



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: April 4, 2013

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- Oak Park Boulevard/Patterson Boulevard Intersection Striping Modification – Staff scheduled (during the school Spring Break week) minor striping modification at the eastbound approach to the Oak Park Boulevard/Patterson Boulevard intersection to help improve the traffic backup during the morning and afternoon school drop-off/pick-up times. The new lane configuration includes a 5-foot eastbound bike lane, 12-foot eastbound through-lane and a 10-foot eastbound left-turn lane. The previous 15-foot westbound through-lane was reduced to a 13-foot westbound lane to accommodate these modifications. The new eastbound configuration can allow eastbound right-turn vehicles to “bypass” any eastbound through-vehicles at the stop bar and make a yield on right turns during a red phase, thus alleviating some of the eastbound traffic backup that currently exists during school commute/peak times.

Field observations show that there is currently a heavy vehicle movement making a right turn in the eastbound direction at the intersection from Pleasant Hill Elementary School. A dedicated eastbound right-turn lane was studied during the design phase but was unfeasible due to right of way and grant funding constraints. Since the implementation of the new signal, staff has been studying several alternatives and was able to reconfigure and implement the proposed changes. Other long-term alternatives require right of way acquisitions from adjacent parcels for the ultimate intersection configuration and operation, currently an unfeasible project. Staff will continue to monitor the traffic circulation at the intersection when school resumes.

- Contra Costa Water District (CCWD) – The Engineering Division issued an encroachment permit to the Contra Costa Water District to install a new eight-inch Fire

Service line at 201 Viking Drive (College Park High School). The work includes sawcutting, excavation, installation of new eight-inch fire service, backfill and landscape restoration. In an effort to minimize potential traffic impacts, the work was expedited and scheduled for the week of April 1 to April 5, 2013, while College Park High School was on Spring Break. Diablo Valley College and the surrounding residents within 300 feet of the project have been notified of the work.

Maintenance Division

- **Pavement Repairs** – Staff has sawcut the damaged pavement on Douglas Lane for permanent asphalt repairs but will have to postpone the work until next week due to the weather.
- **Pothole Repairs** – Staff made temporary pothole repairs on Golf Club Road at MacGregor Road where a large Pine tree is lifting up the pavement. A more permanent solution for this area will be determined.
- **Median Mulching** – Staff has begun the median re-mulching project on the Monument Boulevard and Contra Costa Boulevard Downtown medians. The City received free mulch from the local tree services, which is being applied as a soil and irrigation retainer as well as a weed barrier.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission (ARC)**

Pain Consultants Medical Office Building Remodel (2250 Morello Avenue), PLN 13-0037 – Review and approval of an Architectural Review Permit of an amended landscape plan in accordance with a condition of approval adopted on March 7, 2013 by the ARC in association with Architectural Review Permit PLN 13-0037 (*exterior building elevation improvements*). Assessor's Parcel Number: 152-240-020.

Note: On April 10, 2012, the Planning Commission conditionally approved Use Permit PLN 12-0062 for *Reduced Parking for Single Uses* in accordance with Section 18.55.050 of the Zoning Ordinance. With the adoption of Planning Commission Resolution No. 09-12, the entire building was approved for medical office uses without

provision of the additional seven parking spaces that would have otherwise been required.

Action: Approved with conditions.

Appeal Period: The ten-day appeal period ends at 5:00 pm on Monday, April 15, 2013.

Sywest Redevelopment: Crossroads at Pleasant Hill Subarea II (2314-2316 Monument Boulevard), PLN 12-417 (Study Sessions were held by the ARC on December 6, 2012 and February 7, 2013) – Public hearing to consider approval of an Architectural Review Permit and Sign Permit for the project as described below:

- a. Demolish the existing theater building and remodel the former Bally's Gym building.
- b. Construct a new 73,176-square-foot, two-story retail building in place of the theater and renovate the existing approximate 21,788-square-foot, single-story building (the site of the former Bally's gym), resulting in a total of 94,964 square feet of commercial space.
- c. Refurbish the existing parking lot and provide 396 parking spaces in Subarea II and also provide an additional four parking spaces in Subarea I.
- d. Provide new landscaping throughout the parking lot and surrounding area within Subarea II.
- e. A new master sign program for the Subarea II, including new wall and monument signs and a pylon sign (35 feet in height) for Subarea II.

The subject site is located at 2314 & 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 Parcel Numbers: 148-041-020, 021, & 024.

Action: Approved with conditions. Four members of the public spoke. The Commission's action would allow letters for the "Dick's" wall sign to be up to six feet in height on both the east and west elevations, subject to Planning Commission approval. The Commission also required the applicant to work with the Pleasant Hill Historical Society to develop a plan for commemoration of the CineArts Dome Theater and to bring the plan back to the Commission for final review, approval and implementation prior to tenant occupancy. The Commission's action also included various miscellaneous revisions and clarifications to the proposed findings and conditions of approval.

Appeal Period: The ten-day appeal period ends at 5:00 pm on Monday, April 15, 2013.

- **Miscellaneous**

Administrative Permit Activity – For the month of March, Planning staff reviewed the following applications: 12 Zoning Permits (2 new businesses, 1 commercial plan check and 9 residential plan checks), 7 Home Occupation Permits, 2 Temporary Sign Permits and 5 Tree Removal Permits.

In addition, during the first quarter of 2013, Planning staff responded to 241 telephone inquiries for zoning information and assisted 245 people who came in to the public counter.

- **Code Compliance**

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

Follow-ups on Prior Inquiries

- Stevenson Drive: Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance. A follow-up visit was made to the site by Planning staff. **Staff contacted owner representative; the property has been sold and will be cleaned up and repaired by new owner. Will monitor progress on a monthly basis until violations are corrected.**
- Skander Drive: Follow-up with a property owner's representative regarding correction of unpermitted construction. **Contacted owner representative. Follow-up site inspection next week.**
- Charlton Drive: Inquiry regarding the status of an existing violation regarding the roof of a residence. Site visit conducted. Violation not resolved. **Case under review with City staff.**
- Pleasant Valley Road: Second anonymous complaint regarding the condition of a residential property 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. Contact was made with owner and site visit conducted. The various violations and corrective actions were discussed. **Notify Letter sent to owner.**
- Claire Drive: Complaint regarding vehicles/trash/carts in a front yard of a residence. Planning staff visited the site. Notice of violation sent. Site re-inspection conducted. Vehicles removed from unpaved surface. Trash and debris located at front yard next to driveway remain. Property has no active garbage service. **Notify Letter sent to owner.**
- Masefield Drive: Dilapidated residence 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.**

- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted and approved. Re-inspection conducted; observed construction of structure. **Will continue to monitor progress.**
- Belinda Drive: Vehicles parked on a lawn in the front yard. Re-inspected and vehicles remain. **Notify Letter sent to owner.**
- Twinview Drive: Complaint regarding junk in front yard and overgrown vegetation at a residence. Planning staff conducted a site visit. Notice of violation sent. Owner contacted staff and stated cleanup in 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. **Contacted owner and will grant two-week extension.**
- Jeffrey Drive: Complaint regarding possible squatters/hoarders and junk in the front yard. Site visit conducted. Re-checked and violations remain. Notice of violation sent to occupant and property owner (Fannie Mae owned). Contacted tenant who stated cleanup should be complete by next week. **Re-inspect next week.**
- Shelly Drive: Complaint regarding odor and overflowing trash containers. Re-inspection conducted. Junk and debris found on driveway and garbage container left near collection point. Re-opened in response to new complaint. Notify Letter sent to owner. **Re-inspect next week.**
- Scottsdale Road and Chilpancingo Parkway: Follow-up inquiry regarding damaged trash enclosure and related debris. 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 they are waiting for an insurance claim to be processed and will commence work shortly. Site visit conducted. Debris cleaned up. Trash enclosure scheduled to be repaired. **Re-inspection scheduled for next week.**
- Elinora Drive: Complaint regarding vision obstruction. Site visit conducted. Violation confirmed and owner contacted. **Vegetation removed. Case closed.**
- Santa Cruz Road: Complaint regarding a junk car parked in a driveway at a residence. Scheduled for site visit. Notify Letter mailed to owner. **Re-inspection scheduled for next week.**
- Santa Cruz Road: Complaint regarding an unsightly yard at a residence. Scheduled for site visit. Notify Letter mailed to owner. **Re-inspection scheduled for next week.**
- Charles Avenue: Complaint regarding junk cars and trash in a front yard. Staff visited the site and confirmed the violation. Notify Letter mailed to owner. **Re-inspection scheduled for next week.**
- Starbridge Court: Complaint regarding trash being accumulated by the front door of an apartment. Site visit completed. Items located under tarp on patio. Contacted owner. **Items donated to organization and removed. Case closed.**
- Gregory Village Shopping Center: Report of a large “For Lease” sign blocking intersection visibility. Referred to Engineering Division. Site visit conducted and real estate agent requested to relocate the signs. Re-contacted property manager to

request relocation of signs. Contacted leasing agent and met at site. Signs will be moved out of the sight triangle. **Re-inspection scheduled for next week.**

- 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. Notify Letter mailed to owner. **Re-inspection scheduled for next week.**
- Gregory Lane: Leaf-blower noise in early morning on weekends. **Property owner to reschedule landscape maintenance hours. Case closed.**
- Hookston and North Main Street: Business possibly without permits/license. Permit application now in progress. Overgrown weeds and vehicle stored on unpaved surface on-site. **Violations corrected. Case closed.**
- Pleasant Hill Road: Complaint regarding junk and debris in a front yard and overgrown weeds. Site visit completed. **Contact property owner or representative.**
- Hoover Avenue: Complaint regarding junk, debris and inoperable vehicles. Site visit completed. **Inspection request mailed to property owner.**
- Byron Drive: Complaint regarding overgrown vegetation and unregistered vehicles. Site inspection completed. Notify Letter sent to owner. **Re-inspection scheduled for next week.**
- Woodsworth Lane: Complaint regarding junk, debris and occupied accessory structures. Site inspection conducted. **No access to rear yard; inspection request mailed to property owner.**
- Corner of Grayson Road and Taylor Boulevard: Complaint regarding illegal banner. **Banner removed. Case closed.**
- Mazie Drive: Complaint regarding HBB operating outside its use permit. Site inspection complete. **Contact owner to discuss issue.**
- Best Road: Complaint regarding trash and debris in front yard. Site inspection completed. Notify Letter sent to owner. Owner contacted staff and requested an extension to correct the violations. **Re-Inspection in three weeks.**

New Inquiries

- Entrance to Sherman Acres: Complaint regarding dilapidated sign. Site visit completed. **Contact possible HOA.**
- Pleasant Hill Road: Complaint regarding removal of three trees. Site inspection completed and contact made with owner. Owner stated no trees removed from property. **Site inspection scheduled for this week.**
- Maureen Lane: Complaint regarding overgrown vegetation obstructing the public sidewalk. Site visit completed. **Notify Letter sent to owner.**
- Julian Way: Complaint regarding noisy fowl. Site inspection completed and contact made with owner. No violation. **Case closed.**

- Geary Road: Complaint regarding bad odor coming from residence. Site inspection completed and contact made with owner. **Site inspection scheduled for next week.**
- Westover Drive: Complaint regarding outdoor fires in rear yard. **Site inspection scheduled for this week.**
- Jennifer Way: Complaint regarding a rooster kept at the property. Site inspection completed. **Wrong address. Case closed.**
- Audrey Drive: Complaint regarding a pickup truck with trailer full of junk parked at the front of property. Site inspection completed. **Notify Letter sent to owner.**
- Contra Costa Boulevard: Complaint regarding loud noise associated with live entertainment. **Site inspection scheduled for this week.**
- Starlyn Drive: Complaint regarding debris, overgrown weeds and loud noise. **Site inspection scheduled for next week.**
- Mary Drive: Complaint regarding chickens and inoperable vehicle. **Site inspection scheduled for next week.**
- Audrey Drive: Proactive case opened in conjunction with complaint for junk and debris on driveway. Site inspection completed and violations observed. Violations consist of junk, debris, vehicle stored on unpaved surface and garbage cans left out near collection point. **Notify Letter sent to owner.**
- Best Road: Complaint regarding junk, debris and unpermitted retaining wall. **Site inspection scheduled for next week.**
- Contra Costa Boulevard: Complaint regarding illegal sign in public right-of-way. **Site inspection scheduled for next week.**
- Gregory Lane: Complaint regarding excessive noise. **Site inspection scheduled for this week.**
- Chianti Place: Complaint regarding a dead tree. Site inspection completed. **Contact property owner.**