



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: November 4, 2010
SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Shopping Center (560 Contra Costa Boulevard) – Plans have been submitted for review, comment and approval to reconfigure the interior of the Target store to accommodate a major expansion of the grocery department.
- Downtown Area (35 Crescent Drive #F) – A tenant improvement permit has been issued for Mazza Grill that will be located next to Coco Swirl.
- Downtown Area (100 Crescent Drive #B) – A tenant improvement permit has been issued for the Starlet store (bridal clothing).
- Original Pancake House (2059 Contra Costa Boulevard) – A final inspection has been performed by the Environmental Health Department, Consolidated Fire Protection District, and the City's Building and Planning staff. The project has received all necessary approvals and can now open for business.

Engineering Division

- Safe Routes to School Grant Application Award – Staff has recently secured \$327,800 in State Safe Routes to School (SR2S) Grant Funds to install new high-visibility crosswalk improvements at the EBMUD Trail/Oak Park Boulevard crossing. This money will supplement the Trail Crossing Safety Improvement Project (funded in the adopted Capital Improvement Plan) that is scheduled to begin design in the winter of 2010, with project construction tentatively scheduled for late summer 2011.

The SR2S grant money will fund the construction of a new concrete sidewalk along the south side of Oak Park Boulevard (EBMUD trail crossing to Eccleston Avenue) and to repair the existing sidewalk along both sides of Oak Park Boulevard between the EBMUD Trail and Monticello Avenue. In addition, ADA curb ramps will be installed (at the EBMUD trail crossing and Monticello Avenue/Oak Park Boulevard intersection), and an audible, pedestrian push-button system will be installed at the Monticello Avenue/Oak Park Boulevard intersection. Enhanced trail crossing improvements may include an in-pavement flasher system, above-ground LED (light emitting diode) signs, new high-visibility pavement striping/markings, signage and radar speed feedback signs (near the Pleasant Hill Middle School zone) to help calm vehicle speeds along this segment of Oak Park Boulevard.

- Worm Composting Workshop – The first worm composting workshop, held on Tuesday, October 26th, was hosted by the Library in the “Green Zone” area and was well attended. This is great way for residents who do not have big yards or who live in condos/apartments to be able to compost. In total, there were about 25 people in attendance, and about 20 worm bins were purchased.
- Taco Bell (1700 Contra Costa Boulevard) – Construction work is nearing completion, and on-site improvements currently underway include the installation of a new ADA pathway from the City sidewalk to the building, installation of a van-accessible ADA parking stall, limited pavement repair, installation of media filters in the existing on-site catch basins and installation of bio-swales to treat runoff from new impervious surfaces. Work is expected to be completed next week.
- Encroachment Permits Underway

Private

Owner – Replace defective sidewalk at 840 Hamilton Drive

Streamline Drain & Plumbing, Inc. – Replace sewer lateral at 1907 Helen Road

Utilities

PG&E – Repair gas leak at 1949 and 1973 Peggy Drive

Maintenance Division

- Radar Sign Repairs – The two radar speed-feedback signs located on the eastbound and westbound lanes of Taylor Boulevard (adjacent to the Police Department) have been removed for needed repairs. The LED’s in the lighting system have experienced numerous failures, and the panels were shipped back to the manufacturer. Repairs are estimated to take three to four weeks, after which time the signs will be reinstalled.
- Turf Median Re-landscaped – Another large turf median in Assessment District 20 has been completely re-landscaped on Chilpancingo Parkway near the Contra Costa Boulevard intersection. This is the tenth turf median to be re-landscaped out of a total of 17 to be done. This work is funded from National Pollutant Discharge Elimination

System (NPDES) and consists of removing the high water-consuming turf, re-grading the soil and installing irrigation system upgrades. With the installation of low water-use plantings (as a replacement for turf), a significant savings will occur in water, fertilizer and maintenance costs. By re-grading the soil, the runoff from irrigation and storm water will be eliminated and prevent pollutants from entering the storm drainage system, which flows into the Bay. All mature trees were preserved and new plantings consisted of Bay Area climate appropriate species.

Planning Division

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission**

Pleasant Hill Recreation and Park District – New Senior Center And Teen Center, Architectural Review Permit Request (233 & 147 Gregory Lane) (Continued from October 7, 2010) – A public hearing was conducted to consider approval of an Architectural Review Permit for a new 22,587-square-foot Senior Center and a new 5,002-square-foot Teen Center to replace existing facilities at Pleasant Hill Park, including site and landscaping improvements, tree removals and shared parking. The project sites are located in the *R-7 Single Family – 7,000 square foot lots* zoning district.

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

Appeal Period: The appeal period will end on Thursday, November 18th at 5:00 pm.

Cortsen Minor Subdivision – New Homes (297 Cortsen Road) – This item was originally heard by the Commission on October 21, 2010 and subsequently continued to November 4, 2010. The applicant is requesting review and approval of 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 (20.4% lot coverage) single- story residence will remain. No members of the public (except for the applicant) spoke on this item.

Action: Approved with Conditions.

Appeal Period: The appeal period will end on Thursday, November 18th at 5:00 pm.

T-Mobile Wireless Antenna (1432 Contra Costa Boulevard) – This item was originally heard by the Commission on September 23, 2010 and was subsequently continued to the meetings on October 7, October 21 and November 4, 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 a date uncertain.

Appeal Period: None, since no action was taken .

Hookston Square Office Park Monument Signs (3478-3480 Buskirk Avenue) – The Commission considered a Sign Permit request to install: (1) a third and fourth monument sign, in an existing administrative office complex, where Section 18.60.050 of the Zoning Ordinance allows a maximum of one freestanding sign per site in the *PAO Professional & Administrative Office* district, and (2) 22.5 square feet of sign area, per sign face (or 45 square feet for two sign faces), where Section 18.60.050 allows a maximum 16 square feet per sign face or maximum 32 square feet for two sign faces (for the sign at Buskirk Avenue only). Each of the two proposed signs is intended to provide tenant identification. A double-face sign would be located at the Buskirk Avenue entrance, and the other (single-face) sign would be located at the Hookston Road entrance. The project site is located in the *PAO Professional & Administrative Office* zoning district. *Note: An associated sign variance was approved by the Planning Commission on April 13, 2010.*

Action: Approved with conditions to include establishment of sign design criteria for future tenant panel requests. No members of the public spoke on the item

Appeal Period: The appeal period will end on Thursday, November 18th at 5:00 pm.

- **Code Compliance**

Selected highlights of weekly activity:

Monument Boulevard – The ongoing abatement of junk materials at a site in the trailer park on Monument Boulevard has been concluded as of this week. The location will be monitored on a regular basis as there is a history of recurring violations at this property.

Collins Drive – The abatement of junk materials and inoperative vehicles at a Collins Drive residence was completed, and the site will be monitored regularly due to recurring violations at this location.

Boyd Road – The abatement of inoperative vehicles at a residence has been completed. Issues relating to construction on the property are being addressed by the Chief Building Official.

Rainbow Lane – A large commercial trailer and inoperative vehicle were removed from a residential property, and the location will be monitored regularly.

Number of Tasks Completed This Week – 42 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

Administrative Permit Activity – For the month of October, Planning staff reviewed and approved the following applications: 8 Home Occupation Permits, 5 Temporary Sign Permits, 2 Temporary Use Permits, and 12 Zoning Permits (2 new business applications, 4 commercial plan checks and 6 residential plan checks).