



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: October 31, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

World Series Broadcast – City staff arranged for game seven of the World Series to be broadcast on a large screen on the lawn at City Hall during the Off the Grid event on Wednesday, October 29th. About 300 people attended the event. More than half the cost to rent the equipment was sponsored by Matt Rinn of State Farm Insurance.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

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 to pour new concrete sidewalk, curb access ramps, and curb and gutter between Daphne Court and Putnam Boulevard.

BAY is working on the last two connection points between the new storm drain system along the north side of Geary Road and the existing system on the south side of Geary Road. The storm drain system on the south of Geary Road will also be replaced in the next phase of work when construction is shifted to the south side.

BAY is working on completing the last concrete work this week and early next week in preparation for placing the bottom lifts of new asphalt pavement along the roadway.

Paving Operations Traffic Alert (November 3, 2014 to November 14, 2014)

BAY is scheduled to begin the asphalt paving operations along the north side of Geary Road from November 4, 2014 through November 11, 2014. Local residents and motorists should expect

delays and no access during specific days to Geary Road from the following intersections: Barnett Terrace; Hillsdale Drive; Vessing Road; Bonnie Lane; Dorothy Drive; Daphne Court and Ivy Lane. Local detours and signage will be in place to notify effected residents. Access to private driveways along Geary Road will be restricted during this work period. BAY will be distributing informational letters to residents and properties in the vicinity of the work area to provide more detailed information about roadway access.

Please expect traffic delays, lane shifts, flaggers and detours to be in place at times during paving and construction work. Changeable Electronic Message Signs and informational signs will be throughout the construction zone and will provide additional information for motorists. Please check the City's project webpage for future updates on asphalt paving schedule and detour routes at www.ci.pleasant-hill.ca.us/geary. Any questions or concerns related to project construction should be directed to 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 Chipancingo Parkway) - The City's paving contractor, MCK Services, has completed the repaving of Contra Costa Boulevard in both directions between Taylor Boulevard and Chilpancingo Parkway, and in the upcoming week, existing manhole and valve covers will be raised to the new pavement elevations. Layout of new striping will be completed early next week, and final striping will be installed in the next two weeks. The City's landscape contractor will continue final planting along the median island between Viking Drive and Chilpancingo Parkway in the upcoming weeks. The new traffic signal at Viking and Contra Costa Boulevard is scheduled to be energized late next week. The City is working with PG&E to energize the new signal at Golf Club Road at Contra Costa Boulevard.

Saddleridge (Shetland Lane) Landslide Repair Update - Grading work related to the landslide repair continues on schedule. The contractor anticipates completing Phase 2 of the landslide repair (excavation of the keyway, installation of the subdrain system and backfill) next week. Following this work, the contractor is scheduled to begin grading the upper slope, and installation of the remaining subdrain system. The work is expected to be completed by late November, weather permitting.

Encroachment Permits

- AT&T – Various locations on Contra Costa Boulevard, Taylor Boulevard, Gregory Lane – Temporary traffic control for access to telephone manholes in the street to splice new fiber cable. Requires some temporary traffic lane closures.
- Diablo Vista Water System – 533 Masfield Drive – Excavate in roadway to locate and repair water leak on canal water line.
- 111 Hardy Circle – Sewer lateral repair in roadway.

Planning Division

Planning Commission

- ***PLN 14-0371, DeNova Homes Major Subdivision (19 homes), Southeast Corner of Mercury Way and Taylor Boulevard***

Study session for preliminary input from the Planning Commission for a Major Subdivision associated with an undeveloped 9.89-acre site located in an *R-10 Single Family Residential – Medium Density* zoning district. The 9.89 acre site currently consists of five legal parcels. The applicant intends to submit a lot line adjustment and a rezoning application (to *PUD - Planned Unit Development*) in association with the current Major Subdivision proposal. 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 would be rezoned to a *PUD*. The proposed lot line adjustment would reconfigure and modify two existing legal parcels on the site (both of which would remain in the current R-10 zoning district) resulting in one 0.52 acre parcel and one 0.55 acre parcel, both proposed to be deed restricted as open space. Lastly, two existing parcels (currently 0.71 acres and 0.75 acres) are proposed to remain unaltered and remain in the current R-10 zoning district and available for future development.

Action: None, since this was a study session. The following Commission feedback was provided:

In general, the Commission provided support for the concept of clustering the homes on flatter portions of the site. The Commission requested that additional research/consideration be conducted in regards to:

- a. Enhancing, and not just preserving, the Scenic Route area;
- b. Reducing the amount of grading in the Scenic Route area;
- c. Redesigning/or potentially eliminating lots 1, 2, 3 and 19 located in the southwest portion of the project site.

17 members of the public spoke on this item, their comments are summarized below:

- a. The project should take into consideration biological resources such as tree/shrub removal (i.e. oak trees and toyon species) and potential effects/displacement on wildlife (deer, fox, coyotes, raccoons, general aviary species to include owls, wild turkeys, etc.);
- b. Provide a soils report;
- c. Consider visual/privacy impacts of the proposed structures in the southwest corner of the site;
- d. Concerns with traffic safety issues;

- e. Concerns with on-site drainage and the potential effects to off-site drainage due to increased impervious surface area;
- f. Concerns with noise and dust control impacts during the construction;
- g. Concerns with potential for increased traffic on private access routes such as Camino Las Juntas, Osborne Lane, and Little Lane;
- h. Provide public improvements along Taylor Boulevard; and
- i. Concerns with potential future subdividing and/or development of the two existing lots to remain at the peak of the hillside area.

Appeal Period: None, since no action was taken.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits Approved:

- ***PLN 14-0407, Ridgeview HOA Community, Tree Removal Permit (Ridgeview Drive)***

Proposal by the Homeowner Association to remove 18 trees (16 of which are in “poor” to “very poor” condition). Two of the 18 trees are considered to be “protected” (Monterey Pines). In addition, two non-protected, but mature Coast Live Oaks (7” and 8” in diameter) are proposed to be removed.

Action: The Zoning Administrator conditionally approved the application with a requirement to provide four replacement trees (for the two protected and two mature oak trees).

Appeal Period: Through Monday, November 10, 2014 at 5 pm.

- ***PLN 14-0286, Henrickson, Tree Removal Permit at 26-A Richie Drive***

Proposal to remove a City-designated Bicentennial Heritage Tree #29 (Valley Oak tree 54-inches in diameter) due to severe decay. The tree is located in close proximity to residential structures.

Action: The Zoning Administrator conditionally approved the application with a requirement to provide two replacement oak trees.

Note: A City selected peer review arborist, Traverso Tree Service, provided an arborist report to the City on October 30, 2014, that concurs with the findings/recommendations of the arborist report completed by Atlas Tree Service submitted by the applicant.

Appeal Period: Through Monday, November 10, 2014 at 5 pm.

Architectural Review Commission

No meeting scheduled.

Code Compliance

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

New Inquiries:

- **Location:** Elinora Drive
Complaint: Junk/debris and vegetation obstructing the view of traffic.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Gloria Drive
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Hamilton Court
Complaint: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Helen Road
Complaint: Junk/debris and inoperable vehicle.
Action: No violations.
Outcome: **Case closed.**

- **Location:** Isabella Lane
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Maureen Lane (1)
Complaint: Inoperable vehicle.
Action: No violation.
Outcome: **Case closed.**

- **Location:** Maureen Lane (2)
Complaint: Inoperable vehicle.
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:** Gloria Drive
Observation: Junk/debris.
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 (1)
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ardith Drive (2)
Complaint: Junk/debris, inoperable vehicle and vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Barnette Terrace
Complaint: Unpermitted home occupation.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Belinda Drive
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Belle Avenue
Complaint: Garbage/recycling receptacles.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Buxton Circle
Complaint: Junk/debris.
Action: Owner Notified.
Outcome: Pending re-inspection.
- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.
- **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
Complaint: Junk/debris; home occupancy.
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:** Halten Court
Complaint: Unpermitted home occupancy.
Action: Inspection complete; no signs of business.
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: Unpermitted home occupancy.
Action: Zoning Administrator modified conditions of approval.
Outcome: Monitoring compliance with revised 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
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
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 (1)
Complaint: Garbage/recycling receptacles.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Ruth Drive (2)
Complaint: Vegetation obstructing the public right-of-way.
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.

Graffiti Removal:

No graffiti removed this week.

Campaign Signs:

Staff addressed questions and complaints associated with the upcoming election campaign signs.