



The Weekly Update from the City of Pleasant Hill

October 30, 2015

General Update



Local Economic Advisory Program meeting at Vincent Road

On Monday, October 26, City representatives and Golden Associates, Landscape Architects, met with several property owners, businesses and key stakeholders in the City's limited/light industrial area centered around Vincent Road. The meeting was held to provide an overview of the recent Local Economic Advisory Program (LEAP) process and to get feedback from participants on some early design concepts for a "place-making/branding" effort for the area.

The place-making project was identified by the LEAP process as an early stage effort to help increase awareness of the limited/light industrial area and encourage additional economic investment. City staff received comments and feedback from the meeting participants, many of whom were supportive of the idea of place-making and branding for the area. Comments also included encouraging the City to look at adding landscaping and lighting improvements in the area. Meeting participants indicated that they appreciated the opportunity to meet with the City in their neighborhood and welcomed

opportunities to meet again in the future.

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 has placed the majority of new center median curb as shown in the photo. Bay continues grading and placing base rock material within the center median area in preparation for final paving, irrigation, landscaping and cobble stone pavers. Final asphalt paving is tentatively planned for Saturday, November 14th. Traffic control signage will be in place to detour traffic around Golf Club Road paving operations.

Utility Work items:

Contra Costa Water District's crew has been working on tie-in to their 8-inch water main pipes in Golf Club Road through the new pipes installed in the bridge deck. This work is taking longer than expected and will continue through next week.

Subcontractor work items:

Continental Electric has completed wiring for the streetlights. The request for power was sent to PG&E two weeks ago and once PG&E confirms a date to provide the power, Continental will be back to assist and finalize all of the lights. R&R Maher has completed most of the median curb. They will be finishing next week, once Contra Costa Water is complete with their work. MCM will return to complete finish work on the bridge in the following week.



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,

Homewood Suites by Hilton - Construction activity continues at the site with rough grading, which was started in early August, now complete. Engineering staff has issued permits for the next phase of construction which includes fine grading, underground utilities, stormwater treatment areas, concrete work, and paving for interior drive aisles and parking. Utility connection work within Ellinwood Way will require traffic control with access moderately impacted during business hours. Vertical construction on the 115 room hotel is expected to begin in the spring of 2016.

Ruth Drive Storm Drain Rehabilitation Project - The bid opening for the Ruth Drive Storm Drain Rehabilitation Project was held on Friday, October 30, 2015 at 10:00 a.m. at the City Hall offices. Three bids were received and the apparent low bidder is A-S Pipelines. The work to be done is located at 1754/1760 and 1772/1778 Ruth Drive, and includes the removal and replacement of approximately 230 linear feet of storm drain pipe, concrete curb, gutter and valley gutter replacement, site/landscape restoration and other incidentals required to perform the work. Work is expected to begin mid-November, and be completed at the end of December 2015.

ENCROACHMENT PERMITS

- **Contra Costa Water District – 1035 Contra Costa Boulevard** – the contractor completed final sidewalk replacement at this location.
- **Contra Costa Water District – 514 Masefield Drive** – the contractor completed paving and curb and gutter repairs at this previous leak repair location. Work is complete.
- **Contra Costa Water District – 884 Ruth Drive** – the contractor completed final curb and gutter replacement at this location.
- **Diablo Vista Water System – 30 Collins Drive** – Emergency work in roadway to locate and repair a canal water line break that was first reported last Thursday. The contractor excavated in roadway and repaired the main line on Tuesday, October 27. Repair involved removing and replacing a 50-inch long segment of old 8-inch water line. The repair was completed and the water line was tested so service could be restored to this segment of the canal water system. The contractor returned Thursday October 29 to remove additional pavement damaged by the water leak and make the final asphalt paving repairs. Work at this location is complete.
- **Diablo Vista Water System – 71 Byron Drive** – the contractor placed the final asphalt patch at this previous leak repair on Thursday October 29. Work at this location is complete.
- **571 Contra Costa Boulevard** – the City issued an encroachment permit to ZAYO Broadband to pothole existing utilities along the back of the sidewalk on the east

side of Contra Costa Boulevard south of 2nd Avenue South. Potholing is being done to verify utility depths in advance of installing 500 LF+ of new communications conduit by directional boring. Hours of work involving any traffic lane closure or pedestrian detour on Contra Costa Boulevard are being limited to between 9:00 a.m. and 3:00 p.m. Motorists may encounter minor delays when work is in progress.

- **2144 Norse Drive** – the City issued an encroachment permit for a trenchless sewer repair in the roadway. Sewerwork and paving repair were completed Thursday October 29.

Planning Division

Zoning Ordinance Amendments—Firearms Sales (City-Wide)

Public hearing to consider adoption of a resolution providing recommendations to the City Council concerning a proposed zoning ordinance amendment related to the retail sales of firearms. The proposed amendment would modify and clarify existing provisions related to firearms sales including amendments to sections within Chapter 18.25.020 (Land Use Regulations for all commercial, retail business, neighborhood business, office and light industrial districts) and any necessary related amendments.

Action: Continued without discussion to a Special Meeting on November 3, 2015. Note: subsequently to this continuation, the Special Meeting was canceled and, as a result, this item will be continued to a regular Planning Commission meeting at 6:30 pm on November 10, 2015.

Appeal Period: Not applicable. Ordinance amendments are automatically forwarded to the City Council for final consideration.

General Plan Amendment Clarifying Mixed Use Provisions and Related Economic Development Strategies (City-Wide)

Public hearing to consider adoption of a resolution providing recommendations to the City Council concerning a proposed General Plan Amendment to update the Community Development and Economic Strategy Elements of the City of Pleasant Hill General Plan. The update includes technical clarifications for various provisions related to the Mixed Use Classification and various Economic Strategies including necessary conforming changes to other sections of the General Plan for consistency.

Action: The Planning Commission recommended approval of the proposed General Plan Amendment. No members of the public spoke.

Appeal Period: Not applicable. General Plan amendments are automatically forwarded to the City Council for final consideration at a future date to be determined.

Zoning Ordinance Amendments – Outdoor Marijuana Cultivation (City-Wide)

The Commission considered adoption of a resolution to provide input on modifications, proposed by the City Council, to the zoning ordinance amendment recently recommended for approval by the Planning Commission related to outdoor marijuana cultivation.

Action: The Planning Commission adopted a resolution supporting the changes to the proposed ordinance and recommended a minor modification to the ordinance. No members of the public spoke.

Appeal Period: Not applicable. The Planning Commission's recommendation will be automatically forwarded to the City Council for consideration.

Review and Consider Modifications to the Planning Commission Rules Concerning Establishing a New Starting Time for Planning Commission Meetings

The Commission considered whether to adopt a resolution to modify the Planning Commission Rules to establish a new start time for Planning Commission meetings as allowed in the recent Pleasant Hill Municipal Code update.

Action: The Planning Commission adopted a resolution to amend the Commission Rules to modify the start time for regular meetings to 6:30 pm for a trial period of six months. The new start time will be effective starting at the next scheduled Planning Commission meeting on November 10, 2015. In addition, the Commission clarified the order in which public comments will be received on items under consideration by the Commission. No members of the public spoke.

Appeal Period: Not applicable.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits:

- 107 Sylvia Drive - One Red Cedar tree

Architectural Review Commission

No meeting scheduled.

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 - 18

Site Visits - 36

New Inquiries - 9

Proactive Cases Opened - 5

NewInquiries:

Location: Belle Lane

Complaint: Public nuisance.

Location: Fieldcrest Drive

Complaint: Collection containers.

Location: Golf Club Road

Complaint: Public nuisance.

Location: Jennifer Way

Complaint: Accessory Structures.

Location: Luella Drive

Complaint: Public nuisance.

Location: Morello Avenue (1)

Complaint: Right-of-way obstruction.

Location: Morello Avenue (2)

Complaint: Sight obstruction.

Location: Pleasant Hill Road

Complaint: Junk/debris and graffiti.

Location: Soule Avenue

Complaint: Collection containers.

ProactiveWork:

Location: Cleopatra Drive (1)

Observation: Inoperable vehicle.

Location: Cleopatra Drive (2)

Observation: Vehicle stored on an unpaved area.

Location: Marcia Drive (1)

Observation: Junk/debris.

Location: Marcia Drive (2)

Observation: Inoperable vehicle.

Location: Margie Drive

Observation: Junk/debris.

GraffitiRemoval: No graffiti removedthis week.