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MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: March 3, 2011

SUBJECT: **WEEKLY UPDATES**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Target Store – Pleasant Hill Shopping Center (560 Contra Costa Boulevard) – A permit for an interior remodel to expand the grocery department, including shelving and racking, has been issued to the Target Store.
- New Single-Family Residence (12 Paddock Court) – Plans have been approved and a permit is ready to be issued for a new single-family residence on the existing vacant lot located in the Saddleridge Subdivision No. 4988, which was originally built in 1983.
- Ross Dress for Less – Pleasant Hill Shopping Center (556 Contra Costa Boulevard) – Plans have been approved and the permit is ready to be issued for a new tenant space for Ross Dress for Less (previously Marshall's).

**Engineering Division**

- Oak Park Boulevard Pedestrian Bridge Repairs – The bid opening for this project was held on Friday, February 25<sup>th</sup> at City Hall. There were six bids presented for consideration, and the apparent low bidder was E. E. Gilbert Construction in the amount of \$36,082. Staff is currently processing contract agreements and insurance. The project scope includes traffic control, removal and replacement of the existing wood pedestrian bridges on the north and south sides of Oak Park Boulevard at the Contra Costa Water District canal, installation of new vinyl-coated chain link fence, and new asphalt concrete sidewalk approaches. Work is expected to begin the week of March 7<sup>th</sup> and be completed in early April 2011.

- Grayson Road Waterline Replacement – East Bay Municipal Utility District (EBMUD) is scheduled to begin the replacement of water valves at Grayson Road/Pleasant Hill Road and Grayson Road/Strand Avenue intersections. The water valve work is scheduled to begin after March 7<sup>th</sup>. Motorists should expect delays during construction and use alternative routes if possible.

The work is being performed by EBMUD crews in preparation for a larger water pipe replacement project that will replace the existing water pipes along Grayson Road from Strand Avenue to Pleasant Hill Road. The EBMUD-hired contractor will complete the water pipe replacement work using a combination pipe bursting and open trench cut techniques to install the new water lines. This work is expected to start after April 4, 2011. Again, motorists should expect delays during construction and use alternative routes if possible.

- Recreation and Park District – Pleasant Hill Senior Center – Engineering has reviewed the grading plans for the proposed Senior Center site. Comments were provided to the applicant. Revised plans with corrections and modifications should be resubmitted soon.
- Encroachment Permits Underway

Private

*Ernie's Plumbing* – Replace sewer lateral at 2180 Geary Road  
*Advanced Trenchless* – Replace sewer lateral at 90 Monte Cresta Avenue  
*Golden Gate Sign Co.* – Service vertical signs at 125 Crescent Drive

Utilities

*PG&E* – Repair gas leak at 5 Hero Court  
*PG&E* – Repair gas leak at 900 Hamilton Drive  
*PG&E* – Repair gas leak at 860 Hamilton Drive  
*PG&E* – Repair gas leak at 59 Byron Drive  
*Contra Costa Water District* – Repair water main at 95 Sylvia Drive  
*AT&T* – Repair concrete vault on Paso Nogal Road

**Maintenance Division**

- Tree Failure – A large privately-owned Ash tree fell onto Contra Costa Boulevard last week. The tree apparently toppled due to decay or excess weight and blocked traffic in the two north bound lanes of Contra Costa Boulevard near the intersection of Audrey Lane. Maintenance staff removed portions of the tree and debris from the roadway and stacked the wood on the resident's private property. Once the road was cleared, traffic was allowed to resume.

- Tree Branch Failure – A privately-owned Acacia tree branch fell into the southbound lane of Pleasant Hill Road near the intersection with Barnett Terrace. The branch was near utility lines, and crews used extra precautions during the removal. Once the debris was removed, the traffic lane was opened for vehicles.

### **Planning Division**

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission (ARC)**

***Price Lane Subdivision – Time Extension for Five Single-Family Residences (118 Price Lane)*** – The property owner requested a 12-month time extension for Architectural Review Permit ARC 05-021, which was originally approved for five single-family residences (ranging in size from 2,505 to 2,745 square feet, not including garages) including site improvements for the proposed Price Lane Subdivision.

Action: Approved a 12-month time extension. Two members of the public spoke expressing concerns about existing trees on the site and regarding the size of the proposed homes.

Appeal Period: The appeal period will end on Monday, March 14<sup>th</sup> at 5:00 pm.

***T-Mobile Wireless Antenna (1432 Contra Costa Boulevard)*** – This project was previously approved by the ARC on December 2, 2010. The approval allowed the wireless telecommunication facilities to be screened within a single radome canister to be installed in the center of the roof (15 feet above the roof deck). The decision of the ARC was appealed on December 13, 2010 by Cardoza Properties based on concerns about the appearance of the project. Prior to consideration of this appeal by the City Council, the applicant and the appellant requested that the ARC reconsider the screening options, including other additional options that may be proposed by the parties, and approve a preferred screening method for this project.

Action: Approved the use of a single eight-inch radome in the center of the roof, 15 feet above the roof deck, painted to blend in with the sky (gray/blue) to screen the wireless telecommunication antennas proposed for this site. One member of the

public spoke in opposition to the proposal and requested consideration of further screening alternatives.

Appeal Period: The appeal period will end on Monday, March 14<sup>th</sup> at 5:00 pm.

***Berg New Home Study Session (1790 Ruth Drive)*** – The applicant requested ARC approval for a new 2,592-square-foot residence. The proposed project would result in 1,670 square feet of living space, a 549-square-foot garage and 373 square feet of covered porch area.

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

Appeal Period: The appeal period will end on Monday March 14<sup>th</sup> at 5:00 pm.

***Oasis Christian Church Expansion Study Session 2551 Pleasant Hill Road*** – The applicant requested further input regarding a proposed expansion of the existing Oasis Christian Church with the following components:

- Demolish and remove an existing circular building that is located to the north of the existing two-story portion of the Church.
- Construct a new 7,231-square-foot, two-story addition (reduced in size from the initial proposal) to the north of the remaining existing building.
- Expand the existing parking lot on the east and west ends for a total of 67 parking spaces.
- Install drainage improvements and add new landscaping within the parking lots, around the building and on the periphery of the parking lots.
- Install a new five foot, two inch tall freestanding sign (total square footage of approximately 27 square feet) at the corner of Taylor Boulevard and Pleasant Hill Road.

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

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

Appeal Period: Not applicable.

- **Code Compliance**

***Contra Costa Boulevard*** – Staff is working to resolve junk vehicles, junk and debris and sign issues at a business on Contra Costa Boulevard. The owner is complying with directives for correction, and the matter should be resolved within the next two weeks.

***Residential Abatements*** – Staff is working on an extensive residential abatement on Pleasant Hill Road involving hoarding, trash, vectors and related issues. The home was not connected to public utilities and not receiving trash service. The Building Official determined the home to be uninhabitable in its current condition.

Staff is also re-opening a nuisance abatement on a residential property on Hoover Avenue that continues to be an ongoing problem in that area.

***Number of Tasks Completed This Week*** – 76 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

***Minor Permit Activity*** – For the month of February, Planning staff reviewed the following applications: 7 Zoning Permits (1 new business, 4 commercial plan checks, and 2 residential plan checks), 6 Home Occupation Permits, 4 Temporary Sign Permit, 3 Tree Removal Permits, and 2 Special Event Permits.