



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: February 6, 2015
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

CALED Program to visit Light Industrial area - The City is working with the California Association of Local Economic Development (CALED) to partner with them on a community process called LEAP – Local Economic Advisory Program. LEAP will provide the City with a real estate and planning assessment of the City’s Limited Industrial Area also known as the Hookston Station area. This area includes properties on Hookston, Vincent, Estand and Mayhew.

The LEAP program is a one-day event on Monday, February 23, and will include a team of three to four economic development professionals with expertise in industrial areas. The process will conclude with a report to the City Council the evening of February 23. The program will include interviews with property owners, current tenants in the area and key stakeholders. This is a community based process and input and opinions from interested community members are encouraged.

If you would like more information about the LEAP program please contact Kelly Calhoun, Economic Development Manager at 925.671.5213 or kcalhoun@pleasanthillca.org.

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.

BAY completed the paving of the north side of bridge approaches this week. BAY will begin the demolition next week of the curb, gutter and sidewalk along the north side (between College Drive and Contra Costa Boulevard) with the placement of street light conduits/foundations and pouring of the new sidewalk to follow. Due to the good weather, work continues along the roadway and the planned winter shut-down has been postponed for now.

Subcontractors work items:

Continental Electric will begin erecting the new ornamental street lights (on the northern half of the project) next week.

R&R Maher has completed a portion of the curb, gutter and sidewalk on both the east and west sides of the bridge (northern portion). Portions of the sidewalk have been blocked out until utilities are relocated, and sections of enhanced sidewalk that require a special treatment (ornamental emblems) are manufactured and arrive on site.

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, Jaemin Park at (925) 818-3756 or by email to jpark@park-eng.com.

2015 Street Pothole Repair Project - AJW Construction, the City's contractor, has completed approximately 17,000 square feet (20,000 sf scheduled) of pothole repair on Contra Costa Boulevard, Putnam Boulevard, Taylor Boulevard, Pleasant Hill Road, Oak Park Boulevard, Grayson Lane, Gregory Lane, Cleaveland Road, Boyd Road, Old Quarry Lane, Golf Club Road, Paso Nogal and Chilpancingo Parkway on the City's arterials and collectors. Limited residential repairs (approximately 1,100 square feet) on Doulton Court and Babette Court were also completed. Weather permitting, work is expected to be completed early next week.

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 their focus to Phase 2 south side of Geary Road (Walnut Creek side), which is scheduled for completion in the summer of 2015. Construction activities will be weather dependent over this winter period.

Planned construction activities over the next few weeks include:

- New traffic signal poles and foundations at the intersections of Geary Road and Putnam Boulevard;
- Installing traffic wiring and conduits under sidewalk and street pavement at the intersection of Geary Road and Pleasant Hill Road;
- Installation of new underground storm drain pipe between Parkland Drive to Tera Court (Walnut Creek side); and
- Removal of existing medians at Camino Verde and Geary Road intersection.

For more detailed planned construction activities please visit the City's Geary Road webpage at 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

- **PG&E – Hookston Road at Bancroft Road** – The contractor has completed underground work. Current work includes completing the backfill and placing the final asphalt paving

restoration. Paving should be done this week, weather permitting. Minor traffic delays may be encountered on Hookston Road when work is in progress.

- MCI/Verizon – Gregory Lane and Contra Costa Boulevard – Work this week includes beginning final paving repairs in the roadway, sidewalk repairs and pulling cable through the new conduit on both Gregory Lane and Contra Costa Boulevard. Final site restoration and clean-up is expected to be completed by February 13th, weather permitting. This work requires temporary lane closures when work is in progress, and some minor traffic delays may be expected.
- CCCSO – Contra Costa Boulevard & Other Locations – This permit involves temporary traffic control for CCCSO contractor to access sewer manholes in the roadway for placement and reading of flow monitoring equipment. There are five total locations, including one location each at Contra Costa Boulevard, Crescent Drive, 2nd Avenue South, Ardith Drive and Cleopatra Drive. All project activity on Contra Costa Boulevard location will be done at night to minimize disruption to traffic flow. Work at the remaining locations will be done during the day time.
- 284 Croyden Drive – Permit issued to remove and replace a portion of the driveway approach.

Planning Division

Planning Commission

No meeting scheduled.

Zoning Administrator

No meeting scheduled.

Tree Removals:

None.

Architectural Review Commission

- *PLN 14-0472, Mullen Single Family Home Addition/Remodel, 115 Poshard Street*

Hearing on the request of Sean Mullen, property owner, to consider PLN 14-0472, an Architectural Review Permit, filed on December 15, 2014, for a substantial remodel/addition to an existing 1,776 square foot home (1,272 square feet living area and 504 square feet of garage area) resulting in 2,022 square feet of living area and a 600 square foot garage. The application involves a 16,900 square foot parcel, zoned R-10, at 115 Poshard Street and located at the northwest corner of the intersection at Soule Avenue and Poshard Street. APN 149-072-011.

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

Appeal Period: Through Tuesday, February 17, 2015.

Miscellaneous

Status of Major Current Planning Applications:

<http://www.ci.pleasant-hill.ca.us/index.aspx?nid=128>

Administrative Permit Activity: For the month of January, Planning staff reviewed the following applications: 11 Zoning Permits (4 new businesses, 1 commercial plan checks and 6 residential plan checks), 9 Home Occupation Permits, 1 Temporary Sign Permits, 1 Special Event Permits, and 3 Tree Removal Permits.

Code Compliance

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

Cases Closed	Site Visits	New Inquiries	Proactive Cases Opened
12	54	12	5

New Inquiries:

- **Location:** Boyd Road
Complaint: Junk/debris.
- **Location:** Buttner Road
Complaint: Junk/debris.
- **Location:** Contra Costa Boulevard
Complaint: Sign.
- **Location:** Diablo View Road
Complaint: Hedge obstructing the view of traffic.
- **Location:** Helen Road (1)
Complaint: Junk/debris.

- **Location:** Helen Road (2)
Complaint: Junk/debris.
- **Location:** Helen Road (3)
Complaint: Junk/debris and inoperable vehicle.
- **Location:** Keats Circle
Complaint: Junk/debris.
- **Location:** Mercury Way
Complaint: Fence.
- **Location:** Sean Court
Complaint: Junk/debris.
- **Location:** Vivian Drive
Complaint: Sewer line.
- **Location:** Woodcreek Place
Complaint: Fence.

Proactive Work:

- **Location:** Beatrice Road
Observation: Inoperable vehicle.
- **Location:** Elinora Drive (1)
Observation: Junk/debris and vehicle stored on unpaved surface.
- **Location:** Elinora Drive (2)
Observation: Vehicle stored on unpaved surface.
- **Location:** Elinora Drive (3)
Observation: Sign.
- **Location:** Elinora Drive (4)
Observation: Vehicle stored on unpaved surface.

Graffiti Removal: No graffiti removed this week.