



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: December 20, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Weekly Update Schedule – Due to the upcoming holidays, Weekly Updates will not be issued during the Christmas and New Year’s weeks. The normal publication schedule will resume during the week of January 7th.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Nordstrom Rack (703 Contra Costa Boulevard) – A permit has been issued to start interior demolition for the new tenant (previously known as CVS).
- New Residence (175 Jackson Way) – A permit has been issued for a one-story residence. The existing residence will be demolished and replaced by a new 2,835-square-foot residence with a 465-square-foot garage.
- Hyatt House (2611 Contra Costa Boulevard) – Plans have been submitted to approve some interior remodeling on the ground floor public areas and upgrade showers in some of the guest rooms. The hotel was previously known as the Summerfield Suites Hotel.

Engineering Division

- Buskirk Avenue Phase II Widening Project – Utilities Facilities Relocation – As part of the preliminary construction activities, it is necessary for ALL utilities to relocate their facilities in advance of the Buskirk Avenue Phase II Widening Project. Ongoing activities by the various agencies continue and include:

Contra Costa Water District (CCWD) – Work activities this week included the tie in of the new water main to the existing main on Hookston Road and final paving of their trench along Hookston Road.

AT&T – Trenching and installation of new conduit on Elmira Drive, from the manhole at the corner of Clarie Drive and Elmira Drive to the empty lot across the street, were performed this week. Remaining work will include the tie in of conduits from the corner of Elmira Drive and Hookston Road to the existing manhole at the northwest corner of the Hookston Square driveway entrance.

Comcast – Work activities this week included the potholing of existing utilities on Buskirk Avenue just south of Hookston Road. This work was necessary to determine the future location of four two-inch conduits that will be installed.

- Oak Park Boulevard/Pleasant Valley Road Signal Knockdown – One of the existing mast arm traffic signal poles at the Oak Park Boulevard/Pleasant Valley Road intersection was struck and knocked down this past weekend, resulting in the complete loss of the signal pole, LED fixtures on the pole, and damage to the signal control hardware in the cabinet. City staff is currently working with the County signal maintenance crew to obtain the necessary parts to repair the signal equipment. The signal is currently on flashing red mode, requiring vehicles from the various approaches to stop (like a STOP controlled intersection) before proceeding through the intersection. Temporary STOP signs were placed in each leg of the intersection to remind drivers to stop as they approach the intersection. The City expects the necessary parts to be delivered and repairs made by the beginning of next week, after which normal signal operation will be resumed.

- Encroachment Permits

Star Rooter – Pipe burst sewer lateral at 2983 Hillsdale Drive

Advanced Trenchless – Pipe burst sewer lateral at 17 Bruce Court

Ernie's Plumbing – Pipe burst sewer lateral at 410 Kahrs Avenue

Maintenance Division

- Weed Spraying – Staff has taken advantage of the weather by spraying the new weed growth that has started emerging. A pre-emergent herbicide is also being applied that will stop the weed seed germination before the weeds can get started.
- Tree Trimming – Staff has started trimming the median trees and some of the roadside street trees now that they are entering into their dormant state.

- Sandbags – Staff has checked and restocked the three sandbag stations in anticipation of the upcoming storm this weekend. Staff also delivered about 30 filled sandbags to our elderly residents who were unable to fill their own bags.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission (ARC)**

Rees Single Family Home (2931 Dorothy Drive), PLN 12-0369 – Public hearing to consider approval of an architectural review permit to construct a new 2,100-square-foot single-family residence. The single-story residence would consist of 1,758 square feet of living space and a 342-square-foot attached garage. The new home would consist of three bedrooms, two bathrooms, a living room, a dining room, a kitchen and an attached garage. Assessor's Parcel Number 170-231-027.

Action: Approved with minor revisions to Conditions of Approval.

Appeal Period: The appeal period will end on Monday, January 7, 2013 at 5:00 p.m.

- **Miscellaneous**

Community Greenhouse Gas Emissions Inventory and Energy Conservation Action Plan for the City of Pleasant Hill – Planning staff has been working with a consultant funded by grants from PG&E to prepare an inventory of all of the greenhouse gas emissions generated within the City of Pleasant Hill. This inventory builds on the grant-funded municipal greenhouse gas emissions inventory which was prepared last year to quantify all emissions related to municipal activities within the City. In addition, the consultant's work product will include a draft energy conservation action plan with a menu of best practices for the City to consider to further encourage energy conservation. The consultant will present a report summary to the Planning Commission as an informational item in January 2013.

Crossroads Shopping Center Redevelopment (Subarea II) – Staff conducted an application coordination team (ACT) meeting with various internal and outside agencies to provide preliminary feedback and comments to the applicant on the proposed redevelopment (approximately 95,000 square feet of commercial space) of Subarea II (theater and old Bally's gym) of the Crossroads Shopping Center. The

project is currently being reviewed by staff and will be scheduled for public hearings before the Planning Commission and ARC early next year.

Tree Removals Approved – The following tree removal permits were approved:

80 Karol Lane – One 40-inch Monterey Pine

490 Golf Club Road (Adult Day Health Care Center) – One large Live Oak tree (determined to be exempt as a dead tree)

- **Code Compliance**

Tasks Completed: 31; Investigations/Contacts: 11; Sector Patrols: 8.

See summary of weekly log below for further details.

Date	Type	Location	Description
12/18/2012	Investigation/Followup	Theo	Verified occupant is bringing his junk home once again; will address.
12/18/2012	Signs-Real Estate	North Marta Drive	Numerous real estate open house signs blocking sidewalks; contacted agents and they removed the signs.
12/18/2012	Task Case Closed	Boyd Road	Drainage issue mediated between parties; closed.
12/17/2012	Investigation/Followup	Cortsen Road	Owner came in regarding fence on property; said it was dedicated to the City in 1982 for fire trail. Too steep for trucks so it has been a pathway and fence put up by the City.
12/17/2012	Investigation/Phone Complaint	Theo	Business being operated out of house.
12/14/2012	Investigation/Followup	Masefield Drive	Checked on abandoned home to see if occupied now; negative.
12/14/2012	Investigation/Followup	Contra Costa Blvd.	Transients.
12/14/2012	Phone Call Inbound	Rose	Requested extension on vehicle abatement.
12/13/2012	Investigation/Followup		Call RE: noise from a gym. Called back; no answer.
12/13/2012	Signs-Miscellaneous	Contra Costa Blvd.	Illegal advertising in right-of-way. Recovered signs; contacted owner and advised to cease.
12/13/2012	Task Case Closed	Beth Drive	Property cleaned up; case closed.