sewer lateral repair in roadway

Planning Division

Planning Commission

No meeting scheduled.

Zoning Administrator

No meeting scheduled.

Administrative Actions:

- ***PLN 14-0360, 300 Ellinwood Way, Ellinwood Office Mechanical Building Architectural Review – Zoning Administrator Design Review Approval***– The project includes:

- Installation of new cooling equipment
- Modifications to the existing mechanical building which houses the cooling tower
 - New roof structure support
 - New 6' roof top screen (maximum height 18' from lowest grade)
 - New roof top access platform
 - Remove existing siding and framing to be replaced with louvers to allow air flow (west elevation)
- Installation of new overhead chase to conceal new piping from the mechanical building to an adjacent office building.

Action: Approved with conditions.

Appeal Period: Through Thursday, October 9, 2014.

- ***PLN 14-0246, 276 Croyden Drive, Ping Single Family Residence Building Addition, Zoning Permit***

Zoning permit application for a 1,008 square foot building addition (and 550 square foot of unconditioned space – basement storage) to an existing single family residence. The addition is proposed at the rear of the site on a sloped portion of the property. This application was previously referred to the Architectural Review Commission for design review input. Assessor Parcel Number: 166-101-034.

Action: Approved with conditions.

Appeal Period: Through Thursday, October 9, 2014.

Tree Removal Permits Approved:

- One Silk Oak tree at 944 Santa Lucia Drive
- Two Pine trees in the Contra Costa Boulevard median (determined dead/dying)

Architectural Review Commission

- ***PLN 14-0281, 2140 Contra Costa Boulevard, Rite Aid Sign Permit***

Public hearing to consider new signage that reflects the rebranding of the business (Rite Aid) and a Minor Sign Adjustment to increase the maximum allowed sign area (169 square feet) by 13% per Section 18.60.090 of the Zoning Ordinance at an existing retail building. The property is located within the PUD *DSP – Planned Unit District, Downtown Specific Plan* zone district. Assessor's Parcel Number, 127-110-027.

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

Appeal Period: Through Tuesday, October 14, 2014.

- ***PLN 14-0341, 555-557 Contra Costa Boulevard, Batteries & Bulbs Architectural Review And Master Sign Program***

Public Hearing to consider an Architectural Review Permit, and a Sign Permit, for an exterior remodel to include: new exterior canopy finishes, a color change, and a master sign program at an existing retail/commercial building. The property is located within the *RB-Retail Business* zone district. Assessor's Parcel Number, 125-250-021.

Action: Exterior modifications and colors approved with conditions. Master sign program continued pending Planning Commission review. No members of the public spoke.

Appeal Period: Through Tuesday, October 14, 2014.

- ***PLN 14-0369, 55 Crescent Plaza, Suite F, YALA Mediterranean Restaurant Architectural Review & Sign Permit***

Public hearing to consider an architectural review and sign permit for exterior façade and landscape modifications proposed as part of re-branding the existing Daphne's restaurant. Improvements include a new canopy, trellis, outdoor seating furniture, new building colors and materials, outdoor string lighting and new landscape planters. The property is located within the *PUD DSP – Planned Unit District, Downtown Specific Plan* zone district. Assessor's Parcel Number, 150-300-006. (*Note: A Sign Permit will not be under review at this time.*)

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

Appeal Period: Through Tuesday, October 14, 2014.

- ***PLN 14-0180, Pleasant Hill Animal Clinic, 2805 Contra Costa Boulevard***

Study session to review and provide dto construct a new two-story 3,206 square foot animal clinic facility, with a FAR (Floor Area Ratio) of .33. Also, there would be site improvements to include a new parking facility, new trash enclosure, new and existing landscape and new site lighting.

Action: Study session therefore no action taken. The Commission provided design review input on the proposed development, including the following comments:

- Increase the total height of the rotunda portion of the building to balance out the height of the two building masses.

- Install additional metal overhangs to provide additional architectural interest.
- Consider a different color, or shade of the same color, for the metal seam roof.
- Proposed .33 gross FAR to be considered by the Planning Commission, in association with the proposed PUD Amendment request for a .03 exceedance, or approximately 290 square feet, of the FAR standards.
- Study internal circulation options.
- Provide further detail regarding site/parking lot illumination.
- Modify landscape plan to replace proposed bougainvilleas and gazanias with species more suitable for this climate zone.
- Study placement/extent of stone wainscoting.

No members of the public spoke.

Appeal Period: Not applicable since no action was taken.

Miscellaneous

- ***Administrative Permit Activity:*** For the month of September, Planning staff reviewed the following administrative applications: 16 Zoning Permits (6 new businesses, 2 commercial plan checks and 8 residential plan checks), 5 Home Occupation Permits, 1 Temporary Sign Permits, 0 Special Event Permits, and 2 Tree Removal Permits.

Code Compliance

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

New Inquiries:

- **Location:** Barnette Terrace
Complaint: Unpermitted home occupancy.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Belle Avenue
Complaint: Waste receptacles left out at collection point.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Camelback Drive
Complaint: Weeds (Via CCCFPD).
Action: Inspection scheduled.

Outcome: Pending inspection.

- **Location:** Dorothy Drive
Complaint: Unpermitted home occupancy.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Halten Court
Complaint: Unpermitted home occupancy.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Jeffery Drive
Complaint: Occupied recreational vehicle.
Action: Inspection scheduled.
Outcome: Pending inspection.

Proactive Work:

- **Location:** Audrey Lane
Observation: Trash/debris and vehicle parked on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Buxton Circle
Observation: Trash/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Gregory Lane
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Kathleen Drive
Observation: Vehicle stored on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mazie Drive
Observation: Overgrown weeds and trash/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ruth Drive (1)
Observation: Vehicle parked on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ruth Drive (2)
Observation: Vehicle parked on an unpaved surface.
Action: Vehicle moved to driveway.
Outcome: **Case closed.**

Status of Prior Inquiries:

- **Location:** Ardith Drive (1)
Complaint: Occupied recreational vehicle.
Action: Recreational vehicle removed.
Outcome: **Case closed.**

- **Location:** Ardith Drive (2)
Complaint: Vehicle on unpaved.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ardith Drive (3)
Complaint: Inoperable vehicles.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Buxton Circle
Complaint: Junk/debris.
Action: Owner Notified.
Outcome: Pending re-inspection.

- **Location:** Carolyn Drive
Complaint: Weeds.

- 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 the Building Division.
 - **Location:** Donna Drive
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Douglas Terrace
Complaint: Garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elaine Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elinora Drive
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elderwood Drive
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Grayson Road

- Complaint:** Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
- **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Hoover Avenue (1)
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
 - **Location:** Hoover Avenue (2)
Complaint: Low hanging tree branches.
Action: Inspection scheduled.
Outcome: Pending inspection.
 - **Location:** Hoover Avenue (3)
Complaint: Junk/debris and collection containers.
Action: Junk/debris removed; collection containers moved.
Outcome: **Case closed.**
 - **Location:** Hubbard Avenue
Complaint: Tree branch obstructing street sign
Action: Tree trimmed.
Outcome: **Case closed.**
 - **Location:** Kahrs Avenue
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Kathryn Drive
Complaint: Damaged fence.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Kiki Drive
Complaint: Waste receptacles left out at collection point.
Action: Waste receptacles moved away from collection point.
Outcome: **Case closed.**
- **Location:** Linda Lane
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **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
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:** Mesa Verde Place
Complaint: Garbage/recycling cans left out near collection point.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Morello Avenue
Complaint: Vegetation obstructing sidewalk.
Action: Vegetation trimmed away from sidewalk.
Outcome: **Case closed.**
 - **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
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:** Rambo Court
Complaint: Weeds and brush.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
 - **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:** Theo Lane
Complaint: Unpermitted home occupancy; inoperable vehicles.
Action: Owner notified.
Outcome: Pending re-inspection.

Graffiti Removal:

No graffiti removed this week.