



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: March 21, 2013

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- Transportation Development Act – Article 3 (TDA) Grant Award – Staff was able to secure \$80,000 in State TDA grant funds for the Elinora Drive Sidewalk Installation project. The project scope consists of installing a new concrete sidewalk, ADA curb ramps, and ADA compliant driveway ramps along the west side of Elinora Drive between Gladys Drive and Gregory Lane. The project cost is estimated at \$241,000. Staff will continue to work in the upcoming year to secure additional grant funds to fully fund the project and include it in the next Capital Improvement Program budget cycle for implementation.
- Buskirk Avenue Widening Improvement Project (Phase II) – The City Council at their March 4, 2013 meeting awarded an agreement to Ghirardelli Associates to perform construction management, inspection and testing material services for the construction of the project. Ghirardelli would perform complete construction services for Phase II, including construction management, utility and project coordination, public outreach, project administration, specialized inspection and material testing.

Recently, the Construction Management team composed of the City's Engineering senior staff, Ghirardelli and TYLIN staff conducted the first coordination meeting to review roles of each member and key project issues. Staff discussed the project history, traffic and pedestrian concerns, utility coordination, construction impacts on various properties, public outreach and project construction constraints anticipated for the project. TYLIN reviewed all the design challenges during the design process and

their role/commitment to work as part of the Ghirardelli team during the construction phase for any design conflicts/changes that may arise. Ghirardelli will be the lead on the project and work on an extensive public relations outreach campaign for the project and is exploring the use of various communication medias such as: newspaper articles; the City's Outlook and City at Work newsletter articles; City project website; project Facebook site; Twitter messages; mailers; email notifications; project signs onsite; 511 Contra Costa.org traffic updates; Weekly Updates; and public and City Council meeting updates.

- Nordstrom Rack Update – Construction of the store improvements continue to be on schedule. The contractor is demolishing and reconstructing the store front and adjacent sidewalk area. Due to this construction, a portion of the parking lot in front of the store has been closed off for several weeks, resulting in a reduction of travel lanes from three lanes down to one lane. Due to the heavy Safeway gas station traffic stacking up in this remaining lane, customers who wish to enter the Safeway store have been detoured around the building to enter the parking lot from the south side. Additional signs have been placed throughout the site to inform customers of this detour. The contractor anticipates completing the work in front of Nordstrom Rack and opening up the parking lot to two lanes within the next couple of weeks. Staff will continue to monitor the situation to ensure that the site is safe for both pedestrians and onsite circulation traffic.

- Encroachment Permits

PG&E/INTREN – Performing work on underground structure facilities/boxes and changing box lids at Contra Costa Boulevard and Monument Boulevard, Strand Avenue and Contra Costa Boulevard.

Precision Concrete Cutting – Repairing sidewalk at 90 Banbridge Place

Lara's Concrete, Inc. – Repairing sidewalk at 49 Banbridge Place

Maintenance Division

- Pavement Repairs – Staff is continuing with the permanent pavement repairs on Margie Drive. Four additional locations identified as potential trip hazards along the curbs and gutter were repaired this week. Staff has marked an area along Rogers Court where the pavement is alligatored and broken up. This area is scheduled for permanent repairs next week.
- Curb Painting – Staff has completed service requests to paint additional red curbs in the neighborhoods around Diablo Valley College. This will eliminate sight clearance issues and blocked driveways.

Planning Division

- Planning Commission

Review of the Annual Housing Element and General Plan Implementation Report and Adoption of a Resolution Recommending Acceptance of the Report by the City Council – Annual report on the status of implementation of the General Plan, including the Housing Element, for review and recommendation for approval prior to transmittal to the State Department of Housing and Community Development as required by Government Code Section 65400. This update will include a report on the status of various programs contained within the current General Plan, including the status of the Housing Element update.

Action: Adopted resolution accepting the annual report and forwarding to City Council. One member of the public spoke concerning this item.

Appeal Period: Not applicable. The annual report will be forwarded to the City Council for consideration.

Sywest Redevelopment at Crossroads Shopping Center – Subarea II, Development Plan and Use Permit (2314 & 2316 Monument Boulevard), PLN 12-0417 – Public hearing to consider approval of a Development Plan and Use Permit for the project as described below:

- Demolish the existing CineArts theater building and remodel the former Bally's Gym building.
- Construct a new, 73,176-square-foot, two-story retail building up to 50 feet in height, in place of the CineArts theater, and renovate the existing (+/-) 21,527-square-foot, single-story building (site of the former Bally's gym) adding 261 square feet to the building, resulting in a total of 94,924 square feet of commercial space.
- Refurbish the existing parking lot and provide 396 parking spaces in Subarea II; the project would also add four additional parking spaces in Subarea I.
- Remove all existing trees from the site and provide new landscaping (including tree replacements) throughout the parking lot and surrounding area within Subarea II.
- Provide wall, monument and pylon (35 feet in height) signage for Subarea II.

The proposed Use Permit is requested to obtain adjustments to the following development standards applicable to the project:

- Waive a requirement to provide a 50-foot landscape median strip at the entrances to the parking lot.
- Allow parking lot light standards to exceed the maximum permitted height to match the height of existing light standards in Subarea I.
- Reduce the required width of perimeter parking lot planters that abut the adjacent

street property line consistent with reduced width perimeter planters in Subarea I.

- Reduce the required width of landscape areas affected by vehicle overhang.
- Reduce required interior parking lot landscaping to less than 10%.
- Increase maximum allowable sign area wall signs and monument/freestanding sign.
- Increase the maximum allowable sign height for one monument/freestanding sign.

The subject site is located at 2314 and 2316 Monument Boulevard, located on the southern half of the Crossroads Shopping Center. The property is zoned PUD 809 and is located within Subarea II of the Contra Costa Center Specific Plan (CCCSP). Assessor's Parcel Numbers 148-041-020, -021 and -024.

Action: The Planning Commission received the staff report and public testimony on the project and then closed the public hearing. Thirty members of the public submitted comments cards and/or spoke at the public hearing. The Planning Commission identified the issues listed below for further consideration and then continued its deliberations on the project to its regularly-scheduled meeting of March 26, 2013:

- Amount of proposed wall signage (including sign area and sign letter height and the related illumination) is excessive, not compatible and would cause adverse impacts to surrounding uses, more specifically, to residents to the east.
- Consider reducing sign letter heights to six feet or less on the west elevation and smaller on the eastern elevation.
- Reduce the amount of sign area requested by 20% on the west elevation and up to 50% on the eastern elevation.
- Address the necessity for the proposed Dick's wall sign facing south.
- The Commission requested a full shopping center rendering or photo simulation of the east, west and southern elevations, specifically to include the Kohl's store and all existing and proposed signage at the site.
- Consider extending the pedestrian arcade/breezeway all the way through to the eastern side of the site.
- Consider the feasibility of including a smaller scale theater within the project to address public comments provided on the desire to include a theater component into the project.
- Consider providing increased bicycle parking within the project site.
- Provide further explanation for proposed tree removals and further arborist review.
- Increase the 2.5 foot perimeter landscape width on the eastern side of the site (at the "pinch point" area) by removing the compact parking spaces at that location and replacing with additional landscaping.
- Address concerns with the design of the proposed large truck turning movement area near the loading dock and lack of landscaping proposed in that area.
- Consider a less "generic" building design that is thoughtful and respectful of the history of the City of Pleasant Hill.

Appeal Period: Not applicable. No action was taken.

- **Zoning Administrator**

No meeting scheduled.

Tree Removal Permit – A permit was approved to remove one Coast Redwood at 127 Belle Avenue in the rear yard.

- **Architectural Review Commission (ARC)**

Brose Single Family Home Remodel (112 Poshard Street), PLN 13-0078 – Public hearing to consider approval of an Architectural Review permit to add 855 square feet to an existing 2,824-square-foot (includes 607-square-foot garage), single-family residence. The proposed project would result in 3,199 square feet of living space, a 480-square-foot garage and 615 square feet of covered porch area. A substantial portion of the existing roof, the front half of the home and the garage would be modified/reconstructed as part of this project. Assessor's Parcel Number 149-080-006.

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

Appeal Period: The appeal period will end on Monday, April 1, 2013 at 5:00 pm.

DXL Men's Apparel Remodel And Signage (651 Contra Costa Boulevard), PLN 13-0030 & PLN 13-0050 – Public hearing to consider approval of an Architectural Review permit for a modified storefront and site improvements to include: (1) a new 20-foot-tall main entrance feature on the existing 15-foot-tall storefront, (2) a building color change, (3) storefront merchandise display areas, (4) replace roof-mounted mechanical equipment as needed and (5) minor modifications to the existing parking space layout. In addition, the applicant is requesting Sign Permit review for one wall-mounted sign, and two cabinet sign-face replacements in an existing 20-foot-tall, double-faced pylon sign located in the front landscape area long Contra Costa Boulevard. Assessor's Parcel Number 153-250-005.

Action: Approved, with conditions, to include the requirement that a landscape, exterior lighting and site improvement plan be submitted for ARC review and approval prior to issuance of a building permit. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, April 1, 2013 at 5:00 pm.

- **Code Compliance**

Inquiries received and follow-up items being addressed this week include the following:

Follow-ups on Prior Inquiries:

- Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance on Stevenson Drive: A follow-up visit was made to the site this week by Planning staff. The property owner will be re-contacted to request further clean-up. Re-inspection pending. **Will monitor progress on a monthly basis.**
- Follow up with a property owner representative regarding correction of unpermitted construction on Skander Drive: Responded to an email from the complaining party and discussed next steps with the Chief Building Official and City Attorney. Sent status update to City Manager and requested status update from property owner representative. Sent follow up email to property owner representative requesting immediate response prior to City initiating legal action. Received email from property owner representative this week indicating that resolution of the violation is imminent. Further contact made with owner's representative. Second notice of violation prepared. Will consult with City Attorney regarding next steps. Discussed status with realtor. Emailed neighbor to discuss status. **Contacted realtor and resent violation notice.**
- Inquiry regarding the status of an existing violation regarding the roof of a residence on Charlton Drive: Site visit conducted. Violation not resolved. **Follow-up notice will be prepared.**
- Second anonymous complaint regarding the condition of a residential property on Pleasant Valley Road and potential use of a trailer as a dwelling: **Re-inspected. Property has junk and debris located on the driveway and side yard. RV observed on driveway with possible occupancy. Talked to friend of tenants who indicated debris is being removed from rear yard. No garbage service. Contact owner/tenants to discuss violations and corrective actions. Continue monitoring progress as clean-up progresses.**
- Complaint regarding vehicles/trash/carts in a front yard of a residence on Clarie Drive: Planning staff visited the site. Notice of violation sent. Site re-checked this week. Pending response from property owner. Re-checked and violation not resolved. Second notice sent. **Re-checked this week. Trash and debris located at front yard next to driveway and in utility trailer stored on driveway. No garbage service. Review with Planning Staff and contact owner/tenants to discuss violations and corrective actions.**
- Inquiry regarding contractor signs placed on new fences at Ellinwood and Contra Costa Boulevard and at Pleasant Hill Road near Barnett Drive: Re-checked this week. Signs not removed. Sign contractor contacted by Planning staff. Re-checked and signs remain. Staff re-contacted the sign company to request removal. **Contacted fence contractor who instructed their foreman to remove the sign. Re-inspect next week.**
- Dilapidated residence on Masefield Drive: Re-checked; yard clean up in progress; will monitor progress on a monthly basis. **Appears that property has sold and plans will be submitted shortly by the new owner to remodel the building.**

- Accessory structures without approval in a rear yard on Mazie Drive: Planning staff conducted a site visit. Notice of violation issued. Follow-up contact with the property owner and tenant regarding permit requirements. Further contact with resident. Plans submitted and approved. Responded to email from complaining party. **Will continue to monitor progress.**
- Vehicles parked on a lawn in the front yard near Belinda/Ramona Drive: Site visit conducted and violation confirmed. Notice of violation sent. **Re-checked this week. Vehicle remains. Owner contacted and corrective action discussed. Re-inspect next week.**
- Roofing business being operated from a residence on Boyd Drive: **Re-checked. Not able to locate violation. Closed.**
- Complaint regarding junk in front yard and overgrown vegetation at a residence on Twinview Drive: Planning staff conducted a site visit. Notice of violation sent. Owner contacted staff and has indicated clean up will commence. Staff will monitor progress. Owner requested and was granted time extension to complete clean up. Site visit indicated progress being made. Unregistered, possible non-operative, vehicle observed stored on driveway. Vegetation noted obstructing public sidewalk. **Review with Planning Staff and contact owner/tenants to discuss violations and corrective actions.**
- Jeffrey Drive complaint regarding possible squatters/hoarders and junk in the front yard: Site visit conducted. Re-checked this week. Violations remain. Notice of violation sent to occupant and property owner (Fannie Mae owned). **Review with Planning Staff and contact owner/tenants to discuss violations and corrective actions.**
- Paint spraying at residence on Hazel Street: Checked twice by Building and Planning staff. No sign of violation. Requested Bay Area Air Quality Management District (BAAQMD) to check. BAAQMD could not find evidence of chemical odors but recommended follow up regarding 55 gallon drums noted in front yard. Re-checked this week. Notice of violation sent to property owner. **Drums removed. Closed.**
- Shelly Drive complaint regarding odor and overflowing trash containers: Site visit conducted. Re-checked and no violation noted. **Re-opened in response to new complaint. Contact owner/tenant to discuss violation and corrective action.**
- Follow-up inquiry regarding a damaged trash enclosure and related debris near Scottsdale Road and Chilpancingo Parkway: Planning staff previously contacted the homeowner association to request them to repair the trash enclosure and clean up the debris. Staff re-contacted the association to determine when the work will be completed. The association indicated that they are waiting for an insurance claim to be processed and will commence work shortly. **Site visit conducted. Debris cleaned up. Trash enclosure to be repaired shortly.**
- Complaint regarding vision obstruction on Elinora Drive: **Site visit conducted. Violation confirmed. Notice of violation will be sent.**
- Complaint regarding residence being used for landscape business adjacent to Alhambra: Investigated and notice sent to property owner concerning applicable

City Home Occupation regulations. **Scheduled for re-check next month. Review with Planning Staff and contact owner/tenants to discuss violations and corrective actions.**

- Complaint regarding a junk car parked in a driveway at a residence on Santa Lucia Road: Scheduled for site. **Check license number for current registration and send. Notify Letter to owner.**
- Complaint regarding an unsightly yard at a residence on Santa Cruz Road: **Staff visited the site and confirmed the violation. Check license number for current registration and send Notify Letter to owner.**
- Complaint regarding junk cars and trash in a front yard on Charles Avenue: **Staff visited the site and confirmed the violation. Notice of violation being prepared.**
- Complaint regarding trash being accumulated by the front door of an apartment on Starbridge Court: **Site visit completed. Items located under tarp on patio. Contact owner/tenants to discuss violation and corrective action.**
- Report of construction of a large wooden structure on Stubbs Court: **Referred to Building Division for follow-up.**
- Report of a large “For Lease” sign at Gregory Village Shopping Center blocking intersection visibility: Referred to Engineering Division. Site visit conducted and real estate agent requested to relocate the sign. Re-contacted property manager to request relocation of sign. **Lease sign moved to opposite side of monument sign but still in violation of sight triangle. Contacted leasing agent and he will move the sign out of the sight triangle.**

New Inquiries:

- Taylor Boulevard: Trash has been in front of the residence for some time now. Trash and debris removed. **Close case.**
- Monivea Road: Trash and debris located at side yard and on driveway, camper in public fire on driveway, overgrown weeds at front yard, vegetation obstructing the public sidewalk, low hanging branches over sidewalk, poor exterior paint condition and no garbage service. **Violations confirmed. Send Notify letter.**
- Gregory Lane: Leaf blower noise in early morning on weekends: **Contacted property owner/manager to discuss noise issue.**
- Business possibly without permits/license at Hookston and North Main Street: **Permit application now in progress. Overgrown weeds on-site. Contact tenant on weed issue after application outcome.**