



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: October 21, 2010

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Hillcrest Office Building (2255 Morello Avenue) – Interior tenant improvement plans have been submitted and approved to reconfigure the second-floor offices.
- Downtown Area (35 “F” Crescent Drive) – Tenant improvement plans have been submitted for review, comment and approval for the Mazza Grill (Lebanese cuisine) which will occupy the space where Juste Le Debut was located.
- DVC Plaza (238 Golf Club Road) – Tenant improvement plans have been submitted for review and approval for Herbalife Wellness Center.

Engineering Division

- Geary Road Rehabilitation Project – Pleasant Hill and Walnut Creek staff met last week to discuss the design and upcoming project coordination effort for this project. The City of Walnut Creek staff is taking the primary design responsibility role while Pleasant Hill staff will help with the review, coordination and administration of the project. Geary Road connects south-western Pleasant Hill with important transportation facilities including Contra Costa Boulevard/North Main Street, 680 Freeway and Pleasant Hill BART station. The project limits are from Putnam Boulevard to Pleasant Hill Road. Both Cities share Geary Road and the centerline of the road is approximately the common boundary line. The two cities were able to secure \$10.9 million in Contra Costa County Measure J Transportation Sales Tax funds for the roadway reconstruction work. The design work is anticipated to be completed by 2012, and the planned

improvements will mirror those in the City of Walnut Creek on Geary Road between Pioneer Avenue and Putnam Boulevard that were completed in 2002.

- Encroachment Permits Underway

- Private

- Preferred Plumbing & Drain* – Replace a sewer lateral at 2430 Marcia Drive

- Utilities

- PG&E* – Replace utility pole at Monument Boulevard and Marcia Drive

- PG&E* – Replace guy wire and anchor at 180 Clarie Drive

- EBMUD* – Emergency water main repair at 2041 Oak Park Boulevard

- EBMUD* – Repair sinkhole at 2336 Heritage Hills Drive

Maintenance Division

- Radar Sign Repairs – The speed limit radar sign located in the west-bound direction of Taylor Boulevard (in front of the Police Department) has been removed for repairs. The LED lighting is malfunctioning and repairs should be completed within 7 to 10 days.
- Resident Request – A Gregory Gardens resident attended the City Council meeting on October 18th and requested that the City look into the process of tree pruning by PG&E. The concerns were related to the pruning methods used by PG&E's tree service contractor for clearance of the overhead electrical power lines. The resident has been contacted by City Arborist Robert Costa, and a meeting will occur to discuss an approach that can be addressed regarding PG&E and homeowners' involvement regarding privately-owned trees.
- Custodial Agreements – The two contracts for custodial services (City Hall, Corporation Yard and Police Department) were renegotiated, and the City will receive a 10% reduction in annual services costs. The cost reduction was negotiated to address the ongoing economic situation impacting the City's general fund. The amendments to the agreements will maintain the current service levels and cleaning standards at all of the City-owned buildings.
- Ellinwood Street Light – The wooden street light pole located along Ellinwood Drive that was recently damaged by an electrical fire must be replaced. A new street light pole has been ordered and should be delivered within 4 to 5 weeks. Electrical service has been restored to the surrounding streetlights in the area for vehicle and pedestrian use.

Planning Division

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission (ARC)**

T-Mobile Wireless Antenna (1432 Contra Costa Boulevard) – This item was originally heard by the Commission on September 23, 2010 and subsequently continued to the meetings on October 7 and October 21, 2010. The applicant is requesting approval for the installation of a wireless communication facility consisting of six antennas, three antenna screens, and associated equipment on the roof of an existing building. The installation of the proposed antennas would be at a height of 41 feet above grade (the existing building height is 36 feet above grade). The Commission provided further input on the proposed design to the applicant.

Action: Continued to November 4, 2010 meeting.

Appeal Period: None, since no action was taken.

Cortsen New Single-Family Homes (297 Cortsen Road) – The applicant is requesting approval from the ARC for three proposed new single-family residences (lot coverage of 26.6%, 26.5% and 24.3%) in a recently-approved four-lot minor subdivision. The three new homes will be 3,374, 3,434, and 3,956 square feet. In addition, an existing 3,605-square-foot (per survey) single-story residence (20.4% lot coverage) will remain. The Commission provided input to the request and direction to staff to provide conditions of approval at next meeting for further consideration. Two people spoke on the item and two comment letters were presented at the meeting.

Action: Continued to November 4, 2010 meeting.

Appeal Period: None, since no action was taken.

- **Code Compliance**

Selected highlights of weekly activity:

Belle Avenue – Staff responded to a complaint of large trees being cut down on Belle Avenue. A site visit found that the trees were not being removed but were just being trimmed. However, it was also discovered that the people completing the work were not licensed contractors and were using another company’s Contractors State License Board (CSLB) number. Further, the name of the company performing the tree trimming was not in legal existence. Follow-up occurred by City staff and CSLB the next day.

Rainbow Lane – Staff responded to complaints that a home owner on Rainbow Lane was storing inoperative vehicles, commercial inoperative equipment and other items on their property, and mechanical parts in the roadway in public view. Enforcement action is currently in progress.

Santa Cruz Drive – Staff followed up on a vacant rental unit that had furniture, junk, debris and an abandoned vehicle in the front yard of the property. The property has been cleaned up and the vehicle removed from the property.

Number of Tasks Completed This Week – 48 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).