



**MEMORANDUM**

TO: Mayor and City Council  
FROM: June Catalano, Manager  
DATE: May 8, 2015  
SUBJECT: **WEEKLY UPDATE**

**GENERAL UPDATE**

**Farmers' Market** – The Pleasant Hill Farmers' Market will have its Grand Opening and Ribbon Cutting on Saturday, May 9<sup>th</sup>. The market is open from 9 a.m. to 1 p.m. on Trelany Road next to City Hall. Pacific Coast Farmers' Market Association will once again manage the market which runs until November 15<sup>th</sup>. The Ribbon Cutting will take place at 10 a.m. Visit [www.pcfma.com](http://www.pcfma.com) for more details on the market.

**Final Gateways Workshop** – The final workshop as part of the Gateways Project will take place on Monday, May 11<sup>th</sup>, from 6:30 p.m. to 8:00 p.m. in the large Community Room at City Hall. The City has now held a series of workshops and community meetings to help define design concepts and ideas for City Gateways. During the final workshop participants will have an opportunity to review the revised designs and provide feedback to staff and design consultants. The final design concepts will be presented to the City Council at a later date.



**Public Hearing regarding 18-hole Disc Golf Course at Paso Nogal Park** – The Pleasant Hill Recreation and Park District is considering the installation of an 18-hole disc golf course in Paso Nogal Park. The park is owned and managed by the Recreation and Park District, which is a special district outside of the City's jurisdiction. The District's Land & Facility Development Committee is holding a public hearing on Tuesday, May 12, 2015, at 7 pm at the Pleasant Hill Community Center at 320 Civic Drive, Pleasant Hill. For more information, go to [www.pleasanthillca.org/pasonogal](http://www.pleasanthillca.org/pasonogal). For further details or to provide feedback to the District please contact Lance Hurtado, the District's Recreation & Parks Manager, at (925) 682-0896 or [lhurtado@pleasanthillrec.com](mailto:lhurtado@pleasanthillrec.com).

## PUBLIC WORKS AND COMMUNITY DEVELOPMENT

### Engineering Division

**Golf Club Road Bridge Replacement Project (GCRBRP)** – The project contractor, Bay Cities Paving & Grading (BAY), and its 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 the creek diversion and will continue monitoring the creek to ensure that water does not flow into the work area under the bridge.

#### **Subcontractors work items:**

MCM will start bridge demolition work on Monday May 11<sup>th</sup> and plans to be completed within a week. Once the bridge demolition is complete, MCM will start construction of the temporary platforms for driving the piles at the abutments and the center bent.



#### **Utility Relocations**

The relocation of the Pacific Gas and Electric Company (PG&E) electrical transmission line along Golf Club Road was completed this week. The completion of this task now allows the demolition of the bridge to proceed.

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

**Geary Road Improvements Project** – This is a joint project between the Cities of Pleasant Hill and Walnut Creek. The project contractor, Bay Cities Paving & Grading (BAY), and its subcontractors continue work on traffic signals at the two major intersections of Putnam Boulevard/Buena Vista Avenue/Geary Road and Pleasant Hill Road/Geary Road, and completing storm drain improvements along the Walnut Creek side (south side) of Geary Road. Relocation of underground and overhead utilities continues to affect progress of general construction at points of conflict.

Work plans for the Geary Road/Buena Vista Avenue/Putnam Boulevard include:

- Traffic Signals: Standing the remaining new traffic signal (TS); mounting car detection camera; splicing in new power wiring (coordinate with PG&E); and remove old poles and foundations.

Work plans for the Geary Road/Pleasant Hill Road include:

- Concrete: Forming and pouring new concrete sidewalk, curb and gutter; and

- Traffic Signals: Installing new electrical signal boxes; controller boxes; wiring; standing traffic signal (TS); installing signal heads and cameras; TS activating system; and removing old TS and equipment.

Work plans for Geary Road between Camino Verde and Tera Court include:

- Storm Drain: Constructing concrete ditch; manholes; and storm drain inlets;
- Street Lights: Installing of underground conduits for new street lights; and
- Landscaping: Installing of irrigation sleeves and piping.

The City is working with Mary Jane Preschool management to restrict street parking along a section of Geary Road adjacent to the Preschool, which has created a sight visibility concern for vehicles exiting Vessing Road onto Geary Road. With most of the construction work occurring along the Walnut Creek (south) side, all traffic has shifted to the north side and the previous wide parking shoulder and bike lanes have been removed, moving traffic closer to intersections along the project limits. During peak drop off and pick times at the Preschool this area has become quite congested by vehicles parking in this area. The final construction striping and alignment will address these sight visibility concerns. Staff has placed temporary delineators and no parking signs in this area as a temporary measure.

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

**2015 Street Resurfacing Repair, Phase II, Project No. 04-15** – The Engineering Division is currently out to bid with the 2015 Street Resurfacing Repair Project, Phase II. The Notice Inviting Bids went out on April 14, 2015 and the project was advertised in the newspaper April 17, 2015. The project work includes a cape seal (rubberized chip seal and microsurfacing seal) and permanent striping of the residential streets in the Fair Oaks neighborhood and Oak Park Boulevard (Patterson Boulevard to Monticello Avenue); a microsurfacing seal on Monument Boulevard (City Limits to Buskirk Avenue), Gregory Lane, Crescent Drive, City Hall parking lot; and citywide re-striping of the City's arterials and collector streets. The bid opening is scheduled for May 14, 2015 at 2:00 p.m. Pending City Council approval, the work is expected to begin in late June 2015.

## **ENCROACHMENT PERMITS**

**Comcast – 548 Contra Costa Boulevard** – Comcast submitted an application to install a new communications conduit along and across a portion of Contra Costa Boulevard south of 2<sup>nd</sup> Avenue South. Work is for Comcast service to its customer at 548 Contra Costa Boulevard. Conduit will be constructed using the boring method. The City issued a permit to pothole and locate existing utilities along the bore route. Contractor performed this potholing on Monday, May 4<sup>th</sup>, and Tuesday, May 5<sup>th</sup>. Work required a temporary lane closure on Contra Costa Boulevard and hours were limited to 9:00 a.m. to 3:00 p.m.

**AT&T – Contra Costa Boulevard** – The City issued an encroachment permit to AT&T to raise five existing telephone manhole covers to grade. Covers are raised to be flush with the new

roadway pavement elevation. Work involves digging up the covers, making adjustments to grade, pouring concrete collars and paving repair. Manholes are located along the northbound shoulder area from Viking Drive to Concord Avenue. The contractor completed this work on Monday, May 4<sup>th</sup> and Tuesday, May 5<sup>th</sup>.

**Paso Nogal Road Guard Rail Replacement** – The Engineering and Maintenance Divisions identified approximately 100 feet of metal beam guardrail in disrepair along northbound Paso Nogal Road north of Topaz Lane. The Maintenance Division retained Midstate Barrier to install new replacement guardrail at this location. The City issued an encroachment permit for this work, and the new guardrail was completed on Monday, May 4<sup>th</sup>.

**Contra Costa Water District – 91 Santa Barbara Road** – Crews are working this week to repair a water main leak.

**EBMUD – 98 & 99 Banbridge Place** – Crews are working this week to replace these residential water services.

**EBMUD – 2 & 5 Carrick Court** – Crews are working this week to replace these residential water services.

### Planning Division

#### Planning Commission

No meeting scheduled.

#### Zoning Administrator

No meeting scheduled.

#### Administrative Actions:

- *Special Event Permit PLN 15-0102 for American Cancer – Bark for Life Special Event at 100 Gregory Lane (City Hall at Pleasant Hill)*

Action: The Zoning Administrator/Special Event Committee conditionally approved this special event to be held on August 1, 2015, 9:00 a.m. to Noon.

#### Tree Removals:

- 265 Cortsen Road: Two Monterey Pines
- 6 Quietwood Lane: One Siberian Elm

## Architectural Review Commission

- ***Price Lane Subdivision – Five Single Family Residences, 118 Price Lane – Architectural Review Permit PLN 15-0024***

Hearing on the request of Castle Companies, applicant, to consider Architectural Review Permit PLN 15-0024, originally submitted on January 29, 2015, for five new, two story, single family residences ranging in size from 2,503 to 2,737 square feet (not including garages), including site improvements such as a new private street and landscaping. The application involves a 1.02 acre site, zoned *R-7 – Single Family – 7,000 square foot lots* and shown as Assessor Parcel Number: 150-161-022, located at 118 Price Lane.

Action: Approved with Conditions. Six people from the public spoke on the item. The Commission approved four of the new residences and continued design review for one of the residences to the June 4, 2015 meeting date for further design revisions with direction to improve the appearance of the east elevation, modify the west elevation to improve privacy for adjacent residences and provide weather protection for the secondary dwelling unit entrance.

Appeal Period: Through Monday, May 18, 2015

- ***Modular Office Building, 220 Hookston Road, Architectural Review Permit PLN 15-0084***

Hearing on the request of Kevin Maddox (applicant) and Vincent Hook Ranch LLC (property owner) to consider Architectural Review Permit PLN 15-0084, for the construction of a new, single story, modular building (4,935 square feet), in addition to new parking spaces and landscape improvements. The application involves a 1.3 acre parcel zoned *LI-Limited Industrial* and shown as Assessor's Parcel Number: 148-371-014, located at 220 Hookston Road.

Action: Approved with Conditions. Noone from the public spoke on the item.

Appeal Period: Through Monday, May 18, 2015

- ***Jacks Tap Room Façade Change, 60 Crescent Drive, Suite E – PLN 15-0086***

Discussion item to provide direction to staff regarding changes proposed to the ARC approved plans for façade improvements. On April 2, 2015 the Commission approved exterior façade improvements for Jack's Tap Room. The approval was for sandstone tiles on the upper facade, wood wainscoting on the lower facade, sconce lighting, and painting the window mullions black. At that time the applicant stated there may be difficulty in obtaining the proposed tile prior to the business opening. The Commission stated that if there was any change in the material of the façade covering, the proposal should be reviewed again.

Action: Discussion item only. No action will be taken.

Appeal Period: Not applicable.

### **Miscellaneous**

- **Study Session for DVC Plaza Conceptual Plans, PLN 15-0162:** The Architectural Review Commission will conduct a study session on May 21, 2015 at 5:00 pm, to review conceptual plans for a proposal by Merlone Geier Partners to redevelop DVC Shopping Plaza at 61 & 66-93 Chilpancingo Parkway and 180-280 Golf Club Road, APN 153-300-001 through 004 and 153-270-001. The property is currently zoned *RB – Retail Business*.

The proposal includes the following:

- Extensive renovation and remodel of the existing retail buildings at the southern half of the DVC Shopping Plaza. This does not include the former K-Mart building and McDonald’s restaurant which will be addressed separately in future plans for the northern half of the site.
- Site improvements including new landscaping, hardscape and parking lot improvements and a new dog park.
- A new walking/bicycle trail extending from Golf Club Road to Chilpancingo Parkway adjacent to Grayson Creek.
- A new 1,350 square foot building and a 67-foot high freestanding sign located at 61 Chilpancingo Parkway.

No action will be taken as this item will be a study session only. For further information, please contact Troy Fujimoto, project planner, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org); 925-671-5224.

### ***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>
17	34	15	4

New Inquiries:

- **Location:** Alhambra Avenue  
**Complaint:** Weeds.

- **Location:** Boyd Road  
**Complaint:** Dead tree.
- **Location:** Contra Costa Boulevard  
**Complaint:** Signage.
- **Location:** Grayson Road  
**Complaint:** Real Estate sign.
- **Location:** Hookston Road  
**Complaint:** Graffiti.
- **Location:** Maureen Lane (1)  
**Complaint:** Weeds.
- **Location:** Maureen Lane (2)  
**Complaint:** Weeds.
- **Location:** Morello Avenue  
**Complaint:** Weeds.
- **Location:** Odin Place  
**Complaint:** Landscaping advertisements.
- **Location:** Ruth Drive (1)  
**Complaint:** Weeds.
- **Location:** Ruth Drive (2)  
**Complaint:** Weeds.
- **Location:** Santa Cruz Drive  
**Complaint:** Junk/debris.
- **Location:** Susanne Place  
**Complaint:** Property in poor condition.
- **Location:** Treadway lane  
**Complaint:** Vehicle stored on an unpaved surface.

- **Location:** Viking Drive  
**Complaint:** Weeds.

Proactive Work:

- **Location:** Adria Drive  
**Observation:** Vehicle stored on an unpaved surface.
- **Location:** Anelda Drive  
**Observation:** Vehicle stored on an unpaved surface.
- **Location:** Marta Drive  
**Observation:** Weeds.
- **Location:** Peggy Drive  
**Observation:** Inoperable vehicle.

Graffiti Removal:

No graffiti removed this week.

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>.