



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, City Manager
DATE: July 11, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Downtown Plaza Concert** – The second concert of the Downtown Plaza Series takes place on Thursday, July 17th from 6:30 p.m. to 8:30 p.m. The featured band is ‘Extra Large.’

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- **New Single Family Residence (323 Third Avenue South)** – Plans have been submitted to review and approve a one-story residence (2,414 sq. ft. – living space, 740 sq. ft. – 3-car garage, and 126 sq. ft. – porch area).
- **New Single Family Residence (1941 Buttner Road)** – Plans have been submitted to review and approve a two-story residence (3,133 sq. ft. – living space, 783 sq. ft. – 3-car garage, and 128 sq. ft. – porch area).
- **Hospice of East Bay (3470 & 3474 Buskirk Avenue)** – Tenant improvement plans have been submitted to review and approve both buildings for interior remodel for business offices (administration, quality assurance, foundation, fund raising).
- **Downtown (60 Crescent Drive)** – Permit has been issued to install a canopy to cover the trash enclosure near Jack’s Restaurant.
- **Batteries & Bulbs (555-557 Contra Costa Boulevard)** – Tenant improvement plans have been submitted for review and approval.
- **The Courtyard (2140 Contra Costa Boulevard)** – Plans have been submitted to review and approve interior remodel for Rite Aid.
- **Demolition (61 Chilpancingo Parkway)** – Demolition permit has been issued to completely remove the two story office/commercial building (5,087 sq. ft.).

Engineering Division

- **Buskirk Avenue Widening Phase 2 Improvement Project** – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stages 2B and 4A. Overall, the project is on schedule and anticipated to be completed in September 2014. Current project activities include:

Current Buskirk Project Activities

Ghilotti Bros. Stages 2B and 4A Project Improvements (Ongoing – August 2014) –

Stage 2B - Ghilotti is scheduled to close the west side of Buskirk Avenue south of Hookston Road the week of July 14th. This will allow Ghilotti to work on the project improvements (storm drain, street lighting, landscape planting and irrigation, concrete curb and gutter, and roadway pavement). Two-way traffic will be maintained and shifted to the east side of Buskirk Avenue.

Stage 4A - Ghilotti last week closed the median left turn lane on westbound Monument Boulevard to Buskirk Avenue and the No. 1 lanes on northbound and southbound Buskirk Avenue to allow the construction of the new median curb on Buskirk Avenue between Monument Boulevard and Lamkin Lane. Ghilotti will now begin the removal of the existing roadway pavement along the Buskirk Avenue median south of Monument Boulevard. Ghilotti continues to work on the removal of the existing roadway pavement on Buskirk Avenue south of the Crossroads where the future median curb will be constructed.

Subcontractors work items include:

Saint Francis Electric relocated the existing traffic signal pull box within the future median curb on Buskirk Avenue south of Monument Boulevard.

Takehara Landscape continues to install landscape irrigation systems within the median curb on Buskirk Avenue south of Lamkin Lane.

For more project information, please see future Weekly Updates, visit the City's Buskirk Avenue web page at www.pleasant-hill.net/buskirk or contact the City's Construction Manager, Jeff Ocampo at (925) 671-5208 or by email at jeff@ghirardelliassoc.com.

- **Golf Club Road Bridge Replacement Project (GCRBRP)** – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Stage 2, which is primarily the removal and reconstruction of the north side of the Golf Club Road (GCR) bridge. It includes the construction of new roadway approaches to the bridge. It is anticipated that this work will be complete in about four months, then both sides of the bridge will be opened to two way traffic. Bridge construction will shut down for a winter break. BAY has installed Storm Water Pollution Prevention Plan (SWPPP) measures around the project site to ensure permit compliance. They installed a creek diversion that consists of a K-rail and rock bag dam with a large diameter pipe to carry

the water through the project site. BAY is also working on site management and traffic control for work performed by sub-contractors.

Subcontractors work items:

Farwest Safety, Inc. has installed project area signs for Stage 2 configuration. LMC Safety Barricade, Inc. (LMC) has installed the Stage 2 traffic striping and channelizers to create two way traffic, one traffic lane in each direction over the south side of the GCR bridge. This work was completed by LMC at the end of last week. Traffic will be impacted due to the decrease in the number of lanes on GCR, going from two lanes in each direction to one lane.

MCM Construction (bridge specialist subcontractor) mobilized the site and placed concrete K-rail barriers along the middle of Golf Club Road to separate the northern half from the southern half of the roadway as part of Stage 2 work configuration. They have removed the asphalt concrete and concrete bridge deck this week and are removing the wood beam and pile support structure.

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.

- **Geary Road Improvements** – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Phase 1: Construction on the north side (Pleasant Hill side) which is scheduled to be completed in late 2014.

Current Project Activities

Bay Cities Paving and Grading (BAY) continues potholing the work site in order to locate any underground utilities which may potentially conflict with the new storm drain system. The original storm drain system has already been redesigned and some utilities relocated, in order to avoid these conflicts. This past week, the Contra Costa Water District (CCWD) has been replacing portions of the water main in the vicinity of the Fire Station to avoid some of these conflicts. After CCWD has completed their work (scheduled for next week), BAY will continue to install the new 72 inch storm drain pipe crossing underneath Geary Road at the intersection of Larkey Lane.

For additional project information, visit the City's Geary Road Improvement website page at <http://www.ci.pleasant-hill.ca.us/geary>. Any questions or concerns related to project construction should be directed to the City's Construction Manager, Ryan Cook at (925) 943-5899 x2364 or via email at rcook@walnut-creek.org.

- **Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway)** - Ghilotti Brothers, Inc. continues to grade, form, and pour new concrete sidewalk along the west of Contra Costa Boulevard (CCB), between Cottonwood Drive and Golf Club Road. It is anticipated that all sidewalk work along the west side of CCB will be completed by the end of next week. Ghilotti Brothers crew will soon after begin

demolition and construction of new concrete sidewalk along the east side of CCB (starting from Chilpancingo Parkway and moving south). St. Francis Electric continues to install street light foundations along the median island and within the new sidewalk area. Most of the construction related activities continue to take place at night, between 9:00 pm and 6:00 am. Some minor activities that do not impact traffic or lane closures are being completed during the day.

For additional project information, visit the City's CCB website page at <http://www.ci.pleasant-hill.ca.us/CCB> or contact the City's Construction Manager, Jaemin Park at (925) 818-3756 or by email jpark@park-eng.com.

Encroachment Permits

- PG&E - Camelback Road neighborhood – Continue work to replace underground electric facilities. Pothole existing utilities and trench for new facilities on Chollo Court, Tempe Court and Camelback Road. Final pavement and sidewalk restoration on Camelback Court. Work requires temporary traffic control and periodic “no parking” areas along these streets. Residents could experience some minor traffic delays at times.
- PG&E – Elton Court at Banbridge Place – Begin final paving restoration at new electric facilities in the street
- AT&T – Contra Costa Boulevard at Crescent Drive & Dexter Drive – Temporary traffic control and lane closures on Contra Costa Boulevard for access to manholes to splice fiber cable
- EBMUD – 14 Banbridge Place – Replace water service
- EBMUD – 1009 Pleasant Oaks Drive – Water leak repair
- EBMUD – 261 Appalachia Drive – Water leak repair
- 102 Cynthia Drive – Sewer lateral repair in the roadway
- 215 Doris Drive – Sewer lateral repair in the roadway

Planning Division

Planning Commission

Meeting canceled.

Zoning Administrator

No meeting scheduled.

Tree Removals Approved:

- One Eucalyptus at 2043 Pleasant Hill Road

Administrative Permit Activity: For the month of June, Planning staff reviewed the following applications: 24 Zoning Permits (6 new businesses, 3 commercial plan checks and 15 residential

plan checks), 6 Home Occupation Permits, 2 Temporary Sign Permits, 1 Temporary Use Permit, and 1 Tree Removal Permit.

Architectural Review Commission

Special Meeting July 10, 2014:

- ***PLN 14-0042, Hilton Homewood Suites, 650 Ellinwood Way***

Study session to review and provide design review input on a proposed three to four-story long-term stay hotel (up to 47 feet in height, with architectural features potentially allowed up to a height of 50 feet), with approximately 129 guest rooms, at the site of the former Chevy's Restaurant. No action will be taken on the item since this is a study session. The subject site is located at 650 Ellinwood Way, *RB - Retail Business* zone district, Assessor Parcel Number: 127-210-031.

Action: No action was taken since this was a study session. The Architectural Review Commission received a presentation from the applicant and also received comments from sixteen members of the public. The Architectural Review Commission provided the following comments:

1. Provide conceptual/schematic alternatives for the next study session for different configurations of the hotel building that will improve building massing concerns. This should include the following:
 - a. Consider reducing the portion of the building closest to Ellinwood Way (to the west) to two stories instead of three stories.
 - b. Study a "U" shape configuration of the building to determine whether that would help to reduce the height/massing.
2. Study all options to reduce the mass of the building and improve compatibility with surrounding structures, including, but not limited to:
 - a. Staggering the building/roof heights;
 - b. Underground parking;
 - c. Re-grading the site to reduce the overall height of the building;
 - d. Incorporating one-way parking aisles;
 - e. Break up the building and use bridges to connect different portions of the building;
 - f. Reduce the square footage of the building;
 - g. Improve horizontal and vertical articulation;

- h. Continue to refine and improve the 3-D model with respect to the depiction of surrounding properties.
- 3. A follow-up study session should be held to allow review of the alternatives by the Commission.

Appeal Period: Not applicable as no action was taken by the Commission.

- ***Study Session Concerning Potential Changes to View and Privacy Regulations***

Study session regarding potential improvements or modifications that can be considered to the Zoning Ordinance and/or Residential Design Guidelines to address residential privacy and view concerns, at the direction of the City Council. No action will be taken on the item since this is a study session.

Action: No action was taken since this was a study session. Due to the length of other items on the agenda, the Commission continued this item to a later date without discussion.

Appeal Period: Not applicable as no action was taken by the Commission.

Code Compliance

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

New Inquiries:

- **Location:** Doris Drive
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Eloise Avenue
Complaint: Bushes obstructing the sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Hazel Drive
Complaint: Junk/debris and occupied recreational vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Helen Road

Complaint: Inoperable vehicle.
Action: No violation.
Outcome: **Case closed.**

- **Location:** Margie Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Marta Drive
Complaint: Storage container.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mary Drive
Complaint: Rooster.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Santa Cruz Drive
Complaint: Right-of-way obstruction, accessory structures and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Allen Way
Observation: Bushes obstructing sidewalk.
Action: Bushes trimmed.
Outcome: **Case closed.**
- **Location:** Doray Drive (1)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Doray Drive (2)
Observation: Vehicle on unpaved surface.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Doris Drive (1)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Doris Drive (2)
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elinora Drive
Observation: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
 - **Location:** Hazel Drive (1)
Observation: Junk/debris, inoperable vehicle and vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Hazel Drive (2)
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Kathryn Drive
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Margie Drive
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mary Drive
Observation: Vehicle on unpaved surface.

Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mazie Drive
Observation: Inoperable vehicle stored in public view.
Action: Vehicle removed.
Outcome: **Case closed.**
- **Location:** Paradise Lane
Observation: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Susan Lane
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Alhambra Avenue
Complaint: Barking dog.
Action: Dog barking reduced; additional complaint for dead trees.
Outcome: Pending re-inspection.
- **Location:** Allen Way
Complaint: Bushes obstructing sidewalk.
Action: Bushes trimmed.
Outcome: **Case closed.**
- **Location:** Beatrice Road
Complaint: Weeds (Via CCCFPD).
Action: Weeds removed.
Outcome: **Case closed.**

- **Location:** Byron Drive
Complaint: Low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.
- **Location:** Chianti Place
Complaint: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Cleaveland Road
Complaint: Weeds (Via CCCFPD).
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Diablo View Road
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elda Court
Complaint: Hedge exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elderwood Drive
Complaint: Accessory structure.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elinora Drive
Complaint: Home in poor condition.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Fair Oaks Drive
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Gladys Drive
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Grayson Road (1)
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
- **Location:** Grayson Road (2)
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
- **Location:** Greenock Lane
Complaint: Barking dog.
Action: Property monitored; no presence of a barking dog.
Outcome: **Case closed.**
- **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Hubbard Avenue
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Luella Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Contacted owner to discuss.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
 - **Location:** Luella Drive (2)
Complaint: Barking dog.
Action: Owner notified.
Outcome: Monitor property.
 - **Location:** Marta Drive
Complaint: Vehicle on unpaved surface.
Action: Vehicle removed.
Outcome: **Case closed.**
 - **Location:** Mayhew Way
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mazie Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection the Building Division.
 - **Location:** Mazie Drive (2)
Complaint: Unpermitted home occupancy.
Action: Public Hearing.
Outcome: Pending hearing.

- **Location:** McKissick Street
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mohar Court
Complaint: Unpermitted fence.
Action: Fence modified.
Outcome: Pending re-inspection.
- **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Paradise Lane
Complaint: Bushes obstructing public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Patterson Boulevard
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (1)
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (2)
Complaint: Dead vegetation, deteriorated roof, damaged fence and garage conversation.
Action: Contact with the property management company; clean-up and repairs in progress.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Pleasant Hill Road (3)

- Complaint:** Commercial vehicle on residential property.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Poshard Street
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Santa Lucia Drive
Complaint: Junk/debris and vehicle on unpaved surface.
Action: Junk/debris and vehicle removed.
Outcome: **Case closed.**
 - **Location:** Scottsdale Road
Complaint: Weeds and damaged fence.
Action: HOA notified.
Outcome: Pending re-inspection.
 - **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection request sent.
Outcome: Pending inspection.
 - **Location:** Sherman Drive
Complaint: Unsecure structure, weeds and damaged fence.
Action: Structure secured and weeds removed.
Outcome: Continue to monitor and re-inspect.
 - **Location:** Skander Court
Complaint: Unpermitted accessory structure.
Action: Property sold; accessory structure scheduled to be removed.
Outcome: Pending re-inspection.
 - **Location:** Sky Ranch Lane
Complaint: Junk/debris.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

- **Location:** Slater Avenue
Complaint: Abandoned house with weeds and debris.
Action: Bank notified.
Outcome: Continue to monitor and re-inspect.
- **Location:** Sylvia Drive
Complaint: Barking dog.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Wedgewood Court
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.

Graffiti Removal:

No graffiti removal this week.