



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: April 5, 2012  
SUBJECT: **WEEKLY UPDATES**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- ARCO Service Station (2686 Pleasant Hill Road) – ARCO submitted plans to “re-image” the exterior to include installing LED (light-emitting diode) lights under the canopy, painting bollards and columns, and installing new signage.
- Target (560 Contra Costa Boulevard) – Plans have been submitted to review and approve altering the exterior garden area of the store. The fencing will be moved back flush with the building, and new landscaping will be planted in that area.

**Engineering Division**

- In-N-Out Burger Restaurant (Contra Costa Boulevard) – Construction of the new In-N-Out Burger at the corner of Contra Costa Boulevard (CCB) and Chilpancingo Parkway is underway. As part of the required off-site improvements, the developer will extend the northbound left-turn pocket on Contra Costa Boulevard to accommodate additional traffic demand to the project site. In-N-Out is currently securing all necessary permits for lane closures and traffic control from Caltrans, who owns and operates the signal at the intersection of Chilpancingo and CCB. In order for the widening to occur, the existing three canopy pine trees in the median will be removed and replaced with new trees, and the old landscape shrubs in the narrow median islands will be removed and re-landscaped. Demolition, widening and re-landscaping are anticipated to begin in the next couple of weeks and be completed prior to the restaurant opening in May.

- Citywide Trail Crossing Enhancement Project Update – The construction contract for the Citywide Trail Crossing Enhancement Project is currently being advertised, with the bid opening scheduled for April 24<sup>th</sup>. Six crossing locations along the Contra Costa Canal Trail and EBMUD Trail are identified for improvements, including crossings at Chilpancingo Parkway, Gregory Lane, Boyd Road, Oak Park Boulevard (both Contra Costa Canal Trail and EBMUD Trail crossings) and Astrid Drive. One additional crossing location (at Viking Drive) is proposed as an alternate bid location and may be constructed pending contractor bid results relative to the overall project budget.

Prior to project advertising, the Putnam Boulevard crossing location at Canal Trail was removed from the project at the request of the City of Walnut Creek due to their budget constraints. The Putnam Boulevard crossing location is a joint project with the City of Walnut Creek, and the project improvement costs are shared since the eastern half of the roadway and future improvements lie within Walnut Creek’s jurisdiction. Staff will continue to work with the City of Walnut Creek to identify funding and grant opportunities to implement the designed and desired crossing improvements at the Putnam Boulevard crossing in the near future.

- Encroachment Permits Underway

Private

*Rescue Rooter & Plumbing* – Install new sewer lateral at 2033 Morello Avenue

*Superior Plumbing & Drain* – Install new sewer lateral at 170 Grove Circle

*Evenflow Plumbing Co.* – Install new sewer lateral at 115 Chaucer Drive

Utilities

*PG&E* – Install new utility pole at 57 Dobbs Drive

*PG&E* – Install splice box in front of 178 Devon Avenue

*AT&T* – Place grounding rods on Oak Park Boulevard at Rainbow Lane

**Maintenance Division**

- Pothole Repair – Staff has been responding to numerous calls for pothole repairs throughout the City, with the majority being in the Poet’s Corner and Gregory Gardens areas.
- Bike Proofing – Staff has completed the installation of bike proofing at the 1,600 catch basins throughout the City.
- Annual Planting – Grayson Woods Subdivision received their annual color planting along with the entrance sign being repainted.

- Weeds – Staff has been applying pre-emergent throughout the City in between the inclement weather. With the application of the herbicide, the weed seed germination will be minimized.

### **Planning Division**

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

No meeting scheduled this week.

#### *Minor Exception Requests:*

**Heffran Minor Exception Request (149 Vivian Drive)** – Minor Exception for a 20% reduction in the required 20-foot front-yard setback to accommodate the enclosure of an existing covered porch to enlarge the existing living room by approximately 139 square feet. The house was originally built with a 16-foot front-yard setback and is considered to be legal nonconforming. The porch enclosure will be set back from the existing front walls of the residence by one foot. The plans also include the installation of a bay window at this same location which will project an additional foot into the front-yard setback, resulting in a front-yard setback of 16 feet.

Action: The Zoning Administrator conditionally approved this request on April 2, 2012.

Appeal Period: The appeal period will end on Monday, April 16, 2012, at 5:00 pm.

**Aledavood Minor Exception Request (205 Devonshire Court)** – Minor Exception permit for a 20% reduction in the required 15-foot rear-yard setback to accommodate a proposed 12-foot-high deck that would be placed upon a 4-foot-high retaining wall and attached to the existing single-family residence. The proposed deck would be approximately 375 square feet, consisting of a 75-square-foot upper deck area and a 300-square-foot lower deck area.

Action: The Zoning Administrator issued a notice of Intent to Approve the proposed minor exception on April 4, 2012. The final decision to approve this request will be made by the Zoning Administrator on or after Tuesday, April 25, 2012, unless a request for a public hearing is received by the Zoning Administrator, from any interested party, prior to that date.

Appeal Period: Not applicable until a final decision is made by the Zoning Administrator.

- **Architectural Review Commission**

***New Wall and Monument Signs at Wild Birds Unlimited (692 Contra Costa Boulevard) PLN 11-0265*** – (This item was continued from February 16, 2012 to March 15, 2012. The March 15, 2012 meeting of the ARC was cancelled.) The applicant is requesting approval of a sign permit for three new wall signs (each 32.86 square feet, and two will be internally illuminated) and one new monument sign (39.5 square feet per side, internally illuminated). The wall signs and monument sign would read – *WILD BIRDS UNLIMITED NATURE SHOP*. The request includes one window sign (10.5 square feet, exposed neon, with no text). Assessor’s Parcel Number 153-270-013.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, April 16, 2012, at 5:00 pm.

***Time Extension, Price Lane Subdivision for Five Single-Family Residences (118 Price Lane) ARC 05-021*** – The property owner is requesting a 12-month time extension for Architectural Review Permit ARC 05-021, which was originally approved for five single-family residences (ranging in size from 2,505 to 2,745 square feet, not including garages) and site improvements for the proposed Price Lane Subdivision.

Action: Approved. Two members of the public spoke.

Appeal Period: The appeal period will end on Monday, April 16, 2012, at 5:00 pm.

***Zimany New Single-Family Residence (281 Boyd Road) PLN 11-0268*** – The applicant is requesting approval for a new Mediterranean style 3,304-square-foot, single-family, single-story residence with a 652-square-foot attached garage. Additionally, the project includes front-yard landscaping. The proposed lot coverage is 26%; proposed floor area ratio is 0.22. Assessor’s Parcel Number: 150-201-032.

Action: Continued to April 19, 2012, with direction to examine alternatives to retaining the existing wood fence along the front property line; re-consider plant materials for the front yard to provide more perennial species; re-study the proposed arched entry; and re-study the driveway width/configuration. One member of the public spoke.

Appeal Period: Not applicable as not action was taken.

- **Code Compliance**

*Selected highlights of weekly activity:*

***Unlicensed Home Occupation*** – Staff investigated an unlicensed, non-permitted business being operated from a home on Price Lane. Materials related to the business were being stored in the front of the residence and in the driveway area. The property owner has been requested to address this violation.

***Graffiti*** – Property management staff for residential buildings on Massolo Drive was contacted to address graffiti that was observed recently on the buildings. Property management is cooperating with the City to address the situation.

***Donation Bins*** – Several large clothing donation bins (placed by private companies) have been observed in various shopping centers throughout the City. Staff contacted the property owners and learned that the bins had been placed without the owners' authorization. Staff is in the process of contacting the companies that are installing these bins to request that they be removed.

***Number of Tasks Completed This Week*** – 57 tasks completed (including 33 investigations, 5 sector patrols, 4 referrals to assist other agencies/divisions and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).

- **Miscellaneous**

***Greenhouse Gas Inventory*** – Planning staff met with a consulting firm that is partnering with PG&E and has offered to prepare a community-wide greenhouse gas inventory for Pleasant Hill at no cost to the City. The inventory would be prepared prior to the end of 2012.

***Tree Removals Approved*** – The following tree removals were approved: 1) one 32-inch diameter Monterey Pine at 2407 Marcia Drive; 2) one 48-inch diameter Sequoia Redwood at 201 Patterson Boulevard; and 3) one 13-inch diameter Bradford Pear at Brandywine Lane (Sun Valley Vineyards Homeowners Association).