



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: July 19, 2012
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Sunset at the Lake Summer Concert Series – The Summer Concert Series at City Hall continues this Sunday with Tamsen Donner Band, a Bay Area based blues band. The group will perform on stage from 6:00 to 8:00 pm. Food will be provided by Dickey’s BBQ, with Cold Stone Creamery serving ice cream and shave ice. The concert is being sponsored by Grocery Outlet.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- JFK University (100 Ellinwood Way) – A permit has been issued to build an interior café for the facility.
- Pleasant Hill Shopping Center (508 “B” Contra Costa Boulevard) – Tenant improvement plans have been submitted to review and approve a business called Glassy Liquor & Smoke.
- Oak Park Shopping Center (1938 Oak Park Boulevard) – A permit has been issued for Round Table Pizza to upgrade the bathroom for ADA (Americans with Disabilities Act) compliance and remodel the dining area.
- Downtown (25 “C” Crescent Drive) – T & J Salon & Nail Spa has received their final approval from the Building and Planning Divisions, as well as the Consolidated Fire District. They plan to open this Friday.

- Tres Lagos North (Scottsdale Road and Camelback Road) – All the condominium units are in the process of having their complex re-roofed (56 buildings).

Engineering Division

- Sunvalley Mall Renovations – The Taubman Company (property owner of Sunvalley Mall) has begun renovating the Mall complex parking lot located in the City of Concord. The renovations are focused on improving the landscaping around the buildings, signage and enhancing the entries into the Mall. The project also intends to enhance the three entries along Contra Costa Boulevard, which are located within the City of Pleasant Hill. Staff has coordinated this work with the Taubman Company and the City of Concord over the last couple of months to ensure that the proposed entry enhancements (which include new trees along Contra Costa Boulevard, new ADA facilities and a decorative crosswalk at Viking Drive) are compatible with the City’s Contra Costa Boulevard Capital Improvement Plan (CIP) project, which is currently in design.

Taubman Company recently agreed to:

- 1) Modify their tree planting plan along and behind the sidewalk on the Contra Costa Boulevard frontage to provide consistency with the City’s CIP project. Specifically, the Coast Live Oak and Chinese Tallow trees originally proposed will be replaced by Sour Gum trees as recommended by the City’s landscape team.
- 2) Provide reimbursement to the City for proposed entry enhancements at Viking Drive that are better suited to be completed during the City’s project, including curb ramps, decorative crosswalk and minor landscaping.
- 3) In order to install additional trees in narrow landscape strips, the City agreed to allow the tree wells to encroach onto sidewalk areas as long as sidewalks meet ADA compliance.
- 4) Repair areas of failed sidewalk along the Shopping Mall frontage.

Prior to the above agreement and in order to keep the Mall project moving, staff had issued a partial encroachment permit for the ADA improvements at the southern entry on Contra Costa Boulevard. Construction is scheduled to begin soon and will require a lane closure and routing of pedestrian traffic around the construction area as needed.

- Floodplain Management – Staff has completed the bi-annual recertification process for the Certified Floodplain Manager (CFM) program. Over the past two years, staff has successfully completed a number of training courses related to emergency management, floodplain management, flood mapping and flood insurance. By

completing these courses, staff has attained enough continuing education units to maintain a CFM registration. Having a CFM on staff (to review building plans and respond to and assist residents) is one of the many services the City provides, which qualifies residents for a discount on their flood insurance premiums. On average, residents save 10% on their premium, which amounted to over \$45,000 in savings last year.

- **Encroachment Permits Underway**

PG&E – Repair gas lateral at 245 Hookston Road

PG&E – Maintenance work at 2686 Devon Avenue

Maintenance Division

- **Catch Basins** – Staff has started the annual catch basin inspections. This is a City-wide visual inspection of the 1,500+ catch basins to determine which ones need to be vacuumed out, repaired, pipes flushed or bike-proofing replaced.
- **Creek Letters** – Staff has started preparing the annual creek inspection letters. The letter informs the residents of their responsibility for making sure the creek within their property is free of obstructions, such as heavy growth and debris that would impede the natural water flow.
- **Radar Sign** – Staff has replaced the damaged base for the west-bound Taylor Boulevard radar sign. The new sign is expected to arrive this week and will be installed and activated as soon as possible.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

Meeting cancelled.

- **Code Compliance**

Selected highlights of weekly activity:

Weeds and Unsightly Yards – Staff has addressed several areas of concern regarding weeds and property conditions in the vicinity of Taylor Boulevard, Santa Lucia Drive and Santa Cruz Drive.

Tree Removal – Staff halted removal of several 50-foot trees in the Oakvue Road area until proper permits and arborist reports are obtained.

Status of Property at Taylor and Contra Costa Boulevard (former Blondie's Pizza site) – Staff met with the owner and his staff on-site to discuss the status of the property and receive an update on the ongoing construction. Staff was told that re-landscaping of the site is expected to begin shortly; a professional landscape firm will be involved; the existing landscape will be maintained on a more frequent basis until the re-landscaping is completed; the contents of the existing buildings will be removed; and a sign permit application will be submitted shortly for permanent signage for the building.

Number of Tasks Completed This Week – 46 tasks completed (including 25 investigations, 5 sector patrols, 1 referral to assist other agencies/divisions, 1 boat abatement, and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).