



MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: July 24, 2015

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Mayor's Cook-off – Mayor Ken Carlson competed in the 7th Annual Mayors' Healthy Cook-off event held at Todos Santos Plaza on Thursday, July 23rd. Nine Contra Costa Cities competed against each other using the same fresh ingredients from the local Farmers' Market in making a tasty dish for judges to compare and vote on. Chef Gerardo from local Pleasant Hill restaurant, Wences, and a student from the culinary class at Mt. Diablo High School, assisted Mayor Carlson in the preparation of his dish. The competition was won by the City of Antioch.



PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

2015 Street Resurfacing Project, Phase II - The contractor, VSS International, has completed the chip portion of the project this week, placing approximately 30,000 square yards of material on the residential streets in the Fair Oaks neighborhood and on Oak Park Boulevard between

Patterson Boulevard and Monticello Avenue. Construction activities next week will include the microsurfacing of the project streets, as well as Monument Boulevard (City limits to Buskirk Avenue), Gregory Lane (Contra Costa Boulevard to Pleasant Hill Road) Pleasant Hill Road (Wendell Lane to Paradise Lane), City Hall parking lot, and Crescent Drive (Boyd Road to Contra Costa Boulevard). Crescent Drive is scheduled to be resurfaced during evening hours.

Traffic alert

Street work is scheduled as follows:

- Fair Oaks neighborhood: Tuesday through Friday, July 28-July 31
- Gregory Lane and Oak Park Blvd: Tuesday through Thursday, July 28-July 30
- Monument Boulevard: Friday, July 31st and Monday August 3rd.
- City Hall Parking Lot (North): Friday July 31st after 1:00 pm.
- Crescent Drive: morning of August 3rd between 3:00 am and 9:00 am. Crescent Drive will be closed to traffic during these hours, and motorists will be detoured via a City approved traffic control plan.



All residents have been notified by a hand delivered flyer. The Downtown area and the Hyatt House have been notified by staff of the upcoming work.

Motorists and pedestrians should expect traffic delays, lane shifts, flaggers and detours to be in place at times during this construction work. The above schedule is tentative and is subject to change based on the contractor's productivity, availability of material and equipment reliability.

Geary Road Improvements Project – This is a joint project between the cities of Pleasant Hill and Walnut Creek along Geary Road from Putnam/Buena Vista to Pleasant Hill intersections. The project contractor, Bay Cities Paving & Grading (BAY), and its subcontractors, continue to work on improvements along the Walnut Creek side (south side) of Geary Road. Recently BAY and its subcontractor, Griffin Soils, completed base treatment work and paved the bottom lifts of the street along the north side of Geary Road.

BAY is focused on the following activities over the next several weeks to prepare for final asphalt

pavement overlay:

- Completing remaining concrete sidewalk and driveways
- Installing street lights along the south side
- Storm drain pipe (SDP) replacement within the Pleasant Hill Road/Geary Road intersection
- Milling and grinding existing asphalt on Pleasant Hill Road and Buena Vista Drive to make grade for the new pavement subbase (tentatively planned for the week of August 3rd)
- Paving the final top asphalt overlay (tentatively planned for the week of August 10th)

Traffic Alerts (work is tentatively scheduled for the weekend of August 1st)

The SDP construction at the Pleasant Hill Road/Geary Road (PHR/GR) intersection will have significant traffic impacts during construction, including:

- Temporary closures of west bound PHR lanes between PHR/GR intersection and Palos Verdes shopping center driveway (driveway open);
- Setting PHR/GR intersection traffic signals to flashing at points;
- Some weekend work tentatively planned to start Saturday, August 1st;
- **During the westbound PHR closure, please follow detours signs and electronic changeable message sign directions.**

For more detailed planned construction activities, updates and schedules, please contact Walnut Creek's Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or by email at rcook@walnut-creek.org or please visit the Geary Road webpages at:

- www.ci.pleasant-hill.ca.us/geary
- www.walnut-creek.org/roadwork

ENCROACHMENT PERMITS

- **PG&E – 1025 & 1029 Pleasant Valley Drive; 741, 809 and 815 Slater Avenue** – the City issued an encroachment permit to PG&E for replacing residential gas services at these addresses. Work involves placing a new service line between the main in the street and the house meter. The contractor is completing the underground work this week. Sidewalk and paving repairs will follow.
- **AT&T – 571 Contra Costa Boulevard** – the City issued an encroachment permit to excavate, locate and repair a broken communications conduit. This work is limited to the sidewalk area and should not impact the traffic lanes on Contra Costa Boulevard. Contractor is doing the excavation and conduit repairs this week. Surface restoration and sidewalk repairs will follow.
- **15 Ardmore Court** – the City issued an encroachment permit for a sewer lateral repair in the roadway using the pipe burst method. The contractor completed this work on Wednesday 7/22.

- **2258 Monument Boulevard** – the City issued an encroachment permit for remove and replace a portion of curb, gutter and sidewalk in disrepair. The contractor began work on Tuesday 7/21 and should pour the replacement concrete this week.

Planning Division

WEEKLY UPDATE FOR THE PLANNING DIVISION

July 22, 2015

Planning Commission

No meeting scheduled.

Zoning Administrator

Meeting cancelled.

Tree Removal Permits:

None.

Architectural Review Commission (Special Meeting)

- ***PLN 14-0180, Pleasant Hill Animal Clinic At 2805 Contra Costa Boulevard***

Hearing to consider an Architectural Review permit to construct a new two-story animal clinic facility at the site of the former Pleasant Hill Veterinary Hospital. The facility would be approximately 3,206 square feet, resulting in a FAR (Floor Area Ratio) of .33, and new site improvements would include a new surface- parking facility, a new trash enclosure, new and existing landscape and new site lighting. Lastly, to mitigate potential noise issues, the dog ward/run area would be located indoors and the building would be designed with various sound attenuation measures (i.e. weather-stripping, self-closing doors, .25" thick glass windows/doors, interior sound walls, and proper insulation). The site is zoned *Planned Unit Development – Ordinance 520*. Assessor Parcel Numbers: 149-122-001 & 002.

Action: Continued to August 20th pending the submittal of revised plans in accordance with ARC comments. No one from the public spoke on the item.

Appeal Period: No appeal period, since no action was taken.

- ***PLN 15-0246, Rolf Single Family Addition/Remodel, 2087 Pleasant Hill Road***

Hearing to consider an architectural review permit for a substantial addition and remodel to

an existing single family residence (2,388 square foot existing home comprised of 1,598 square feet living space, and 790 square feet garage area). More specifically, the proposed project consists of a remodel/addition to the existing residence, including an addition of 771 square feet of new living space, conversion of the existing garage area to living space, a new 496 square foot garage and a 200 square foot carport, for a total building foot-print of 3,855 square feet (10% lot coverage). The project site is located at 2087 Pleasant Hill Road. The 35,719 square foot parcel is zoned R-10. APN 166-330-019.

Action: Continued to August 6th pending submittal of revised plans in accordance with ARC comments. Three members of the public spoke.

Appeal Period: Not applicable as no action was 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
15	46	7	3

New Inquiries:

- **Location:** Audrey Lane (1)
Complaint: Vehicle stored on an unpaved surface.
- **Location:** Audrey Lane (2)
Complaint: Junk/debris.
- **Location:** Maureen Drive
Complaint: Junk/debris.
- **Location:** Nancy Lane
Complaint: Storage container.

- **Location:** Patterson Boulevard
Complaint: Junk/debris.
- **Location:** Ruth Drive
Complaint: Junk/debris.
- **Location:** Westover
Complaint: Junk/debris and vehicle stored on an unpaved surface.

Proactive Work:

- **Location:** Hook Avenue
Observation: Inoperable vehicle.
- **Location:** Maureen Lane
Observation: Junk/debris.
- **Location:** Oakvue Road
Observation: Vehicle stored on an unpaved surface.

Graffiti Removal:

No graffiti removed this week.