



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: April 3, 2015

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Common Core Night – The Education Commission co-hosted a Common Core Night at the Pleasant Hill Library on Tuesday, March 31st. The event was attended by many parents of students in grades K-5 at Mt. Diablo Unified District schools. Teachers and instructors demonstrated Common Core mini lessons so that parents have a better understanding of the new teaching techniques and to enable them in helping children with homework.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

[Engineering Division](#)

Diablo Vista Water System Pump House Upgrades Project – The contractor, Manito Construction, has substantially completed the project work including the installation of the new surge tank and manifold piping, the installation of the new screen at the canal draw pipe, replacement of the new decking over the manifold piping, and the securing of the existing tanks inside the pump house. The design engineer, MWH, was on site and inspected all joints, supports, and connections and approved the new system. The contractor has completed all work to the City's satisfaction. Remaining work includes the painting of the exterior exposed ductile iron manifold piping, and any punch list items.

The DVWS system is scheduled to be turned on for the 2015 season in mid-April, pending two repairs at Stevenson Drive and Beatrice Road that required the pump house upgrades to be completed. DVWS customers have been notified thru the "Notify Me" system and the City and DVWS Web page.

Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are working on miscellaneous punch list items that are outstanding and required warmer weather conditions to complete. This week, the subcontractor Saint Francis Electric (SFE) is working to epoxy paint traffic signal poles at the following intersections: Monument Boulevard/Buskirk Avenue, Lamkin Lane/Buskirk Avenue and at The Crossroads/Buskirk Avenue intersection. The work will continue into the weekend on Saturday and

tentatively on Sunday, in order to have lesser impacts on traffic. Lane closures in the area and traffic delays are expected at times.

In the next couple of weeks it is anticipated that a final coat of texture and anti-graffiti coating will be applied to the new stucco walls along the project limits. This will complete all punch list items.

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 are focused over the next three weeks on constructing traffic signals at two major intersections of Putnam Boulevard/Buena Vista Avenue/Geary Road and Pleasant Hill Road/Geary Road, and completing storm drain improvements along the Walnut Creek side (south side) of Geary Road. Relocation of underground and overhead utilities continues to affect progress of general construction at points of conflict.

Plans for the Geary Road/Buena Vista Avenue/Putnam Boulevard include:

- **Traffic Signals:** Standing the remaining new traffic signal (TS); mounting car detection camera; splicing in new power wiring (coordinate with PG&E); and remove old poles and foundations.

Plans for the Geary Road/Pleasant Hill Road include:

- **Concrete:** Forming and pouring new concrete sidewalk, curb and gutter; and
- **Traffic Signals:** Installing new electrical signal boxes; controller boxes; wiring; standing traffic signal (TS); installing signal heads and cameras; TS activating system; and removing old TS and equipment.

Plans for Geary Road between Camino Verde and Tera Court include:

- **Storm Drain:** Constructing concrete ditch; manholes; and storm drain inlets;
- **Street Lights:** Installing of underground conduits for new street lights; and
- **Landscaping:** Installing of irrigation sleeves and piping.

For more detailed planned construction activities and schedules, 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.

ENCROACHMENT PERMITS

Comcast – 3474 Buskirk Avenue – The City issued an encroachment permit for potholing existing underground utilities to verify their layout and depth. Pothole information will be used for design of a new communications conduit to be installed using the boring method. Pothole locations are limited to the shoulder and sidewalk areas, so no impacts on traffic lanes are anticipated. Potholing should be completed by the end of this week.

Astound – 2489 Estand Way at Hookston Road – The City issued an encroachment permit to construct new fiber service to its customer at 2489 Estand Way. The contractor will remove a section of sidewalk on Hookston Road and then hand dig to extend conduit from an existing utility pole.

Underground work should be completed this week.

Central Contra Costa Sanitary District – Pleasant Hill Road North of Gregory Lane – The contractor potholed existing utilities at three locations. This pothole work was completed on Monday March 30th.

Central Contra Costa Sanitary District – Various Locations – The City issued an encroachment permit to perform soils testing at eight locations. Work involves driving a small diameter probe 40’ deep into the ground to obtain soil type, density and strength data. This data will be used by the District for design of its Grayson Creek Trunk Sewer Project. The contractor completed tests at locations on Kathleen Drive, Lucille Lane, and Westover Drive on Monday March 30th. Remaining locations on Westover Drive and Marguerite Avenue are scheduled to be done next week.

Central Contra Costa Sanitary District – 2025 Westover Drive, 249 Kathleen Drive – The City issued an encroachment permit to install groundwater monitoring wells for the District’s planned Grayson Creek Trunk Sewer Project. Work requires auguring the soil to a depth of 40’, installing a 2” diameter plastic casing, and then backfilling around the casing with sand and grout. The contractor completed these two well installations on Tuesday, March 31st.

EBMUD – 36 & 71 Banbridge Place, 47 Dublin Drive – The Utility District will excavate in roadway at these three addresses to locate and repair individual water leaks.

29 Elliott Drive – The City issued an encroachment permit for a sewer lateral repair in the roadway. Contractor completed the sewer lateral and final paving repairs on Tuesday March 31st.

2001 Contra Costa Blvd – City issued a permit to property owner of this shopping center (adjacent to Post Office) to allow for the closure of the right turn lane on Contra Costa Boulevard between Woodsworth Lane and 400 feet to the south, for the repaving of the shopping center parking lot. The Post Office will remain open and accessible during business hours. The paving contractor will be allowed to close both access driveways at 5:00 p.m. to allow for the final paving along the frontage parking area. Work is expected to be completed by 8:30 p.m.

[Planning Division](#)

Planning Commission

- ***PLN 14-0478, Nine Game Zone Minor Use Permit Amendment - Addition Of Alcohol Service to an Existing Karaoke and Billiards Facility, 548M Contra Costa Boulevard***

Public hearing on the request of Jing-Yan Shi, applicant, to consider a Minor Use Permit PLN14-0478 (to amend a previously approved use permit – PLN 13-0347) to allow alcohol service (beer and wine) at a commercial recreation and entertainment use (billiard/pool hall/karaoke) and live entertainment (karaoke) business (Nine Game Zone) in compliance with Chapter 18.25 on property zoned *RB-Retail Business*. Assessor Parcel Number: 153-030-089.

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

Appeal Period: Through Monday, April 13, 2015.

- ***PLN 15-0036, Downtown Pleasant Hill Outdoor Seating Use Permit Amendment, 15-140 Crescent Drive***

Public hearing on the request of Pleasant Hill Crescent Drive Investors LLC., property owner, to consider a Conditional Use Permit PLN 15-0036 (to amend a previously approved use permit – UP 01-001) to increase outdoor seating in Downtown Pleasant Hill, in compliance with Chapter 18.55, on property zoned *PUD DSP, Planned Unit Development – Downtown Specific Plan*. The application involves increasing the allowed outdoor seating within the Downtown Shopping Area from 357 to 700 outdoor seats. Assessor Parcel Number's: 150-300-001-007, 010-013.

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

Appeal Period: Through Monday, April 13, 2015.

- ***PLN 15-0072, Burke 50 Unit Multi-Family Residential Development, 100 Mayhew Way***

Study Session, requested by Bob Burke, applicant, to review a proposal for a possible rezoning (PLN 15-0072), of property currently zoned *PAO (Professional and Administrative Office)* to a *PUD (Planned Unit Development District)*, on a 3.33 acre site, to accommodate a proposed 50-unit multi-family townhouse style residential project with 29 guest parking spaces and 5,600 square feet of open space. In addition, 20% of the 50 units (10 units) would include a secondary dwelling unit to comply with the City's inclusionary requirements for affordable housing. The proposed density would be approximately 15.1 dwellings per gross acre. Assessor Parcel Number: 148-070-004.

Action: No action taken. Three members of the public spoke (one in opposition, two in favor).

During the study session, the Planning Commission provided general comments and feedback on the conceptual proposal. In general, the Commission's comments were supportive, in concept, of considering residential use on the project site. Commissioners noted that the proposal is at a preliminary stage of the review process, and further information and analysis will be required before any final determinations or actions can be taken. Some Planning Commissioners also expressed interest in consideration of some form of mixed use as part of the project, including potentially, commercial uses to serve residents in the immediate neighborhood. Planning Commissioners also emphasized the importance of addressing compatibility with surrounding commercial/office uses and fully analyzing potential noise and air quality issues due to proximity of Highway 680.

The public's comments included, but were not limited to: (1) concerns over increased traffic, and thus consideration of a traffic signal at the T-intersection of Mayhew Way and Buskirk Avenue, and (2) concern that the development of a residential use (which is predominantly surrounded by commercial/retail uses) would devalue adjacent commercial sites.

Appeal Period: Not applicable. No action taken.

- ***PLN 14-0307, Pahwa Minor Subdivision Undeveloped Parcel Abutting the West Side of 281 Boyd Road***

Study Session to consider the potential applicability of a Minor Exception to a proposed Minor Subdivision, submitted by Indy Pahwa, that includes a proposed reduction in the required minimum net lot area to facilitate subdivision of the existing 14,935 square foot parcel into two single-family residential lots of 7,000 square feet (net) and 6,242 square feet (net), where the applicable residential zoning district (R-7) requires a minimum lot size of 7,000 square feet (net). More specifically, the Study Session will address:

- a. Whether the Minor Exception process may be applicable to requests for reductions to required net lot sizes as proposed in this Minor Subdivision and,
- b. If determined to be applicable, consider whether the findings for approval of a Minor Exception could be made for the applicant's (Pahwa) project and,
- c. Provide input regarding potential conditions of approval for a Minor Exception, if applicable.

The Study Session will also consider options for potentially amending the Zoning Ordinance to allow for specific exceptions to the net minimum lot size requirement. No action will be taken as this matter is a Study Session. Assessor Parcel No. 150-201-032

Action: No action taken. No members of the public spoke. The Planning Commission reviewed the potential applicability of a minor exception in situations where reductions in minimum required lot area are requested, and it was the consensus of the Commission that minor exceptions were not intended to address this type of circumstance. The Commission further agreed that an ordinance amendment would be appropriate to address this circumstance and provided preliminary feedback on the draft ordinance language provided for consideration by staff. An ordinance amendment will be brought back to the Planning Commission for formal hearing and recommendations at a future noticed public hearing date to be determined.

Appeal Period: Not applicable. No action taken.

Zoning Administrator

No meeting scheduled

Tree Removals:

- Five Coast Redwoods removed by the Ridgeview Homeowner's Association

Architectural Review Commission

- ***PLN 15-0054, Pfeiffer Single Family Home Addition/Remodel, 100 Oakvue Road***

Hearing on the request of Andy Pfeiffer, property owner, to consider architectural review permit (PLN 15-0054), submitted on February 23, 2015, for a substantial remodel of an existing 1,314 square foot home (895 square feet living space, and 419 square feet garage area). The project includes a proposed addition of 801 square feet of living space, 578 square feet of garage area and 451 square feet of covered porch area for a total footprint of 2,825 square feet (including an existing 100 square foot shed). The 13,098 square foot parcel is zoned R-10. APN 149-061-019.

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

Appeal Period: Through Monday, April 13, 2015.

- ***Jacks Tap Room Façade Change, 60 Crescent Drive, Suite E – PLN 15-0086***

Hearing on a request by Chris Marcovici (business owner) and Paula Dalmada (owner agent), to consider architectural review permit (PLN 15-0086) for a facade change to an existing commercial storefront in the Downtown. The project proposes installation of a new wood storefront entry system, new wall tile, and an awning over the entrance. The site zoned DSP PUD, APN 150-300-004.

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

Appeal Period: Through Monday, April 13, 2015.

- ***Vitality Bowls Signage - Appeal, 100 Crescent Drive, PLN 14-0473***

Hearing on an appeal, filed by Kevin Suto on behalf of Zachary's Pizza, of the Zoning Administrator's decision to approve a sign permit (PLN 14-0473) to include an exterior orange awning with signage for the Vitality Bowls restaurant in Downtown Pleasant Hill. The appellant is requesting denial of, or modifications to, the orange awning color and signage text on the south elevation of the building (facing Zachary's Pizza). The site zoned PUD (Downtown Specific Plan), APN 150-300-012.

Action: Appeal withdrawn. No action taken.

Appeal Period: Not applicable.

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 March, Planning staff reviewed the following applications: 26 Zoning Permits (4 new businesses, 5 commercial plan checks and 17 residential plan checks), 2 Home Occupation Permits, 1 Temporary Sign Permits, 3 Special Event Permits, and 5 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
9	33	4	5

New Inquiries:

- **Location:** Ardith Drive
Complaint: Vehicles stored on an unpaved surface.
- **Location:** Hillcrest Circle
Complaint: Unpermitted use.
- **Location:** Kathleen Drive
Complaint: Vehicle stored on an unpaved surface.
- **Location:** Suzanne Place
Complaint: Overgrown weeds.

Proactive Work:

- **Location:** Astrid Drive
Observation: Vehicle stored on an unpaved surface.
- **Location:** Esther Drive (1)
Observation: Overgrown weeds.
- **Location:** Esther Drive (2)
Observation: Overgrown weeds.
- **Location:** Fair Oaks Drive
Observation: Junk/debris.
- **Location:** Maybelle Drive
Observation: Accessory structure.

Graffiti Removal:

No graffiti removed this week.