



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: October 18, 2012

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Recreation & Park District (147 Gregory Lane) – A temporary Certificate of Occupancy has been issued for the new Teen Center so they can open their doors. When all the conditions have been met, they will receive a final Certificate of Occupancy.
- Downtown Area (60 Crescent Drive #A) – Tenant improvement plans have been submitted for review and approval to add a storage room (170 square feet) and a deck off the mezzanine upstairs and over the storage room (254 square feet) for Jack's Restaurant and Bar.
- Downtown Area (65 Crescent Drive #A) – Permit has been issued to remodel Peet's Coffee & Tea.
- Hookston Square (3478 Buskirk Avenue, #215) – Tenant improvement permit has been issued to expand the interior office space for Maze & Associates.
- The Terraces (2300 Contra Costa Boulevard, #110) – Tenant improvement permit has been issued to relocate TRANSPAC (Transportation Partnership and Cooperation) to the first floor.

Engineering Division

- Recreation & Park District – New Teen Center – Engineering staff completed the final punch list inspection and walkthrough for the new Teen Center on Gregory Lane. All safety items in the right-of-way and publicly-accessible areas were completed prior to the opening of the facility. The remaining items, including a new

Americans with Disabilities Act (ADA) compliant driveway on Cleaveland Road and minor sidewalk repair and tree well landscaping on Gregory Lane, are scheduled to be completed next week, after the grand opening this weekend, as conditions of approval of the issued Temporary Certificate of Occupancy.

- Fair Oaks Market Site – Underground Storage Tank Removal and Site Demolition – The contractor, Pantano Demolition, is scheduled to complete the demolition of the existing building, removal of the gas pumps and all hardscape this week. Next week, work is scheduled to include the excavation and removal of the three existing underground storage tanks (UST), testing, backfill and final site grading. The City has hired PES Environmental to inspect the UST removal and conduct final testing of the surrounding soil prior to backfill. All site contractual work should be completed by early November 2012.
- Geary Road Improvements Project – Public Meeting – Engineering staff sent notices to residents in Walnut Creek and Pleasant Hill within 300 feet of the Geary Road improvement project notifying them of a public informational meeting to be held at City Hall in the large Community Room on Thursday, October 25th at 6:30 pm. The purpose of the meeting is to provide residents with an update on the status of the project, and to review 65% design level plans (which includes installation of sidewalk, bike lanes, roadway lane reconfigurations, storm drain improvements, and traffic and intersection improvements between Putnam Boulevard and Pleasant Hill Road) and obtain public input for final design consideration. This project is a joint project with the City of Walnut Creek and funded by grant Measure J funds and local funds totaling over \$9.6 million. Staff from Walnut Creek, Contra Costa Transportation Authority (CCTA) and the City will be in attendance to answer questions.
- Encroachment Permit
DCM – Soil borings for Central Contra Costa Sanitary District at Kathleen Drive and Ardith Drive

Maintenance Division

- Underground Storage Tank Inspection – The Corporation Yard received its underground storage tank inspection for compliance this week by the Contra Costa Health Services/Hazardous Materials Program Inspector. The Inspector checked to make sure that the lines, maintenance records, containment system, leak detector function and several other items are all within proper working order and up to code. The system passed with no negative feedback.
- New Crosswalks – Staff worked with Engineering to complete the new crosswalks installed at the trail crossings and near the Pleasant Hill Middle School. Staff applied crack sealer within and around the crosswalks so that they could be restriped. Staff also

sealed the crosswalks at Astrid Drive, Oak Park Boulevard, Chilpancingo Parkway and Gregory Lane.

- Training – Staff completed their second half of the eight-hour First Responder Training this week. The training is a guide for first responders during the initial phase of a dangerous goods or hazardous materials transport incident, and helps with the identification and procedures in dealing with materials.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

Pleasant Oaks Park Improvements (0 Santa Barbara Road) PLN 12-0325 – Public hearing to consider a request for architectural review permit, minor sign adjustment (monument sign area) and sign permit approval to construct a park and recreation facility. The proposed improvements would result in new or improved facilities that include: sports fields (i.e. baseball/softball and soccer fields), picnic and playground areas, parking facilities (total of 133 on-site spaces), restroom/snack shack facility, landscaping/plantings (to include ADA compliant paths-of-travel), grading of the site and tree removal. Uses and activities currently conducted at the existing Pleasant Oaks Park would continue after construction. Improvements would also include: (1) resurfacing of the fields with natural turf only, (2) a new irrigation system that would be re-connected to the recycled water supply from the current point of connection (Central Contra Costa Sanitary District), (3) parking lot lighting for nighttime security, and (4) parking facility modifications. Assessor's Parcel Number 149-230-009.

Action: The ARC approved the project in concept and continued to November 1, 2012 pending final Planning Commission action on the project. The Commission had the following suggestions regarding the proposed plans:

- 1) Installation of fencing/netting adjacent to the west property line, to contain soccer balls within the sports field, at the south end of the park facility.
- 2) Use of pervious materials where feasible to replace proposed concrete walkway areas.
- 3) Improvement of pedestrian circulation along the perimeter of the sports fields and parking facilities (primarily in the southeast quadrant of the project site).

Two members of the public spoke.

Appeal Period: No final action was taken so the appeal period is not applicable at this time.

- ***Rassai Single Family Home Remodel (175 Jackson Way) PLN 12-0322*** – Public hearing to consider an Architectural Review Permit request to substantially demolish and remodel an existing 1,518-square-foot, single-family home that includes a 394-square-foot garage and an addition of 1,585 square feet (for a residence size of 3,103 square feet). The addition would include a master suite, a bedroom, two bathrooms, and enlargement of the existing dining room and family room. Furthermore, the project includes reconfiguring the front elevation of the home to comply with current front-yard setback standards. Assessor’s Parcel Number: 150-163-007.

Action: continued to November 15, 2012 with direction to the applicant to consider various design changes pertaining to the roof plan, window locations, overall layout and to simplify the overall design. The Commission suggested that the applicant review various homes that were approved by the Commission in the past several years for further design ideas.

Appeal Period: Not applicable as no action was taken.

- **Code Compliance**

Tasks Completed: 50; Investigations/Contacts: 23; Sector Patrols: 6; Referrals from other Departments or Agencies: 3; Courtesy Notices Posted: 0; Vehicle Abatements: 3.

See summary of weekly log below for further details.

Date	Issue	Location	Action
10/10/2012	Traffic Hazard - Contractor parked in middle of street & blocking road	Greenwich	Abatement Report
10/11/2012	Fire Hazard - Junk	Santa Cruz	Fire Hazard - Junk letter sent
10/11/2012	Junk/debris/trash/furniture in front yard	Santa Cruz	Abatement Report
10/11/2012	Occupant working on vehicle on stands	Santa Cruz	Abatement Report
10/10/2012	Nothing viewable regarding business	Theo Business	Unfounded

10/16/2012	Demolition	Skander	Individual from management company assisted in contacting owner of property.
10/16/2012	Chase Bank	Real Estate Agent	Followed up with RE Agent
10/16/2012	Follow up	Dorothy	Responded to e-mail regarding this property and updated. 2 operational; 1 gone on arrival.
10/16/2012	Foreclosure and repairs	Hitchcock Mgmt	Chase Bank
10/16/2012	Vehicle	Santa Cruz	Contacted property owner Re: vehicles. Will work with her on voluntary compliance.
10/15/2012	Vehicle check	Isabella	Cleared
10/12/2012	Met with PH Police Officer and rep from Regency Centers regarding tree and bush covers at rear of store.	Regency Centers	They have agreed to cut the tree branches up and ivy down to eliminate place for transients to hide. Found 1 person there sleeping there when doing the investigation.
10/11/2012	Follow up report	Santa Cruz	Followup
10/11/2012	Junk/debris	Santa Cruz	Abatement Report
10/11/2012	Oak Road	Regency Center/ Target	Met with management
10/11/2012	Public Nuisance – Junk/trash/ plumbing equipment. 2 non- operational & 1 towed by PD. Second under vehicle abatement. Business being run out of home.	Santa Lucia	Nuisance Abatement
10/12/2012	Special Event - Outside sale	Harbor Freight	Contacted management to ascertain permits, which they had.
10/11/2012	Tree Removal – Report that oak tree was being cut down	Kathleen	Contacted owner Re: a Heritage tree being trimmed due to weight at the direction of an arborist. Unfounded.
10/12/2012	Roosters	Buttner	Roosters non-existent
10/11/2012	Investigation – Ownership of Target lots due to transients camping in rear of buildings.	Leonard	They have agreed to cut the tree branches up and ivy down to eliminate place for transients to hide. Found 1 person there sleeping there when doing the investigation.

10/10/2012	Advised to go to Target on Contra Costa Boulevard and check out area for trees and shrubs that may be encouraging transients to live there.	Target Center	Photographs and area check revealed no transients. Majority of trees belong to Flood Control District. PH Police advised that the area was cleaned out and a Police Officer has been assigned to this issue.
10/16/2012	Trees	Linda Lane	Have cut back trees and brush at intersection; completed abatement voluntarily.
10/12/2012	Vehicle abatement	Isabella	2 vehicles removed, 1 operational