



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: May 20, 2010

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Police Department (330 Civic Drive) – Southland Construction is finishing the installation of sheetrock for the dispatch lobby areas and will start taping. The exterior and interior windows are in the process of being installed.
- Cardoza Property (101 Ellinwood Drive) – Building staff responded to an emergency call pertaining to a vehicle and office accident. No one was hurt and the building suffered minimal damage. Permits have been issued and repair of the building is underway.
- Pleasant Hill Free Methodist Church (2551 Pleasant Hill Road) – Plan check has been completed, and the project is ready for permit issuance for the installation of Clearwire Wireless Broadband antenna panels on an existing pole with equipment to be located within an existing building.

Engineering Division

- Grading Permit (21 Massolo Drive) – The property owner's contractor has demolished the existing single-story office building, and a grading permit has been issued for construction of a new 2,500 square foot two-story office building. Other site improvements include a new parking lot, landscaping and frontage improvements. Construction is anticipated to be completed in July of this year.
- Parade Permit – A parade permit has been issued to the Contra Costa Christian School for a walk-a-thon they are hosting on Saturday, May 22nd from 9:00 am to

12:00 pm. Participants will have the option of a 5K or 10K walk, starting at the Contra Costa Christian School on Larkey Lane in Walnut Creek. The 5K route proceeds northwest down the East Bay Regional Parks trail from Geary Road to Oak Park Boulevard, then participants follow Oak Park Boulevard east, cross Patterson Road, and get back on the trail headed southeast and finish at the Christian School. All 10K participants will initially follow the same route, starting northwest on the trail, then continue to Boyd Road, head east on Boyd Road, south on Cleveland Road, then head southeast on the trail back to the Christian School. There will be water stations at all street crossings. Volunteers will perform all set up and clean up along the walk-a-thon route. The Fire and Police Departments were notified and have approved the event.

- Encroachment Permits Underway

Private

CableCom LLC – Trenching and utility work along the sidewalk adjacent to Palos Verdes Mall at 1600 Pleasant Hill Road

Streamline Plumbing & Drain Company – Replace a sewer lateral at 114 Hubbard Avenue

Utilities

EBMUD – Repair gate valve at 195 Cortsen Road

PG&E – Repair gas valve at Contra Costa Boulevard and Golf Club Road

Maintenance Division

- Trees Damaged – Three Crepe Myrtle trees were severely damaged by the vehicle of an errant motorist Monday morning. A vehicle entered the center median and destroyed the three trees. Staff will plant three new trees in the landscaped median next week. A police report was filed, and costs for all staff time, equipment and materials will be sent to the insurance company for reimbursement to the City.
- Pleasant Hill Receives “Tree City USA” Designation – Pleasant Hill has been designated as a Tree City USA member for the 2009 calendar year. The City met the four standards to become a Tree City USA community: 1) must have a tree board or department; 2) a tree-care ordinance; 3) a comprehensive community forestry program and 4) an Arbor Day observance and proclamation. Being a member of Tree City USA will allow Pleasant Hill to network with over 3,400 cities to share knowledge and ideas on preserving our Urban Forest. The benefits of trees in our community are numerous and include: promoting healthier communities by filtering the air we breathe by removing dust and other particles; moderating climate, conserving water and providing vital habitat for wildlife; reducing the heat island effect caused by pavement and buildings; increasing property values; reducing energy use; and adding beauty to our homes and neighborhoods.

Planning Division

- **Architectural Review Commission**

In-N-Out Burger Restaurant Study Session (3131 N. Main Street) – The applicant requested a study session to receive design review comments and feedback for a new In-N-Out Burger restaurant site. The project includes a 3,750 square foot single-story restaurant, a drive-through to accommodate queuing for 15 vehicles, a 32-seat outdoor dining area and other various site improvements including landscaping and parking lot reconfiguration. The project is proposed to be located on two existing parcels. However, the applicant may reconfigure these two parcels, along with three other parcels to the north developed with a Black Angus restaurant facility, to result in a total of two parcels. In the event that this occurs, the In-N-Out Burger site would be approximately 1.05 acres, while the Black Angus site would be approximately 1.45 acres, for a total 2.51 acres collectively. Lastly, the Black Angus property is proposed to receive site improvements including the demolition of a vacant tenant building, landscape improvements and parking design modifications.

The Commission received presentations from staff and the applicant regarding the proposed project as well as input from eight members of the public. Key issues included: Compatibility with the adjacent residential and mortuary uses; potential for impacts to adjacent uses from noise, odor, traffic and lighting; and concerns about removal of a mature oak tree and a portion of the existing median/landscaping. The applicant presented three alternative site plans that had been considered in their design development process for the site. The ARC requested the applicant to consider the comments received from the public and review the proposed site plan to determine whether additional modifications can be made to further address adjacent property owner concerns. The ARC generally supported the proposed building massing but urged the applicant to further review site plans issues that had been raised prior to returning to ARC for further architectural review of the proposed structure. Staff indicated that the environmental review process for the project is underway and advised the public that a draft environmental document should be available for public review early this summer.

Action: No action taken since this was a study session.

Appeal Period: Not applicable.

- **Code Compliance**

Selected highlights of weekly activity:

Maureen Drive – Staff is investigating a complaint regarding operation of a shuttle service from a residence and a failing wooden retaining wall. The Police Department

has also been involved due to an altercation between the complaining party and the alleged violator.

Geary Road – Staff was advised of large dead pine trees in the common area of a residential condominium development on Geary Road. After many attempts, a property management company was identified and contacted, and they have agreed to remove the dead trees.

Devon Avenue – Staff was requested to assist Finance Department staff with a business that failed, after repeated contacts, to pay their business license fee. The business had to be contacted last year for the same reason and had also been sent numerous letters by Finance requesting payment.

Number of Tasks Completed This Week – 71 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

Safeway at 707 Contra Costa Boulevard – The proposed project is for a new 58,800 square foot Safeway store and fuel station facility at the site of the former Mervyn's store. Staff met with the applicant to review pending issues including preparation of a traffic study, responses to design review concerns previously identified by staff and the Architectural Review Commission (ARC), and the status of the concurrent building plan check that is occurring in parallel with the design review process. A third study session that was tentatively scheduled with the ARC for June 3rd has been postponed pending review of recent submittals by the applicant and review of draft conditions of approval with the applicant. The ARC previously considered this project as a study session item on both March 18th and April 15th, where design review feedback was provided to the applicant.