



## MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: August 7, 2015

SUBJECT: **WEEKLY UPDATE**

### GENERAL UPDATE

The City of Pleasant Hill participated in National Night Out on Tuesday, August 4<sup>th</sup>, at City Hall. National Night Out is an annual community-building campaign developed to strengthen neighborhood spirit and create partnerships between law enforcement and the community in an effort to lower crime. Residents came out and enjoyed free games, fun activities, food and drinks for the whole family.

The Pleasant Hill Recreation and Park District will celebrate the 14<sup>th</sup> annual American Iron Car on Sunday, August 9<sup>th</sup>, from 10:00 am to 3:00 pm in Downtown Pleasant Hill on Crescent Drive. Take a walk down memory lane and enjoy pre-80's classic cars. Awards include but are not limited to: Best Paint, Best Interior, Best of Decade, Best Engine, Car Responsible for the Oil Crisis, and Best Beach car. Enjoy a day of music, refreshments, and a celebration of America's love affair with our automobiles. For more information, please visit the District's website at <http://www.pleasanthillrec.com/>.

### PUBLIC WORKS AND COMMUNITY DEVELOPMENT

#### Engineering Division

**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.

Recently BAY completed the replacement of a deteriorated storm drain pipe within the Pleasant Hill Road/Geary Road intersection, which included some Saturday work to lessen the impact to

motorists. Additionally BAY this week began the removing (milling) of the top layer of street pavement at various locations in preparation for paving a new final top lift (overlay) along Geary Road and project limits.

**Traffic Alert and Paving week of August 10<sup>th</sup>,**

Milling work is ongoing and the pavement overlay is tentatively scheduled for August 11<sup>th</sup> through 14<sup>th</sup>; these dates are subject to change. Large electronic message signs (EMS) have been placed around the project to provide additional warnings to the public to expect traffic delays in the construction zone. Motorists should expect detour routes, lane closures, flaggers and experience traffic delays during construction periods through August 14<sup>th</sup>.

**Tentative Schedule as follows** (schedule is subject to change):

Tuesday:

Pave Buena Vista and Putnam Boulevard

Wednesday:

Pave Geary Road (south side) from Putnam Boulevard to the West project limits

Pave a portion of Pleasant Hill Road intersection

Pave a section of Camino Verde

Thursday:

Pave Geary Road center section from Pleasant Hill Road to Putnam Boulevard

Pave section of Pleasant Hill Road intersection

Pave Pleasant Hill Road (northern section)

Friday:

Pave any section not completed above

For more detailed information about 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](mailto:rcook@walnut-creek.org) or please visit the Geary Road webpages at:

- [www.ci.pleasant-hill.ca.us/geary](http://www.ci.pleasant-hill.ca.us/geary)
- [www.walnut-creek.org/roadwork](http://www.walnut-creek.org/roadwork)

**Paso Nogal Storm Drain Repair Project No. 05-15** – The bid opening for the Paso Nogal Storm Drain Repair Project was held on Monday, August 3, 2015 at 10:00 a.m. at City Hall. Four responsible, responsive bids were received. The apparent low bidder is Redwood Engineering, Inc. in the amount of \$49,545. The work to be done is located on Paso Nogal Road at the intersection of Paso Norte Road, and includes the removal and replacement of 50 linear feet of 22" storm drain pipe, excavation, backfill, clearing and grubbing, median curb and gutter

replacement, landscape restoration, and traffic control. This project is a high priority for the City as the existing pipe has failed, and a sinkhole exists in the westbound lanes of Paso Nogal Road.

Work is expected to begin mid-August 2015, and be completed by the end of August 2015.

### **Traffic Alert Paso Nogal Road (Morello Avenue to Norse Drive)**

Work tentatively scheduled to begin August 14.

Road Closure (Paso Nogal Road WB between Norse Drive and Paso Norte Road) during construction in the westbound lanes on Paso Nogal Road.

Vehicles travelling westbound on Paso Nogal, between Norse Drive and Paso Norte Road will be detoured around Paso Nogal Road via Norse Drive to Viking Drive to Morello Avenue to Paso Nogal Road). This section of roadway will be closed between the hours of 8:00 am and 5:00 pm.

#### *One Way Traffic with Flaggers*

During construction in the eastbound lanes on Paso Nogal Road, traffic mitigation measures will include one way traffic with flaggers. Vehicles travelling in the eastbound direction will experience slight delays.

**2015 Street Resurfacing Phase II, Project 04-15** – The City hired contractor, VSS, International, completed the cape seal surface treatment in the Fair Oaks neighborhood and Oak Park Boulevard (Monticello Avenue to Patterson Boulevard), and the microsurfacing seal on Monument Boulevard, Pleasant Hill Road (Wendell Lane to Paradise Lane), Gregory Lane (Contra Costa Boulevard to Pleasant Hill Road), Crescent Drive (Boyd Road to Contra Costa Boulevard), and Contra Costa Boulevard (Monument Boulevard to Gregory Lane). Approximately 92,000 square yards of surface treatments were used on these residential and collector streets. A number of punch list items has been identified and will be addressed.

Construction activities for next week include the installation of new thermoplastic striping (which requires a 10 day waiting period before application), pavement markings/ markers on all project streets, including enhanced safety and high visibility pedestrian crosswalks along major corridors, as well as the completion of the citywide R\re-striping on the City's arterials and collectors.

Work is expected to be completed by the end of August 2015.

**Active Transportation Program Cycle 1 Grant Award** – Staff was recently awarded \$1,556,000 in State Active Transportation Program (ATP) Cycle 1 grant funds for the upcoming Contra Costa Boulevard (CCB) Improvement Project – Phase 4 (Beth Drive to Harriet Drive). The project will construct “complete street” enhancements along the project corridor, greatly enhancing pedestrian and bicycle access to nearby Gregory Gardens Elementary School, JFK University, and the various commercial centers. Staff had previously secured \$1 million in Federal/State grant

funding for the project, supplemented by approximately \$500,000 in local gas tax and Measure J funds as identified in the current CIP Budget. The original project scope consisted of new sidewalk installation along the west side of CCB between Ellinwood Drive and Beth Drive, replacement of the traffic signal at CCB/Ellinwood Drive, and the installation of a new bike lane along both sides of CCB and minor pavement work.

With the additional ATP grant funds the project scope can now be expanded to include wider “buffered” sidewalk along the east side of CCB, installation of ornamental LED street lighting, installation of new drought tolerant landscape, installation of new tree wells along the east side of CCB, and pavement overlay within the project limits. Much of the proposed design pallet will be similar to those installed along CCB between Viking Drive and Chilpancingo Parkway last fall. The project is currently under design and the expanded scope will be included.

The City’s project was one of only four projects in the county that were awarded ATP funding during the statewide application process.

**Homewood Suites** – Staff issued a Grading Permit this week for the new Homewood Suites Project. The permit allows the developer to begin the grading work for the new building pad. The use of recycled water is a requirement of the permit. Construction is anticipated to begin next week.

## **ENCROACHMENT PERMITS**

- **CCWD – 277 Boyd Road at Patterson Boulevard** – Emergency work will begin Tuesday evening to locate and repair a water leak in the roadway. Crews will be working the remainder of the week to complete the pipe repairs. Final paving repairs will follow. Motorists may encounter temporary traffic lane diversions or flaggers when this work is in progress.
- **CCWD – 531 & 533 Shelly Drive** – Crews completed final asphalt paving at previous water leak repair locations.
- **CCWD – 1578 Terry Drive** – Crews completed final asphalt paving at previous water leak repair location.
- **Central Contra Costa Sanitary District – 95 Monte Vista Court at Patterson Boulevard** – The City issued an encroachment permit to excavate in the roadway to repair the existing sanitary sewer main. Work began on Wednesday, August 5<sup>th</sup>. Motorists can expect one-way traffic control with flaggers when the work is in progress. Final paving repair will follow.
- **1705 Contra Costa Boulevard at Doris Drive & Linda Drive** – The City issued an encroachment permit for the investigation of soil and groundwater beneath and near the site for possible contaminants. Work in the City right-of-way includes on and off site soil borings, install groundwater monitoring wells and install vapor probes. Work is consistent with work plan approval by the Regional Water Board and permits issued by Contra Costa

Health Services. Some temporary “No Parking” areas will be posted when work is in progress. Work began early this week and will extend at least into a part of next week.

- **519 Shelly Drive** – The City issued an encroachment permit for sewer lateral repair in the roadway using the pipe burst method. The work location is in Collins Drive, which is the adjoining side street to this residence. Sewer and paving work was all completed this week.
- **740 Harvard Drive** – The City issued an encroachment permit for sewer lateral repair in the roadway using the pipe burst method. The contractor is scheduled to begin Friday, August 7<sup>th</sup>.
- **400 Gladys Drive** – The City issued an encroachment permit to re-construct this residential driveway approach. Concrete was scheduled to be placed Thursday, August 6<sup>th</sup>.

### Maintenance Division

- Staff completed the trimming of a large sycamore tree on Monument Boulevard that had a branch resting on the roof of the building at 2250 Monument. The branch was removed and the lowest foliage was trimmed for clearance of sidewalk.
- Staff completed sight clearance trimming on Contra Costa Boulevard at the Firestone turn pocket. The new plantings have become established and are growing rapidly. Staff will be looking into their replacement with an appropriate planting.
- Staff has continued to utilize the water truck filled with reclaimed water in the landscaped areas where the Contra Costa and East Bay Municipal Water was used in the past.

### Planning Division

#### Planning Commission

No meeting scheduled

#### Zoning Administrator

No meeting scheduled

#### Architectural Review Commission

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

Public 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: Approved with Conditions, no members of the public spoke on the item.

Appeal Period: Through Monday, August 17, 2015

- ***PLN 15-0160, Party City Sign Permit – 545 Contra Costa Boulevard***

Public Hearing on a Sign Permit application PLN 15-0160, submitted by Party City (applicant) for the design of one new wall sign, and an associated Minor Sign Adjustment request, submitted in accordance with Section 18.60.090 of the Zoning Ordinance, for excess wall sign area (144 square feet of sign area proposed versus 120 square feet allowed by the Zoning Ordinance). Assessor's Parcel Number: 125-250-008.

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

Appeal Period: Through Monday, August 17, 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 the redevelopment of DVC Shopping Plaza, by Merlone Geier Partners, PLN 15-0162. The proposed redevelopment of the area includes:

- Extensive remodel of the existing retail buildings at the DVC Shopping Plaza. This does not include the former K-Mart building and McDonalds restaurant (at this time).
- Site improvements including new landscaping, hardscape and parking lot improvements.
- A new dog park.
- A new walk/bicycle trail extending from Golf Club Road to Chilpancingo Parkway adjacent to Grayson Creek.
- New freestanding signs (3), at entrances off of Golf Club Road and Old Quarry Road, up to 8'6" in height.
- A new 1,350 square foot building and 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: None, since this is a study session, four members of the public spoke on the item.

The ARC provided the following comments on the proposed project:

#### Shopping Center

1. The rear architecture on the northern building should be improved to provide increased interest and better incorporate “four-sided” design (including “wrapping” architectural elements/features from the front of the building, to a portion of the rear of the building).
2. Reconsider the new vertical elements at the rear and sides of the northern building that is proposed to display signage.
3. Consider additional screening from public views for the loading area and garbage enclosures at the rear of the building.
4. Consider providing multiple pieces of artwork throughout the site.
5. Continue to improve the internal intersection at the southeast corner of the northern building, where the pedestrian connection is provided to the Dog and Chilpancingo Parks.
6. One Commissioner recommended exploring a clear delineation/demarcation between the northern and southern portions of the larger property.

#### Pylon Sign

7. Generally agreed with the comments provided by the City design consultant SZFM, including off-setting the top portion of the sign, continue to further reduce the width of the sign, reconsider the use of neon, and right align the sign text.
8. Generally, the Commission did not have concerns with the proposed height; however, one Commissioner recommended exploring a height reduction.
9. Explore ways for the pylon sign to be more of a “Welcome to the City” rather than a singular purpose of providing tenant signage.

#### Monument Signs

10. Consider a reduction in the height and sign area proposed for the monument signs.
11. Consider reducing the number of tenant signs on the monument signs.
12. Consider replacing the use of neon with LED lighting elements.
13. One Commissioner suggested reducing the number of monument signs on the Golf Club Road frontage from two to one.

Public comments generally included concerns with the processing of the project without knowing what will occur on the northern end of the site, encouraged incorporation of public bathrooms to complement the dog park and concerns with the use of the parcel at

61 Chilpancingo Parkway. Other public comments included general support for the project.

Appeal Period: None.

- ***New Roof at 1525 Contra Costa Boulevard***

Discussion on a building permit application for a new roof on an existing building at 1525 Contra Costa Boulevard. The existing roof consists of wood shake. Additionally, the fascia and the body of the building are comprised of the same wood shake. The proposed new roofing material would be: (1) Certaineed Landmark Pro composition shingles, and (2) Medium to light brown coloring. The new material is proposed for the roof only, not the existing wood shake fascia or siding. Staff is seeking input from the ARC in relation to the proposed new roof material and the existing wood shake fascia and siding that will remain.

Action: None, since this was only to receive comment from the Commission. No members of the public spoke on the item. The Commission recommended replacing the roof with wood shake or using a more contrasting color and material for the roof material replacement.

Appeal Period: None.

Tree Removal Permits:

None

**Miscellaneous**

***Administrative Permit Activity:*** For the month of July, Planning staff reviewed the following applications: 27 Zoning Permits (7 new businesses, 4 commercial plan checks and 16 residential plan checks), 6 Home Occupation Permits, 1 Temporary Sign Permits, 1 Special Event Permits, and 4 Tree Removal Permits.

**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	24	9	2



### New Inquiries:

- **Location:** Cody Lane  
**Complaint:** Wood pile.
- **Location:** Donegal Way  
**Complaint:** Sidewalk obstruction.
- **Location:** Elderwood Drive  
**Complaint:** Accessory structure.
- **Location:** Margie Drive  
**Complaint:** Inoperable vehicle.
- **Location:** Osborn Lane  
**Complaint:** Dead tree.
- **Location:** Pleasant Valley Drive  
**Complaint:** Vehicle stored on an unpaved surface and RV.
- **Location:** Poshard Street  
**Complaint:** Weeds and accessory structures.
- **Location:** Rose Lane  
**Complaint:** Noise.
- **Location:** Shirley Drive  
**Complaint:** Low hanging tree branch.

### Proactive Work:

- **Location:** Elaine Drive  
**Observation:** Inoperable vehicle.
- **Location:** Hook Avenue  
**Observation:** Inoperable vehicle.

### Graffiti Removal:

No graffiti removed this week.