



**MEMORANDUM**

TO: Mayor and City Council  
FROM: June Catalano, Manager  
DATE: June 5, 2015  
SUBJECT: **WEEKLY UPDATE**

**GENERAL UPDATE**

**Citywide Garage Sale** – The 3<sup>rd</sup> annual Citywide Garage Sales takes place this Saturday, June 6<sup>th</sup>, with more than 200 homes now participating. The event is organized by Republic Services, the Civic Action Commission and co-sponsored by Berkshire Hathaway, which will be distributing garage sale lawn signs to each participating home. All sales are listed online with an interactive map showing locations at [www.pleasanthillgaragesale.com](http://www.pleasanthillgaragesale.com).

**Summer Concert** – The second Sunset by the Lake Summer Concert takes place on Sunday, June 7<sup>th</sup>, from 6 p.m. to 8 p.m. The featured band this week is Sunday Paper led by guitarist Jeff Tamelier, formerly of Tower of Power. The complete schedule of bands in this year's series can be viewed online at [www.pleasanthillconcerts.com](http://www.pleasanthillconcerts.com).

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Engineering Division**

**Golf Club Road/Old Quarry Road Improvement Project** – The City's design consultant is performing non-destructive deflection testing of the roadway pavements on Golf Club Road and Old Quarry Road this week. Testing is being done for the design of the new City roadway section that will be completed with the project. Motorists may encounter temporary traffic control and lane closures when the testing work is in progress.

**Pleasant Hill Road/Westover Drive Traffic Signal Beacon Knockdown** – The advanced traffic signal beacon in the southbound direction at Pleasant Hill Road/Westover Drive intersection was knocked down due to a vehicle related traffic collision. County signal crews cleaned up the debris and will be working on replacing the beacon over the next few weeks. Staff will seek

reimbursement for the associated repair costs from the insurance company of the party at fault.

## **ENCROACHMENT PERMITS**

- **PG&E – Various locations** – The City issued an encroachment permit to PG&E for an electric capacity and reliability upgrade project on various streets. The project includes installing new wooden utility poles, replacing overhead electric lines, transformers, switches and other appurtenances, and topping and removing old poles. Work locations are on streets generally bounded by Boyd Road to the north, Patterson Boulevard and Putnam Road to the east, and Geary Road to the south, and Pleasant Hill Road to the west. Work requiring traffic control will be restricted to 9:00 a.m. to 3:00 p.m. on Pleasant Hill Road, Boyd Road, Patterson/Putnam Boulevard, and Geary Road. Motorists may experience some temporary traffic delays when work is in progress. PG&E installed three new poles on Boyd Road late last week. They are working to install three new poles on Pleasant Hill Road south of Boyd Road this week and the beginning of next week. The project duration is estimated to be about three months.
- **155 Diablo Court** – The City issued a permit to repair a residential sewer lateral using the pipe burst method. Contractor began work on Monday, June 1<sup>st</sup>.
- **323 3<sup>rd</sup> Avenue South** – The City issued a permit to install a sewer lateral to a new residence. Contractor began trench work in the roadway on Wednesday, June 3<sup>rd</sup>. Work should be completed by the end of the week.

## **Planning Division**

### **Planning Commission**

No meeting scheduled.

### **Zoning Administrator**

No meeting scheduled.

### **Tree Removal Permits:**

None.

## Architectural Review Commission

- ***PLN 15-0024, Price Lane Subdivision – Single Family Residence for Lot 4, 118 Price Lane***  
*(Continued From May 7, 2015 Meeting)*

Hearing on the request of Castle Companies, applicant, to consider approval of an architectural review permit for a single-family residence (2,503 square feet, not including garages), including site improvements such as new landscaping. This residence was considered by the ARC and continued from the May 7, 2015 meeting for further design review. The application involves a 1.02 acre site, zoned R-7 – Single Family – 7,000 square foot lots and shown as Assessor Parcel Number: 150-161-022, located at 118 Price Lane.

Action: Further design review comments were provided by the ARC as follows:

- Revisit the massing of the proposed residence, including the following:
  - Focus on modifications/reductions to the second floor.
  - Reduce the size of the attached secondary dwelling unit.
  - Consider having a two-car garage, rather than a three-car garage to further reduce the overall mass of the building. As part of this solution, review landscaping and parking areas to accommodate a third parking space on Lot 4 in compliance with zoning ordinance standards.
- Improve the articulation of the western elevation of the residence.
- Further modify/detail the front door entrance to provide an improved presence/appearance.

The Commission directed that revised plans should be submitted to staff by Wednesday morning, June 10, 2015 for further consideration on the June 18, 2015 Commission agenda. Five members of the public spoke raising various concerns about the proposal.

Appeal Period: Not applicable at this time as no final action was taken.

- ***PLN 15-0131, Homer Single Family Residential Remodel, 21 Plato Court***

Hearing to consider an architectural review permit for a substantial remodel of an existing 2,114 square foot home (1,654 square feet living space, and 460 square feet garage area). The project would include an addition of 968 square feet, of living space; for a total footprint of 3,082 square feet (2,622 square feet of living area and a 460 square foot garage). The application involves a 20,000 square foot parcel zoned *R-10 Single Family Residential – Medium Density* and shown as Assessor's Parcel Number: 166-282-010, located at 21 Plato Court.

Action: Approved with recommendations. One member of the public spoke in support of the project.

Appeal Period: Through Monday, June 15, 2015.

- **PLN 15-0137, Grace Health Care New Monument Sign, 1625 Oak Park Boulevard**  
Hearing to consider approval of a sign permit for one new freestanding monument sign at an existing (health care) commercial building. The application involves a .81-acre parcel zoned *PAO Professional & Administrative Office* and shown as Assessor’s Parcel Number: 170-091-015, located at 1625 Oak Park Boulevard.

Action: Continued to June 18<sup>th</sup> with direction for revised plans to be submitted in accordance with ARC comments. No members of the public spoke.

Appeal Period: Not applicable as no action was taken.

- **PLN 15-0141, Orchard Supply Hardware – Exterior Modifications, 155 Crescent Plaza**  
Hearing to consider approval of an architectural review permit for exterior building improvements to an existing building in the Downtown (formerly Lucky’s). The project includes: a new color palette, removal of existing walls to create an open nursery area, removal and replacement of the storefront entry system, and removal of the existing metal trellis feature. The parcel is zoned PUD DSP Planned Unit District Downtown Specific Plan and shown as Assessor’s Parcel Number: 150-300-007, located at 155 Crescent Plaza.

Action: Approved with conditions. One member of the public spoke regarding a construction-related concern but otherwise supported the project.

Appeal Period: Through Monday, June 15, 2015.

**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
11	31	10	2

New Inquiries:

- **Location:** Adria Drive  
**Complaint:** Inoperable vehicle.

- **Location:** Belinda Drive  
**Complaint:** Weeds and vehicle stored on an unpaved surface.
- **Location:** Beverly Drive  
**Complaint:** Junk/debris.
- **Location:** Croyden Drive  
**Complaint:** Junk/debris and inoperable vehicle.
- **Location:** Douglas Lane  
**Complaint:** Overgrown vegetation obstructing public right-of-way.
- **Location:** Linda Lane  
**Complaint:** Junk/debris and inoperable vehicle.
- **Location:** Marguerite Avenue  
**Complaint:** Overgrown vegetation obstructing public right-of-way.
- **Location:** Monument Boulevard.  
**Complaint:** Trash cans.
- **Location:** Taylor Boulevard.  
**Complaint:** Weeds.
- **Location:** Whitfield Court  
**Complaint:** Inoperable vehicle.

Proactive Work:

- **Location:** Ruth Drive (1)  
**Observation:** Junk/debris.
- **Location:** Ruth Drive (2)  
**Observation:** Junk/debris.

Graffiti Removal:

No graffiti removed this week.