



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: November 21, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Thanksgiving Day Observance – City Offices will be closed on Thursday and Friday, November 27-28 for the Thanksgiving Holiday.

Light up the Night Holiday Event – The 7th Annual **Light up the Night** takes place on Wednesday, December 3rd, in Downtown Pleasant Hill from 4 p.m. to 8 p.m. The event features include:

- Holiday Arts & Crafts Faire from 4 p.m. to 8 p.m.
- Music, Caroling and Dance Performances on two stages (5-8 p.m.)
- Tree Lighting at 6 p.m.
- Pictures with Olaf (from the movie *Frozen*) and Santa (5-7:45 p.m.)
- Free hot chocolate, coffee and cookies (5-8 p.m.)
- Free horse-drawn Carriage Rides (5-7:45 p.m.)
- ‘Elf on the Shelf’ Treasure Hunt at participating Downtown Merchants

Light up the Night is jointly organized and sponsored by the City of Pleasant Hill and Downtown Pleasant Hill, with participation from many local organizations including the Chamber of Commerce and the Civic Action Commission.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway) – The City’s contractor is scheduled to complete all project related work along Contra Costa Boulevard, between Taylor Boulevard and Chilpancingo Parkway, by the end of next week. All final striping has been completed along the corridor, and planting and landscape bark placement will be completed by early next week. City staff will be working in the upcoming weeks to reestablish the signal coordination through the project corridor. Holiday banners are scheduled to be installed on the new decorative street light poles in the median and on the new pedestrian light poles along the sidewalk, prior to the Thanksgiving holiday.

Golf Club Road Bridge Replacement Project (GCRBRP) – The Project Contractor, Bay Cities Paving & Grading (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 the approaching roadway. BAY will take a short construction break on Thursday (Thanksgiving) and Friday next week, and resume work on Monday, December 1st. It is anticipated the northern portion of the new bridge will be opened for west bound traffic by late December 2014, weather permitting.

BAY continues grading the areas to the east and west of the new bridge to establish sub-grade elevations in preparation of constructing the structural pavement section of the new west bound roadway. Additionally over the next few weeks, BAY will grade and pour the new concrete sidewalk, and raise street manholes and structures to new grades.

Utility work items:

PG&E and AT&T anticipate working on their utility relocations and connections next week, but depending on availability of their crews, the work may be extended for another week. Contra Costa Water District next will be relocating water meters and fire hydrants to the new roadway grades.

Subcontractors work items:

Freedlum will be restoring the creek banks north of the bridge with hydroseeding beginning next week. Continental Electric will be installing new street light foundations and any remaining conduits in early December for the new street light system. R&R Maher will be forming and pouring concrete curb, gutter and sidewalk beginning in the second week of December. BAY will coordinate with local businesses to help provide access during Golf Club Road driveway replacements. Many of these businesses along Golf Club Road have alternative access off College Avenue, Cottonwood Drive and Contra Costa Boulevard.

For additional project information, visit the City's CGRBRP website page at www.pleasanthillca.org/golfclub or contact the City's Construction Manager, Jaemin Park at (925) 818-3756 or by email jpark@park-eng.com.

Geary Road Improvements Project – This is a joint project between the City of Pleasant Hill and Walnut Creek. The project contractor, Bay Cities Paving & Grading (BAY), and its subcontractors have begun shifting focus to Phase 2 (south side) of Geary Road. A few items on Phase 1 (north side) of Geary Road still need to be completed, including relocation of overhead utility lines, completing the pedestrian lighting, and landscaping.

Subcontractor Work Activities:

Calco has begun the installation of a new wood fence on top of the retaining wall adjacent to the Pleasant Hill Terrace condominiums between Barnett Terrace and Pleasant Hill Road. Work on the gateway entry structure at the northeast corner of Pleasant Hill Road and Geary Road began this week. These improvements are intended to complement the entry feature constructed on the northwest corner of the intersection.

Please check the City's project webpage for future updates at www.ci.pleasant-hill.ca.us/geary. Any questions or concerns related to project construction should be directed to Walnut Creek's Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or via email at rcook@walnut-creek.org.

2014 Street Resurfacing Repair Project No. 07-14 – The Engineering Division is currently accepting bids for the 2014 Street Resurfacing Repair Project. The scope of work includes the excavation, removal, and replacement of approximately 20,200 square feet of asphalt concrete for the repair of potholes along the City's arterial and collector streets. The bid opening is scheduled for December 3, 2014. Work is expected to begin in early January 2015 and be completed by the end of the month.

Safeway Fueling Station Parking Lot – The contractor has substantially completed the parking lot improvements at the Safeway store located on Contra Costa Boulevard. The improvements included removal of parking spaces, removal and replacement of landscape medians, and relocation of a parking lot light, in order to provide additional stacking space for customers entering the fueling station. The new layout can accommodate over 24 vehicles in line without affecting the traffic flow through the site or off Contra Costa Boulevard.

Encroachment Permits

PG&E – Camelback Road neighborhood – Final sidewalk replacement and site cleanup. This final work may require some temporary “no parking” areas at times.

CCCSD – Pleasant Hill Road – Traffic control to pothole and locate existing underground utilities in roadway at various locations. This data will be used for the design of a new sewer main line. Traffic control may involve some temporary lane closures or detouring of traffic.

AT&T – 20/60 Crescent Drive – Pour replacement sidewalk around two boxes in sidewalk

Diablo Vista Water System – 419 Soule Avenue – Excavate in roadway to locate and repair canal water line leak

Diablo Vista Water System – 533 Masefield Drive – Final paving repair over canal water line

143 Cynthia Drive – Sewer lateral repair in roadway

648 Odin Drive – Sewer lateral repair in roadway

Maintenance Division

- Staff responded to an accident cleanup on Pleasant Hill Road at Cumberland Drive where a vehicle went through the median landscaping and knocked down an established Lagerstroemia Indica (Crape Myrtle) tree and damaged several shrubs. The tree was replaced, and the shrubs were trimmed and will be monitored for their recovery. Hours and materials are being tracked for insurance reimbursement.
- Staff has started select work on the new Buskirk Project landscaped areas in order to become familiar with the new irrigation system before it is accepted. The new system supports over 120 valves and several underground systems.

- Staff completed and submitted the yearly Hazardous Waste Report to the Contra Costa County Health Services. This report identifies any hazardous materials collected throughout the year that have been illegally dumped within the City. If Maintenance staff collects the items, the City is then responsible for their transportation, disposal and the costs associated with such. However, since the County HazMat team was called to each incident this year, staff was not responsible for the disposal of any items.

Planning Division

Planning Commission

- ***PLN 13-0409 - Contra Costa Country Club Golf Course Renovation At 801 Golf Club Road (Development Plan Permit & Variance)***

Site visit to view the status of the approved Contra Costa Country Club renovation of the existing 18-hole golf course (*park and recreation facility* use), to include: (1) tree removal and tree replacement, (2) modifications to fairways/greens/tee-boxes, and (3) the re-shaping of two holes. The 159-acre project site is located at 801 Golf Club Road. The site is zoned *PUD – Planned Unit District – Ordinance 723*. Assessor Parcel Number: 154-150-024 (primary assessor parcel number).

Action: The Planning Commission conducted a site visit to check the status of the project. No action was taken.

Appeal Period: Not applicable.

- ***PLN 14-0307 - Pahwa Variance (Associated With Minor Subdivision Request), 281 Boyd Road***

Public hearing on a request for a variance to allow creation of a substandard size lot. The variance is related to a minor subdivision application to subdivide a 14,935 square foot parcel into two single-family residential lots of 7,000 square feet (sf) and 6,242 sf (net) where the applicable *R-7 Single-Family Residential – 7,000 sq. ft. lots* zoning district requires a minimum lot size of 7,000 square feet (net). The site is zoned *R-7 Single-Family Residential – 7,000 sq. ft. lots*. Assessor Parcel Number: 150-201-032.

Action: The Planning Commission conducted the public hearing and continued further consideration of this matter to the December 9, 2014 Planning Commission meeting with direction to staff to prepare draft findings for approval of the variance for review by the Commission. Four members of the public spoke.

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

Zoning Administrator

No meeting scheduled.

Tree Removal Permits Approved:

- Liquid Amber tree at 3 Beswick Court (Exempt: dead tree)

Architectural Review Commission

- ***PLN 14-0342 - Century 16 Theatre Color Change, 125 Crescent Drive***

Public hearing to consider an Architectural Review permit submitted by UBS (property owner) to modify the exterior colors of the Century 16 Theatre building, 125 Crescent Drive, in Downtown Pleasant Hill, Assessor Parcel Nos. 150-300-010 & 011. Note: the proposed new colors have been painted on portions of the theater building as a “mock-up” of the painting proposal to facilitate consideration by the Commission and the public.

Action: After discussing the proposal the ARC provided the following feedback: (1) study and consider an alternate color for the shade of white that will be easier to maintain and more complementary to the surrounding color scheme; (2) eliminate the *Black Bay* color from the palette; (3) consider carrying the *Sea of Atlantis* color around to the covered walkway on the east side; (4) study options to add more shades of yellow; (5) consider proposing an interim color scheme for the adjacent tenant that would better complement the proposed paint scheme of the theatre, while still providing individuality for the minor tenant space (rather than just leaving those sides of the building unpainted as proposed), (6) consider a lighter body color for the main walls, and (7) consider providing new colors(s), or some form of treatment, to the standing seam metal roof; (8) consider reducing the number of proposed colors to simplify the color palette; and (9) study the compatibility of the colored neon accent lights/signage elements, particularly on the tower element, and the proposed new color scheme. No members of the public spoke. The ARC continued consideration of this application to December 18, 2014.

Appeal Period: Not applicable since no action was taken.

Miscellaneous

- ***PLN 14-0439 - Use Permit and Architectural Review Permit for a Verizon Wireless Telecommunication Facility, 1 Santa Barbara Road***

The City has received an application from Verizon Wireless for a new wireless communication tower (proposed height of 70 feet). The tower is designed to appear as an athletic field light at Pleasant Hill Middle School. The proposal also includes a ground level equipment enclosure within close proximity to the tower, within the southwest corner of the athletic field on the school property. The application is currently under review. For

further information, please contact Troy Fujimoto, project planner at Tfujimoto@pleasanthillca.org or 925-671-5224.

Housing Element Committee: The Committee met on November 17, 2014 to review and discuss the comments received on the draft Housing Element from the State Department of Housing and Community Development (HCD). The Committee also reviewed the next steps in the update process including finalizing the draft, completing the environmental review process and scheduling public hearings before the Planning Commission and City Council early next year. For further information, please contact Troy Fujimoto, project planner at Tfujimoto@pleasanthillca.org or 925-671-5224.

Code Compliance

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

New Inquiries:

- **Location:** Beatrice Road
Complaint: Inoperable vehicle, junk/debris and vehicle on unpaved.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Fawn Creek Court
Complaint: Tree branches dumped onto creek.
Action: Inspection request sent to property owner.
Outcome: Pending inspection.

- **Location:** Hardy Circle
Complaint: Garbage/recycling receptacles left at collection point.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Hawthorn Drive
Complaint: Graffiti.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mary Drive
Complaint: Rooster.
Action: Inspection request sent to property owner.
Outcome: Pending inspection.

- **Location:** Mayhew Way
Complaint: Barbed wire on fence.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Morello Avenue
Complaint: Vegetation obstructing sidewalk.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Vili Way
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Cleopatra Drive (1)
Observation: Inoperable vehicle; vehicle stored on unpaved surface.
Action: Vehicles removed.
Outcome: **Case closed.**
- **Location:** Cleopatra Drive (2)
Observation: Vehicle stored on unpaved surface.
Action: Vehicle moved to paved surface.
Outcome: **Case closed.**
- **Location:** Diablo View Road
Observation: Vehicle stored on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Fordham Court
Observation: Trailer stored on front lawn.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Oakvue Road

Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ridgevale Lane
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Soule Avenue
Observation: Inoperable vehicle, junk/debris and vehicle on unpaved.
Action: Owner notified.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Apollo Way
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ardith Drive
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Barnett Circle
Complaint: Vehicle stored on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Belinda Drive
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Buxton Circle
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Camino Las Juntas (1)
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Camino Las Juntas (2)
Complaint: 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:** Cleopatra Drive
Complaint: Junk/debris and lack of garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Douglas Terrace
Complaint: Garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elinora Drive (1)
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elinora Drive (2)
Complaint: Junk/debris and vegetation obstructing the view of traffic.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Elderwood Drive
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ester Drive
Complaint: Storage container.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Fordham Court
Complaint: Garbage/recycling containers left at collection point.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Gloria Drive (1)
Complaint: Junk/debris; home occupancy.
Action: Junk/debris removed; no signs of home occupancy.
Outcome: **Case closed.**
- **Location:** Gloria Drive (2)
Complaint: Inoperable vehicle.
Action: Inoperable vehicle removed.
Outcome: **Case closed.**
- **Location:** Golf Club Road
Complaint: Graffiti.
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:** Hamilton Court
Complaint: Vehicle on unpaved surface.
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:** Isabella Lane
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Jeffery Drive
Complaint: Occupied recreational vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Kathryn Drive
Complaint: Weeds and damaged fence.
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:** Maureen Lane (1)
Complaint: Trailer stored on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Maureen Lane (2)
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Maureen Lane (3)
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mazie Drive
Complaint: Unpermitted home occupancy.
Action: Public Hearing to consider revocation on December 11, 2014.
Outcome: Monitoring compliance with conditions.
- **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.
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:** Patterson Boulevard
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Poshard Street
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ruth Drive
Complaint: Vegetation obstructing the public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
- **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:** Twinview Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Wendy Drive
Complaint: Trees obstructing the public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.

Graffiti Removal:

No graffiti removed this week.