



*City of Pleasant Hill*

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## MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: April 17, 2015

SUBJECT: **WEEKLY UPDATE**

### GENERAL UPDATE

**Grayson Creek Cleanup** – The Friends of Pleasant Hill Creeks is hosting a Grayson Creek Cleanup this Sunday, April 19th beginning at 11 a.m. Volunteers are asked to meet at the Second Street bridge next to the Country Square Shopping Center (Big 5) off Contra Costa Blvd. For more details, contact Anne Baker at [abaker@republicservices.com](mailto:abaker@republicservices.com) or call 671-5806.

**College Park High School Exhibit** – College Park High School is staging a photographic exhibit entitled “See Me Thrive” in the lobby area of City Hall from April 21<sup>st</sup> through May 8<sup>th</sup>. An opening night reception for parents, students and members of the public will be held on Monday April 20<sup>th</sup> from 6:00 to 8:00 p.m. at City Hall. The exhibit will be open to the public during regular business hours at City Hall.

AJIA  
YOUTH + PHOTOGRAPHY  
TRANSFORMATION



### PUBLIC WORKS AND COMMUNITY DEVELOPMENT

#### Engineering Division

**2015 Street Resurfacing Phase I Project** – A bid opening was held on April 15, 2015. Three responsive bids were received. The apparent low bidder is MCK Services in the amount of \$504,678. The work to be done is located throughout the City of Pleasant Hill and includes:

- 45,000 square feet of base failure (pothole) repairs along the City’s arterials and collectors streets and the Fair Oaks neighborhood
- 650 tons of new asphalt concrete for the pavement overlay of Contra Costa Boulevard between Boyd Road and Monument Boulevard
- Crack sealing
- Striping, preservation and/or replacement of 12 existing iron pipe survey monuments
- Concrete valley gutter and curb and gutter repairs.

If the project is awarded by City Council on May 4<sup>th</sup>, the construction would begin in mid-May 2015.

**Golf Club Road Bridge Replacement Project (GCRBRP)** – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently transitioning from the winter shutdown stage to Stage 4 work. The winter shutdown was necessary to comply with environmental restrictions and permitting, which only allows bridge work activities at the creek after April 15<sup>th</sup> of each year. The Stage 4 work will focus on the removal and reconstruction of the south side of the Golf Club Road Bridge and approaching roadways.

### **Current Work Activities**

BAY has started traffic control measures to shift two-way traffic to the north side of Golf Club Road (GCR) in preparation of demolition and reconstruction of the southern portion of the bridge and roadway. Informational signs have been placed throughout the project limits providing advanced warning to motorists and temporary roadway striping has been laid out.

Preparation work including grinding of the asphalt pavement and resurfacing along the center median area to transition the roadway is underway. The work is scheduled to be completed this week. BAY's subcontractor, Chrisp Company, will be placing new traffic striping, so that the final two-way traffic switch can be implemented by early next week. This will allow for one lane of traffic in each direction on the northern half of Golf Club Road and bridge.

### **Forecasted Work Activities**

Work planned for next week includes installing creek diversion measures, and mobilizing bridge construction/demolition equipment. Additionally PG&E is scheduled to begin relocation of electrical overhead services along the southern side of GCR.

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 [jpark@park-eng.com](mailto:jpark@park-eng.com).

### **Encroachment Permits**

**Comcast – Gregory Lane at Trelany Road** – The contractor is using the boring method to construct a new two-inch communications conduit along the northern end of Trelany Road and then east on Gregory Lane from Trelany Road to Contra Costa Boulevard. Work is being done to provide service to Comcast customers at 81 Gregory Lane. Bore work began on April 14<sup>th</sup> and should be finished on April 16<sup>th</sup>. The contractor plans to install pull boxes and make conduit connections on April 17<sup>th</sup>. Work hours and lane closures on Gregory Lane are restricted to between 9:00 am to 3:00 pm Monday to Friday. Motorists may experience some temporary delays when flaggers and lane closures are being used.

**Comcast – 2447 Estand Way** – The City gave approval for a contractor to install a new twonch communications conduit along the length of Estand Way using the boring method. New bored conduit was placed on April 13<sup>th</sup>. The contractor is working the rest of this week to install pull boxes and begin the asphalt paving restoration. Paving and concrete sidewalk restoration will likely be finished early next week.

**Contra Costa Water District – 14 Greyfell Place** – Crews excavated at two locations in the roadway to repair water leaks. Leak repairs were completed by April 14<sup>th</sup> and resurfaced with temporary asphalt. The Water District will schedule its contractor to make the final paving repairs in the next few weeks.

**EMBUD – 36 & 71 Banbridge Place, 47 Dublin Drive** – The contractor constructed final paving repairs at five locations on Banbridge Place and Dublin Drive. This paving was completed earlier this week.

## Planning Division

### Planning Commission

- *Resolution Acknowledging Commissioner Alex Greenwood’s Service on the Planning Commission*

Action: The Planning Commission adopted the resolution and thanked Commissioner Greenwood for his service.

- *PLN 15-0038, Fox Minor Variance – Setback Reductions, 1041 Esther Drive*

Public hearing on the request of Robert and Joy Fox, property owners, to consider PLN 15-0038 for a variance to reduce the required aggregate side yard setback from fifteen feet to ten feet and to reduce the required rear yard setback from fifteen feet to ten feet, on property zoned *R-7 Single Family Residential*. The application involves an 8,400 square foot parcel. Assessor Parcel Number: 149-251-031.

Action: The Planning Commission conducted the public hearing and provided direction to staff to prepare draft findings for approval of the proposed variance for consideration at the May 12, 2015 Planning Commission meeting. The public hearing was continued to that date. No members of the public spoke.

Appeal Period: Not applicable. No action taken.

### Zoning Administrator

No meeting scheduled.

### Tree Removals:

- Eight (dead) Monterey Pines at 506 Fensalir - Exempt
- One Canary Island Palm at 260 Gloria Drive
- Two Canary Island Pines in Cobblestone HOA Common Area, 7 Pomfret Walk
- Two Monterey Pines at 2285 Morello Avenue

### Architectural Review Commission

- ***PLN 14-0092, Harrison New Single Family Home, 450 Little Road***

Hearing on the request of Randell and Tirza Harrison, property owners, to consider PLN 14-0092 architectural review permit, originally submitted on March 10, 2014 and resubmitted on February 11, 2015, for a new single family home that includes a five-car garage. The proposed second-story would consist of 1,331 square feet of living space and the first floor would consist of 1,440 square feet of garage area. APN 152-070-026.

Action: The Commission provided feedback on the proposal and then continued the item to a future hearing date to be determined. No members of the public spoke. Commission comments were as follows:

- Consider adding dormers to face toward the street
- Revise the pitch of the rear roof and/or raise the roof to allow for windows on the rear elevation
- Study potential use of a standing seam metal roof as the “middle” roof element facing toward the street and consider using an accenting color for this roof; also consider increasing the pitch of the roof
- Reconsider the proposed use of decomposed granite for the driveway to address potential maintenance and drainage concerns
- Extend a “shunt” from the proposed driveway to facilitate back-up/circulation
- Provide additional detailing (trim, light fixtures, windows, doors, garage doors)
- Address any Building Code issues
- Study use of lighter accent colors
- Study widening the rear dormer

Appeal Period: Not applicable. No action taken.

- ***PLN 12-0266, Salvation Army Collection Area, 1806 Linda Drive***

Study Session at the request of the Salvation Army, property owner, to explore potential screening methods for an existing donation collection area. The site is zoned RB-Retail Business. APN 150-102-014.

Action: Since this item was a study session, no action was taken. One member of the public

spoke. The Commission provided feedback on three options presented, and suggested considering placement of a fence with landscaping around the area where donations are being dropped off. Also, the Commission suggested further coordination with engineering staff to review driveway/circulation options.

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:

<b>Cases Closed</b>	<b>Site Visits</b>	<b>New Inquiries</b>	<b>Proactive Cases Opened</b>
11	28	8	2

**New Inquiries:**

- **Location:** Alhambra Road  
**Complaint:** Swimming pool.
- **Location:** April Court  
**Complaint:** Accessory structure.
- **Location:** Ardith Drive  
**Complaint:** Junk/debris.
- **Location:** Fernwood Drive  
**Complaint:** Retaining wall.
- **Location:** Mayhew Way  
**Complaint:** Junk/debris.

- **Location:** Parkhaven Court  
**Complaint:** Accessory structure.
- **Location:** Skander Lane  
**Complaint:** Shrubs obstructing the sidewalk.
- **Location:** Soule Avenue  
**Complaint:** Junk/debris.

Proactive Work:

- **Location:** Ruth Drive  
**Observation:** Inoperable vehicle.
- **Location:** Shirley Drive  
**Observation:** Weeds and vehicle store on an unpaved surface.

Graffiti Removal:

Alan Drive: Utility box.

Contra Costa County Weed Abatement:

All notices were sent out on April 3<sup>rd</sup>, with abatement completed by May 3<sup>rd</sup>. Inspections will start on May 4<sup>th</sup>.