



MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: May 29, 2015
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

CCWD Workshop – The City is hosting a “Lose a lawn, Get a Garden” workshop in the Council Chambers at City Hall on Saturday, May 30 from 9 a.m. to Noon. Organized by Contra Costa Water District, the workshop explains how to replace your lawn with a water-wise and drought tolerant landscape. Key elements of the workshop include presentations on a well-designed front yard, plants for the garden, sprinkler to drip conversion and the lawn to garden rebate program offered by CCWD. Landscape design specialists will also be present to offer advice to residents. More than 70 people have registered for this workshop, which will be recorded and broadcast on the City Channel during the month of June.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Golf Club Road Bridge Replacement Project (GCRBRP) – The contractor, Bay Cities Paving & Grading (BAY), and their subcontractors have begun Stage 4, which is primarily the removal and reconstruction of the south side of the Golf Club Road Bridge and approaching roadway.

BAY has completed its portion of excavating the creek slopes and bottom, and placing rock slope protection. It has also rearranged the creek diversion system to allow for additional room for MCM to construct a pile driving platform. BAY will continue monitoring the creek to ensure that water does not flow into the work area under the bridge.

When grading is completed, BAY can begin installation of the storm drain pipe system on this side of the bridge.

Subcontractors work items:

MCM has also started grading the area under the new bridge in order to construct a pile driving platform for the equipment to operate from. They expect to complete the construction of the platform by end of next week.

MCM will start the excavation for the abutments early next week. They plan to drive all of the piles for the bridge during the week of June 8th.



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 jpark@park-eng.com.

Buskirk Avenue Widening Project Phase II- On May 14th, 2015, IPI celebrated its 6th Annual IPI Partnering Awards Ceremony at the San Francisco International Airport. IPI Partnered Projects of the Year honors Project Teams who have exhibited the highest levels of collaboration on projects completed in 2014. Transportation and vertical building projects range from under \$25 million to over \$250 million award categories. Collaborative Partnering benchmarks include: savings on the overall project cost, early or on time completion of the project, minimizing the number of claims and overall safety of workers and the public. The recently completed Buskirk project was awarded the Sapphire Award (3rd Place) in the projects under \$25 million category. The Buskirk project scored well as it received zero contractor claims, had zero safety incidents, was under budget and was only slightly over schedule. Other local award winners include the BART Oakland International Airport Connector Project and the San Francisco - Oakland Bay Bridge - Oakland Touchdown Project 2. A full list of award recipients will soon be available at the IPI website: <http://partneringinstitute.org/>.

2015 Street Resurfacing Phase I, Project No. 01-15

Construction activities this week included the removal and replacement of existing curb and gutter at the following locations: 300 linear feet in the Fair Oaks neighborhood, 200 linear feet on Gregory Lane and 20 linear feet on Oak Park Boulevard. Next week’s work includes the installation of 12 new survey monuments in the Fair Oaks neighborhood. Asphalt concrete pavement repairs are scheduled to begin on June 8, 2015 in Fair Oaks and on the City’s arterial and collector streets.

New Grading Permits

10 Donkey Flats – New retaining walls on the side and rear of the property were approved by the Engineering and Planning Divisions. Construction is anticipated to begin this week.

Planning Division

Planning Commission

- ***Miscellaneous Zoning Ordinance Amendments, City-Wide***

Public hearing to consider recommendations to the City Council for approval of miscellaneous amendments to various provisions of the zoning ordinance (Title 18 of the PHMC) as noted below:

1. Amend various sections of the Zoning Ordinance to comply with Housing Element programs related to Emergency Shelters, Definition of Family and Group Residential Uses (Transitional and Supportive Housing) – Chapter 18.15, Chapter 18.20 & 18.25, Chapter 18.140 (required to comply with State law).
2. Add Cottage Food industry provisions into the Home Occupation section of the ordinance – Section 18.20.070 (to implement changes in State law).
3. Amend provisions related to minimum lot sizes, related to subdivisions – Chapter 18.20, Chapter 18.140 (in response to Planning Commission and City Council direction).
4. Amend Chapter 18.45 pertaining to Cultural Resources to begin implementation of Planning Commission and City Council direction regarding the role and composition of the Cultural Resources Commission.
5. Amend accessory structure provisions related to recreational uses – Section 18.20.050 (in response to code enforcement related issues with these types of structures).
6. Amend and update various parking provisions to be consistent with recent Planning Commission determinations, as well as other minor modifications – Chapter 18.55 (to ensure consistency with various project related determinations and update and clarify ambiguous provisions).
7. Amend provisions in the LI – Limited Industrial zone district to begin addressing suggestions that emerged from the recent LEAP process.
8. Other amendments including clarifying measurements for trees, updating and including various use classifications, temporary use provisions, and other streamlining revisions and minor corrections – Chapter 18.15, 18.20, 18.25, 18.45, 18.50 and including other sections of the zoning ordinance (in response to direction from the Planning Commission and City Council).

Action: The Planning Commission considered the proposed amendments, received public testimony and adopted a resolution recommending approval of the proposed amendments (excluding an amendment addressing basketball hoops). Four members of the public spoke.

Appeal Period: Not applicable. The Planning Commission recommendation will automatically be forwarded to the City Council for consideration at a future meeting.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits:

- 330 Maureen Lane – One 16” Valley Oak tree (impacting a fence on property line)
- 541 Maureen Lane – One Modesto Ash, one Black Walnut and one Fruitless Mulberry

Architectural Review Commission

No meeting scheduled.

Miscellaneous

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
3	26	3	9

New Inquiries:

- **Location:** Coats Circle
Complaint: Overgrown vegetation and inoperable vehicles.

- **Location:** Margaret Avenue
Complaint: Collection containers left out on the street.
- **Location:** Mayhew Avenue
Complaint: Overgrown vegetation.

Proactive Work:

- **Location:** Beverly Drive
Observation: Junk/debris and vehicle stored on an unpaved surface.
- **Location:** Esther Drive
Observation: Weeds.
- **Location:** Geraldine Drive (1)
Observation: Inoperable vehicle.
- **Location:** Geraldine Drive (2)
Observation: Weeds.
- **Location:** Lenox Court
Observation: Junk/debris.
- **Location:** Patricia Drive
Observation: Vehicle stored on an unpaved surface.
- **Location:** Random Way
Observation: Inoperable vehicle.
- **Location:** St. Lawrence Way
Observation: Inoperable vehicle.
- **Location:** Viking Drive
Observation: Accessory structure at the front yard.

Graffiti Removal:

No graffiti removed this week.