



MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: May 22, 2015
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Memorial Day Observance – The American Legion and Veterans of Foreign Wars will host a Memorial Day Ceremony at the Soldier’s Monument on Contra Costa Blvd. on Monday, May 25th beginning at 1:00 p.m. The general public is invited to attend the observance.

City offices will be closed on Monday, May 25th as part of the Memorial Day Observance.

Sunset by the Lake Summer Concert – The 16th annual Summer Concert Series begins on Sunday May 24th on the lawn at City Hall. The opening band is the Von Trapps. The concerts are held every other Sunday (with the exception of the final two concerts which are on consecutive weeks) ending on September 6th. The complete schedule of bands can be viewed at www.pleasanthillconcerts.com. The Civic Action Commission is asking concert goers to please bring non-perishable food items as a donation for the Monument Crisis Center.



PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

2015 Street Resurfacing Phase I Project No. 01-15 – MCK Services began construction on the 2015 Street Resurfacing Phase I project this week. Work included sawcutting, demolition, and

removal and replacement of existing curb and valley gutter in the Fair Oaks neighborhood. Upcoming work includes monument preservation in the Fair Oaks neighborhood, with pavement repairs at various locations to follow.

East Bay Municipal Utility District (EBMUD) – During the month of April, EBMUD completed the installation of 1,700 linear feet of new 6-inch water main on Barnett Circle and 665 linear feet of new 6-inch water main on Vicki Lane, as part of its infrastructure upgrade program. This included new gate valves and service laterals. The terms of their encroachment permit with the City included the partial re-paving of both streets, from the existing curb and gutter to the centerline of each street. EBMUD’s paving crews completed this work on May 21, 2015. All residents were notified of the work by an EBMUD hand delivered flyer, and both streets were open to through traffic at all times.

Geary Road Improvement Project

- **Traffic Alert – Traffic Signal Changes week of May 26-29, 2015**

BAY and its subcontractors will be activating the two new traffic signals on:

- **Tuesday, May 26, 2015 at the Geary Road/Pleasant Hill Road/Camino Verde intersection;**
- **Wednesday, May 27, 2015 at the Putnam Boulevard/Buena Vista Avenue/Geary Road intersection;**

This project requires placing the existing traffic signals lights into a “4-way flashing mode” while work is underway. The intersection signal changes are scheduled each day from the 9 AM to 3 pm, but possible work hours outside those times may occur for unexpected issues. Motorists should expect delays when traveling through these intersections. Additional days with a “4-way flashing mode” may be required to complete energizing the new traffic signals and to remove the old traffic signal poles.

Additionally, motorists should be aware of new changes in signal operations, phasing and striping at these intersections.

For more details on planned construction activities and schedules, 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.

2015 Street Resurfacing Phase II - The bid opening for this project was held on May 14, 2015 at 2:00 pm. Four responsive, responsible bids were received. The apparent low bidder is VSS International, Inc. in the amount of \$599,000. The work to be done consists of rubberized chip seal, micro-surfacing seal, and permanent striping at various locations, including the Fair Oaks neighborhood, Oak Park Boulevard (from Patterson Boulevard to Monticello Boulevard), Monument Boulevard, Gregory Lane, Crescent Drive, Pleasant Hill Road (Wendell Lane to

Paradise Lane) and the Main City Hall parking lot. In addition, the project will refresh thermoplastic markings, striping and reflectors where needed on the City's arterials and collectors. Construction is expected to begin in early July pending City Council approval of the project.

ENCROACHMENT PERMITS

CCWD – 14 Greyfell Pl. – Final asphalt paving repairs at a previous water leak repair site (two locations in street).

CCWD – 12 St. Louis Ln. – Concrete curb & gutter repairs at a previous water leak repair site.

CCWD – 206 Patterson Blvd. – Concrete replacement around a meter box located in sidewalk.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Tree Removal Permits: None.

Architectural Review Commission

- ***PLN 15-0114, New Signage, 181-187 Mayhew Way***

Hearing on the request of Brookes Stratmore (property owner representative) to consider Sign Permit PLN 15-0114, for three new wall signs on an existing commercial (light industrial) building and one new freestanding multi-tenant monument sign. The application involves a 1.51 acre parcel zoned *LI-Limited Industrial* and shown as Assessor's Parcel Number: 148-371-011, located at 181-187 Mayhew Way.

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

Appeal Period: Through Monday, June 1, 2015.

- ***PLN 15-0162, DVC Shopping Plaza Redevelopment – Study Session, 61& 66-93 Chilpancingo Parkway & 180-290 Golf Club Road***

Study Session on a request for the redevelopment of DVC Shopping Plaza, by Merlone Geier Partners, PLN 15-0162. The proposal includes:

- Extensive remodel of the existing retail buildings at the DVC Shopping Plaza (excluding the former K-Mart building and McDonalds restaurant which will be addressed in a separate study session).
- Site improvements, including new landscaping, hardscape and parking lot improvements.
- A new dog park.
- A new walking/bicycle trail extending from Golf Club Road to Chilpancingo Parkway adjacent to Grayson Creek.
- A new 1,350 square foot building and a 67-foot freestanding sign located at 61 Chilpancingo Parkway

The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001 through 004 and 153-270-001, located at 61& 66-93 Chilpancingo Parkway & 180-290 Golf Club Road.

Action: No action taken. This item was a study session only. Three members of the public spoke. The ARC provided the following comments on the proposed plans:

1. Consider improved separation/buffering between the southern and northern area of the site, especially if the northern portion of the site develops as an auto dealer, while maintaining through circulation internally from the northern portion of the site to the southern portion.
2. Consider design features to provide a stronger more unique site identity.
3. Incorporate EV chargers and EV parking within the parking lot.
4. The rear architecture of the buildings should be improved to provide increased interest, activate areas for pedestrian use and better incorporate "four-sided" design (potentially doors, windows, and/or other architectural features to add visual interest).
5. Consider improvements/enhancements to the project entry at the Cottonwood Drive bridge.
6. Improved pedestrian circulation should be provided throughout the site, including connections to the parks (dog and Chilpancingo).
7. Provide additional landscaping/trees within the parking lot area.
8. Freestanding Sign – Acknowledged the need for visibility of the site, however, the sign needs additional discussion and an increased understanding of the purpose and location of the sign relative to the project.
9. Provide color/material samples for consideration.
10. One Commissioner suggested additional consideration to the proposed project's consistency with the overall vision of the area, including provision of civic amenities.

Public comments generally included concerns about the project’s consistency with the General Plan, questions concerning the desirability of an automotive dealer use on a portion of the site, questions about the desirability of the proposed dog park, consideration of additional architectural treatments to provide more unique identity for the site to differentiate from other existing shopping centers.

Appeal Period: Not applicable as no action was taken.

Miscellaneous

- ***Appeal of Price Lane Subdivision – Four Single Family Residences, 118 Price Lane – Architectural Review Permit PLN 15-0024***

An appeal was received on May 18 from neighboring residents objecting to the ARC’s approval of architectural review permits for four new homes in the Price Lane Subdivision. The project also includes a fifth home (Lot 4), which is still under review by the ARC and will be considered again by the ARC on June 4, 2015. The proposed homes would be two story, single family residences ranging in size from 2,503 to 2,737 square feet (not including garages), including site improvements such as a new private street and landscaping. The application involves a 1.02 acre site, zoned *R-7 – Single Family – 7,000 square foot lots* and shown as Assessor Parcel Number: 150-161-022, located at 118 Price Lane. The appeal will be scheduled for City Council consideration at a future date to be determined.

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
17	28	10	3

New Inquiries:

- **Location:** Adria Drive
Complaint: Unpermitted home occupancy.
- **Location:** Belinda Drive

Complaint: Junk/debris and inoperable vehicle.

- **Location:** Caitlin Court
Complaint: Vehicle stored on an unpaved surface.
- **Location:** Contra Costa Boulevard
Complaint: Junk/debris.
- **Location:** Luella Drive
Complaint: Unpermitted home occupancy.
- **Location:** Maureen Lane
Complaint: Tree obstructing the view of traffic.
- **Location:** Odin Place
Complaint: Weeds.
- **Location:** Palo Alto Court (1)
Complaint: Chickens and debris.
- **Location:** Palo Alto Court (2)
Complaint: Chickens.
- **Location:** Santa Monica Drive
Complaint: Junk/debris.

Proactive Work:

- **Location:** Dawn Drive (1)
Observation: Junk/debris.
- **Location:** Dawn Drive (2)
Observation: Vehicles stored on an unpaved surface.
- **Location:** Santa Cruz Drive
Observation: Inoperable vehicle and vehicle stored on an unpaved surface.

Graffiti Removal: No graffiti removed this week.