



MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: August 14, 2015

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

The Sunset by the Lake Concerts series continues this Sunday, August 16th, with dance party band, The Groove Doctors. Concerts are held on the lawn at City Hall, 100 Gregory Lane, from 6 to 8 p.m. For more information, please visit <http://www.pleasanthillconcerts.com/>.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Geary Road Improvements Project

This is a joint project between the cities of Pleasant Hill and Walnut Creek along Geary Road from Putnam/Buena Vista to Pleasant Hill intersections. Bay Cities Paving and Grading, Inc. (BAY) completed the final asphalt lift (overlay) for the project this week. The accompanying photos shows BAY's asphalt paving machine applying the final lift along north side of Geary Road. The final lift and paving work was completed on Thursday August 13th. There were occasional traffic delays due to paving operations; Changeable Message Boards warning of these anticipated delays were posted in advance. The Cities appreciate the public's patience and understanding during this work period.



BAY and their subcontractors will be focused on completing traffic striping for pavement, traffic signs and raising of utilities, street lighting and landscaping over the next few weeks.

For more detailed information about planned construction activities, updates and schedules, please contact Walnut Creek's Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or by email at rcook@walnut-creek.org or visit the Geary Road webpages at: www.ci.pleasant-hill.ca.us/geary and www.walnut-creek.org/roadwork.

2015 Street Resurfacing Phase II Project No. 04-15 – Construction activities this week include the final striping of Monument Boulevard, Gregory Lane, Oak Park Boulevard (Monticello Avenue to Patterson Boulevard), Pleasant Hill Road (Wendell Lane to Paradise Lane), Contra Costa Boulevard (Monument Boulevard to Gregory Lane), Crescent Drive, and the Fair Oaks neighborhood. Crosswalk enhancements have been added on Oak Park Boulevard, Contra Costa Boulevard and Gregory Lane. The project will be substantially complete this week. Remaining construction activities include minor punch list work and site cleanup.



ENCROACHMENT PERMITS

- **PG&E – Cumberland Drive south of Wedgewood Court** – A PG&E crew installed 100 linear feet of underground electric conduit. Conduit work was completed on Wednesday, August 12th. Some excavation and final paving repair will follow. This work is a part of PG&E’s larger ongoing electric reliability and capacity project.
- **CCWD – 1936 Linda Drive at Kathryn Drive** – Emergency work to locate and repair a water leak in the roadway. Leak repair was completed earlier this week. Final paving repair to follow.

Maintenance Division

- Staff responded to a call from the Police Department to assist with shrubbery trimming on Lisa Lane to prevent a fire from spreading. Upon arrival, staff found that a power line had broken off of a pole on Monument Boulevard and lay across the street, starting a small brush fire on Lisa Lane by the Iron Horse Trail. Maintenance staff assisted with traffic control and eliminated the further spread of the fire.
- Staff received a call at 5:00 a.m. on Thursday from the Police Department about a tree down on Monument Boulevard which was blocking a lane of traffic. Staff found that an extremely large branch had broken off of a resident’s tree. Upon initial assessment, staff discovered that the branch had hit the electrical meter for the signal light for west bound traffic and interrupted the service. The branch was cut up and stacked for later removal and the meter was turned over to Engineering so the repairs could be scheduled.

Planning Division

Planning Commission

- ***PLN 15-0162, Major Sign Adjustment (Use Permit) for DVC Shopping Plaza Redevelopment, 61 & 66-93 Chilpancingo Parkway & 180-280 Golf Club Road***

Study Session (no actions will be taken) on a request for a major sign adjustment in conjunction with the proposed redevelopment of DVC Shopping Plaza, by Merlone Geier Partners. As part of the study session, Merlone Geier presented an overview of the proposed plans to redevelop the shopping center. The major sign adjustment included:

- New freestanding signs (3), at entrances off of Golf Club Road and Old Quarry Road, exceeding the allowable sign area and height for monument signs. The proposed monument signs would exceed the allowable sign area by 81 sf. (153% over allowed) and would exceed allowed height by six inches.

- A new freestanding, freeway-oriented, pylon sign, exceeding the allowable sign area and height for freestanding signs. The proposed freestanding, freeway-oriented pylon sign, would be up to 67 feet in height, double sided, approximately 326 sf. for each sign face.

The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001 through 004 and 153-270-001, located at 61& 66-93 Chilpancingo Parkway & 180-280 Golf Club Road.

Action: None, since this was a study session; three members of the public spoke on the item

The PC provided the following comments on the proposed project:

Pylon Sign

1. A portion of the Commission was generally receptive of the proposed sign height and sign area.
2. A portion of the Commission did not find that there was an argument/basis for the proposed sign area and height of the pylon sign.

Monument Signs

3. Recommended reducing the proposed sign height and sign face area of the monument signs, improving compatibility with the area.
4. Recommended compliance with the sign ordinance provisions pertaining to monument signs to the greatest extent possible.

Public comments included concerns with non-compliance with the sign ordinance and incompatibility of the proposal. One speaker generally supported the project.

Appeal Period: None.

- The Planning Commission adopted a motion recommending the City Council consider amending the Municipal Code to remove the Planning Commission meeting start time and allow the time be established by the Planning Commission. The Commission also adopted a motion to change the starting time for Planning Commission meetings to 7:00 PM on the second and fourth Tuesdays of the month if the Council approves the amendment. Currently, regular Planning Commission meetings start at 7:30 PM. No members of the public spoke regarding the above items.

Zoning Administrator

- ***PLN 13-0241 Juicy Rhythms/Studio 925 Dance & Fitness – Consideration of Revocation of Minor Use Permit At 548 Contra Costa Boulevard, Suite O.***

Special Hearing to consider revocation of Minor Use Permit PLN 13-0241, based on lapse of use for six months or more in compliance with Section 18.135.040 and 18.95.060 of the Zoning Ordinance. The site is a 23,352 square foot parcel zoned RB Retail Business. APN 153-030-089.

Action: Use Permit revoked; no members of the public spoke on the item

Appeal Period: Through Monday, August 24, 2015

Architectural Review Commission

No meeting scheduled

Tree Removal Permits:

- One Modesto Ash tree at 148 Vivian Drive

Miscellaneous

None

Code Compliance

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

Cases Closed	Site Visits	New Inquiries	Proactive Cases Opened
9	44	5	1

New Inquiries:

- **Location:** Audrey Drive
Complaint: Vehicle stored on an unpaved area.
- **Location:** Belva Lane
Complaint: Junk/debris and vehicles stored on an unpaved area.

- **Location:** Devonshire Court
Complaint: Unpermitted home occupancy.
- **Location:** Lucille Lane
Complaint: Weeds obstructing the public sidewalk.
- **Location:** Pleasant Hill Road
Complaint: Graffiti.

Proactive Work:

- **Location:** Santa Lucia
Observation: Weeds.

Graffiti Removal:

No graffiti removed this week.