



MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: June 19, 2015
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

General Update

Summer Concert – The 3rd Sunset by the Lake Summer Concert will be held on Sunday, June 21st from 6:00 to 8:00 p.m. on the lawn at City Hall. The featured band this week is local favorites, The Fundamentals. Food will be provided by El Aquila Restaurant.



Engineering Division

Sinkhole on Paso Nogal Road - Paso Nogal Road will be **closed in the westbound direction** next week, from Norse Drive to Paso Norte Road. The closure is tentatively scheduled for Monday June 22, 2015, during which the City hired contractor, MCE Corporation, will perform a confined space entry operation into the corroded 42” storm drain pipe. The purpose of this operation is to determine the extent of the repairs needed and to determine if there is any deterioration of the roadway around the pipe outside the limits of the existing sinkhole. This information is vital to determine the most feasible repair method for the storm drain pipe and the surrounding roadway.

Motorists driving westbound on Paso Nogal Road will be detoured around this section of the roadway by utilizing Norse Road to Viking Drive to Morello Avenue. The eastbound lanes will remain open to through traffic.

2015 Street Resurfacing Phase I Project 01-15 -

Construction activities this week included the placement of approximately 1,600 tons of asphalt concrete overlay on Contra Costa Boulevard (between Boyd Road and Monument Boulevard), and asphalt pavement repair on Crescent Drive (between Boyd Road and Contra Costa Boulevard). This work was successfully completed in two nights (June 14th and June 15th) with minor interruptions to motorists along this busy corridor. Other work included pavement repairs on Gregory Lane (between Pleasant Hill Road and Contra Costa Boulevard); Oak Park Boulevard (between Monticello Drive and Patterson Boulevard); and two major repairs at Cloudview Drive, and a 1 ½" asphalt concrete overlay on the pathway on Reliez Valley Road.



Construction activities for next week include pothole repairs (approximately 5,000 square feet) on various City arterial and collector streets. Additional work includes cracksealing at Fair Oaks neighborhood, Monument Boulevard, Gregory Lane, and Oak Park Boulevard. Other work includes the final permanent striping of Contra Costa Boulevard, between Boyd Road and Monument Boulevard.

Contra Costa Boulevard (CCB) Improvement Project – This project is currently under design and will provide improvements along CCB between Harriet Drive to Beth Drive/Doray Drive intersections. The improvements incorporate “Complete Streets” type improvements which include: realignment of traffic lanes and center median islands to improve efficiency and safety, pavement rehabilitation, traffic striping, street lighting in the center median, and traffic signal replacements at the CCB/Ellinwood Drive intersection. Pedestrian and cyclist improvements include new sidewalk along the west side of CCB between Doray Drive and Ellinwood Drive; widening other existing sidewalks; median landscaping enhancements with water-efficient irrigation; pedestrian lighting; striped bike lanes; and the construction of Americans with Disabilities Act (ADA) compliant curb ramps, sidewalks and driveways.

The City hired the engineering firm NCE, Inc. to design the project. Recently NCE took pavement core samples from the roadway and conducted a non-destructive deflection testing of the pavement structure. Results from this testing will be used to develop some engineering design options for pavement resurfacing.

On June 11th City staff and NCE hosted a project public informational meeting at City Hall to talk about the project scope, construction and traffic impacts, and to gather public and businesses input.

The design is scheduled to be completed by late this year, with construction anticipated to begin in the summer of 2016.

ENCROACHMENT PERMITS

Contra Costa Water District – 531 Shelly Drive – Crews started final repairs on a broken water line near the bridge crossing at Murderers Creek. Repairs include a new section of steel water pipe over the creek and along the roadway, new fittings and appurtenances. Pipe repair and backfill is scheduled to be completed this week. Then contractor will be scheduled to make final asphalt paving and curb and gutter repairs.

1941 Buttner Road – the City issued an encroachment permit to excavate in roadway for new customer installed electric and gas services to a home under construction. Once completed PG&E will make electric and gas connections. Contractor started this work on June 16th and final paving repairs will follow.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Administrative Actions:

- On June 15, 2015 the Zoning Administrator approved Special Event Permit PLN 15-0194 for the 4th of July Parade and 5K Run to be held on July 4th, 2015 primarily in Downtown Pleasant Hill and on adjacent public streets. The Special Event is approved for Saturday July 4th from 7:30 am – 11:00 am.
- On June 17, 2015 the Zoning Administrator approved Special Event Permit PLN 15-0185 for a Special Olympics Torch Run to be held along Gregory Lane and Downtown Pleasant Hill on the evening of July 14, 2015.

Tree Removal Permits:

- One Modesto Ash at 102 McKissick Street
- One Coast Redwood, one Black Acacia and one Raywood Ash at Two Worlds Residential Complex (Mozden Lane)

Architectural Review Commission

- ***PLN 15-0137, Grace Health Care New Monument Sign, 1625 Oak Park Boulevard (Continued From June 4, 2015)***

Hearing to consider approval of a sign permit for one new freestanding monument sign at an existing (health care) commercial building. The application involves a .81 acre parcel zoned *PAO Professional & Administrative Office* and shown as Assessor's Parcel Number: 170-091-015, located at 1625 Oak Park Blvd.

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

Appeal Period: Through Monday, June 29, 2015.

- ***PLN 15-0024, Architectural Review Permit, Price Lane Subdivision – Single Family Residence For Lot 4, 118 Price Lane (Continued From June 4, 2015)***

Hearing on the request of Castle Companies, applicant, to consider approval of an architectural review permit, originally submitted on January 29, 2015, for a single family residence [revised to 2,340 square feet (originally 2,503 sf.) not including garages], including site improvements such as new landscaping. This residence was continued from the May 7, 2015 meeting for further design review. 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.

Action: Approved with conditions (requiring ARC approval of the final landscape plan/site plan showing revised parking lay-out on July 9, 2015). Five members of the public spoke in opposition to the project.

Appeal Period: Through Monday, June 29, 2015.

- ***PLN 15-0069, Pleasant Hill Baseball Association New Utility Building (Pleasant Oaks Park), 2 Santa Barbara Road***

Study session to provide design review feedback for an architectural review permit to construct a new utility building in an existing Recreation and Park District facility (Pleasant Oaks Park). The proposed single story, 1,800 square foot utility building (20 feet, 7 inches in height), would be located in the northern portion of Pleasant Oaks Park. The project would also include new wall-mounted lighting and minor modifications to existing parking and landscape. Assessor's Parcel Number: 149-230-009.

Action: This item was a study session only. Two members of the public spoke expressing concerns about lighting and tree removal/replacement. Feedback from the ARC included, but was not limited to, providing revised plans to indicate: (1) a building design to reduce, or eliminate, the three doorways on the south elevation which directly impact adjacent parking spaces, (2) a reduction of the building height and/or slope of roof, (3) possibly elongating the building to make it narrower to provide more of a buffer from adjacent parking spaces, or provide two smaller buildings, or alternatively consider a different site location, (4) a reduction of retaining wall height, (5) an increase of architectural interest on the exterior building walls, (6) the installation of skylights to increase internal lighting and to reduce energy consumption, and (7) provision of a detailed lighting plan for the wall-mounted lights, that mitigates impacts to adjacent residents, but provides ample security lighting.

Appeal Period: Not applicable. No action taken.

- ***PLN 15-0152, Verizon Wireless Communication Facility - (Hyatt Summerfield Suites) At 2611 Contra Costa Boulevard***

Study Session to provide comments for an architectural review permit for the installation of a new wireless telecommunications facility on the roof of an existing 40.5' (four story) hotel building (Hyatt Summerfield Suites), and installation of associated ground-mounted

equipment. The roof top facilities would be screened and would result in heights of 14’ and 18.5’ above the roof. The application involves two parcels (2.02 and .87 acres, respectively). The parcel is zoned *PUD DSP Planned Unit District Downtown Specific Plan* and shown as Assessor’s Parcel Numbers: 149-110-085 & 149-110-086, located at 2611 Contra Costa Boulevard.

Action: This item was a study session only. No members of the public spoke. The ARC generally expressed concerns about the compatibility of the proposed design with the architecture of the building and strongly suggested that the applicant consider other options (either other sites or potentially use of building wall mounted flat panel antennas rather than construction of roof-mounted penthouse structures to enclose the equipment). The ARC also requested consideration of smaller antennas if feasible.

Appeal Period: Not applicable. No action taken.

- ***PLN 14-0439, Verizon Wireless Communications Facility At 1 Santa Barbara Road***

Study Session to provide comments for an architectural review permit to construct a new wireless telecommunications facility to appear as an outdoor field light pole (maximum height of 70 feet) with six antennas, nine RRH antennas and two surge protectors attached to the light pole. The project also includes an equipment area and 132 gallon above ground fuel storage tank. The parcel is zoned *R-10 Single Family – 10,000 sq. ft. lots* and shown as Assessor’s Parcel Number: 149-230-008, located at 1 Santa Barbara Road.

Action: This item was a study session only. No members of the public spoke. The ARC was generally supportive of the proposal. The ARC requested further information concerning whether the project would actually include working light fixtures to illuminate the sport field. The applicant indicated that there would be light fixtures but that energizing and using the light fixtures would be up to the school district.

Appeal Period: Not applicable. No action taken.

Miscellaneous

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
13	47	5	3

New Inquiries:

- **Location:** Contra Costa Boulevard
Complaint: Signage.
- **Location:** Dove Court
Complaint: Fence.
- **Location:** Fieldcrest Drive
Complaint: Junk/debris, weeds and collection containers.
- **Location:** Monument Boulevard
Complaint: Signage.
- **Location:** Patterson Boulevard
Complaint: Trees.

Proactive Work:

- **Location:** Hook Avenue
Observation: Weeds and vehicle stored on an unpaved surface.
- **Location:** Marcia Drive (1)
Observation: Weeds and vehicle stored on an unpaved surface.
- **Location:** Marcia Drive (2)
Observation: Vehicle stored on an unpaved surface.

Graffiti Removal:

No graffiti removed this week.