



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: March 17, 2011  
SUBJECT: **WEEKLY UPDATES**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

Engineering Division

- Temporary Signal Phasing Modification at Pleasant Hill Road and Gregory Lane – In anticipation of the upcoming EBMUD water line repair work at the intersection of Pleasant Hill Road and Gregory Lane, City staff recently modified the signal phasing at the Pleasant Hill Road/Gregory Lane intersection to accommodate the proposed temporary traffic control plan proposed by EBMUD. Under previous conditions, the eastbound and westbound left-turn phases ran concurrently, followed by the eastbound and westbound through-movement phases. The new signal phasing is such that the eastbound and westbound signal phasing runs separate from each other, which can better accommodate potential construction lane closures at the various approaches. Warning signs were posted to inform approaching motorists of the signal phasing change. The signal phasing will be returned to its original operation upon completion of the EBMUD waterline project.
- City Hall Lake Plumbing System Repairs – Project No. 02-11 – The bid opening for the City Hall Lake Plumbing System Repairs project was held on Tuesday, March 8<sup>th</sup> at 10:00 a.m. at City Hall. Two bids were received and publically opened. The apparent low bidder was Pyxis Water Systems in the amount of \$142,650. The work includes the draining and cleaning of the lake, repair of the existing plumbing system, installation of a water softening system and an ultraviolet disinfection system. The project is scheduled to begin in April 2011, pending award by City Council, and be completed in May 2011.

## Encroachment Permits Underway

### Private

*Sewers 4 Less* – Replace sewer lateral at 99 Oakvue Road

### Utilities

*PG&E* – Repair gas leak at 1619 Ruth Drive

*PG&E* – Repair gas leak on Evelyn Drive at Onley Drive

*PG&E* – Repair gas leak at 24 Burnham Drive

*EBMUD* – Repair water main at 2041 Oak Park Boulevard

*EBMUD* – Repair water service at 2826 Madeira Way

## Maintenance Division

- Emergency Tree Removal – A large Monterey Pine Tree (over 60 feet in height) was removed on Wednesday evening, March 9<sup>th</sup>, from an apartment complex on Geary Road when it was determined the tree was in eminent danger of toppling. A resident notified the City’s Code Compliance Officer earlier in the afternoon that the Pine tree was leaning and had a large crack over 12 feet in length.

Maintenance Division staff determined that the tree posed a significant danger to public and private property and needed to be removed immediately. PG&E was notified that high-voltage lines were in close proximity of the tree. Maintenance staff assisted a private tree contractor who was called in to use specialized equipment to remove the tree. A resident of the apartment complex was contacted on site that evening so that they were aware of the urgent need to remove the tree. The apartment complex owner (responsible for the tree) will be billed for all appropriate removal costs.

## Planning Division

- Planning Commission

No meeting scheduled.

- Zoning Administrator

No meeting scheduled.

## Architectural Review Commission (ARC)

- Discussion Regarding Proposed City of Pleasant Hill Police Department Security Fencing (320 Civic Drive) – The ARC provided comments and feedback on a request by the City of Pleasant Hill to install a seven-foot tall security fence around the

perimeter of the Police Department's rear parking facility. The parking facility is used for employee and police vehicle parking; to house an evidence storage building; to accommodate the rear sally port for transferring of prisoners; and is adjacent to the employee entrance to the building. Approximately 600 linear feet of black ornamental iron (Guardian style) fencing would be installed. The Guardian style fence would have a hooked end at the top of the fence. Automated controlled access gates would be installed at the entrance and exit driveways of the rear parking area to restrict access and increase security for the rear parking lot. The Commission provided feedback including a preference for the fence to be a bronze-hued color.

Action: No action taken as this was a discussion item only.

Appeal Period: Not applicable.

- Safeway Food Store and Fuel Station – ARC 09-018 & S 10-017 (703-707 Contra Costa Boulevard) – The applicant requested Architectural Review and Sign Permit approval for the following: (1) exterior improvements to a 58,495-square-foot tenant space located within a 104,295-square-foot multi-tenant commercial building; (2) a new fuel station consisting of a 450-square-foot kiosk and 4,200-square-foot fuel island canopy; (3) site improvements, to include parking and landscape modifications, primarily concentrated in an expansive parking field along the front of the site; and (4) new signage to include multiple wall signs, displayed on three tenant building elevations and on the fuel station canopy, in addition to two double-face freestanding signs to be located along Contra Costa Boulevard. The Commission discussed and modified staff-recommended conditions of approval. No one from the public spoke on the item.

Action: Approved with conditions of approval.

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

- Code Compliance

Selected highlights of weekly activity:

***Emergency Tree Abatement/Removal*** – Staff assisted the Maintenance Division in conducting an emergency removal of a tree in an apartment complex on Geary Road (see Maintenance Division report above).

***Public Nuisance Abatements*** – Follow-up inspections were conducted for several residential sites being addressed for various ongoing public nuisance issues, including properties on Collins, Marta and Santa Ana.

Staff is working with Planning staff to assist in resolving various nuisance issues and violations involving a residence going through foreclosure on Elliot.

*Number of Tasks Completed This Week* – 60 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

*AT&T Wireless Antenna Use Permit UP 10-02 (0 Paso Nogal Court)* – The Contra Costa Water District, owner of the site proposed for this telecommunications facility, notified staff that installation of the “mock up” antenna will be delayed by approximately two months due to conflicts with other scheduled work/activities on the site. Consequently, this item will not be considered again by the Planning Commission until after the mock-up is installed. The public will be notified when a new hearing is scheduled.