



MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: September 4, 2015
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Sunset by the Lake Summer Concert – The final concert of the Summer Concert Series will be held this Sunday, September 6th, on the lawn at City Hall. The featured band is local favorite, The Big Jangle. The concert is from 6:00 to 8:00 pm.

Labor Day Holiday – City offices will be closed on Monday, September 7th, for the Labor Day holiday.

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 working on grading the west side roadway of the bridge approach to final subgrade elevation this week. The contractor will continue placing new aggregate base material through next week to build up the structural section for the roadway and sidewalk areas.



Subcontractors work items:

Continental Electric continues the installation for streetlight conduit foundations along the section from College Drive to Contra Costa Boulevard.

MCM has completed the concrete closure pour which connects the two bridge decks together. They are also working on forming and pouring barrier rail and sidewalks on the south side of the bridge.

The concrete subcontractor, R&R Maher, will begin forming and pouring concrete curb, gutter and sidewalk after BAY finishes placing aggregate rock on the roadway approaches.



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 at jpark@park-eng.com.

1572 Ruth Drive Storm Drain Repair – Earlier this summer the Engineering Division repaired a section of pipeline and a sink hole that had formed underneath the sidewalk adjacent to 1572 Ruth Drive. The damage was due to deterioration of the existing corrugated metal storm drain pipe (CMP) that runs east to west, from an existing City storm drain inlet in the street to the flood control channel (at the rear of the property). A review of the subdivision maps for this property show that the maintenance and repair of the existing storm drain pipe within the City right-of-way is the responsibility of the City. However, the maintenance and repair of the remainder of the system, from the property line to the flood control channel, is the responsibility of the property owner (privately owned and maintained utility).

Staff has been working and coordinating these repairs with the property owner, and recently issued a drainage permit for the replacement of approximately 100 linear feet of 24 inch diameter drainage pipeline, through the side yard of this residential property. The contractor open trenched and removed the old corrugated metal pipeline, and now has installed a new high density polyethylene drainage pipeline in its place. Trench backfill, compaction and final site cleanup should be completed next week.

ENCROACHMENT PERMITS

PG&E – Various Locations – PG&E continued work this week on their electric reliability and capacity project. Crews worked on overhead electric lines and poles on Boyd Road and some of the side streets adjacent to Boyd Road in the neighborhoods west of Brandon Road.

Central Contra Costa Sanitary District – 157 S. Cody Lane – the City issued an encroachment permit to CCCSD to repair a small section of the roadway over the sewer main where the pavement had settled. Sewer crews excavated, replaced and compacted new backfill material, and made a final paving repair. This work was completed on Wednesday, September 2nd.

1951 Peggy Drive – the City issued an encroachment permit for a trenchless sewer repair in the roadway. The contractor completed the sewer lateral work in the street on Wednesday, September 2nd. Final paving repair to follow.

GRADING PERMIT

HOMEWOOD SUITES – 550 Ellinwood Drive – Grading work continues on the construction of the new building pad. Work includes removal of existing soils to a 4 foot depth, replacing with select on-site soils, moisture conditioning and compaction. The contractor will not work on Friday, September 4th, or Monday, September 7th (Labor Day). Grading activities on the building pad will resume on Tuesday, September 8th, and are expected to be completed by mid-September.

Planning Division

Planning Commission: No meeting scheduled.

Zoning Administrator: No meeting scheduled.

Tree Removal Permits: None.

Architectural Review Commission

- ***PLN 14-0439, Verizon Wireless Telecommunication Facility, Architectural Review Permit, 1 Santa Barbara Road***

Public hearing to consider an Architectural Review Permit for a proposed wireless telecommunications facility submitted by GTE Mobilnet of California Limited Partnership dba. Verizon Wireless. The project includes the following:

- A free-standing cell tower, approximately 70 feet in height, designed to appear as an outdoor field light pole for the existing athletic field. The tower would have six TBD antennas, nine RRH antennas and two surge protectors attached to the light pole.

- A 25'x 40' square foot lease area, and an accompanying 10'x10' square foot lease area.
- A concrete block screen wall (eight feet in height), with a four foot high chain link fence above, for a combined height of 12 feet.
- An equipment shelter (within the screen wall area) up to 11 feet in height.
- An above-ground 132 gallon fuel storage tank for the back-up generator.

The proposed project would also require three exceptions to provisions of the wireless telecommunication's ordinance involving the allowable number of facilities on a single parcel, the visibility of the facility from public view and appearance of the facility. The proposed height of the facility also requires use permit approval.

The property is located at 1 Santa Barbara Road, APN: 149-230-008 and is zoned R-10 – Single Family, 10,000 square foot lots.

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

Appeal Period: Through Monday, September 14, 2015

- ***PLN 15-0162, 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 signage for the redevelopment of DVC Shopping Plaza, by Merlone Geier Partners, PLN 15-0162. The proposed signage includes:

- New freestanding signs (3), at entrances off of Golf Club Road and Old Quarry Road, up to 8'6" in height.
- A new freestanding sign, up to 67 feet in height, located at 61 Chilpancingo Parkway.

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: No action was taken since this was a study session; two members of the public spoke on the item.

The ARC provided the following comments on the proposed project:

Pylon Sign

1. Consider further reducing the massing of the sign, including the base of the sign.
2. Explore whether design elements can be incorporated into the sign from the current City Gateway Signage project.

3. Continue to explore alternative methods for the pylon sign to better highlight the identification of the City of Pleasant Hill rather than shopping center signage.
4. Provide examples of other similar type of signs that the applicant considered, and rejected, as part of their design process.

Monument Signs

5. Generally concurred with the revised monument signage proposal.
6. One Commissioner continued to suggest reducing the number of monument signs on the Golf Club Road frontage from two to one.

Public comments related to concerns with the potential tenants of the shopping center and the need for more public notice for the proposed project.

Appeal Period: Not applicable. No action taken.

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	61	13	2

New Inquiries:

- **Location:** Ardith Drive
Complaint: Sight obstruction.

- **Location:** Boyd Road
Complaint: Weeds.

- **Location:** Doray Drive (1)
Complaint: Inoperable vehicle.

- **Location:** Doray Drive (2)
Complaint: Inoperable vehicle.

- **Location:** Douglas Lane
Complaint: Unpermitted home occupancy.
- **Location:** Elaine Drive
Complaint: Excessive number of cats.
- **Location:** Elinora Drive
Complaint: Collection containers.
- **Location:** Esther Drive
Complaint: Junk/debris and inoperable vehicles.
- **Location:** Mary Drive
Complaint: Junk/debris.
- **Location:** Mercury Way
Complaint: Trailer stored on Public Street.
- **Location:** Merian Drive
Complaint: Junk/debris.
- **Location:** Osborn Lane
Complaint: Vehicle stored on an unpaved area.
- **Location:** Santa Barbara Road
Complaint: Trash service.

Proactive Work:

- **Location:** Alvina Drive
Observation: Vehicle stored on an unpaved area.
- **Location:** Esther Drive
Observation: Inoperable vehicle.

Graffiti Removal: No graffiti removed this week.