



**MEMORANDUM**

TO: Mayor and City Council  
FROM: June Catalano, Manager  
DATE: May 15, 2015  
SUBJECT: **WEEKLY UPDATE**

**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 working on Stage 4, which is primarily the removal and reconstruction of the south side of the Golf Club Road Bridge and approaching roadway.

BAY has set up creek diversion through a large pipe (see photo below). BAY will begin the installation of a portion of the rock slope protection and new storm drain piping under the southern half of the bridge after the bridge demolition work is completed.

**Subcontractors work items:**

MCM started bridge demolition work this past Monday and has completed the deck removal and is working on removing the girders and columns. The contractor should be done with the bridge demolition by early next week.

MCM will start excavation for abutment No. 1 next week with construction of the pile driving access platform to follow.

**Utility work items:** PG&E completed the temporary disconnection of the high voltage electrical lines that run through the existing bridge. The PG&E disconnection delayed the start of the bridge demolition work by two weeks. The City and BAY are looking at strategies to gain this delay time back during rest of the project.



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 at [jpark@park-eng.com](mailto:jpark@park-eng.com).

**Price Lane Homes** – Engineering staff is reviewing the final map, grading and improvement plans for this five lot subdivision located on a one acre parcel at the corner of Price Lane and Theo Lane. The applicant obtained recent approval from the Architectural Review Commission and is proceeding with the plan review process. The project includes the construction of five single-family homes on a private road, with new storm drain facilities, including bio-swales to treat stormwater runoff.

**Utility Potholing along Golf Club Road/Old Quarry Road** – As part of the City's Golf Club Road/Old Quarry Road Improvement Project, the City's design team has been conducting potholing along various locations along Golf Club Road and Old Quarry Road to verify the location and depth of the existing underground utilities for the design of the project's improvements. Temporary traffic control has been set for the pothole operation. To minimize the impact to the DVC traffic, the contractor is restricted to working only between 8:30 am and 3:00 pm on weekdays. All pothole operation is expected to be completed by May 18<sup>th</sup>.

**2015 Street Resurfacing Project, Phase I** – The pre-construction conference for the 2015 Street Resurfacing Phase I project was held on Tuesday, May 5, 2015. The project work includes asphalt concrete pavement repair in the Fair Oaks neighborhood, Oak Park Boulevard (Monticello Avenue to Putnam Boulevard), Monument Boulevard (Buskirk Avenue to the City Limits), and Gregory Lane, in preparation for the Phase II surface treatments. Additional work includes pothole repair on the City's arterial and collectors, a three-inch asphalt concrete overlay on Contra Costa Boulevard (Boyd Road to Monument Boulevard) and a one and one-half-inch asphalt concrete overlay on the existing pedestrian pathway on Reliez Valley Road. The contractor is expected to begin work on Monday, May 18, 2015 and to be completed with all project work by late June 2015.

**1450 and 1455 Cloudview Drive Tree Removal** – The property owners at 1450 and 1455 Cloudview Drive have recently completed the removal of three mature pine trees in the front of their properties and adjacent to the sidewalk. In January 2015, the Engineering Division notified the property owners at both properties that the street asphalt pavement has been damaged and has uplifted over time due to the extensive root system that has encroached into the street from their trees. This situation has presented a safety hazard to pedestrians and motorists in the vicinity of the trees and affected sidewalk. In order to avoid any hazardous conditions, temporary asphalt repairs were made including the closure of some sections of the street with caution tape and barricades which remain in place. The final repair work is scheduled to be completed with the 2015 Street Resurfacing Project.

## **ENCROACHMENT PERMITS**

**AT&T – Contra Costa Boulevard at Cottonwood Drive** – The City issued an encroachment permit to AT&T to repair a broken communications conduit at the Cottonwood Drive approach in

the crosswalk area. Work involves excavating pavement, locating and repairing conduit, backfill and paving and is limited to 9:00 a.m. to 3:00 p.m. weekdays. The contractor is using a flagger to assist traffic in and out of Cottonwood Drive.

**PG&E – 34 Burnham Court** – Final asphalt and concrete repairs at a PG&E repair location

**Diablo Vista Water System – 509/511 Patterson Boulevard** – The City issued an encroachment permit to locate and repair a leaking service at the canal water line.

**Doris Drive and Linda Drive** – The City issued an encroachment permit to Conestoga-Rovers & Assoc. for a geophysical survey of existing underground utilities along Doris Drive west of Contra Costa Boulevard and Linda Drive south of Doris Drive. Work will require temporary traffic and pedestrian controls, and local traffic may experience some minor delay. The contractor is also posting some temporary “no parking” areas as needed. Surveying began this week and is planned to be completed next week.

## Planning Division

### Planning Commission

- ***PLN 15-0038, Fox Minor Variance – Setback Reductions, 1041 Esther Drive (Continued from April 14, 2015 Meeting)***

Public hearing on the request of Robert and Joy Fox, property owners, to consider PLN 15-0038 for a variance to reduce the required aggregate side yard setback from 15 feet to 10 feet and to reduce the required rear yard setback from 15 feet to 10 feet on property zoned *R-7 Single Family Residential*. The application involves an 8,400 square foot parcel. Assessor Parcel Number: 149-251-031.

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

Appeal Period: Through Tuesday, May 26, 2015.

- ***PLN 14-0180, Rezoning/PUD Amendment, Development Plan & Use Permit - Pleasant Hill Animal Clinic, 2805 Contra Costa Boulevard***

Public hearing on the request of Fjeld Family LP, property owners, to consider PLN 14-0180 for a new two-story animal clinic facility at the site of the former Pleasant Hill Veterinary Hospital. The facility would be approximately 3,206 square feet, resulting in a FAR (Floor Area Ratio) of .33 FAR, and new site improvements including a parking facility, trash enclosure, landscapes and site lighting. The project includes:

- a. Development Plan Permit for the two-story animal clinic and site improvements.
- b. Use Permit for the proposed animal clinic use in PUD Planned Unit District (Ordinance 520).

- c. Rezoning and PUD Amendment for .33 Gross Floor Area Ratio (FAR) where the PUD allows a maximum .30 Gross FAR, allow site access off of W. Hookston Road as opposed to Contra Costa Blvd., and to establish a minimum 10-corner side yard setback where PUD Ordinance 520 currently does not provide a minimum corner side yard setback standard.

The application involves a 0.22 acre parcel zoned PUD 520 and shown as APN's 149-122-001 & 002.

Action: The Planning Commission conditionally approved the Use Permit and Development Plan and recommended approval of the proposed Rezoning/PUD Amendment to the City Council. No members of the public spoke. The Rezoning/PUD amendment will be scheduled for public hearing at a future meeting date to be determined.

Appeal Period: Through Tuesday, May 26, 2015.

### **Zoning Administrator**

Meeting canceled.

#### **Tree Removals:**

- None.

### **Architectural Review Commission**

No meeting scheduled.

### **Miscellaneous**

- *PLN 14-0429, Hilton Homewood Suites Hotel, 650 Ellinwood Way*

Tree removal commenced this week on the project site (former Chevy's Restaurant) pursuant to the previously approved Architectural Review Permit for the project. Up to 64 trees are approved to be removed. For further information, contact Troy Fujimoto, project planner at 925-671-5224.

#### ***Status of Major Current Planning Applications:***

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

## Code Compliance

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

Cases Closed	Site Visits	New Inquiries	Proactive Cases Opened
17	56	8	5

### New Inquiries:

- **Location:** Adria Drive  
**Complaint:** Inoperable vehicles.
- **Location:** Geary Road  
**Complaint:** Property in poor condition.
- **Location:** Golf Club Way  
**Complaint:** Rooster.
- **Location:** Hookston Road  
**Complaint:** Building violations.
- **Location:** Lucinda Lane  
**Complaint:** Tree obstructing street light.
- **Location:** Monivea Place  
**Complaint:** Overgrown weeds, junk/debris and exterior paint.
- **Location:** Oak Park Lane  
**Complaint:** Vehicle stored on an unpaved surface.
- **Location:** Sunset Road  
**Complaint:** Unpermitted home occupancy.

### Proactive Work:

- **Location:** Esther Drive  
**Observation:** Weeds.

- **Location:** Ruth Drive  
**Observation:** Weeds.
- **Location:** Santa Lucia Drive  
**Observation:** Weeds and vehicle stored on an unpaved surface.
- **Location:** Santa Monica Drive  
**Observation:** Weeds.
- **Location:** Westover Court  
**Observation:** Inoperable vehicle.

Graffiti Removal:

No graffiti removed this week.