



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: April 1, 2010  
SUBJECT: **WEEKLY UPDATES**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Pleasant Hill Plaza (1630 #C Contra Costa Boulevard) – A tenant improvement permit has been issued to Kui's Health Care to operate a business that provides foot reflexology and body massage.
- Crestwood Homeowners' Association (400 Mercury Way) – A permit has been issued to install a 480-square-foot patio cover to accommodate new solar panels to serve the recreation building located in the Hillcrest Subdivision in the vicinity of Mercury Way and Little Lane.
- Pleasant Hill Police Department (330 Civic Drive) – Southland Construction began the demolition phase to accommodate the dispatch/lobby area upgrades. Completion of the demolition work is anticipated by Friday, April 2<sup>nd</sup>.
- Additions

**447 Cumberland Drive** – Plans have been approved for permit issuance to construct a 749-square-foot addition which consists of two bedrooms, one bath, a walk-in closet and office.

**1931 Marta Drive** – Plans have been submitted for review, comment and approval to construct a 784-square-foot addition. The addition will consist of a first floor remodel and a new second floor level.

## Engineering Division

- Federal Stimulus 2B Grant Funds – Contra Costa Boulevard (CCB) Transportation Enhancement (TE) Project – City staff held a public informational meeting at 6:00 pm on Tuesday, March 30<sup>th</sup> in the Large Community Room at City Hall to discuss this proposed improvement project on CCB between Taylor Boulevard and Beth/Doray Drive. The following preliminary design issues were discussed: potentially eliminating 5 of 20 street parking spaces along CCB between Massolo Drive and Dexter Drive to provide a continuous bike lane in the northbound direction; constructing new sidewalk along the west side of CCB; and adding landscaping within the City right-of-way. Over 300 notices were sent to property/business owners and residents within 300 feet along the entire length of the project. Only a few property/business owners and residents attended the meeting and provided comments.
- Moiso Lane School Traffic Concerns – Staff has been responding to residents on Moiso Lane concerning parents of Sequoia Elementary and Sequoia Middle School students parking along both sides of Moiso Lane during drop-off/pickup times, as well as making U-turns on Moiso Lane. One concern is that Moiso Lane is too narrow to accommodate on-street parking along both sides of the street, restricting emergency vehicle access during the morning/afternoon school peak times. Another concern is that drivers making a U-turn often drive onto front yards and damage landscaping due to a lack of concrete curb along the street. Staff has worked with both schools to try and have the parents use Boyd Road and the Pleasant Hill Downtown area for student drop-off/pickup. Both schools are addressing the City’s request via their monthly newsletter to parents. The situation will be monitored over the next few months to see if the traffic issues on Moiso Lane improve.
- DVC Regional Transit Center – Ongoing project activities include the installation of the underground utilities, demolition of existing concrete, off-hauling of excavated materials, and fine grading of the new roadway. New striping for the ADA path-of-travel on the west side of Golf Club Road/Old Quarry Road was completed during the weekend of March 20<sup>th</sup>, and the new crosswalk is open to pedestrian traffic.
- Encroachment Permits Underway

### Private

*Dennco Electric, Inc.* – Connect power to the E-Bike location at the 100 Gregory Lane parking lot

*Streamline Plumbing & Drain Co.* – Replace sewer lateral at 301 Sunset Road

### Utilities

*CCWD* – Emergency repair of water main at 131 Adria Drive

*CCWD* – Emergency repair of water main at 1560 Shirley Drive

*PG&E* – Replace utility pole at 2018 Helen Road

PG&E – Replace utility pole at 1573 Oak Park Boulevard

AT&T – Place and splice new fiber cables at 100 Gregory Lane

PG&E – Remove and install two cross arms and a transformer at 2040 Oak Park Boulevard

### **Maintenance Division**

- Assessment District (AD) 20 Median Retrofits – Seventeen turf medians within the boundaries of AD 20 were identified for re-landscaping to reduce maintenance costs, minimize the use of irrigation water and limit storm water run-off. To date, six of the medians have been completed, most recently the two turf medians on Ellinwood Drive. The turf has been replaced with low-water use shrubs, while preserving the large mature trees in the medians. In addition, the irrigation systems are being converted to low-water-use bubbler/drip systems, and grading of the medians is being re-established to minimize run-off into the storm drain system. The next turf medians to be re-landscaped are along Woodsworth Lane/Cleveland Road, which will be completed by the end of April.
- New Recycled Water Installation – The landscaped grounds surrounding the Police Department (PD) building have been converted to use recycled water provided by the from Central Contra Costa Sanitary District. Landscaping at the PD is quite extensive, covering over half an acre with a park-like setting that includes turf, flowering shrubs, groundcover and numerous large trees. Last year, the PD grounds were identified as a prime candidate for use of recycled water because the adjoining property, the Pleasant Hill Community Center (Frank Salfingere Park), already uses recycled water. Benefits of using recycled water include saving potable water and reduced costs to purchase the water. Other locations within the City already using recycled water include the Pleasant Hill Corporation Yard (water-truck filling station) and several medians on Chilpancingo Parkway, Contra Costa Boulevard, Golf Club Road and Viking Drive. The Gallery Walk Greenbelt, located between Astrid Drive and West Hookston Road, contains more than four acres of turf and is being considered as a candidate site for using recycled water.

### **Planning Division**

- **Architectural Review Commission**

*Alice's Montessori Pre-School Signage (105 Astrid Drive)* – The applicant requested Sign Permit approval for one freestanding sign, approximately 15 square feet in sign face area, to be placed in the front landscape area along Astrid Drive.

Action: Approved with a minor revision to condition 1.2, which consists of direction for the applicant to work with staff in designing a decorative element at the base of

the sign which would balance the sign in the existing landscaped area. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, April 12<sup>th</sup> at 5:00 pm.

***76 Service Station Color Change and Signage (2300 Monument Boulevard)*** – The applicant, Unocal 76, requested to re-brand a previous Valero service station into a 76 service station. The applicant completed the requested on-site work without the required review and approval of the ARC. The re-branding work included: 1) re-facing the existing canopy, service pumps, and monument sign; 2) exterior color change to the food mart, car wash, bollards and canopy posts; and 3) affixing new signage on the canopy and food mart.

Action: Approved with conditions as recommended by staff. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, April 12<sup>th</sup> at 5:00 pm.

- **Code Compliance**

***Oak Park Boulevard*** – Staff responded to an inquiry from the public regarding storage of construction materials at the former school site on Oak Park Boulevard. Staff observed large metal rectangles appearing similar to a barge bottom being stored on the property. After investigation it was revealed that the five large forms were pedestrian walkway sections for the new walkway over Treat Boulevard at the BART line. The site will be used as a construction staging area for a period of time and no violations were noted.

***Ruth Drive*** – Staff responded to complaints regarding the condition of a residence on Ruth Drive. The house has been vacant since the owner passed away about two years ago, and the property has gradually deteriorated over that period of time. Contact was made with the District Attorney’s office because they are involved with legal problems related to the estate. Staff was able to contact the property management service responsible for maintaining the property and received assurances that the property will be cleaned up in an expeditious manner.

***Selected highlights of weekly code compliance activity –***

Patterson Boulevard: Staff investigated concerns related to parking of commercial vehicles and operation of a business at a single-family residence. Staff has previously investigated this site and determined that no violations are evident. No violations were noted.

Boyd Road: Staff conducted a site visit in response to a complaint regarding trash cans and miscellaneous debris in the front yard. The resident will be contacted next week and requested to address the concern.

Marian Place: Staff conducted a site visit in response to a complaint regarding an unsightly front yard and an accumulation of animal feces. The resident has been contacted and requested to address the concern.

Duke Way: Staff conducted a site visit in response to a complaint regarding trash cans and debris being maintained in the front yard. While staff was discussing the concerns with the violator, the complaining party (a neighbor) appeared and a heated discussion between the neighbors ensued. Staff acted to defuse the situation without requiring law enforcement assistance.

Number of Contacts Made This Week: 66 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).