



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: January 16, 2015

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

MLK Holiday Observance – City offices will be closed in observance of the Martin Luther King, Jr. Holiday on Monday, January 19, 2015.

Community Awards Night – The 44th Annual Pleasant Hill Community Awards will be held on Thursday, January 29, at the Pleasant Hill Community Center. The event includes awards for Citizen of the Year, Business of the Year, Teen of the Year, Educator of the Year, Community Plus and Green Awards. There are [18 nominees](#) this year for the seven awards.

Community Awards Night tickets are now available through the Chamber of Commerce by calling (925) 687-0700 or online at www.pleasanthillca.org/tickets. Tickets are \$45 per person.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

2014 Street Resurfacing Repair Project – City hired contractor, AJW Construction, began marking and quantifying new repair areas with City Engineering staff this week on the 2014 Street Resurfacing Repair Project. The work includes approximately 20,000 square feet of excavation (grinding), removal and replacement of asphalt concrete for the repair of base failures (potholes) on the City's arterials, collectors and limited residential streets. Weather permitting, construction work is scheduled to begin early next week and be completed by early February 2015.

Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway) – This week the contractor has completed the installation of new colored crosswalk treatments along Contra Costa Boulevard (CCB) at the intersections of Viking Drive, Golf Club Road, and Chilpancingo Parkway. The colored crosswalk treatment is intended to enhance crosswalk visibility and awareness to on-coming drivers. Contra Costa Water District's crew was also on site this week to relocate an existing fire hydrant at the CCB/Golf Club Road intersection.

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 its subcontractors have begun shifting their focus to Phase 2 (south side) of Geary Road, which is scheduled for completion in the summer of 2015. Construction activities will be weather dependent over this winter period.

This week, utility manholes in the roadway were being adjusted to pavement grade with localized traffic control set up around these operations. Additionally, PG&E was relocating utility poles near the Geary Road and Putnam Avenue intersection.

Planned construction activities over the next few weeks include:

- Continued utility adjustments along new paved roadway to grade;
- Construction of the monument wall and paver stone walkway at the north-east corner of Geary Road and Pleasant Hill Road;
- New traffic signal poles and foundations at the intersections of Geary Road and Putnam Boulevard and at the intersection of Geary Road and Pleasant Hill Road;
- New pavement striping and street name signs on the northern side of Geary Road; and
- Installation of new underground storm drain pipe between Larkey Lane and Parkland Drive (Walnut Creek side).

For more detailed planned construction activities please visit the City's Geary Road webpage at www.ci.pleasant-hill.ca.us/geary or contact Walnut Creek's Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or by email at rcook@walnut-creek.org.

Asphalt Concrete Repairs on Cloudview Drive – Over time, tree roots from private trees located at 1450 and 1455 Cloudview Drive have extended out into the asphalt concrete roadway. This has caused extensive damage to the existing sidewalk and street, and created a safety hazard for vehicles, bicycles and pedestrians. The Engineering Division has received an arborist report from Valley Crest Tree Service indicating that the trees in question will need to be removed prior to repairing the sidewalk and the roadway. Staff has begun working with the affected property owners to remove their trees. Once this work has been completed, a City-hired contractor will provide a permanent repair to the roadway. It will be the responsibility of the property owner to repair the damaged sidewalk per City ordinance.

As a temporary safety measure while the trees are removed, the Maintenance Division has placed uneven pavement signs and no parking signs in the most damaged areas on Cloudview Drive. The Engineering Division has hired a contractor to place a temporary asphalt leveling course over the damaged and uneven areas in order to provide a safer driving surface for vehicles in the area.

Encroachment Permits

PG&E – Hookston Road at Bancroft Road – Excavation continues along 80 feet of PG&E gas line with old steel casing in Hookston Road. The contractor will be removing the old casing as part of PG&E's Casing Remediation Program. Motorists on Hookston Road may encounter some minor traffic delays when work is in progress.

PG&E – Paso Nogal Road at Morello Avenue – PG&E obtained an encroachment permit to trench and construct new electric facilities on 400 feet of Paso Nogal Road north of Foothill Place at Morello Avenue. New facilities replace the existing failing electric cable on Foothill Place (a private street) and Paso Nogal Road. Motorists can expect traffic control on Paso Nogal Road and may encounter some minor traffic delays. Work is scheduled to begin this week.

MCI/Verizon – Gregory Lane and Contra Costa Boulevard – The contractor is boring for new 2” communications conduit on Gregory Lane east of Cleaveland Road this week. Upcoming work includes placement of a manhole and boring conduit on Contra Costa Boulevard south of Gregory Lane to the Verizon Store in the Downtown. Pavement and sidewalk repairs will follow. Traffic control requires temporary lane closures when work is in progress, and minor traffic delays may be expected.

CCWD – Lucille Lane at Osborn Lane – The contractor is continuing new water line construction on Osborn Lane. Work includes traffic control and excavation for connection to the water system on Lucille Lane.

CCWD – Boyd Road at Contra Costa Canal crossing (near Pleasant Hill Road) – The work includes construction of a new water facility in the canal right of way as part of CCWD’s Main Replacements Project. The work requires minor traffic control on Boyd Road for access and staging of construction equipment.

EBMUD – 1941 Buttner Road – New residential water service installation.

CCCSD – 500 Westover Lane – Excavation at pothole location to re-compact backfill over the sewer main.

CCCSD – 168 Crescent Plaza – Traffic control for trenchless repair of District’s sewer main.

Golf Club Road & Old Quarry Road – Encroachment permit issued to core pavement at various locations for design of upcoming city construction project. Coring is scheduled for Friday, January 16, and Monday, January 19.

198 Suzanne Place – Sewer lateral repair in roadway.

1690 Merian Drive – Sewer lateral repair in roadway.

Planning Division

Planning Commission

- *Selection of Commissioners to Participate in the California Association for Local Economic Development and the California Academy for Economic Development in a Local Economic Advisory Program (LEAP)*

Action: Vice Chair Bonato and Commissioner Bankert volunteered to represent the Planning Commission.

- ***General Plan Amendment – Housing Element and Circulation Element Update, City-Wide***

Public hearing to consider a recommendation to the City Council on a proposed General Plan Amendment to update the Housing and Circulation Elements of the City of Pleasant Hill General Plan.

Action: Adopted resolution recommending approval of the General Plan Amendment to the City Council. No members of the public spoke.

Appeal Period: Not applicable. General Plan Amendments are automatically referred to the City Council for final consideration and action.

- ***PLN 14-0478, Nine Game Zone Use Permit - Addition of Alcohol Service to an Existing Karaoke and Billiards Facility, 548 M, Contra Costa Boulevard***

Public hearing to consider an amendment to a minor use permit to allow alcohol service (beer and wine) at a commercial recreation and entertainment use (billiard/pool hall/karaoke) and live entertainment (karaoke) business (Nine Game Zone). The project site is located at 548 M Contra Costa Boulevard. The site is zoned *RB – Retail Business*. Assessor Parcel Number: 153-030-089.

Action: The Commission conducted the public hearing and then determined that the hearing should be continued to May 26, 2015 so that the applicant could address Police Department requirements for the proposed security plan, establish a track record for successfully operating the business and demonstrate compliance with all applicable conditions of approval prior to the Commission making a determination regarding the proposed addition of alcohol service to the business. No members of the public spoke.

Appeal Period: Not applicable at this time since no action was taken.

Zoning Administrator

Tree Removals:

- Removal of one Monterey Pine at 284 Croyden Drive
- Removal of one White Ash at 249 Gregory Lane

Architectural Review Commission

- ***PLN 14-0435, Envisage Properties New Single Family Homes – 32 & 36 Shetland Lane***

Hearing on the request of Envisage Properties, property owner, to consider PLN 14-0435 Architectural Review Permit, filed on November 11, 2014, for two new single family homes on property zoned *Planned Unit District –PUD (Ordinance 399)*. The application involves two undeveloped parcels (15,652 and 13,448 square feet in lot area) shown as Assessor’s Parcel Numbers, 154-760-051 (32 Shetland Lane) and 154-760-052 (36 Shetland Lane) respectively in the Saddleridge Subdivision.

Action: Approved with conditions. One member of the public spoke.

Appeal Period: Through Monday, January 26, 2015.

- ***PLN 14-0447, Sevilla Single Family Home Addition/Remodel – 400 Roberta Avenue***

Hearing on the request of Gin Ivy Sevilla, property owner, to consider PLN 14-0447, an Architectural Review Permit, filed on November 20, 2014, for a substantial remodel/addition (possible demolition) of an existing single family two-story home. The application involves an 18,625 square foot parcel, located in an *R-10* zoning district, addressed as 400 Roberta Avenue and situated at the northeast corner of the intersection at Roberta Avenue and Patterson Boulevard. Assessor Parcel No. 149-142-003

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

Appeal Period: Through Monday, January 26, 2015.

- ***PLN 14-0338, Sun Valley Apartments Site Improvements, Architectural Review Permit, 1382-1400 Contra Costa Boulevard (Continued from the December 18 2014 Meeting)***

Hearing on the request of Tim Bundy to consider Architectural Review Permit PLN 14-0338 for various site improvements including: grading (to remediate non-approved fill of Ellinwood Creek), provision of additional parking spaces, landscape modifications (including addressing unapproved tree removals), re-vegetation of portions of Ellinwood Creek, and various minor modifications to parking lot development standards at the rear of the site. The 3.4 acre project site is developed with an 88-unit apartment complex, located in the MRH zoning district at 1382-1400 Contra Costa Boulevard. Assessor Parcel Number: 127-050-069.

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

Appeal Period: Through Monday, January 26, 2015.

- ***PREPLN 14-0001, Contra Costa Country Club – Entryway Modifications, 801 Golf Club Road***

Study session to review and provide preliminary input on conceptual plans for various potential modifications to the entrance to Contra Costa Country Club. Potential improvements include new landscaping and walls, new entryway features and decorative paving. Assessor Parcel Number: 154-150-018.

Action: ARC provided design review comments on the proposal. One member of the public spoke.

Appeal Period: Not applicable. No action was taken.

Miscellaneous

Year-end Recap of Planning Division Activity for 2014:

Application Type	2014	% Change from 2013
Architectural Review Permit	23	-11%
Development Plan	4	100%
Subdivisions	2	0%
Rezoning/PUD	1	-50%
Home Occupation	65	-15%
Lot Line Adjustment	1	0%
Temporary Use Permit	4	-60%
Special Event	10	43%
Sign Permit	42	40%
Temporary Sign Permit	30	15%
Tree Removal Permit	45	-4%
Use Permit	16	7%
Variance	3	n/a
Reasonable Accommodation	0	0%
Minor Exception	5	-29%
Zoning Permit	236	25%
TOTAL	482	9%

Public Counter & Phone Activities – 2014:

Type	2013	2014
Planning Division Public Phone Inquiries	967	878
Planning Division Public Counter Inquiries	1141	1262
TOTAL	2,108	2,140

Administrative Permit Activity: For the month of December, Planning staff reviewed the following applications: 10 Zoning Permits (0 new businesses, 4 commercial plan checks and 6 residential plan checks), 3 Home Occupation Permits, 0 Temporary Sign Permits, 0 Special Event Permits, and 3 Tree Removal Permits.

Status of Major Current Planning Applications:

<http://www.ci.pleasant-hill.ca.us/index.aspx?nid=128>

Code Compliance

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

Cases Closed	Site Visits	New Inquiries	Proactive Cases Opened
6	34	5	5

New Inquiries:

- **Location:** Ardith Drive
Complaint: Junk/debris and inoperable vehicle.
- **Location:** Hillsdale Drive
Complaint: Vehicles store on an unpaved surface.
- **Location:** Keats Circle
Complaint: Mulch pile.
- **Location:** Oakvue Drive
Complaint: Inoperable vehicle.

- **Location:** Shelly Drive
Complaint: Fence.

Proactive Work:

- **Location:** Harvard Drive
Observation: Junk/debris.
- **Location:** Helen Road
Observation: Junk/debris.
- **Location:** Maybelle Drive (1)
Observation: Junk/debris.
- **Location:** Maybelle Drive (2)
Observation: Junk/debris.
- **Location:** Soule Avenue
Observation: Inoperable vehicle, junk/debris and vehicle on unpaved.

Graffiti Removal:

No graffiti removed this week.

Year-End Recap of Code Enforcement Activity for 2014:

Activity	Totals
Cases Opened	415
Cases Closed	374
Cases Resolved (exceeds 80% target)	90%
Pending	41
Inoperable Vehicles Removed	23
Cases pending from 2013	5
Site Inspections	1,972
Phone Call Correspondences	1,475
Email Correspondences	1,922
Office/Lobby Meetings	147
Letters Generated	274