



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: August 19, 2010

SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- Toast to Summer at City Hall – The Pleasant Hill Chamber of Commerce is hosting the 3<sup>rd</sup> Annual “Toast To Summer” event on the grounds of City Hall on Saturday, August 21<sup>st</sup> from 6:00 pm to 10:00 pm. Tickets for this event are \$85 per person. Food is being catered by Tahoe Joe’s Steakhouse, and music is by the local band Cover 2 Cover. Contact the Chamber at 687-0700 for more information.
- Summer Concert on Sunday – Another Sunset at the Lake Concert takes place on Sunday evening, August 22<sup>nd</sup> from 6:00 to 8:00 p.m. Cover 2 Cover is the featured band. Food is being provided by Texas Back Forty, and the concert is sponsored by Michael Harris and Dawn Block, Dallimonti’s Restaurant and Casey Strand Chiropractor.

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Contra Costa Country Club (801 Golf Club Road) – A permit has been issued to construct a wall, lighting and associated improvements in the lower parking lot of the complex.
- New Residence (235 Pleasant View Drive) – A building permit has been issued to construct a new single-family residence consisting of 2,200 square feet of living space with a 513-square-foot garage.
- Diablo View Shopping Center (2601 Pleasant Hill Road) – Plans have been approved and are ready for permit issuance to remodel the space occupied by the Kumon Center (math and reading learning center).

## Engineering Division

- Buskirk Avenue Widening Project Public Meeting – Over 500 notices were mailed last Friday informing adjacent residents and businesses regarding an informational meeting to be held on August 25<sup>th</sup> at 7:00 pm in the Large Community Room. The meeting will provide attendees with details regarding the Alternate Roadway Alignment Plan. This proposed roadway alignment is the same concept plan that was presented to the public earlier this year on April 6<sup>th</sup> and April 13<sup>th</sup>. Details will again include roadway configuration, circulation operations and anticipated roadway improvements. Since the April meetings, staff has been working with adjacent property owners of the Crossroads Shopping Center on future site development matters. Prior to proceeding past the concept and preliminary design stage, this Alternate Plan will be presented to the City Council on August 30<sup>th</sup> for consideration.
- PG&E Utility Pole Relocation (Grayson Road) – Utility poles along Grayson Road were relocated by PG&E to provide additional clearance for pedestrians using the City-constructed sidewalk. These utility poles were used by PG&E (as well as many other utilities such as Comcast and AT&T) to provide service. As the primary utility, PG&E takes the lead in a pole relocation project by obtaining a City permit, installing new poles and moving the PG&E wires to the new poles. PG&E then contacts all other utilities to have each of them move their wires over to the new poles, remove the old poles and restore the site. This utility pole relocation project has experienced delays due to right-of-way clearance requirements, an extensive utility design process, arborist recommendations and major coordination between PG&E, AT&T and Recreation and Park District staff to address potential impacts to the adjacent Rodgers-Smith Park. PG&E has completed their portion of the work and AT&T expects to be completed by September 30<sup>th</sup>. Staff continues to work with the involved utility companies to obtain project completion without further delays.
- Encroachment Permits Underway

### Private

*General Plumbing & Rooter* – Replace sewer lateral at 224 Ilene Drive

*General Plumbing & Rooter* – Replace sewer lateral at 431 Odin Drive

*Contra Costa Golf Club* – Perform crosswalk striping at 801 Golf Club Road

*Owner* – Replace curb and gutter at driveway at 280 Stevenson Drive

### Utilities

*AT&T* – Move services to the new PG&E poles on Grayson Road at Rodgers-Smith Park

*PG&E* – Repair gas main and install a valve at Cleaveland Road and Beatrice Road

*PG&E* – Repair gas main and install a valve at Gregory Lane and Cleaveland Road

## **Maintenance Division**

- **Shopping Carts** – Maintenance staff worked with Code Compliance staff to remove numerous shopping carts that were dumped into the Contra Costa Flood Channel, under and adjacent to the Golf Club Road bridge. This location has had similar occurrences in the past, and Maintenance Division staff will increase monitoring efforts to keep the channel clear of obstructions.
- **Recycled Water** – A new recycled water connection was installed last week in the landscaped medians along the section of Taylor Boulevard from Contra Costa Boulevard heading west to Morello Avenue. Recycled water is a reusable resource, and staff continues to work with the Central Contra Costa Sanitation District to identify additional areas where this resource can be used in place of potable water.
- **Fire Drill Practice Training** – Staff at City Hall and the Corporation Yard participated in simulated fire evacuation training on Thursday morning. This annual exercise requires all staff to participate in an unannounced evacuation which simulates a true emergency. The exercise provides a valuable training tool for all employees, and lessons learned will be shared with staff to make improvements in the future.

## **Planning Division**

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission (ARC)**

***Oak Brook Condominium Complex Site Improvements (1-28 Oak Brook Place) (Continued from June 3, 2010)*** – The applicant is requesting to re-paint the existing residential buildings with new color palettes. This item originally included landscape modifications that were approved by the Commission at the June 3, 2010 meeting; the modified building color request was continued from that same meeting.

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

**Appeal Period:** The appeal period will end on Monday, August 30<sup>th</sup> at 5:00 pm.

***Dunn Edwards Paints Wall Signs (555 Contra Costa Boulevard)*** – The applicant is requesting Sign Permit approval to install business identification signage, consisting of two internally-illuminated channel letter wall signs, reading *Dunn Edwards Paints*. The

smaller sign, consisting of 90 square feet of sign area, will be displayed on the front (west elevation) building fascia facing Contra Costa Boulevard. The larger sign, consisting of 130 square feet, will be displayed on the rear (east elevation) of the building facing I-680. The Planning Commission approved a sign variance to exceed the maximum allowable wall sign area for the site by 82 square feet, where 120 square feet is allowed by ordinance. The project site is located in the RB Retail Business zoning district.

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

Appeal Period: The appeal period will end on Monday, August 30<sup>th</sup> at 5:00 pm.

***Study Session on Oasis Christian Church Expansion (2551 Pleasant Hill Road)*** – The Commission held a study session to provide preliminary input regarding a proposed expansion of the existing Oasis Christian Church with the following components:

1. Demolish and remove an existing circular building that is located to the north of the existing two-story portion of the church.
2. Construct a new 8,060-square-foot two-story addition to the north of the remaining existing building.
3. Expand the existing parking lot by adding 14 spaces to the existing parking lot at the west end of the site and constructing a new 26-space parking lot at the eastern end of the site.
4. Install drainage improvements and add new landscaping within the parking lots, around the building and on the periphery of the parking lots.
5. Install a new 6'2" tall freestanding sign (total square footage of approximately 32 square feet) at the corner of Taylor Boulevard and Pleasant Hill Road.

The site is zoned *R-10 Single-Family Residential*.

The ARC suggested refinements/reconsideration of the architectural style giving particular consideration to the relationship to the existing building on the site, the topography of the site and the visibility of the site from surrounding areas. Concerns were expressed regarding the adequacy of the proposed landscaping, lighting and ADA access. Suggestions were provided to relocate the proposed monument sign closer to the proposed entrance and to eliminate the faux river rock finish; re-study the parking lot circulation; address sustainable construction techniques; and study the main entry/gathering area. No action was taken. One member of the public spoke.

- Code Compliance

Selected highlights of weekly activity:

***Shopping Carts*** – On August 16<sup>th</sup>, staff was advised that 12 shopping carts were in the creek near Chilpancingo (i.e., next to and under the bridge at Golf Club Road) just a

short distance from DVC. Staff contacted several of the businesses that own the carts and they, in turn, contacted their cart retrieval services, who responded and removed all but three of the carts from the creek bed. City Maintenance staff recovered the remaining three carts on August 18<sup>th</sup>, and the creek is now clear.

***Foreclosures*** – Staff has been responding to calls regarding unsightly or hazardous conditions regarding properties in foreclosure, primarily concerning weeds and general lack of maintenance. Many of the current property owners are difficult to identify due to multiple changes of title over short periods of time. Staff has been working closely with the Fire District to assist with situations that can be considered fire hazards. Staff has also recently inspected all known single-family residential properties in the foreclosure process within the City and determined that only two require Code Compliance follow up at this time.

***Ellinwood*** – Staff has been working jointly with the Maintenance Division to address weed abatement in the Ellinwood area and to encourage property owners to cut the weeds down along the creek areas.

***Number of Tasks Completed This Week*** – 79 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- Miscellaneous

***Tree Removal*** – One Modesto Ash tree, located in the rear yard at 184 Hazel Drive, was approved to be removed and is required to be replaced with two 15-gallon trees.

***Recreation & Park District Projects*** – Planning and Engineering staff met with District staff to review the City's comments on the District's draft environmental document and to update the schedule for review/processing their projects. Since the District has experienced delays in finalizing project plans for the Teen Center and the Winslow Center, tentative hearing dates for consideration of these projects by the ARC and Planning Commission are being revised. The revised schedule should be finalized by the end of next week after the District Board completes its review of revised plans for both of these sites.