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MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: November 1, 2012

SUBJECT: **WEEKLY UPDATES**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- McDonald's (1690 Contra Costa Boulevard) – Plans have been submitted to review and approve a new pedestal charging station at the McDonald's Restaurant.
- Sprint (2551 Pleasant Hill Road) – Plans have been submitted to review and approve a telecom replacement for the Sprint monopine cell located on the Oasis Christian Fellowship site.
- The Courtyard (2152 Contra Costa Boulevard) – Tenant improvement permit has been issued for the Vitamin Shoppe located in the Courtyard Center.
- New Residence (65 McKissick Street) – A Certificate of Occupancy has been issued for the new single-story, single-family residence (2,699 square feet of living space and 495 square feet of garage). All approvals were issued by the Building, Engineering and Planning Divisions, as well as the Consolidated Fire District, Central Contra Costa Sanitary District (CCCSD) and Contra Costa Water District (CCWD).

**Engineering Division**

- Buskirk Avenue Improvements Phase II – Utility Relocations – The CCWD, AT&T and Comcast continue to work along Hookston Road (between Buskirk Avenue and Elmira Road) and along Buskirk Avenue (from Hookston Road southerly) with relocating their existing facilities that are currently in conflict with future improvements and storm drain facilities as part of the City's upcoming Buskirk Avenue Improvements - Phase II Project. All utilities are coordinating with the City

and each other to ensure that the work happens efficiently and in a manner that ensures the safety of vehicles and pedestrians. Residents and neighboring office complexes have been notified by the individual utilities companies regarding any work that will affect them. Work is anticipated to begin the week of November 5<sup>th</sup> and will include; work by AT&T along Elmira Drive, and work by PG&E on Hookston Road for the relocation of a main transmission pipeline. Traffic delays are expected in the area.

- PG&E Gas Main Installation – Oak Park Boulevard – PG&E has completed the gas main and service installation on Oak Park Boulevard from Stevenson Drive to Keats Circle. Construction activities this week will include the final trench paving over their new gas main. Weather permitting, this work is scheduled to begin Friday, November 2<sup>nd</sup>.
- East Bay Municipal Utility District (EBMUD) Water Main Installation – Pleasant Hill Road – EBMUD has completed the final trench paving over their new water main on Pleasant Hill Road from Geary Road to Diablo View Road. Remaining construction activities include the installation of water services and final paving on Barnett Terrace. This work is expected to be completed by the end of November 2012.

### **Maintenance Division**

- Police Department – Staff removed several dead and damaged shrub Junipers (*Juniperus horizontalis*) from the rear slope of the Police Department. Many of these shrubs required excessive trimming when the security fence was installed. Staff has replanted the sparse area with Chrysanthemums. These plants will fill the voids and add color to the area throughout the summer and fall.
- Potholes – Staff has filled several potholes on the arterial streets throughout the City. Staff will continue to monitor them until permanent repairs can be made when the weather allows.
- Eagle Scout Project – Staff assisted and supervised a Boy Scout’s Eagle Scout project. The old foot bridge over Murderer’s Creek at the rear of Pleasant Hill Elementary School was showing signs of weakening due to the rotting planks and support timbers. All of the old rotting wood was removed and replaced.

### **Planning Division**

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission (ARC)**

*Pleasant Oaks Park Improvements (0 Santa Barbara Road), PLN 12-0325 (Continued from October 18, 2012)* – Public hearing to consider a request for architectural review permit, minor sign adjustment (monument sign area) and sign permit approval to construct a park and recreation facility. The proposed improvements would result in new or improved facilities that include: sports fields (i.e. baseball/softball and soccer fields), picnic and playground areas, parking facilities (total of 133 on-site spaces), restroom/snack shack facility, landscaping/ plantings (to include ADA compliant paths-of-travel), grading of the site and tree removal. Uses and activities currently conducted at the existing Pleasant Oaks Park would continue after construction. Improvements would also include: (1) resurfacing of the fields with natural turf only, (2) a new irrigation system that would be re-connected to the recycled water supply from the current point of connection (CCCSO), (3) parking lot lighting for nighttime security, and (4) parking facility modifications. Assessor's Parcel Number 149-230-009.

Action: Approved with conditions. Most notably, the ARC required that any detail plans submitted for the eight-foot tall sound fence/wall along the west property line, or any alternative design (as required in accordance with the adopted Mitigation Measures), is to be reviewed by the ARC prior to installation. One member of the public spoke.

Appeal Period: The appeal period will end at 5:00 p.m. on Tuesday, November 13, 2012.

*Nordstrom's Rack Landscape, Parking and Circulation Plan for Store Addition and Remodel (703 Contra Costa Boulevard), PLN 12-0288* – Review and approval of final landscape and parking lot/circulation plans (see note section below). Assessor's Parcel Number 153-230-005.

Note: On August 30, 2012, this Architectural Review Permit request for the project was approved to include: (1) exterior improvements to a 45,800-square-foot tenant space located within a 104,295-square-foot multi-tenant commercial building; (2) a 1,533-square-foot addition to the west (front) elevation to result in a total 47,333-square-foot tenant space; (3) a modified 32-foot-high main entrance element along the west (front) elevation; and (4) minor site improvements, to include landscape modifications and accessory structures along the rear elevation. At the time of approval, the ARC requested that final landscape and parking/circulation plans be provided to the Commission for final review and approval.

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

Appeal Period: The appeal period will end at 5:00 p.m. on Tuesday, November 13, 2012.

***Corner Bakery Façade and Patio Improvements and Signage (35 Crescent Drive), PLN 12-0383*** – Public hearing to consider a referral from the Zoning Administrator for review and approval of an Architectural Review and Sign Permit application for exterior building improvements, including modifications to the existing outdoor seating area (including a new outdoor fireplace, seating and patio cover), new façade treatments (building colors, awnings, exterior materials, etc.) and new signage. The project does not include any increase in building square footage beyond the existing tenant spaces. Assessor’s Parcel Number 150-300-003.

Action: Approved with conditions. The Commission concurred that sill height should be limited to 20 inches and suggested that the proposed brick wainscoting along the south side of the building be eliminated or minimized. The Commission also determined that the entire east elevation may be painted as proposed with no demarcation or differentiation for the adjacent tenant space (Sinful Bliss Cupcakes). No members of the public spoke.

Appeal Period: The appeal period will end at 5:00 p.m. on Tuesday, November 13, 2012.

- **Code Compliance**

***Tasks Completed*** – 50; Investigations/Contacts: 14; Sector Patrols: 4; Referrals from other Departments or Agencies: 2; Courtesy Notices Posted: 0; Vehicle Abatements: 2.

See summary of weekly log below for further details.

<b>Date</b>	<b>Type</b>	<b>Location</b>	<b>Description</b>
10/30/2012	Investigation	Golf Club Road	Strip mall vagrant problems.
10/30/2012	Phone Call Inbound	Santa Lucia	Contacted by prop owner’s father regarding an abatement letter for home occupation, junk and debris.
10/30/2012	Phone Call Inbound	City Wide	Contra Costa Health and Safety RE: trash dumps throughout the City.
10/30/2012	Signs-Real Estate	Taylor Blvd.	Removed real estate sign from island.
10/30/2012	Vehicle Abatement	Strand	Porsche 08 tabs non- op parked on private property edge of road.

<b>Date</b>	<b>Type</b>	<b>Location</b>	<b>Description</b>
10/29/2012	Investigation	Ellinwood Area	Transient homeless encampment in creek verified. Contacted Public Works and was advised that they will handle.
10/29/2012	Investigation	Contra Costa Blvd.	10x10 tent on sidewalk in front of store. Advised manager it was unpermitted and a potential hazard. Removed.
10/29/2012	Investigation	Best	Retaining wall investigation.
10/29/2012	Investigation	Pleasant Hill Road	Fence and boxes on right of way.
10/29/2012	Investigation	Pleasant Hill Road	Contact with the complainant about placement of political signs. Researching.
10/29/2012	Investigation	Boyd Road	Curb painted on Boyd complaint. Investigation revealed that this is legal per the traffic engineer.
10/29/2012	Assist PD	North Marta	Assisted Police Dept on homeless encampment.
10/29/2012	Phone Call Outbound	EBMUD near Contra Costa Blvd.	Contacted security team at EBM as to how they want to approach 3 camps in their jurisdiction.
10/29/2012	Smoking Ordinance	City Wide	Occupant was asking advice regarding smoking in a non-smoking building.
10/29/2012	Vehicle Abatement	Best	Non-operational vehicle.
10/25/2012	Investigation	Skander Court	Contacted Bank regarding abatement.
10/25/2012	Task Case Closed	Santa Cruz	Vehicles being worked on have been moved off the property.
10/25/2012	Task Case Closed	Santa Cruz	Two vehicles abated from property and all junk, debris and furniture have been cleared.
10/25/2012	Task Case Closed	Santa Cruz	Junk, debris and trash have been removed from property; clear.
10/24/2012	Investigation	Contra Costa Blvd.	Trees and tall plants have not been cut down as of this date. Contacting management company.
10/24/2012	Investigation	Contra Costa Blvd.	Follow-up on landscaping issue.
10/24/2012	Phone Call Inbound	Santa Cruz	Santa Cruz occupant contacted staff and said that the property is now cleaned up and vehicles towed away.
10/24/2012	Phone Call Outbound	Pleasant Hill Road	Multiple contacts with resident regarding political signs.