



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: September 13, 2012
SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Chop Chop Korean BBQ (1428 Contra Costa Boulevard) – The restaurant has received the final approval from the Building and Planning Divisions, as well as the Environmental Health Department and Consolidated Fire District.
- Downtown Area (140 Crescent Drive) – Exterior plans have been submitted to review and approve for Zachary's Pizza.
- Pleasant Hill Recreation and Park District (147 Gregory Lane) – The Teen Center has passed their pre-final inspection and is nearing completion.
- Pleasant Hill Recreation and Park District (233 Gregory Lane) – The Senior Center is also close to completion and the landscaping is underway.

Engineering Division

- Golf Club Road Bridge Replacement – Water Main Relocation – Phase 1 of the Golf Club Road Bridge Replacement (the Contra Costa Water District's relocation of their 24-inch water main line) is nearing completion and on schedule. The contractor has placed the new water line in the creek bed, backfilled and is now finished grading the creek banks. Once the creek bed and embankment are restored, the contractor will remove the creek bypass system, tentatively scheduled for Friday of this week. This will restore the creek flow to its original condition. Punchlist items will remain over the next couple of weeks, and this phase of the work will be completed. The contractor will return after the holiday season (January 2013), when the water demand

is at its lowest, to complete the final phase of this work and tie in this new system to the main transmission line at Golf Club Road.

- Citywide Trail Crossing Enhancement Project Update – To date, the City's hired contractor (Sposeto Engineering) has completed all concrete curb/gutter, sidewalk and Americans with Disabilities Act (ADA) ramp installation at the EBMUD Trail crossings at Astrid Drive and Oak Park Boulevard in time for the first day of the new school year at Pleasant Hill Middle School. All concrete improvements were also completed at the Oak Park Boulevard/Contra Costa Canal Trail crossing location prior to the beginning of the school year at Pleasant Hill Elementary School.

According to East Bay Regional Park District trail permit conditions, the City's contractor is required to construct all trail improvements in phases so that the trail remains open at all times during construction due to heavy pedestrian and bicycle use.

The contractor is currently 50% complete with the concrete work at the Gregory Lane/Contra Costa Canal Trail crossing, and 75% complete with the concrete work at the Chilpancingo Parkway/Contra Costa Canal Trail crossing.

Work on the Boyd Road crossing was placed on hold after a buried and unmarked Contra Costa Water District (CCWD) water line monitoring facility was discovered. The City and CCWD staff agreed over the past couple of weeks on a relocation plan, and work began this week by the CCWD to relocate the facility within the right-of-way. The City also directed their design engineers to make necessary modifications to the improvement plans. Due to right-of-way constraints, the City has only 32 feet of right-of-way at the Boyd Road canal crossing. The adjacent land is owned by the United States Federal Bureau of Reclamation, and the City was required to build new sidewalk facilities within our right-of-way, which will require narrow roadway of 11-foot lanes at this location.

Various electrical lighting systems are being tested, and installation will begin over the next few weeks. The entire project is scheduled to be completed by the end of October 2012.

- Diablo Vista Water District – The Engineering Division has issued an encroachment permit to the Diablo Vista Water District (DVWD) to repair a broken water main on Byron Drive. DVWD has hired Streamline Plumbing to repair a broken six-inch water main on the corner of Oakvue Court and Byron Drive. The work is expected to begin on Friday, September 14th and be completed by Wednesday, September 19th.
- Astound Phase 3 – Phase 3 communication has completed potholing on Cleveland Road between Hookston Road and Babette Court. The City has issued a permit to allow the boring operations to begin early next week at this location. Potholing on Monument Boulevard from Ramona Drive to Buskirk Avenue is being performed at

night between the hours of 9:00 pm to 5:00 am this week in order to minimize impacts to motorists.

- Recreation and Park District – New Senior Center – Construction of the secondary parking lot for the new Senior Center began last week. This parking lot is located on the west side of the creek channel. The new ADA-compliant driveway is scheduled to be completed next week. Construction will require traffic control (lane closure and pedestrian detour) on Gregory Lane.

Maintenance Division

- Water Line Break – Staff was called last Friday for a water line break on Golf Club Road at Grayson Creek. The contractor had nicked the reclaimed water line and was unable to find a shut-off valve. Staff made sure that the water was being detained from entering the creek (which would have caused a silting problem) until the valve was located and the water shut down.
- City Clean-up – To date, with the assistance of the Civic Corps, staff has removed 25 yards of silt, 19 yards of debris and 42 yards of green waste from the City-maintained creeks, swales and channels. The contract with the Civic Corps is about half way completed.

Planning Division

- **Planning Commission**

Sprint Wireless – Conditional Use Permit (2800 Pleasant Hill Road) PLN 12-017–

A public hearing was conducted to consider approval of a Use Permit to modify an existing roof-mounted wireless telecommunication facility and to modify/replace existing mechanical equipment located within the commercial building on which the facility is situated. The proposal would include the following:

- Removal and replacement, or new installation of, four mechanical cabinets
- Removal of three of the six existing Sprint antenna panels
- Replacement of three of the six existing Sprint antenna panels (resulting in a total of one antenna panel per sector)
- Installation of six new remote radio units (RRU's)
- Each of three new antennas would extend 6' 6" above the existing parapet (26' 6" above grade level) resulting in a total height of 33' above grade level. Existing slatted-wood screen walls, painted to match the existing building color, would screen the antenna panels.
- Existing eight-foot high fiber reinforced plastic (FRP) screen wall structures would remain unchanged.

This use permit application also includes a request for an exception to allow the facility to be placed approximately 69 feet (within 200 feet) from the nearest residential property line. The project site is located in the *PAO-Professional & Administrative Office* zoning district. Assessor's Parcel Number 152-023-024.

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

Appeal Period: The appeal period will end on Monday, September 24th at 5:00 pm.

Roehrig Minor Exception (2125 Ahneita Drive) PLN 12-0280 – Public hearing to consider a Minor Exception referral from the Zoning Administrator requesting approval of a 20% reduction in the required 20-foot front yard setback to accommodate an expanded master bedroom and addition of an accompanying bathroom (149 square feet). This section of the house currently complies with setback requirements (front yard setback of 24 feet); however, the Minor Exception request would result in a 16-foot front yard setback. The project site is located in the *R-7 Single Family, 7,000 square foot lots* zoning district. Assessor's Parcel Number 127-121-016.

Action: Discussed and continued until October 9, 2012 with direction to the applicant to provide further information on the feasibility of alternatives to the proposed request. In addition, the Planning Commission directed staff to prepare draft resolutions for consideration on October 9th for approval of the request and for approval of an alternative. One member of the public spoke in support of the request.

Appeal Period: Not applicable as no action was taken.

Update on Sustainable Communities Strategy – An update was provided to the Planning Commission on the current status of the Sustainable Communities Strategy (SCS) process that is occurring on the regional level with the Association of Bay Area Governments and the Metropolitan Transportation Commission.

Action: Discussion item. No members of the public spoke. No action taken.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Selected highlights of weekly activity:

Public Nuisance Abatement – A single-family residence on Stevenson Drive has been declared a public nuisance, and a notice to abate or show cause has been issued to the property requiring clean-up of the property.

Building Modifications – The owner of a single-family residence on Skander Lane has been notified that various unpermitted building modifications must be corrected.

Number of Tasks Completed This Week – 68 tasks completed (including 32 investigations, 5 sector patrols, 3 referrals to assist other agencies/divisions, 2 vehicle abatements, and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).