



MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: September 25, 2015
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Community Service Day - The 11th annual Community Service Day will be held Saturday, September 26, beginning at 7:30 a.m. at Pleasant Hill Park on Gregory Lane. There are 21 projects registered for the event and more than 400 volunteers have signed up online. The Pleasant Hill Lions Club will be serving a free breakfast at the park from 7:30 to 9:00 a.m. for all volunteers who have registered to work on one of the community projects.



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 is finishing the grading and placement of aggregate base for the roadway approach on the west side of the bridge. Additionally BAY is working on excavating and placing rock slope protection along the creek slopes and under the bridge in front of the abutment faces.

Subcontractors work items:

Continental Electric is completing the installation of streetlight conduits and pole foundations. They are also installing new electrical conduits for PG&E on the southern side of the bridge.

MCM has removed all of the falsework and forms from under the bridge. MCM will be working over the next few weeks on completing bridge surface finishes. R&R Maher is forming up curb and gutter along the west side of the bridge in preparation for concrete pours over the next week.



Bay has been authorized to begin work on weekends (for the next few weeks) in order to accelerate the current construction schedule and in anticipation of the upcoming Winter season. Unexpected project delays were caused by PG&E while relocating their utilities earlier this year.

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

Repaving Oak Park Boulevard at Monticello Avenue:

Bay Cities Paving & Grading (contractor) is scheduled to begin the grinding and repaving of the intersection of Oak Park Blvd. and Monticello Avenue on Friday September 25, 2015. The work is expected to be completed in one day with construction to begin by 9:00 am, and one way traffic control will be in place. The project was required after the contractor damaged the pavement at this location, while using the adjacent parcel on Monticello Avenue as a construction storage site (no longer in use). Temporary striping will be installed until the permanent striping is scheduled.

Encroachment Permits

- **Contra Costa Water District – Oak Park Boulevard near Eccleston Avenue** – the contractor completed potholing existing utilities in sidewalk area on north side of street. Pothole data to be used for the District's upcoming re-construction of a portion of their water main at this location.
- **Contra Costa Water District – 157 Clarie Drive, 610 Aleta Place and 884 Ruth Drive** – crews excavated in roadway to locate and repair a water leak. Final paving repair to follow.
- **Astound – Taylor Boulevard west of Norse Drive** – the City issued an encroachment permit to pothole for existing utilities on Taylor Boulevard. Pothole information will be used for the design and construction of a new communications conduit across Taylor Boulevard west of Norse Drive.
- **1864 Leslie Drive** – City issued an encroachment permit to excavate in roadway to repair a portion of this residential sewer lateral. Flaggers will be used to direct one-way traffic when work is in progress.

- **155 Margie Drive and 1973 Lucille Lane** – City issued encroachment permits for a trenchless sewer repair in the roadway. Work was completed on Tuesday 9/22.

Planning Division

Planning Commission

- ***Zoning Ordinance Amendment, Outdoor Marijuana Cultivation, City-Wide***

Public hearing to consider a recommendation to the City Council for approval of an ordinance amendment related to outdoor marijuana cultivation. The proposed amendment would clarify provisions related to marijuana cultivation, including amendments to sections within Chapter 18.15 Use Classifications) and Chapter 18.50 (Additional Site Development Regulations).

Action: The Planning Commission recommended approval of the proposed zoning ordinance amendment. Three members of the public spoke on this item.

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

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

A study session to consider potential miscellaneous revisions to the zoning ordinance to address changes in State Law pertaining to regulation of solar panels, residential density bonus provisions and also to address basketball hoops in residential front yard setbacks.

Action: The Planning Commission provided input to staff regarding the proposed ordinances and received public comment. No action was taken. One member of the public spoke on this item.

Appeal Period: Not applicable. No actions were taken. Ordinance amendments will be automatically forwarded to the City Council for consideration.

Zoning Administrator

- ***PLN 15-0214 – Perez Day Care, Minor Use Permit***

Public hearing on the request of Alice Perez, applicant, to consider PLN 15-0214, a minor use permit for a general day care, in compliance with Section 18.25.020 of the provisions of the Pleasant Hill Municipal Code (PHMC). The application involves a 13,285 square foot zoned PAO – Professional and Administrative Office. The project site is Assessor Parcel No. 149-253-016, located at 1041 Hook Avenue.

Action: Approved with conditions, no members of the public spoke on this item.

Appeal Period: Through Monday, October 5, 2015.

- ***PLN 15-0247, Freccero Minor Exception***

On September 8, 2015 the Zoning Administrator issued a Notice of Intent to Approve a Minor Exception for a 328 square foot addition to the front of an existing single family residence that would exceed allowable lot coverage by approximately 3% of the project site (resulting in 33% lot coverage where the maximum allowable lot coverage in the R-10 zoning district would otherwise be 30%). No public hearing was requested by any interested party; consequently, on September 21, 2015, the Zoning Administrator conditionally approved the Minor Exception. The project site is Assessor Parcel Number: 166-152-030, located at 121 Random Way.

Action: Approved with Conditions on September 21, 2015.

Appeal Period: Through October 1, 2015 at 6 p.m.

Tree Removal Permits:

- Ridgeview HOA (Ridgeview Drive) - 8 Trees (7 Monterey Pines and 1 Coastal Redwood)
- 105 Hubbard Street - 1 Italian Stone Pine

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
10	74	11	3

New Inquiries:

- **Location:** Ardith Drive
Complaint: Vehicle stored on an unpaved area.
- **Location:** Camelback Road
Complaint: No garbage service.
- **Location:** Camelback Circle
Complaint: Tree removal.
- **Location:** Dorothy Drive
Complaint: Junk/debris.
- **Location:** Elinora Drive
Complaint: Sight obstruction.
- **Location:** Kathleen Drive (1)
Complaint: Vehicle stored on an unpaved area.
- **Location:** Kathleen Drive (2)
Complaint: Vehicle stored on an unpaved area.
- **Location:** Merian Drive
Complaint: Overgrown vegetation.
- **Location:** Pleasant Hill Road
Complaint: Sidewalk obstruction.
- **Location:** Ruth Drive
Complaint: Sidewalk obstruction.
- **Location:** Woodsworth Lane
Complaint: Dumpster.

Proactive Work:

- **Location:** Astrid Drive (1)

Observation: Vehicle stored on an unpaved area.

- **Location:** Astrid Drive (2)

Observation: Vehicle stored on an unpaved area.

- **Location:** Esther Drive

Observation: Junk/debris and inoperable vehicle.

Graffiti Removal:

No graffiti removed this week.