



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: August 8, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Car Show** – The American Iron Car Show takes place on Sunday, August 10th in Downtown Pleasant Hill from 10 a.m. to 3 p.m. More than ninety classic cars will be staged along Crescent Drive.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- **Buskirk Avenue Widening Phase 2 Improvement Project** – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stages 2A, 2B and 4A Project Improvements. Overall, the project is on schedule and anticipated to be completed in September 2014. Current Buskirk project activities include:

Stage 2A (Ongoing – August 2014) – Ghilotti will be closing off a section of Hookston Road between Buskirk Avenue and Hookston Square driveway (west) and removing the existing roadway pavement in preparation for the underground storm drain improvements.

Stage 2B (Ongoing – August 2014) – Ghilotti will continue with underground storm drain improvements on the west side of Buskirk Avenue south of Hookston Road. Ghilotti is also working on modifying the existing storm drain junction box located on the west side of Buskirk Avenue at Hookston Road.

Stage 4A (Ongoing – August 2014) – Ghilotti started excavating for the pedestrian pathway at the southeast corner of Buskirk Avenue and Lamkin Lane. Ghilotti is scheduled to work on the island and curb ramps at the intersection of Buskirk Avenue and Monument Boulevard the week of August 11th. A temporary lane closure will be implemented near the island work location to allow work to be performed safely. The sidewalk on the north side of Monument Boulevard between Contra Costa Boulevard and the City limit near the City of Concord will be temporarily closed to pedestrians. Pedestrians heading westbound or eastbound on Monument Boulevard crossing Buskirk Avenue will be detoured to the

crosswalk at The Crossroads until the new curb ramps are constructed the week of August 18th.

Subcontractors work items

Takehara Landscape will be working on landscape planting within the bioswale sections of Buskirk Avenue (just north of Clarie Drive).

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 to demolish, form, and pour new concrete sidewalk along the east side of Contra Costa Boulevard (CCB), from Golf Club Road north towards Chilpancingo Parkway. New sidewalk has been completed along the east side of CCB in front of Safeway and Nordstrom Rack, and new pedestrian level light poles were erected. New decorative street light poles along the median island have also been installed. Construction work has been shifted from nighttime to daytime in an effort to reduce noise impacts to adjacent neighborhoods and accelerate the productivity of the contractor. The number three northbound through lane (north of Golf Club Road) will be blocked off in the upcoming week as the new curb/gutter and sidewalk construction progresses between Golf Club Road and Chilpancingo Parkway.
- **Golf Club Road Bridge Replacement Project (GCRBRP)** – The Project contractor, Bay Cities Paving & Grading, Inc. (BAY), and their subcontractors are currently working on Stage 2, which is primarily the removal and reconstruction of the north side of the Golf Club Road Bridge and approaching roadway.

BAY will be installing the storm drain system that outfalls into the creek through bridge abutment wall number 3 (east side of bridge) beginning next week.

Subcontractors work items:

MCM Construction (MCM) is continuing with construction of the northern half of the new bridge. The bridge will be constructed on top of steel reinforced concrete piles that are driven deep into earth. They have completed the pile driving for abutment wall number three, formed the creekside face of the abutment wall, placed the reinforcing steel and poured the abutment wall. Bridge (center) number two piles will arrive on site later this week, for a planned pile driving on Monday through Wednesday, August 11-13.

Please expect traffic delays on Golf Club Road and adjacent Contra Costa Boulevard within the construction zones. Please use ALTERNATIVE ROUTES to Diablo Valley College (DVC) campus:

- Chilpancingo Parkway to Old Quarry Road to access north side of DVC, or;
- Taylor Boulevard to Morello Avenue to Paso Nogal to Golf Club road to access both

the south and north sides of the DVC.

For additional project information and Alternative Route maps, please visit the City's GCRBRP website page at www.ci.pleasant-hill.ca.us/golfclub or contact the City's Construction Manager, Jaemin Park, at (925) 818-3756 or by e-mail at jpark@park-eng.com.

- **Floodplain Management** – Staff has completed the biennial recertification process for the Certified Floodplain Manager (CFM) program. Over the past two years, staff has successfully completed a number of training courses related to emergency management, floodplain management, flood mapping, and flood insurance. By completing these courses, staff has attained enough continuing education units to maintain its CFM registration. Having a CFM on staff to review building plans and to respond to and assist residents, is one of the many services the City provides, which qualifies residents for a discount on their flood insurance premiums. On average, residents save 10% on their premium, which last year amounted to over \$51,000 in savings overall.
- **Geary Road Improvements** – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Phase 1: Construction of improvements on the north side (Pleasant Hill side), which is scheduled to be completed in late 2014.

Current Project Activities and Traffic Alert

A significant amount of construction activities are simultaneously occurring on Geary Road. Please expect traffic delays, lane shifts, flaggers and detours to be in place at times during this construction work.

BAY is finishing the replacement of the 72 inch storm drain pipe (SDP) crossing underneath Geary Road at the intersection of Larkey Lane. To facilitate this work, Larkey Lane at Geary Road intersection has been closed to traffic. It is anticipated that this work will be completed by the end of next week.

Upcoming Project Activities

As part of the engineering design for the construction of new roadway improvements, BAY has begun grinding the existing asphalt pavement and using it as base material and embankment fill. The new Geary Road pavement surface will consist of deep asphalt pavement section over the recycled base material.

BAY is concentrating their construction efforts currently on the Pleasant Hill side of Geary Road between Pleasant Hill Road to Daphine Drive. BAY is constructing underground storm drain, street lighting, sidewalks, curb and gutter in these areas.

Utility Project Activities

- Contra Costa Water District (CCWD) crews are nearing completion of their water line relocation work on Geary Road, adjacent to the Fire Station.
- Pacific Gas and Electric Company (PG&E) crews are relocating a number of Geary Road joint utility poles (shared with other utilities, such as AT&T and Comcast) along to provide room for new storm drain and sidewalks.

For additional project information, visit the City’s Geary Road Improvement website page at www.ci.pleasant-hill.ca.us/geary. Any questions or concerns related to project construction should be directed to the City’s Construction Manager, Ryan Cook, at (925) 943-5899 x2364 or via email [at rcook@walnut-creek.org](mailto:rcook@walnut-creek.org)

Encroachment Permits

- Diablo Vista Water System – 203 Roberta Avenue – Excavate in roadway to locate and repair canal water line leak
- Comcast – 1500 Contra Costa Boulevard at Masollo Drive – Begin boring to install new conduit across Masollo Drive
- 113 Price Lane – Trenchless repair of sewer lateral in the roadway
- 49 Audrey Lane – Remove and replace driveway approach

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Administrative Actions:

- ***PLN 14-0309, Sign Permit, Mia Beauty Wall Signage, 3266 Buskirk Drive***

The Zoning Administrator reviewed and approved new wall signage for Mia Beauty at 3266 Buskirk Avenue. The approval includes two wall signs, one on the west and another on the southern building elevation. The “Mia Beauty” signs will be internally illuminated, individual channel letter with the west elevation sign approximately 68 square feet in size and the identical southern building elevation sign will be approximately 62 square feet in size. The subject site is located at 366 Buskirk Drive within the *RB Retail Business* zoning district. Assessor Parcel Number: 148-070-017.

Action: Approved with conditions.

Appeal Period: Through Monday, August 18, 2014.

- ***Minor Exception PLN14-0197 – 36 Ackley Court***

Minor Exception for a new accessory structure (detached garage) that is 88 square feet more

the allowed maximum (500 square feet) for the R-10 zoning designation for a total floor area of 588 square feet (an increase of 18% in the allowed accessory structure floor area). The site does not currently have a garage. The project would otherwise comply with all applicable development standards for the R-10 zoning district. The subject site is located at 36 Ackley Court within the *R-10 Single Family Residential* zoning district. Assessor Parcel Number: 166-141-120.

Action: On July 23, 2014 the Zoning Administrator issued a notice of intent to approve the Minor Exception on or after August 1, 2014 unless a request for public hearing is received from any interested party by that date. No public comments were received and no public hearing was requested. On August 4, 2014 a notice of approval was issued by the Zoning Administrator.

Appeal Period: Through August 14, 2014.

Tree Removals Approved:

None.

Architectural Review 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 125 guest rooms, at the site of the former Chevy's Restaurant. No action will be taken on the item since this is a study session. The subject site is located at 650 Ellinwood Way, *RB - Retail Business* zone district, Assessor Parcel Number: 127-210-031.

Action: No action taken since this was a study session.

In summary, the ARC indicated that the latest proposal was moving in the right direction and was responsive to the Commission's prior suggestions, particularly with respect to improvements to the building massing (including stepping the building) and the revised exterior material palette. Commissioners indicated that:

- a. The proposed two-story building segments on the west side, perpendicular to the four-story portion of the structure, combined with the step-down from four-stories to three-stories on the south end of the upper floor of the building, provide a preferred design solution to address massing concerns.
- b. Further study should occur to explore refinements to the design to reduce the maximum height of the building so that it would be within the parameters specified in the PUD.

- c. Further study of the proposed one space per one room parking ratio should occur to confirm adequacy for the project (1.2:1 is the City standard). The possibility of shared parking with adjacent uses should also be considered.
- d. Provide a more detailed landscape plan for review, including potentially a rolling berm at the west end of the property that minimizes the need for retaining walls. The plan should also include landscape elements (potentially such as a water feature) to integrate the site with the surrounding Ellinwood neighborhood.
- e. Study the feasibility of lowering the existing grade to further reduce the apparent height of the structure.
- f. Provide cross-section drawings showing existing and proposed grade and the proposed structures and improvements.
- g. Study an alternative that would be all three-stories to compare to the stepped design.
- h. Study any further potential design solutions to improve integration of the project with the existing neighborhood.

Eighteen members of the public spoke or commented expressing concerns about various aspects of the proposal relating to the height, density, size, massing, traffic, parking, lot coverage, compatibility, and design.

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

Miscellaneous

- ***UP 10-024 Appeal & ARC 10-029 Call for Review, AT&T Wireless Communication Facility – 0 Paso Nogal Court*** – Appeal by the New Falconpointe HOA Board to the City Council of the Planning Commission’s decision to approve a use permit for a wireless telecommunications facility including a 45 foot monopine (faux pine tree); and a Call for Review (by the Mayor) to the City Council of the Architectural Review Commission’s (ARC) decision to approve an architectural review permit for a wireless telecommunications facility, including a 45 foot monopine, located approximately 20-feet downslope from the crest of the hill (on a Contra Costa Water District owned site); Assessor’s Parcel Number 154-220-015.

Action: The City Council considered the appeal in multiple hearings between 2011 and 2014, until the final hearing on August 4, 2014. On August 4th, the Council adopted a resolution to deny the appeal of the use permit, thereby approving the use permit with modifications to conform to the ARC’s approval. The City Council also reviewed and affirmed the Architectural Review Commission’s approval of the architectural review permit for the proposed wireless telecommunications facility (3-1 vote, Councilmember Weir opposed, Councilmember Harris recused himself).

- ***Administrative Permit Activity:*** For the month of July, Planning staff reviewed the following applications: 30 Zoning Permits (4 new businesses, 11 commercial plan checks

and 15 residential plan checks), 4 Home Occupation Permits, 0 Temporary Sign Permits, 1 Special Event Permit, 1 Temporary Use Permit, and 6 Tree Removal Permits.

Code Compliance

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

New Inquiries:

- **Location:** Carolyn Drive
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Flaming Oak Drive
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Gladys Road (1)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Gladys Road (2)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Gladys Road (3)
Observation: Junk/debris.
Action: No violation.
Outcome: **Case closed.**

- **Location:** Gladys Road (4)
Observation: Junk/debris.
Action: No violation.
Outcome: **Case closed.**

- **Location:** Gladys Road (5)
Observation: Broken fence.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Gladys Road (6)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road (1)
Observation: Occupied vehicle.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Helen Road (2)
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road (3)
Observation: Inoperable vehicle and junk/debris.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Helen Road (4)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road (5)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Maureen Lane
Observation: Inoperable vehicle.
Action: Vehicle on Public Street.
Outcome: Vehicle information referred to Pleasant Hill Police Department.

- **Location:** Rose Lane (1)
Observation: Storage container and trailer.
Action: Trailer not in violation; storage container associated with building permit.
Outcome: **Case closed.**
- **Location:** Rose Lane (2)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Rose Lane (3)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Westover Drive
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Claire Drive
Observation: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Doris Drive
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Geraldine Drive (1)
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Geraldine Drive (2)

Observation: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**

- **Location:** Hazel Drive
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road (1)
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road (2)
Observation: Debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Madiera Way
Observation: Inoperable vehicle.
Action: Vehicle repaired.
Outcome: **Case closed.**
- **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; additional complaint for dead trees.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ardith Road (1)
Observation: Occupied structure.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ardith Road (2)
Observation: Vehicles on unpaved surface.
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
Complaint: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Diablo View Road
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Dorothy Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Douglas Terrace
Complaint: Garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elderwood Drive
Complaint: Unpermitted accessory structure.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Elinora Drive
Complaint: Home in poor condition.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Fair Oaks Drive
Complaint: Weeds; vehicle on unpaved surface.
Action: Weeds removed; vehicle stored on driveway.
Outcome: **Case closed.**
 - **Location:** Geraldine Drive
Complaint: Graffiti.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Gladys Drive
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Grayson Road (1)
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
 - **Location:** Grayson Road (2)
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
 - **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Helen Road
Complaint: Rooster.

- Action:** Rooster removed.
Outcome: **Case closed.**
- **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
 - **Location:** Ilene Drive
Complaint: Storage unit and debris.
Action: Storage unit and debris removed.
Outcome: **Case closed.**
 - **Location:** Lorenzo Drive
Complaint: Occupied shed.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Luella Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Inspection complete.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
 - **Location:** Luella Drive (2)
Observation: Barking dog
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Madeira Way
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Marcia Drive

- Complaint:** Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Margie Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Marta Drive
Complaint: Storage container.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mary Drive
Complaint: Rooster.
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: Public Hearing.
Outcome: Pending hearing.
 - **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mohar Court
Complaint: Unpermitted fence.
Action: Fence modified.
Outcome: Pending re-inspection.

- **Location:** Mozden Lane
Observation: Damaged wall.
Action: HOA 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:** 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: Property for sale.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Pleasant Hill Road (3)
Complaint: Commercial vehicle on residential property.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Santa Cruz Drive
Complaint: Right-of-way obstruction, accessory structures and inoperable vehicle.
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 complete.
Outcome: Pending re-inspection.
- **Location:** Skander Court
Complaint: Unpermitted accessory structures.
Action: Accessory structures removed.
Outcome: **Case closed.**
- **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: Property sold; new owner notified.
Outcome: Continue to monitor and re-inspect.
- **Location:** Soule Avenue
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Theo Lane
Observation: Unpermitted home occupancy; inoperable vehicles.
Action: Inspection complete.
Outcome: Continue to monitor and re-inspect.

Graffiti Removal:

No graffiti removal this week.