



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: April 26, 2012

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Oak Creek Shopping Center (2634 Pleasant Hill Road) – Tenant improvement plans have been submitted to review and approve Dickey’s Barbecue Pit (a fast, casual-style barbecue and catering service). The previous tenant was Burger Road.
- In-N-Out Burger (570 Contra Costa Boulevard) – The gas and electric has been released in order to test the equipment. The restaurant is expected to open on Thursday, May 17th; and if not, it will open on Thursday, May 24th. (The restaurant has a policy of only opening on a Thursday.)

Engineering Division

- Golf Club Road Bridge Water Line Relocation Project – As part of the Golf Club Road Bridge Phase I reconstruction project, this phase will relocate a 24-inch Contra Costa Water District (CCWD) water pipeline from under the existing bridge to outside the bridge footprint. CCWD has designed the engineering plans for relocation of their pipeline under a Utility Agreement (UA) with the City. Most of the CCWD engineering and construction costs will be reimbursed by a Federal Highway Bridge Replacement and Rehabilitation Grant.

As part of the UA, the City has obtained all necessary environmental permitting and Caltrans approval for the water line relocation project. As part of CCWD’s role, CCWD is managing the bidding and construction phase of the work. The project has been advertised for public bid, with the bid opening scheduled for 10:00 am on Tuesday, May 22nd. Construction is anticipated to begin this summer. Additional information can be

found primarily on the CCWD website (<http://www.ccwater.com/buscenter/>) and also on the City of Pleasant Hill website (www.ci.pleasant-hill.ca.us/projects_under_bid). Phase II will follow in the spring of 2013 to remove/reconstruct one half of the bridge, with Phase III scheduled for Spring of 2014 to complete the second half of the bridge reconstruction.

- **Encroachment Permits Underway**

Private

General Drainworks – Sewer lateral pipe burst at 82 Collins Drive

American Asphalt – Driveway approach at In-N-Out Burger

Utilities

CCWD – Water main repair at 104 Lockwood Drive

PG&E – Gas line repair at southeast corner of Golf Club Road and College Drive

AT&T – Emergency repair at 262 Hillcrest Circle

Maintenance Division

- Grayson Woods Subdivision – Staff has planted the annual color at the entrance to the Grayson Woods complex located on the north side of Grayson Road and Iron Hill Street. The sign was also cleaned and repainted to enhance the appearance. The path area on the Reliez Valley Road side was weeded and covered with mulch.
- Sun Valley Vineyards – Staff cut down the weeds and cleaned up the roadside along Taylor Boulevard adjacent to the Sun Valley Vineyards Homeowners Association between Apollo Way and Mercury Way. The area was then covered with mulch to control the weed germination.
- Informational Signs – Staff has been assembling newly-designed A-frame informational signs which inform the public of upcoming meeting dates for various issues. The new A-frames will be lighter, sturdier and safer to set out.

Planning Division

- **Planning Commission**

Meeting cancelled.

- **Zoning Administrator**

Safeway Outdoor Display, Minor Use Permit (701 Contra Costa Boulevard) PLN 12-0076 – Public hearing to review a request for a Minor Use Permit to approve an *outdoor sales facility* along the storefront of the Safeway fuel kiosk facility and

also under the fuel island canopy area. Specifically, the proposed outdoor merchandise displays would consist of a total of five re-locatable metal cabinets/containers to display merchandise such as: a) packaged ice, b) packaged food/non-alcoholic beverage products (i.e., salty snacks, potato chips, water, juice and soda), and c) liquid-based, vehicle-maintenance products such as motor oil and transmission/brake fluid. The site is zoned *RB-Retail Business*. Assessor's parcel number 153-230-005. A representative of the property owner spoke on this item.

Action: The Zoning Administrator took the item under consideration and will make a decision within 20 days of the hearing date, as allowed in Section 18.95.030.C. This item was taken into consideration due to input/comments received at the public hearing from both the property owner and the applicant. Once a decision is made, notice will be provided by the Zoning Administrator.

Appeal Period: None, since no decision was made.

Minor Exception Requests:

Aledavood Minor Exception Request (205 Devonshire Court) – Minor Exception permit for a 20% reduction in the required 15-foot rear-yard setback to accommodate a proposed 12-foot-high deck that would be placed upon a 4-foot-high retaining wall and attached to the existing single-family residence. The proposed deck would be approximately 375 square feet, consisting of a 75-square-foot upper deck area and a 300-square-foot lower deck area.

Action: The Zoning Administrator made a final decision to conditionally approve this request on April 26th. No requests for a public hearing on this item were received from any interested parties.

Appeal Period: The appeal period will end on Monday, May 7, 2012 at 5:00 pm.

Tree Removals Approved – The following tree removal permits were approved: 1) one 51-inch Shamel Ash at 1972 Patricia Drive; and 2) one 22-inch Valley Oak at 1972 Maxine Drive.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Selected highlights of weekly activity:

Junk Storage – Staff is addressing a site on Jewell Lane that is being used to store junk, vehicles and other miscellaneous items.

Street Vendors – Fruit vendors along Pleasant Hill Road were directed to remove themselves from the area as they do not have the required licenses or health permits.

Garage Rental – A person was reported living in a garage area on Geraldine Drive. Subsequent investigation revealed that he was actually renting a room in the home. No violation was noted.

Number of Tasks Completed This Week – 57 tasks completed (including 24 investigations, 1 courtesy notices, 5 sector patrols, 1 referral to assist other agencies/divisions and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).