



MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: August 21, 2015
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Golf Club Road Bridge Replacement Project

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 has completed placing aggregate base for the east side of the roadway approach to the bridge. They are currently working on the removal and replacement of the asphalt pavement at the intersection of College Drive and Golf Club Road. BAY is removing the dip (valley gutter) between the two streets and the roadway crowning to improve drainage and drivability. The final paving of this area will occur near the end of the project.



Next week, they will place final aggregate base in order to form and pour concrete curb, gutter and sidewalk along the south side of the roadway.

Subcontractors work items:

Continental Electric continues with the installation of signal interconnect and streetlight conduits along with their foundations along the south side of Golf Club Road. This work will continue over the next few weeks.



Since the 28-day bridge deck cure time is now over MCM, the bridge subcontractor, will begin removing some of deck's wooden false work in the creek area. They will also begin work on the bridge deck closure pour, which ties the north and south bridge deck sections together. They are also working on forming the bridge pilaster and barrier rail over the next several weeks.

For additional project information, visit the City's 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.

Paso Nogal Storm Drain Repair Project - Redwood Engineering, the City hired contractor, began work this week on the Paso Nogal Storm Drain Repair Project. The work is located at the intersection of Paso Nogal Road and Paso Norte Road. The repair will replace a deteriorated corrugated metal pipe that created a sinkhole earlier this year. Construction activities this week included the demolition of the existing roadway, removal of the old storm drain pipe, excavation, and shoring. Installation of the new 50 linear feet of new 24" storm drain pipe, backfill and traffic control is underway and will be completed over the next week. Remaining construction activities will include the asphalt concrete restoration of Paso Nogal Road. Work is expected to be completed by early September.



Planning Division

Planning Commission: No meeting scheduled.

Zoning Administrator: No meeting scheduled.

Administrative Actions:

- ***PLN 15-0279, Zoning Permit for Modifications to Existing AT&T Wireless Communication Facility (Streamlined Review of Existing Facilities), at 300 Ellinwood Way***

Action: The Zoning Administrator determined that this project is eligible for streamlined review pursuant to the *Middle Class Tax Relief and Job Creation Act of 2012 – Amendment to Telecommunication Act of 1996 (Section 6409)* and also that the project does not result in substantial changes to the existing telecommunication facility. Consequently, the Zoning Administrator has conditionally approved a telecommunication facility streamline request for modifications to an existing facility for AT&T Wireless. The modifications includes installation of three RRU's-12 units at the screened roof-top location, new equipment (DUS-41) within the existing ground enclosure and other associated improvements, none of which required changes to the existing lease area, nor resulted in any modifications to the existing screening methods of the equipment. The site is a located at 300 Ellinwood Way, zoned PAO Professional and Administrative Offices. APN 127-210-037.

Appeal Period: Through August 31, 2015.

- ***PLN 15-0229, Zoning Permit for Modifications to Existing Sprint Wireless Communication Facility (Streamlined Review of Existing Facilities), at 559 Contra Costa Boulevard***

Action: The Zoning Administrator, on August 20, 2015, denied this application, without prejudice, based on the fact that the application was deemed incomplete and no response was received from the applicant and thus sufficient information has not been provided to determine if the proposed modifications comply with the Federal Streamline process in accordance with the *Middle Class Tax Relief and Job Creation Act of 2012 – Amendment to Telecommunication Act of 1996 (Section 6409)*. Furthermore, this action of denial, without prejudice, is being taken in order to comply with the applicable 60-day Federal “shot clock” regulation. The site is a located at 559 Contra Costa Boulevard, zoned RB Retail Business.

Appeal Period: Through August 31, 2015.

Tree Removal Permits:

None.

Architectural Review Commission

- ***PLN 14-0180, Pleasant Hill Animal Clinic Facility, 2805 Contra Costa Boulevard*** (Continued from July 23, 2015)

Hearing to consider an architectural review permit for construction of a new two-story animal clinic facility at the site of the former Pleasant Hill Veterinary Hospital. The proposed facility would be approximately 3,206 square feet, resulting in a FAR (Floor Area Ratio) of .33 FAR, and would include site improvements such as a new surface-parking facility, a new trash enclosure, new and existing landscape and new site lighting. The project site is located at 2805 Contra Costa Boulevard. The site is zoned Planned Unit Development – Ordinance 520.

Assessor Parcel Numbers: 149-122-001 & 002.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: Through Monday, August 31, 2015.

- ***PLN 15-0291, Psychic Sign, 2049 C. Contra Costa Boulevard***

Discussion item (no action will be taken). The project is a sign permit application for a new internally illuminated channel letter tenant sign at an existing multi-tenant building at 2049 Contra Costa Boulevard. Staff is seeking input from the ARC in relation to the proposed tenant sign that would replace an existing cabinet sign and incorporate an underline feature. The application involves a 12,250 square foot parcel zoned PUD 347 and shown as Assessor Parcel Number 150-150-019, located at 2049 Contra Costa Boulevard.

Action: No action was taken. No members of the public spoke. The Commission was generally supportive of the proposal, including the underline feature.

Appeal Period: Not applicable.

- ***PLN 14-0371, DeNova Homes Planned Unit Development (PUD) and Major Subdivision (18 New Single Family Homes), at Southeast Corner of Mercury Way/Taylor Boulevard***

A study session to provide preliminary design input on various aspects of a proposed Planned Unit Development (PUD) and associated Concept Plan and Major Subdivision for 18 single family residences, and 10 additional parcels consisting of open space or private roadway, for a total of 28 parcels. The 9.78 acre site currently consists of five legal parcels. The project involves a rezoning application (to rezone from R-10 to PUD - Planned Unit District) in association with the Major Subdivision proposal. Assessor's Parcel Numbers: 152-070-003, 010, 012, 014, & 016.

Action: No action taken. In general, the Commission provided support for the concept of clustering the homes on flatter portions of the site and provided support for the architectural style of the homes (to include the proposed materials and colors for the structures). The Commission requested that additional research/consideration be conducted in regards to:

- a. Provide a more drought tolerant plant palette and a more detailed landscape plan;
- b. Consider front doors that are not overly recessed from the front of the home and/or revise the front door color to better accentuate the home's main entrance;
- c. Study, and consider revising, the massing of the home's side elevation(s);
- d. To the greatest extent possible, place the side elevation with the bedrooms along the larger of the two side yard setbacks;
- e. Revise some of the roof-line cuts and revise the Tuscan model's entry roof from a hip-roof to a gable roof style;

- f. Study and consider revising the drive-aisle (Parcel C) serving five lots (Lots 13-17) to provide an improved circulation/turnaround area;
- g. Consider relocating, or eliminating, the four guest parking spaces near the main entrance to the neighborhood to minimize grading impacts;
- h. Provide a curb-cut on the public sidewalk located at the southeast corner of Mercury Way and Taylor Boulevard and provide any necessary repairs to the Canal Trail pathway along Taylor Boulevard.

Five members of the public spoke on this item, and one member provided a written statement. The public’s comments are summarized below:

- a. Concern about the distance of the homes, abutting the east property line, to the existing Canal Trail.
- b. Concern about day-to-day pedestrian use of the Emergency Vehicle Access Easement along the south side of the project site to access adjacent neighborhoods;
- c. Concerns with dust control impacts during the construction;

Appeal Period: Not applicable.

Miscellaneous

- ***UP 10-024 & ARC 10-029, AT&T Wireless Communication (Monopine) Facility at 0 Paso Nogal Court***

The Use Permit and Architectural Review Permit for this project have expired since it has been more than 12 months since the City Council took final action on the project and the applicant has not obtained a building permit and commenced construction of the project.

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
5	43	14	5

New Inquiries:

- **Location:** Cloudview Drive
Complaint: Inoperable vehicle.
- **Location:** Elderwood Drive (1)
Complaint: Dead trees.
- **Location:** Elderwood Drive (2)
Complaint: Weeds and junk/debris.
- **Location:** Elinora Drive
Complaint: Weeds.
- **Location:** Fernwood Drive
Complaint: Dead tree.
- **Location:** Lisa Lane
Complaint: Graffiti.
- **Location:** Mary Drive (1)
Complaint: Vehicle stored on an unpaved area.
- **Location:** Mary Drive (2)
Complaint: Weeds.
- **Location:** Mesa Verde Place
Complaint: Sidewalk obstruction.
- **Location:** Monti Circle
Complaint: Collection containers.
- **Location:** Parkhaven Drive
Complaint: Unpermitted home occupancy.
- **Location:** Taylor Boulevard (1)
Complaint: Weeds.
- **Location:** Taylor Boulevard (2)

Complaint: Fence.

- **Location:** Woodsworth Lane
Complaint: Graffiti.

Proactive Work:

- **Location:** Alvina Drive
Observation: Boat stored on an unpaved area.
- **Location:** Elinora Drive (1)
Observation: Boat stored on an unpaved area.
- **Location:** Elinora Drive (2)
Observation: Vehicle stored on an unpaved area.
- **Location:** Hazel Drive
Observation: Junk/debris and trailer stored on an unpaved area.
- **Location:** Old Rodgers Ranch Court
Observation: Inoperable vehicle.

Graffiti Removal:

No graffiti removed this week.