



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: June 27, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Fourth of July Activities – The Fourth of July Commission has another action-packed fun-filled day planned for the holiday. For more information on the following events, visit www.phjuly4.com:

- **Firecracker 5K Fun Run – 8:00 a.m.**
This family friendly event takes place in downtown with registration near the clock tower. All proceeds benefit local schools.
- **Parade – 9:30 a.m.**
"Hats Off To America" will be the theme of this year's parade, and a Mayor's Trophy will be awarded to the entry judged to be the "Best Theme-Decorated motorized/towed Entry". A Commissioner's Trophy will be awarded to the "Best Theme-Oriented walking entry". Floats, bands, and marching units will entertain the crowds on the downtown parade route.
- **Picnic in the Park – 10:30 a.m. to 1:30 p.m.**
Live music, food, games, contests, clowns, rides, and a petting zoo are all part of the fun planned at the Fourth of July picnic held at Pleasant Hill Park.
- **Fireworks**
Before the sky fills with spectacular fireworks at dusk, music and food will be available beginning at 7:30 p.m. at College Park High School.

Fourth of July Pancake Breakfast – 8:00 a.m. to 10:00 a.m.

- A delicious pancake breakfast is available for the whole family at the Pleasant Hill Senior Center. Information on the menu and ticket prices on this Recreation and Park District event is available at: <http://phseniorcenter.com/special-events/>.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) has opened the east side of Buskirk Avenue to traffic and closed a section of Hookston Road between Hookston Square’s driveways to begin work on the next construction stage. This next stage will focus on the project improvements on Hookston Road, Buskirk Avenue south of Hookston Road, and the Buskirk Avenue median near Monument Boulevard. Overall, the project is on schedule and anticipated to be completed in September 2014. Current project activities include:

Current Buskirk Project Activities

Ghilotti Brothers Stage 2A Project Improvements (Ongoing – August 2014) – Ghilotti is working on installing the metal artwork panels on the existing sound wall along the east side of Buskirk Avenue. Ghilotti is also working on traffic transition, signage and striping modifications.

Subcontractors work items include:

Takehara Landscape continues with landscape planting at various locations.

El Camino Paving will be adjusting various utility manhole frames and covers to the new roadway grades. El Camino Paving will have a single lane closure on Buskirk Avenue between 8:00 a.m. and 4:00 p.m. Please expect delays.

J. Arnaz Tree Movers is scheduled to transplant some of the existing Crape Myrtle trees from the Buskirk Avenue median near Monument Boulevard (in front of Rubio’s) to the new Buskirk Avenue median at the old S-curve. A total of five mature crape myrtle trees have been identified to be transplanted and salvaged. The remaining trees will be removed to allow for the reconstruction and narrowing of the median in this section. Once completed new landscape and trees will be replanted.

Traffic Alert for Buskirk Avenue – New Traffic Configuration

As of June 26, 2014, a section of Hookston Road between Hookston Square’s driveways was closed and will be permanently closed to vehicular traffic. With the opening of the east side of Buskirk Avenue, the road is now in its final traffic configuration. There will be a single lane in each direction through the newly constructed area of Buskirk Avenue between Hookston Road and Monument Boulevard. The new traffic signal is operational at Buskirk Avenue/Clarie Drive with the two stop intersections at the south shopping center entrance and at Hookston Road. For southbound traffic on Buskirk Avenue, there will still be no left turn permitted to eastbound Clarie Drive. The alternate route for Clarie Drive bound traffic is to make a U-turn at the intersection near the south shopping center entrance. Detour signs will be in place to route traffic around the Hookston Road closure.

For more project information, please see future Weekly Updates, visit the City's Buskirk Avenue web page at "www.pleasant-hill.net/buskirk" or contact the City's Construction Manager, Jeff Ocampo at (925) 671-5208 or by email at jeff@ghirardelliassoc.com.

Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway)

Ghilotti Brothers, Inc. continues with the existing sidewalk demolition, grading of new aggregate base, and forming/pouring of new sidewalk along the west side of Contra Costa Boulevard, starting from Chilpancingo Parkway south to Golf Club Road. To date, new sidewalk has been poured along the Shell gas station south to Denny's Restaurant. In order to minimize the impact to adjacent commercial businesses, all major construction work will be done at night, between 9:00 pm and 6:00 am. Saint Francis Electric continues to install new street light foundations and other traffic signal related work within the project limit.

Golf Club Road Bridge Replacement Project (GCRBRP) – Two weeks ago Bay Cities Paving and Grading, Inc. (BAY) delivered Project Notification letters to businesses and residents adjacent to the Golf Club Road Bridge letting them know that construction would begin. A public informational meeting was held on Monday, June 23rd at 6:00 pm to 7:30 p.m. at the City's Large Community Room at City Hall. Staff addressed concerns from the attending business owners and residents. Separate on-site meetings with individual businesses are also being held, as requested, to address particular concerns about business access during construction.

BAY is managing the coordination of relocating utilities off of the old bridge and then later to be reinstalled back onto the new bridge. BAY has confirmed through their coordination efforts with the utility companies that their proposed bridge replacement construction schedule incorporates utility relocation work and associated time.

Current Construction Activities

BAY began the removal of designated trees in the center median and along the north side of Golf Club Road from Contra Costa Boulevard to Old Quarry Road. As part of the Stage 1 Traffic Handling Plan, BAY shifted traffic to the outside lanes, decreasing the number of lanes to one in each direction to begin roadway work and the demolition of the median island. This work will continue through the end of the week.

Once Stage 1 is complete, BAY will implement Stage 2 Traffic Handling Plan which will shift the lane configuration in the area, and shift traffic to the southern half of the roadway from College Drive to Old Quarry Road. This is to allow the demolition and reconstruction of the northern half of the bridge. This new configuration, which allows one lane of traffic in each direction on the south side of the roadway, will be in place for the remainder of the summer. Please anticipate construction related traffic and delays in the area due to the reduced number of lanes.

For additional project information, please see future Weekly Updates, 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 jpark@park-eng.com.

Geary Road Improvements - Construction activities this week include the forming and placement of a new concrete storm drain structure/wall east of the Fire Station on the north side of Geary Road. This storm drain structure/wall is part of the new 72" storm drain being installed as part of

the new storm drain improvement system along the corridor. The Contra Costa Water District is working in front of the Fire Station adjusting their existing water mains to accommodate the new storm drain system. Construction activities next week include the removal of the existing 72” corrugated metal storm drain pipe and replacing it with a new 72” pipe. The existing pipe is deteriorated and has reached the end of its useful life.

2014 Sidewalk Repair Project - The contractor, FBD Vanguard, has substantially completed the Phase I sidewalk repair, including the removal and replacement of 13,500 square feet of concrete sidewalk repair, 11 tree well enlargements along Gregory Lane (between Contra Costa Boulevard and South Cody Lane) and Pleasant Hill Road, the installation of decomposed granite in the treewells, and the enlargement of five tree grates in the Downtown Area on Contra Costa Boulevard.

FBD Vanguard was issued the Notice to Proceed on the Phase II Sidewalk on June 25, 2014. There is approximately 9,500 square feet of sidewalk repair in Phase II. Phase II allowed time for additional property owners to participate in the sidewalk repair program. Work on the Phase II locations has begun, and the work is expected to be completed by the end of July 2014.

Encroachment Permits

- PG&E - Camelback Road neighborhood – Pothole and trenching work for underground electric replacement continues on portions of Chollo Court, Tempe Court, Camelback Road, Camelback Court and Chilpancingo Parkway. Work requires temporary traffic control and flagging. Residents may experience some minor traffic delays at times.
- PG&E – Elton Court at Banbridge Place – Emergency work to replace underground electric cable. PG&E has placed a temporary generator to service customers along Banbridge Place during this cable work.
- AT&T – Contra Costa Boulevard north of Harriet Drive – Paving replacement at two conduit repairs in roadway. Work involves temporary closure of one northbound traffic lane on Contra Costa Boulevard.
- 1973 Helen Road – Trenchless sewer repair in the roadway
- 15 Eric Court – Paving replacement over and around sewer lateral repair area
- Belle Avenue – Remove and replace concrete driveway approach at Rouse Court

Planning Division

Planning Commission

Meeting canceled.

Zoning Administrator

No meeting scheduled.

Administrative Actions:

- ***PLN 14-0128, Crowley Minor Exception – 1930 Marta Drive***

Minor exception application to allow a 20% reduction in the required 15 foot rear yard setback to accommodate a new 848 square foot garage which would replace 902 square feet of existing garage and storage space. The rear yard reduction would occur at two corners of the proposed garage (approximately 29 square feet total area). The subject site is located at 1930 Marta Drive in the R-7 zone district, Assessor Parcel No. 127-097-001.

Action: Notice of Intent to Approve issued June 23, 2014. The Zoning Administrator intends to take final action on or after July 3, 2014 unless any interested party requests a public hearing.

Appeal Period: Not applicable until a final action is taken by the Zoning Administrator.

Tree Removals Approved:

None.

Architectural Review Commission

Special Meeting June 26, 2014:

- ***PLN 14-0228, “9 Game Zone” Sign Permit, 548 Contra Costa Boulevard (Continued from June 19, 2014)***

Public hearing to consider a sign permit to allow a re-face of an existing freestanding sign approximately 22.5 feet in height. The modification would occur to the top portion of the sign and the existing lower panel signs are proposed to remain unchanged. The revised sign face would incorporate the Nine Game Zone logo and “Game Zone” lettering. The proposed sign would be up to 38.4 (76.8 for two sign faces) square feet in area. The subject site is located at 548 Contra Costa Boulevard, within the *RB - Retail Business* zoning district, Assessor Parcel No. 153-030-089.

Action: Approved with Conditions, no members of the public spoke on the item.

Appeal Period: Through Monday, July 7, 2014.

- ***PLN 14-0246, Ping Single Family Building Addition, 276 Croyden Drive***

Study session on a zoning permit referral from the Zoning Administrator for design review input regarding a 1,120 square foot building addition to an existing single family residence (resulting in a total residence size, including the garage, of 3,986 square feet). The addition is proposed at the rear of the site on a sloped portion of the property. This is a study session, thus, no action will be taken by the Commission. The Commission will provide design review input and subject to final review and decision by the Zoning

Administrator. The subject site is located at 276 Croyden Drive, *R-10* zone district, Assessor Parcel No. 166-101-034.

Action: No action was taken since this was a study session. The Architectural Review Commission received a presentation from the applicant and also received comments from eight members of the public. The Architectural Review Commission continued the study session to the July 31, 2014 special meeting date and provided the following comments.

1. Improved integration is needed for the addition to produce a more cohesive final product.
2. Consider using colors, materials and windows that are similar and compatible with the existing residence.
3. Consider increased architectural interest for the addition including potential vertical material changes and additional pop-outs or recesses of the addition.
4. Consider the use of increased landscaping on the sides of the addition to provide additional screening to adjacent properties.
5. Consider a comprehensive redesign that does not have an “added-on” appearance, minimizes the mass of the addition and is better integrated with the existing building architecture.

Appeal Period: Not applicable as no action was taken by the Commission.

- ***PLN 14-0042, Hilton Homewood Suites, 650 Ellinwood Way***

Study session to review and provide design review input on a proposed three to four-story long-term stay hotel (up to 47 feet in height, with architectural features potentially allowed up to a height of 50 feet), with approximately 129 guest rooms, at the site of the former Chevy’s Restaurant. The subject site is located at 650 Ellinwood Way, *RB - Retail Business* zone district, Assessor Parcel No. 127-210-031.

Action: No action was taken since this was a study session. The Architectural Review Commission received a presentation from the applicant and received comments from fourteen members of the public. The next study session on the project will be held with the Architectural Review Commission on July 10, 2014. The Architectural Review Commission provided the following comments:

1. Consider dropping a portion of the first level of the building sub-grade (approximately ± 3 feet) that would reduce the overall height of the building that is above ground.
2. Explore and consider a scaled or 3-D model of the proposed project that incorporates the surrounding built environment.
3. Provide story poles at the site of the proposed hotel building.
4. Provide information that provides a broader context of the project within the surrounding neighborhood.
5. Consider the following to continue softening the appearance of the building:

- a. Incorporate appropriate landscaping and the maintaining the earthen berm at the front of the property.
 - b. Incorporate a color palette that provides a softer building appearance, minimizing the use of darker colors.
 - c. Continue to modify and incorporate the building architecture that will reduce the bulk and mass of the building.
 - d. Continue to modify architectural features and the hip/gable roof that will soften the building appearance and reduce the building height.
6. Move the building footprint back (in an eastward direction) to the greatest extent feasible.

Appeal Period: Not applicable as no action was taken by the Commission.

Code Compliance

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

New Inquiries:

- **Location:** Elinora Drive
Complaint: Home in poor condition.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Fair Oaks Drive
Complaint: Junk/debris and weeds.
Action: Inspection scheduled.
Outcome: Pending.

- **Location:** Gladys Drive
Complaint: Inoperable vehicle.
Action: Inspection scheduled.
Outcome: Pending.

- **Location:** Grayson Road
Complaint: Unpermitted home occupancy.
Action: Inspection scheduled.
Outcome: Pending.

- **Location:** Luella Drive
Complaint: Barking dog.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Sylvia Drive
Complaint: Barking dog.
Action: Inspection scheduled.
Outcome: Pending.

Proactive Work:

- **Location:** Allen Way
Observation: Bushes obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elinora Drive (1)
Observation: Vehicle parked on unpaved surface.
Action: Vehicle removed.
Outcome: **Case closed.**
- **Location:** Elinora Drive (2)
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mazie Drive
Observation: Inoperable vehicle stored in public view.
Action: Vehicle scheduled for removal.
Outcome: Pending re-inspection.
- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Alhambra Avenue
Complaint: Barking dog.
Action: Inspection Letter sent to owner.
Outcome: Pending inspection.

- **Location:** Allen Way
Complaint: Bushes obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Beatrice Road
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Byron Drive
Complaint: Low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.

- **Location:** Chianti Place (1)
Complaint: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Chianti Place (2)
Complaint: Weeds (Via CCCFPD).
Action: Weeds removed.
Outcome: **Case closed.**

- **Location:** Cleaveland Road
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Diablo View Road
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elda Court
Complaint: Hedge exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elderwood Drive
Complaint: Accessory structure.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Grayson Road
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
- **Location:** Greenock Lane
Complaint: Barking dog.
Action: Owner notified.
Outcome: Continue to monitor.
- **Location:** Gregory Lane
Complaint: Dead vegetation.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Hubbard Avenue
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ilene Drive (1)
Complaint: Junk/debris.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Ilene Drive (2)
Complaint: Junk/debris.
Action: Active building permit.
Outcome: **Case closed.**
- **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Luella Drive
Complaint: Occupied accessory structure built without permit.
Action: Contacted owner to discuss.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Marta Drive
Complaint: Vehicle on unpaved.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mayhew Way
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mazie Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection the Building Division.

- **Location:** Mazie Drive (2)
Complaint: Unpermitted home occupancy.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** McKissick Street
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mohar Court
Complaint: Unpermitted fence.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Paradise Lane
Complaint: Bushes obstructing public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Patterson Boulevard
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (1)
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

- **Location:** Pleasant Hill Road (2)
Complaint: Dead vegetation, deteriorated roof, damaged fence and garage conversation.
Action: Contact with the property management company; clean-up and repairs in progress.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Pleasant Hill Road (3)
Complaint: Commercial vehicle on residential property.
Action: Owner contacted. Time extension granted.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (4)
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Poshard Street
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Santa Cruz Drive
Complaint: No garbage service.
Action: Garbage service active.
Outcome: **Case closed.**
- **Location:** Santa Lucia Drive
Complaint: Junk/debris and vehicle on unpaved.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Scottsdale Road
Complaint: Weeds and damaged fence.
Action: HOA notified.
Outcome: Pending re-inspection.

- **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection request sent.
Outcome: Pending inspection.
- **Location:** Sherman Drive
Complaint: Unsecure structure, weeds and damaged fence.
Action: Notification returned; identify ownership.
Outcome: Continue to monitor and re-inspect.
- **Location:** Shirley Drive
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Skander Court
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Case under review.
- **Location:** Sky Ranch Lane
Complaint: Junk/debris.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Slater Avenue
Complaint: Abandoned house with weeds and debris.
Action: Bank notified.
Outcome: Continue to monitor and re-inspect.
- **Location:** Wedgewood Court
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.

Graffiti Removal:

No graffiti removal this week.