



The Weekly Update from the City of Pleasant Hill

November 6, 2015

General Update

Veterans Day Holiday

City Hall offices will be closed on Wednesday, November 11, 2015 in observance of the Veterans Day Holiday.

Engineering Division

Golf Club Road Bridge Replacement Project

The Project Contractor, Bay Cities Paving & Grading (BAY), and its subcontractors are currently working on Stage 5 of the project, which is constructing the center median area of Golf Club Road Bridge.

BAY completed grading the median area for new irrigation, landscaping and unit pavers to be installed in the next couple of weeks.

Contra Costa Water District (CCWD) crews have been on site since October 26th working on the completion of two 8-inch watermain connections at the bridge. The work is taking longer than expected and will continue through next week.

Subcontractors work items:

Continental Electric has completed wiring for the streetlights. The request for power was sent to PG&E and the City is awaiting PG&E to confirm a date to provide permanent power. Continental will be back to assist and finalize energizing of all the lights.

R&R Maher has completed most of the median curb. They will complete a couple of sections of new curb and gutter once the CCWD is complete with their work.

MCM will return next week to complete finish detail work on the bridge.



For additional project information, visit the City's CGRBRP 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 jpark@park-eng.com.

2015 Street Resurfacing Repair Project

The City hired contractor, MCE Corporation, began work on Friday, November 6, 2015 on the 2015 Street Resurfacing Repair Project. The work includes approximately 3,050 square feet of four inch asphalt concrete roadway repairs on nine residential streets within the city. The Engineering Division, working closely with the Maintenance Division, identified these streets as areas of high concern that needed immediate repair prior to the winter. MCE Corporation began work at the intersection of Coats Circle and Pleasant View Drive, and will continue with other locations early next week. Weather permitting, the work will be completed by late next week.

ENCROACHMENT PERMITS

- **PG&E – Various Locations** – PG&E electric crews continued work on its ongoing electric reliability and capacity project. Crews work to install overhead electric conductors and appurtenances at locations on Boyd Road, Marlee Road and Hopeco Road
- **571 Contra Costa Boulevard** – the City issued a permit to ZAYO Broadband to install 500 LF+ of new communication conduit under the back of sidewalk using the directional boring method. Conduit will be used for new fiber communications lines. Bore and conduit construction was completed on Tuesday 11/3 and Wednesday 11/4. Other work this week and next week includes installing three new 24" x 36" vaults, sidewalk repairs, minor surface restoration and pulling new

fiber. Hours for any work involving a traffic lane closure or pedestrian detour on Contra Costa Boulevard are limited to between 9:00 a.m. and 3:00 p.m.

- **Contra Costa Water District – 2031 Hoover Avenue** – the contractor completed final asphalt paving at this leak repair location.
- **Contra Costa Water District – 10 Isabella Lane at Dorothy Avenue** – the contractor completed the final asphalt paving at this leak repair location.
- **314 Betty Lane** – the City issued a permit to construct a modified driveway approach. The owner is planning to have the forms completed and ready for concrete by the end of this week.
- **525 Patterson Boulevard** – the City issued a permit to construct a modified driveway approach. The driveway is scheduled to be poured on Friday November 6.
- **161 Belle Avenue** – the City issued a permit for a sewer lateral repair in the roadway using the pipe burst method. Sewer work and paving repair were completed on Wednesday November 4.

Planning Division

Planning Commission Special Meeting scheduled for November 3, 2015 was canceled. The items on that agenda will be heard at the next regularly scheduled Planning Commission meeting on November 10, 2015 at 6:30 pm. *Note: The starting time for all regularly scheduled Planning Commission meetings has changed from 7:30 pm to 6:30 pm.*

Zoning Administrator

No meeting scheduled.

Tree Removal Permits:

- 263 St. Germain Lane – one “dead” Coast Redwood Tree (Exempt)

Architectural Review Commission

“Wisegirl Ristorante” Remodel At 1932 Oak Park Blvd. (Oak Park Shopping Center)

The Zoning Administrator requested preliminary feedback and direction from the Architectural Review Commission (ARC) on a proposed storefront remodel for the tenant space most recently occupied by Dallimonti’s Restaurant. The storefront was recently damaged due to a vehicular accident and staff is working with the applicant to expedite the review process for installation of a new replacement storefront. The remodel proposes to establish a “speak easy” design theme, harkening back to the Prohibition days of the 1920’s/1930’s for a new restaurant (“Wisegirl Ristorante”) to replace Dallimonti’s in the same 2,643 square foot tenant space.

Action: No action taken. Referred to the Zoning Administrator for final review/action. Commissioners suggested considering more glass, a more distinctive door, and light fixtures consistent with the overall theme of the design. No members of the public spoke.

Appeal Period: Not applicable.

PLN 15-0162, Diablo Valley Plaza Remodel, Sign Permit, 61 Chilpancingo Parkway (Continued from October 15, 2015) Hearing on the request of Merlone Geier Partners, MGP X DVC LLC to consider approval of a Sign Permit for a new free-standing pylon sign related to the proposed remodel of Diablo Valley Plaza. The proposed pylon sign would have a height of 67 feet with sign face area of 610 square feet one sided (1,220 square feet two-sided), plus an additional 55.5 square feet for the third side. The site area is approximately 0.37 acres, zoned *RB-Retail Business* and shown as APN 153-270-001, located at 61 Chilpancingo Parkway.

Action: Continued without discussion to November 19, 2015.

Appeal Period: Not applicable. No action was taken.

PLN 15-0162, Diablo Valley Plaza Remodel – Master Sign Program, Sign Permit, 65-93 Chilpancingo Parkway & 180-280 Golf Club Road. (Continued From October 15, 2015)

Hearing on the request of Merlone Geier Partners, MGPX DVC LLC to consider approval of PLN 15-0162 for a master sign program and an associated minor sign adjustment for excess wall sign area for the proposed remodel of Diablo Valley Plaza. The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001, 003 & 005, located at 65-93 Chilpancingo Parkway & 180-280 Golf Club Road.

Action: Continued without discussion to a future date to be determined. Public notice will be provided.

Appeal Period: Not applicable. No action taken.

PLN 15-0274, Carbajal Single Family Home Remodel/Addition, 9 Diana Court – (Continued from October 1, 2015)

Hearing on a request by Marty Carbajal, property owner, to consider approval of PLN 15-0274 for an architectural review permit, submitted on July 21, 2015, and previously reviewed by the ARC on October 1, 2015, for a substantial remodel/addition of an existing 1,488 square foot home (1,060 square feet living space, and 428 square feet garage area). The project proposes an addition of 1,896 square feet (including 444 square feet of garage area and 90 square feet of covered porch) for a total footprint of 3,394 square feet (an increase in 48 square feet from the project previously reviewed). The subject site is an 11,200 square foot parcel, zoned *R-10 Single Family – 10,000 sq.ft. lots*, APN 170-222-009.

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

AppealPeriod: Through Monday, November16, 2015.

PLN 15-0331, Urban Plates Exterior Modifications, 60 Crescent Drive

Hearingon a request by Urban Plates, to consider approval of PLN 15-0331 for anArchitectural Review Permit, submitted on September 9, 2015 and previouslyreviewed by the ARC as a study session on September 17, 2015, for exteriormodifications (new outdoor patio areas, new landscape features, and new patiofurniture), signage and various façade. The application involves a 55,713square foot parcel zoned *PUD DSP – Planned Unit District Downtown Specific Plan* and shown as APN: 150-300-004,located at 60 Crescent Drive (site of the former Shaadzee’s Restaurant andadjacent tenant space).

Action: Approved with conditions. No members of thepublic spoke.

AppealPeriod: Through Monday, November 16, 2015.

PLN 14-0338, Sun Valley Apartments SiteImprovements, Architectural Review Permit – 12 Month Time Extension, 1382-1400Contra Costa Boulevard Hearingon the request of Kevin Bundy (applicant) to consider approval of a 12 monthtime extension for Architectural Review Permit PLN 14-0338 for various siteimprovements including: grading (to remediate non-approved fill of EllinwoodCreek), provision of additional parking spaces, landscape modifications(including addressing unapproved tree removals), re-vegetation of portions ofEllinwood Creek, and various minor modifications to parking lot developmentstandards at the rear of the site. The 3.4 acre project site is developed withan 88-unit apartment complex, located in the*MRH zoning district* at 1382-1400 Contra Costa Boulevard. AssessorParcel Number: 127-050-069.

Action: Approved with conditions. No members of thepublic spoke.

AppealPeriod: Through Monday, November16, 2015.

PLN 15-0069, Pleasant Hill Baseball Association New Utility Building (Pleasant Oaks Park), 0 Santa Barbara Road (Study Session Previously Held On June 18, 2015)

Study session to provide design review feedback for an architecturalreview permit to construct a new utility building in an existing park andrecreation facility (Pleasant Oaks Park). The proposed single story, 1,800square foot utility building (20’ 7” in height), would be located in thenorthern portion of Pleasant Oaks Park. The project would also include newwall-mounted lighting and minor modifications to existing parking andlandscape. Property is zoned *ResidentialSingle Family, 10,000 square foot lots (R-10)*; Assessor’s Parcel Number:149-230-009. No action will be taken.

Action: Since this was a study session,no action was taken by the Commission. The Commission provided the following design review comments on theproposed project:Consider alternative locations and roof design to reduce impacts onadjacent residents particularly due to the proposed 5-foot side yard setback toadjacent Roberta Avenue residential sites, the Commission was concerned aboutpotential impacts (i.e. noise, views, security, etc) to those residents. In addition, it was suggested that an alternative site locationcould minimize, or eliminate, the loss of parking spaces for public

use.

Staff will arrange for a site visit with Recreation and Park District staff and the applicant to review potential alternative locations for the structure.

Three members of the public spoke.

Appeal Period: Not applicable. No action was taken.

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 - 13

Site Visits - 49

New Inquiries - 9

Proactive Cases Opened - 3

New Inquiries:

Location: Buskirk Avenue

Complaint: Noise.

Location: Charles Avenue

Complaint: Junk/debris and inoperable vehicles.

Location: Chilpancingo Parkway

Complaint: Signage.

Location: Cumberland Drive

Complaint: Tree trimming.

Location: Morello Avenue (1)

Complaint: Vegetation obstructing the public sidewalk.

Location: Morello Avenue (2)

Complaint: Vegetation obstructing the public sidewalk.

Location: Morello Avenue (3)

Complaint: Vegetation obstructing the public sidewalk.

Location: Morello Avenue (4)

Complaint: Vegetation obstructing the public sidewalk.

Location: Morello Avenue (5)

Complaint: Vegetation obstructing the public sidewalk.

Location: Morello Avenue (6)

Complaint: Vegetation obstructing the public sidewalk.

Location: Sherman Drive

Complaint: Junk/debris and inoperable vehicles.

Location: Vivian Drive

Complaint: Vehicle stored on an unpaved area.

Proactive Work:

Location: Doray Drive

Observation: Inoperable vehicle and vehicle stored on an unpaved area.

Location: Maxine Drive (1)

Observation: Junk/debris.

Location: Maxine Drive (2)

Observation: Junk/debris.

Graffiti Removal: No graffiti removed this week.