



MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: June 26, 2015

SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

2015 Street Resurfacing Phase I – The City’s contractor, MCK Services, has substantially completed work on the 2015 Street Resurfacing Phase I project. Project highlights include:

- 38,000 square feet of asphalt pavement repair on Crescent Drive, Monument Boulevard, Gregory Lane, and Oak Park Boulevard in preparation for new Phase II surface treatment
- 28,000 square feet of pavement repairs in the Fair Oaks neighborhood in preparation for new Phase II surface treatment
- 5,000 square feet of pothole repairs on the City’s arterials and collectors
- 650 linear feet of concrete curb and gutter repair
- 3-inch asphalt concrete overlay on Contra Costa Boulevard between Boyd Road and Monument Boulevard

Remaining work includes permanent thermoplastic striping of Contra Costa Boulevard (CCB) between Monument Boulevard and Boyd Road. The final striping will implement a new high visibility crosswalk hatching pattern at the intersections of CCB/Boyd Road and CCB/Monument Boulevard. This crosswalk hatching pattern (white only) will be similar to that used at the CCB/Viking Drive and CCB/Golf Club Road intersections. All work is expected to be completed by July 3, 2015. Phase II (surface treatments) is anticipated to begin in mid-July.

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 currently supporting the efforts of their subcontractor, MCM, during the reconstruction of the bridge. BAY will start working on drainage systems and reconstruction of the intersection at College Drive as well as the median area between College Drive and Contra Costa Boulevard in the coming weeks, pending coordination with MCM's bridge reconstruction work.



Subcontractors work items:

MCM has placed reinforcing steel and concrete, and completed construction of abutment three (east side of the Bridge). They are currently working on the forming and placement of reinforcing steel and concrete for abutment one (west side of the Bridge). Abutment one will be completed early next week.

MCM has started working on some false work for the temporary structure to support the reinforcing steel and concrete for the new bridge deck. Over the next two weeks they will be focusing primarily on the false work construction. Thereafter, they will begin placing reinforcing steel for the new bridge deck.

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.

Tuscany Apartments

Staff recently issued a grading permit for the Tuscany Apartments renovation project, located at 1460 Contra Costa Boulevard. The project was approved by the Architectural Review Commission and consists of mostly exterior modifications, including a new paint palette, new exterior siding material for the existing leasing office/pool storage building, replacing the existing cloth awnings with glass/acrylic and aluminum awnings, new landscape and hardscape, a new trash enclosure, and demolition and reconstruction of the interior concrete pool deck area.

As part of the project's and Provision C.3 of the Municipal Regional Permit requirements, the project will install bio-swales to treat storm water runoff before discharging into the City's storm drain system.

The project is scheduled to begin soon and is anticipated to be completed in September 2015.

ENCROACHMENT PERMITS

- **255 Rainbow Lane** – the City issued an encroachment permit to repair a sewer lateral in the roadway using the pipe burst method.

Planning Division

Planning Commission

- ***MS 08-002, Cortsen Minor Subdivision Extension – 297 Cortsen Road***

Public hearing to consider a five year extension (through July 9, 2020) for Minor Subdivision MS 08-002 (4 lots). The site is zoned *R-10 Single Family Residential*. Assessor Parcel Numbers: 166-060-045 & 166-070-052, located at 297 Cortsen Road.

Action: Approved with Conditions. One person spoke on the item.

Appeal Date: Through Tuesday, July 7, 2015.

- ***PLN 15-0209, Las Trampas Inc. Zoning Permit (Reasonable Accommodation) - 9 Sheila Court***

Public hearing request of Las Trampas Inc., to consider PLN 15-0209 (Zoning Permit/Reasonable Accommodation) for a reasonable accommodation to allow two temporary ADA pedestrian access ramp/railing structures, one each in the front and rear yard setbacks, to be installed in a residential group home facility (Care facility, small, state licensed) for six or fewer individuals in compliance with PHMC Chapter 18.112 (Reasonable Accommodations), on property zoned *R-10 Single Family Residential*. Assessor Parcel Number: 170-131-014, located at 9 Sheila Court.

Action: Continued to July 14, 2015. Two people spoke on the item.

Appeal Date: None, since no action was taken.

- ***PLN 14-0033, Corbett Minor Exception and Minor Variance Permit – 721 Grayson Road***

Public hearing to consider a minor exception that was referred to the Planning Commission

by the Zoning Administrator to allow a one foot increase in allowed fence height in the front and corner side yard setback areas, and to consider a Minor Variance to allow a one foot eight inch encroachment by the same fence into the required five foot corner side yard fence setback. The site is zoned *R-10 Single Family Residential*. Assessor Parcel Number: 166-081-014, located at 721 Grayson Road.

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

Action: Directed staff to prepare a resolution to approve the Minor Exception for additional fence height and to allow public right-of-way to be landscaped and maintained by the applicant to be counted for setback area and to deny the variance request for the fence encroachment into the street side setback. No one from the public spoke on the item.

Appeal Date: None, since no action was taken.

Zoning Administrator

- ***PLN 15-0156 - Skin Deep Skin Care Minor Use Permit at 200 Gregory Lane***

Hearing to consider approval of a Minor Use Permit for a skin care (*personal service*) use in an existing building. The spa would occupy 634 square feet of floor area (to be located on the first floor – Suite 101 of Building B) in one of the three existing buildings, which have a combined area of approximately 10,772 square feet. Section 18.25.020 of the Zoning Ordinance requires use permit approval for skin care as a *personal service* use in a *PAO Professional Administrative Office* zoning district. APN 150-290-003 and 150-290-005.

Action: Approved with Conditions. No one spoke on the item.

Appeal Date: Through Tuesday, July 7, 2015.

Tree Removal Permits:

- 415 Roberta Ave. – One Camphor tree (Determined to be Dead - Exempt)

Architectural Review Commission

No meeting scheduled.

Code Compliance

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

Cases Closed	Site Visits	New Inquiries	Proactive Cases Opened
6	30	5	8

New Inquiries:

- Location:** Elinora Drive
Complaint: Weeds.
- Location:** Luella Drive
Complaint: Unpermitted occupancy.
- Location:** Marcia Drive
Complaint: Recreational Vehicle.
- Location:** Norse Drive
Complaint: Vehicle stored on an unpaved surface.
- Location:** Parkhaven Court
Complaint: Accessory structure.

Proactive Work:

- Location:** Beverly Drive (1)
Observation: Junk/debris.
- Location:** Beverly Drive (2)
Observation: Junk/debris.
- Location:** Luella Drive
Observation: Vehicle stored on an unpaved surface
- Location:** Santa Cruz Drive (1)
Observation: Vehicle stored on an unpaved surface.
- Location:** Santa Cruz Drive (2)

Observation: Vehicles stored on an unpaved surface.

- **Location:** Santa Lucia Drive (1)

Observation: Vehicle stored on an unpaved surface.

- **Location:** Santa Lucia Drive (2)

Observation: Weeds and vegetation obstructing the sidewalk.

- **Location:** Santa Lucia Drive (3)

Observation: Junk/debris and trailer stored on an unpaved surface.

Graffiti Removal:

No graffiti removed this week.