



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: July 15, 2010

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Garage Band Concert – The second concert in the Garage Band Series at the Lake will be held this Friday (July 16th) evening at 7:00 pm by the lake at City Hall. These events are organized by the Recreation and Park District and co-sponsored by the Pleasant Hill Police Department.
- Sunset by the Lake Summer Concert – The Summer Concert Series continues this Sunday, July 18th, with a kid's concert. The Time Outs band will be performing from 6:00 pm to 8:00 pm and will feature a lively mix of indie pop, 60's garage and good old-fashioned rock-n-roll.
- Road Closure During Weekend of July 23-25 – The Contra Costa County Public Works Department will be closing the intersection of Treat Boulevard and Jones Road (near the Pleasant Hill BART station), at night, on Friday, July 23rd and Saturday, July 24th. This is being done to accommodate the installation of the Iron Horse Trail Pedestrian Bridge over Treat Boulevard. The work will be performed from 9:00 pm to 10:00 am in order to minimize traffic disruption. A copy of the detour route is posted on the County's website at: <http://www.co.contra-costa.ca.us/DocumentView.aspx?DID=4719>.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Shopping Center (570-572 Contra Costa Boulevard) – Plans have been submitted for review, comment and approval for an In-N-Out Burger Restaurant to be located at the northwest corner of Contra Costa Boulevard (CCB) and Chilpancingo Parkway (the former location of a tire store and gas station).

- Grace Community Church (40 Cleaveland Road) – A permit has been issued to replace portions of siding on the building.
- Downtown Area (15 Crescent Drive #B) – A permit has been issued for a tenant improvement and sign for Toys R Us Express.

Engineering Division

- In-N-Out Burger Restaurant (North Main Street) – The revised Traffic Impact Analysis (TIA) for the proposed restaurant at the southerly City limits has been submitted. Staff had previously requested modifications and additions to the first draft of the TIA to address comments and concerns expressed by Walnut Creek residents and staff. Staff is currently reviewing the revised report and will provide comments to the applicant.
- In-N-Out Burger Restaurant (CCB/Chilpancingo Parkway) – Staff has received the first submittal of construction documents (grading and drainage plan, stormwater control plan and off-site improvement plan) for the restaurant. Staff is currently reviewing the plans and will provide comments to the applicant shortly.
- Sherman Acres II Water Pipeline Project – The Contra Costa Water District’s (CCWD) contractor, California Trenchless, Inc. (CTI), has slurry sealed the following streets as part of the roadway restoration work: Anelda Drive, Celia Drive, Dawn Drive, East Vivian Drive, Marta Drive, Peggy Drive and Phylis Drive. The Contractor is working on the remaining project tasks including: sweeping streets, final restoration of disturbed landscaping, replacing traffic striping on pavement and removing construction signage.
- Grading and Drainage Permit (601 Parkhaven Court) – A grading permit was issued for construction of a new retaining wall at this location. Per the approved plan, the property owner will re-grade the side lot along the new retaining wall to create more usable yard space. The work includes the installation of a new (engineered) retaining wall (seven foot maximum), backfill, new irrigation lines and landscaping along the side property line. As a condition of the grading permit, the applicant may not change the existing drainage pattern of the property, which drains to the existing public system at the front of the property.
- Encroachment Permits Underway

Utilities

EBMUD – Repair water service at 52 Banbridge Place

CCCSD – Repair sewer line at intersection of Marcia Drive and Marian Place

COMCAST/CableCom LLC – A Comcast subcontractor bored approximately 235 feet in the City's right of way (below the concrete sidewalk) to place a two-inch

conduit from the existing Comcast pedestal at 360 Civic Drive to 396 Civic Drive, including installation of a Comcast vault in the landscape area.

Maintenance Division

- **Fire Season Preparations** – A fire break has been completed at the City-owned open space located off of Morello Avenue, Foothill Place, Strayhorn Road and Paso Nogal Road. A contractor is hired annually to disc the ground to remove the dry grass and weeds. A continuous 30-foot wide fire break in the grassland helps reduce the fuel load and the chances of a fire spreading uncontrolled.
- **Streetlight Installed** – An electrical contractor has begun the installation of a new concrete streetlight pole to replace the one that was recently demolished due to a vehicle accident. The replacement pole is located along Oak Park Boulevard and Douglas Lane. The damaged pole required that a section of concrete base be removed and replaced. Once the installation is complete, City maintenance crews will install a new section of concrete sidewalk to complete the work.
- **Storm Drain Cleaning** – The Linda Drive storm drain trash and contaminates collection device has been cleaned. This device is an important central collection point for storm water and runoff from City streets along Contra Costa Boulevard. It is cleaned bi-annually to prevent trash and debris from entering the storm water system that eventually flows into the Bay.
- **Temporary City Hall Stage** – The new portable stage is being assembled for the weekend events at City Hall. The stage will be set up on Friday for the teen garage band concert (sponsored by Pleasant Hill Recreation and Park District) and will remain in place for the Sunday evening Summer Concert by the Lake.

Planning Division

- **Architectural Review Commission (ARC)**

Master Sign Program – Citibank Building (2255 Contra Costa Boulevard) – The applicant requested sign permit approval to establish a Master Sign Program for an existing three-story multi-tenant commercial building.

Action: The ARC unanimously approved the request with conditions of approval. No one from the public spoke on this item.

Appeal Period: The appeal period will end on Monday, July 26th at 5:00 pm.

Davies Single-Family Residence (925 Grayson Lane) – The applicant requested ARC approval for a new 2,740-square-foot single-story house and a 330-square-foot basement (containing a wine cellar and mechanical equipment), for a total floor area of 3,070 square feet on an existing 48,787-square-foot lot. The square footage does not include an existing 1,344-square-foot detached garage which is proposed to remain. In addition, the applicant proposed to construct a 612-square-foot attached porch that would extend along a portion of the north, east and southern elevations. The applicant will demolish and renovate a significant portion of the existing 1,779-square-foot residence on the project site to accommodate the new residence.

Action: The ARC unanimously approved the request with conditions of approval that included minor modifications to be reviewed by the Zoning Administrator to ensure compliance with Commission direction. No one from the public spoke on this item.

Appeal Period: The appeal period will end on Monday, July 26th at 5:00 pm.

- **Code Compliance**

Property Maintenance Issues – Code Enforcement is currently attempting to address property maintenance issues for properties that are undergoing foreclosure with the owner still residing at the premises. Contra Costa County Fire Protection has been advised to proceed with their abatement process on two of these locations.

Number of Tasks Completed This Week – 44 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

(Due to vacation, there are only two days addressed in this week's update.)