



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: October 24, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Joint Meeting with Mt. Diablo School District Board – The City Council and MDUSD Board of Trustees held a joint meeting on Monday, October 20th. This was one of a series of meetings that the School District has been holding with cities within the school district every eighteen months. Discussion focused on issues of mutual concern including student enrollment, student achievement, safety, and implementation of Common Core at Pleasant Hill Schools. The video of the meeting is available in the Media Center on the City's website at www.pleasanthill.ca.org.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Downtown (55 Crescent Drive #F) – Exterior tenant improvement plans have been submitted for review and approval for Daphne's Restaurant. A permit has already been issued for the interior tenant improvement
- Siren's Deli (2391-2393 Pleasant Hill Road) – Tenant improvement permit has been issued for the delicatessen
- Diablo View Plaza (2653 Pleasant Hill Road) – Tenant improvement plans have been submitted for review and approval for Ming's Restaurant
- Gallery Walk (Matisse and Picasso Courts, Warhol Way, & West Hookston Road) – Permit is ready to be issued to Gallery Walk for various exterior repairs and replacements throughout the complex including the pool house

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. As of October 24, 2014, the project is substantially completed.

Current 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 completed all roadway paving work on the project.
- Stage 4A – (along north side of Buskirk Avenue) - Ghilotti is installing the curved metal artwork panels between Lamkin Lane and Monument Boulevard.

Subcontractors work items include:

- Takehara Landscape completed the installation of landscape boulders, irrigation and planting at the closed section of Hookston Court (mini-park). Takehara continues with irrigation installation along the west side of Buskirk Avenue south of Hookston Court.
- Saint Francis Electric will be completing the installation of the last four decorative street lights along the west side of Buskirk Avenue near Hookston Court.
- John Jackson Masonry installed the glass blocks at the bus stop seat walls.

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 to place aggregate base and pour new concrete sidewalk, curb access ramps, and curb and gutter between Daphne Court and Putnam Boulevard. There are a limited number of sidewalk gaps where concrete was not poured because of a utility pole conflict. This utility work is being scheduled to eliminate the conflict and pour the permanent sidewalk or provide temporary access.
- BAY has been working on a number of winterization tasks, including finishing the installation of all underground storm drain pipe along the north side of the street. Currently BAY is completing a number of underground storm drain crossings in order to tie in the new storm drain system (north side) with the existing system on the east side of Geary Road.

Utility Project Activities

- AT&T will be installing a new underground vault near the north-east corner of Pleasant Hill Road and Geary Road next week to complete cable repair work. After completion of AT&T work, BAY will be able to complete grading in this area and pour the new sidewalk, closing the sidewalk gap at this location.

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. Please check the City's project web for future updates on asphalt paving schedule and detour routes.

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.

Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway) – The City's paving contractor, MCK Services, has completed all base lift paving along both sides of Contra Costa Boulevard between Taylor Boulevard and Chilpancingo Parkway, and the final lift paving (top 2-inches) will be completed this upcoming week throughout the project limits.

The City's landscape contractor, Takahara Landscaping, will continue to landscape the median island within the project limit in the upcoming week.

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 has completed construction of north side of the bridge deck spanning Grayson Creek channel. They have removed all creek diversion and restored the creek to original condition.

Starting next week, BAY will begin the removal of concrete curb, gutter and sidewalk along the north side of Golf Club Road. This will facilitate PG&E and AT&T to complete their underground utility relocations and connections. BAY will then begin grading the new roadway approaches to new three foot higher bridge, raised to provide better clearance over the channel.

Subcontractors work items include:

- MCM has removed all bridge falsework and supporting pad material out of the channel. They have formed and placed concrete for both the sidewalk and barrier rail on the north side of the bridge. Next week, MCM will start demobilizing from the project for the winter shut-down.

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 at park@park-eng.com.

Elinora Drive Storm Drain Repair Project – The work on this project is substantially complete. Construction activities this week include the installation of the new 6' tall, redwood, good neighbor fence between 2032 and 2038 Elinora Drive, landscaping and site cleanup. Work is expected to be completed by October 29, 2014.

Diablo Vista Water System Manifold Replacement Project – On October 20, 2014, at its regularly scheduled meeting, the City Council awarded the Diablo Vista Water System Manifold Replacement Project to the low bidder, Manito Construction, in the amount of \$159,600. The pre-construction conference is scheduled for Tuesday, October 28, 2014 at 10:00 a.m., at which time the contractor will be issued a Notice to Order Materials. Construction is scheduled between January 2015 and March 2015, while the canal is inoperable.

Encroachment Permits

- PG&E – Camelback Road neighborhood – Traffic control at locations on Camelback Road, Shadow Mountain Court, Mariposa Court, Chollo Court, and Tempe Court. PG&E will continue the switchover to new underground electric facilities. The contractor is proceeding with final sidewalk and roadway paving repairs. Residents may experience temporary traffic delays and “no parking” zones while this work is in progress
- AT&T – Locations along Crescent Drive & Crescent Plaza – Traffic control for access to various boxes in sidewalks is needed to pull new fiber lines through conduit. Due to the high vehicular and pedestrian traffic in this area, the work is being performed during night time hours.
- CCWD – Eastbound Taylor Boulevard, Mercury Way to Contra Costa Boulevard – Traffic control and lane closures at various locations for access to the water system test stations in the roadway
- Central Sanitary District – Locations on Westover Drive and Pleasant Hill Road – Continue to pothole existing underground utilities for the District's design of a new trunk sewer line. Pothole work includes traffic control and some temporary lane closures on Pleasant Hill Road.
- 200 Gregory Lane at S. Cody Lane – Sewer lateral repair in roadway.

Maintenance Division

- Staff has started repainting the red curb pavement markings in the south end of the City and will continue working north as the weather permits.

- Staff has started the replacement of the old style catch basin grates with the new “Bike Proofed” style. Twenty four grates are on hand now with another 30 coming when the fabrication is completed.
- Staff has begun the yearly tree maintenance and seasonal pruning throughout the City.

Planning Division

Planning Commission

No meeting scheduled

Zoning Administrator

- ***PLN 14-0336 - Minor Use Permit, for 100% Office Use at 2246-2258 Monument Boulevard***

A public hearing, at the request of Susan Young, to consider approval of a use permit to allow up to 100% office use (medical, dental and/or general office use as specified by Section 18.25.020 of the Zoning Ordinance) in an existing 4,198 square foot office complex zoned *Retail Business*. The use permit involves a .36 acre parcel zoned RB-Retail Business and shown as APN 148-010-024, located at 2246-2258 Monument Boulevard.

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

Appeal Period: Through Monday, November 3, 2014.

- ***PLN 14-0415, DVC Plaza Tree Removal (Landscape Modification), 77 Chilpancingo Parkway***

The Zoning Administrator approved a landscape modification at the DVC Plaza to remove 21 trees from the site. The trees include Modesto and Raywood Ash trees and Evergreen Pear trees. The tree trunk diameters vary from 9 inches up to 18 inches. The subject trees are causing damage to the existing sidewalk and curbs and many are severely stressed due to lack of appropriate water, small planting areas and past topping. In addition, the trees to be removed are around the perimeter of the building and will need to be removed to allow upcoming building demolition at the site. The applicant also proposes to replace the trees at a later date, once development plans for the site are finalized.

Action: Approved with Conditions.

Appeal Date: Through Monday, November 3, 2014 at 5:00PM.

Tree Removal Permits Approved: None.

Architectural Review Commission

No meeting scheduled.

Miscellaneous

Planning Commission Study Session for New Major Subdivision: The Planning Commission will hold a study session on October 28, 2014, 7:30 pm, to review a request for a major subdivision and possible rezone from the existing *R-10* zoning district to a *PUD (Planned Unit District)*, submitted by DeNova Homes, for a 9.89 acre hillside property located at the southeast corner of Mercury Way and Taylor Boulevard. The major subdivision would create 19 new residential parcels, ranging in size from 5,996 s.f. to 12,398 s.f., with an average lot size of 7,536 s.f., each to be developed with a single family detached home, and associated open space areas. The 19 parcels and associated open space parcels would be rezoned to a PUD. Approximately 3.8 acres of open space would be provided as part of the PUD. As a result, approximately 38.4% of the overall 9.89 acre project site would be open space. The primary access for the project site would be off of Mercury Way. Assessor Parcel Numbers: 152-070-003, 010, 012, 014, & 016. For further information, contact Jeff Olsen, project planner, at jolsen@pleasanthillca.org or 925-671-5206.

Status Update Architectural Review Permit ARC 09-007, Landscape Plan, 181-187, 191-197 Mayhew Way: New landscaping and irrigation is being installed to bring this site into compliance with the previously approved landscape plan (a number of trees had previously been removed without being replaced). The current owner is also completing other improvements to the site including striping of the parking lot that had been left incomplete.

Status Update Architectural Review Permit ARC 13-0149, Safeway Fuel Station, 701 Contra Costa Boulevard: Plans have been approved for the modified fuel station queuing area (to include minor modifications to parking, landscape, lighting and on-site circulation). The approved plans do not include any increase in the number of fuel dispensers at this time. Work is expected to commence shortly to implement these improvements.

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

New Inquiries:

- **Location:** Ardith Drive
Complaint: Junk/debris, inoperable vehicle and vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Audrey Lane
Complaint: Junk/debris.
Action: No violation.
Outcome: Case closed.

- **Location:** Belinda Drive
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ridgevale Lane
Complaint: Vegetation obstructing the public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ruth Drive
Complaint: Vegetation obstructing the public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Elinora Drive (1)
Observation: Vehicle stored on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elinora Drive (2)
Observation: Vehicle stored on 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:** Ridgevale Lane
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Ardith Drive
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Barnette Terrace
Complaint: Unpermitted home occupancy.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Belle Avenue
Complaint: Garbage/recycling receptacles.
Action: No violation.
Outcome: Pending re-inspection.

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

- **Location:** Camelback Drive
Complaint: Weeds (Via CCCFPD).
Action: Weeds removed.
Outcome: **Case closed.**

- **Location:** Carolyn Drive
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**

- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.

- **Location:** Chaucer Drive
Complaint: Unpermitted structure.
Action: Referred to the Building Division.
Outcome: **Case closed.**
- **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:** 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:** Gloria Drive (1)
Complaint: Junk/debris; home occupancy.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Gloria Drive (2)
Complaint: Recreational vehicle.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Grayson Road
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.

- **Location:** Halten Court
Complaint: Unpermitted home occupancy.
Action: Inspection complete; no signs of business.
Outcome: Pending re-inspection.
- **Location:** Helen Road
Complaint: Junk/debris.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Jeffery Drive
Complaint: Occupied recreational vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Kahrs Avenue
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Kathryn Drive
Complaint: Weeds and damaged fence.
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:** Marvin Drive
Complaint: Junk/debris; home occupancy.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Maureen Lane (1)
Complaint: Trailer stored on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Maureen Lane (2)
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mazie Drive
Complaint: Home occupation.
Action: Conditions of approval modified by the Zoning Administrator to restrict operations.
Outcome: Monitoring compliance with conditions.
- **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.
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:** 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 sold; owner obtaining planning approval and building permit.
Outcome: **Case closed.**
- **Location:** Ruth Drive
Complaint: Garbage/recycling receptacles.
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.
- **Location:** Twinview Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** West Hookston Road
Complaint: Garbage/recycling receptacles.
Action: No violation.
Outcome: **Case closed.**

Graffiti Removal:

No graffiti removed this week.

Campaign Signs:

Questions and complaints addressed associated with the upcoming election campaign signs.