



*City of Pleasant Hill*

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## MEMORANDUM

TO: Mayor and City Council  
FROM: June Catalano, City Manager  
DATE: December 19, 2014  
SUBJECT: **WEEKLY UPDATE**

### GENERAL UPDATE

**Holiday Observances** – City offices will be closed on Wednesday and Thursday, December 24-25th, and on Thursday, January 1<sup>st</sup>. The next Weekly Update will be posted on Friday, January 9, 2015. Happy Holidays and Happy New Year to one and all!

### PUBLIC WORKS AND COMMUNITY DEVELOPMENT

#### **Engineering Division**

**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 approaching roadway. BAY and their subcontractors are scheduled to resume bridge construction in early January after current utility relocation work is completed.

#### **Utility work items:**

PG&E completed their gas main relocation (tie-in) to the northern portion of the new bridge last week, clearing the way for the other utilities to finish their work. AT&T is scheduled next week for conduit relocation work. Once AT&T conduits and wiring are placed into the new bridge and roadway, they can begin the transfer of telecommunication service to the new wiring. Contra Costa Water District also needs to complete one remaining fire hydrant and several water meter relocations which is anticipated to take a few days to complete. The majority of utility underground work should be completed within the month, weather permitting.

For additional project information, visit the City's GCRBRP 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](mailto: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, which is scheduled for completion in summer 2015.

A few items on Phase 1 (north side) of Geary Road still need to be completed, including relocation of overhead utility lines, wood fencing on retaining wall, gateway monument wall at the northeast corner of Pleasant Hill Road and Geary Road, pouring concrete sidewalk to replace temporary asphalt in limited locations, completing the wiring for pedestrian lighting, and landscaping.

Weather dependent, utilities will be adjusted to grade and roadway traffic striping will be completed. BAY will be working on a limited basis on new traffic signals at Putnam Boulevard and Geary Road intersection and then into the New Year will resume installation of new underground storm drain pipes along the south side of Geary Road.

For additional information, visit the City's Geary Road webpage at [www.ci.pleasant-hill.ca.us/geary](http://www.ci.pleasant-hill.ca.us/geary) or contact Walnut Creek's Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or by email [at rcook@walnut-creek.org](mailto:rcook@walnut-creek.org).

### **Encroachment Permits**

- Contra Costa Water District – Lucille Lane at Osborn Lane – Temporary traffic control on Lucille Lane for contractor's work on water system, and for access to other work locations on Osborn Lane. This construction is part of CCWD's FY14 Main Replacements and Other District Improvements project
- Contra Costa Water District – 90 Collins Drive at Stevenson Drive – Excavate to locate and repair water leak
- 6 Cindy Court – Sewer lateral repair in the roadway

### **Maintenance Division**

- Staff continue to monitor the storm drain systems and creeks throughout the city to prevent problems. No flooding was reported this week.
- Staff recently attended classes to obtain the last of the required twenty hours of Continuing Education in order to keep their Qualified Applicators Certificates (Q.A.C.) current with the Department of Agriculture.
- Staff has started preparing for the annual state and county inspections. Documentation and site inspections will be conducted in January by the Department of Agriculture, County HazMat, County Reclaimed Water, and several pieces of equipment will be reviewed.

### **Planning Division**

**Planning Commission** - No meeting scheduled.

## Zoning Administrator

- ***PLN 14-0303: Sprint Modifications to Existing Wireless Communication Facility at 2551 Pleasant Hill Road (Oasis Christian Church Monopine)***

The Zoning Administrator has determined that this application to modify an existing wireless communication facility *is eligible* for streamlined review in accordance with Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 – Amendment to Telecommunication Act of 1996. The Zoning Administrator has further determined that the proposal would not “substantially change” the physical dimensions of the existing facility, since it primarily consists of replacing three existing antenna panels with three new antenna panels of similar dimensions. Furthermore, the Zoning Administrator is requiring special conditions of approval, in order to restore and enhance the appearance of the monopine facility (i.e. natural conical shape, branch count, needle density, colors, materials, etc.).

Note: Any member of the Planning Commission or Architectural Review Commission may request review of these determinations by notifying the Zoning Administrator within ten days of this determination (or no later than December 29, 2014. If no request for review is received within ten days, the Zoning Administrator’s determination will be final.

## Architectural Review Commission

### Architectural Review Commission

- ***PLN 14-0342, Century 16 Theatre Color Change, 125 Crescent Drive (Continued from November 20, 2014)***

Public hearing to consider an application for an Architectural Review permit 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.

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

Appeal Period: Through Monday, December 29, 2014.

- ***PLN 14-0302, Ariba New Single Family Home - 1900 Buttner Road***

Public hearing to consider an application for an Architectural Review permit, by the property owner, Ariba Investments, to consider a new single family residence located in an R-20 zoning district. The project involves the demolition of the existing residential structure, refurbishment of the existing in-ground swimming pool, and the construction of a new two-story single-family home. The proposed residence would have 3,968 square feet of living area, an attached 508 square foot garage, and a covered porch area of

approximately 711 square feet. Assessor's Parcel Number 164-052-001.

Action: Approved with conditions. Two members of the public spoke.

Appeal Period: Through Monday, December 29, 2014.

- ***PLN 14-0338, Sun Valley Apartments Site Improvements, Architectural Review Permit, 1382-1400 Contra Costa Boulevard***

Public hearing to consider an application for an Architectural Review Permit PLN 14-0338 for various site improvements including: grading (to remediate non-approved fill of Ellinwood Creek), provision of additional parking spaces, landscape modifications (including addressing unapproved tree removals), re-vegetation of portions of Ellinwood Creek, and various minor modifications to parking lot development standards at the rear of the site. The 3.4 acre project site is developed with an 88-unit apartment complex. Assessor Parcel Number: 127-050-069.

*Note: The applicant is requesting postponement of this item due to a scheduling conflict. Therefore, staff is recommending that the item be continued to January 15, 2015.*

Action: Continued to January 15, 2015.

Appeal Period: Not applicable.

### **Code Compliance**

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

#### **New Inquiries:**

- **Location:** Charles Avenue  
**Complaint:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Harvard Drive  
**Complaint:** Accessory structure at front yard.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Helen Road  
**Complaint:** Junk/debris.

**Action:** No violation; active building permit.  
**Outcome:** **Case closed.**

- **Location:** Maureen Lane (1)  
**Complaint:** Inoperable vehicle.  
**Action:** No violation.  
**Outcome:** **Case closed.**
  
- **Location:** Maureen Lane (2)  
**Complaint:** Vehicle stored on Public Street.  
**Action:** Referred to the Police Department's Traffic Division.  
**Outcome:** **Case closed.**
  
- **Location:** Maybelle Drive (1)  
**Complaint:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Maybelle Drive (2)  
**Complaint:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Maybelle Drive (3)  
**Complaint:** Vehicle on unpaved.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Maybelle Drive (4)  
**Complaint:** Vehicle on unpaved.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Maybelle Drive (5)  
**Complaint:** Accessory structure.  
**Action:** No violation.  
**Outcome:** **Case closed.**
  
- **Location:** Patterson Boulevard

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

Proactive Work:

- **Location:** Maybelle Drive (1)  
**Observation:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Maybelle Drive (2)  
**Observation:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Oakvue Road  
**Observation:** Junk/debris.  
**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:** Beatrice Road

- Complaint:** Inoperable vehicle, junk/debris and vehicle on unpaved.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Bliss Court  
**Complaint:** Dead Trees.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Camino Las Juntas  
**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:** 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:** Fawn Creek Court  
**Complaint:** Debris placed in creek.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.

- **Location:** Gladys Drive (1)  
**Complaint:** Vegetation obstructing sidewalk and view of traffic.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Gladys Drive (2)  
**Complaint:** Vegetation obstructing sidewalk, inoperable vehicles and debris.  
**Action:** No violations.  
**Outcome:** **Case closed.**
- **Location:** Grayson Road  
**Complaint:** Excessive fence height.  
**Action:** Minor Exception in progress.  
**Outcome:** Pending outcome of Minor Exception.
- **Location:** Halten Court  
**Complaint:** Trash/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Hawthorn Drive  
**Complaint:** Graffiti.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Helen Road (1)  
**Complaint:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Helen Road (2)  
**Complaint:** Overgrown vegetation.  
**Action:** No violation.  
**Outcome:** **Case closed.**
- **Location:** Helen Road (3)  
**Complaint:** Inoperable vehicle.  
**Action:** Inspection scheduled.  
**Outcome:** Pending 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:** Kathleen Drive  
**Complaint:** Trash/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Kathryn Drive  
**Complaint:** Weeds and damaged fence.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Lorenzo Drive  
**Complaint:** 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:** Mary Drive  
**Complaint:** Rooster.  
**Action:** Contacted property owner; inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Mayhew Way  
**Complaint:** Barbed wire on fence.  
**Action:** Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** McKissick Street  
**Complaint:** Basketball structure in front yard setback.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Monument Boulevard  
**Complaint:** Lack of garbage service.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Norse Drive  
**Complaint:** Vehicles stored on front lawn.  
**Action:** No violation.  
**Outcome:** **Case closed.**
  - **Location:** Oak Park Boulevard (1)  
**Complaint:** Junk/debris and grading.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
  - **Location:** Oak Park Boulevard (2)  
**Complaint:** Inoperable vehicle.  
**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  
**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:** Mulch pile.  
**Action:** Inspection scheduled.  
**Outcome:** Pending 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:** Vili Way  
**Complaint:** Vegetation obstructing sidewalk.  
**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.