



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: October 7, 2010

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- New Single-Family Residence (560 Creekside Drive) – Plans have been submitted for review, comment and approval of a new two-story, 1,770-square-foot, single-family residence. In 2009, the previous 1,453-square-foot house was damaged extensively by a fallen tree and was subsequently demolished; however, the garage remained.
- Christ the King Church (199 Brandon Road) – A permit was issued to install a rooftop cabinet to house three Clearwire wireless broadband antennas for cell phone service.
- Downtown Area (55 “B” Crescent Drive) – Plans have been approved and a permit is ready to issue for an interior remodel to the tenant space occupied by Supercuts.

Engineering Division

- 2010 Street Resurfacing Repair – The contractor, Alaniz Construction, has completed almost 10,000 square feet of 1½-inch base failure repair on Pleasant Hill Road, between Taylor Boulevard and Gregory Lane; about 21,300 square feet of 3-inch base failure repair on Contra Costa Boulevard, Monument Boulevard, Taylor Boulevard, Gregory Lane, Grayson Drive and Crescent Drive; and about 450 square feet of miscellaneous 6-inch base failure repair on various arterials and collectors. Remaining work this week includes temporary striping and traffic loop installation.
- Central Contra Costa Sanitary District (CCCSD) Phase 1 Sewer Renovation Project – Earlier this year, CCCSD replaced a section of sewer line in Vincent Road with a

cured-in-place (new pipe inside old pipe) construction process. As part of project's pavement restoration agreement with the City, CCCSD was to remove deteriorated pavement over the existing pipe line and repave at a later date. The CCCSD-hired contractor (Lucus Paving) completed the paving work this week.

- Citywide Bicycle and Pedestrian Master Plan – The City's first public outreach meeting for the Citywide Bicycle and Pedestrian Master Plan project was held in the evening of September 29th at City Hall. Notification of the meeting was provided in the September/October edition of the Outlook, as well as noticing through the City website and the 511 Contra Costa website. The meeting was the first opportunity for the community to participate in development of the Master Plan. About 20 members of the public attended the meeting, including Pleasant Hill residents, 511 Contra Costa staff and local bike group members. The feedback received was both positive and constructive, and all comments/suggestions will be addressed by staff in the coming weeks and incorporated in the drafting of the Master Plan. A project specific website has been created (www.walkandbikepleasanthill.com), through which interested parties can download project information and provide further feedback. Additional public meetings will be scheduled in the coming months as the draft Master Plan process progresses.
- Contra Costa Water District (CCWD) Morello Avenue Water Main Breaks – CCWD is implementing a three-phase strategy to permanently repair and upgrade the section of Morello Avenue pipeline that recently ruptured twice just north of Viking Drive. The first phase will be the installation of a new water line from Morello Avenue to an existing water line on Odin Drive. This new water line will provide continuous water service to homes that lost service during the two Morello Avenue water breaks, avoiding the use of extensive temporary water by-pass lines. The second phase will be the installation of a new water line across Morello Avenue at Vili Drive to replace the water line where the ruptures occurred. The third phase will be street pavement restoration for damage caused by the pipe ruptures and the new pipe line installation work. City staff is working with CCWD staff to expedite the permitting process with the goal of completing all construction work by the end of October. CCWD notified neighborhood residents of the planned construction activity that is primarily scheduled to occur after the morning and before late afternoon peaks to minimize the impact to vehicle traffic.
- Encroachment Permits Underway

Private

Cleveland Gardens Owners Association – Replace sidewalk at 50 Cleveland Road
California Trenchless, Inc. – Contra Costa Water District's Sherman Acres II (6" and 8" PVC Main Replacement and Strategic Valve Replacements Project at Dawn Drive, East Vivian Drive, Celia Drive, Phylis Drive, Anelda Drive, Peggy Drive and Marta Drive)

Advanced Trenchless Sewer – Replace sewer lateral at 409 Roberta Avenue
Streamline, Inc. – Replace sewer lateral at 140 Lorenzo Drive

Utilities

EBMUD – Repair water service at 217 Lucinda Lane

EBMUD – Repair water service at 2240 Heritage Hills Drive

Maintenance Division

- City Radar Trailer – Maintenance staff placed the portable radar trailer along Grayson Road near Mohawk Drive at the request the City Traffic Engineer. The radar trailer will be set up for several days in a row to monitor vehicle traffic along Grayson Road where the posted speed limit is 35 mph. An LED sign board on the trailer alerts drivers of their current speed and flashes a warning when they exceed the posted speed limit. The Traffic Engineer will use information collected to determine the need for corrective measures to address vehicle speeds.
- Light Pole Damage – An electrical fire damaged a streetlight pole located at the corner of Ellinwood Drive and Longbrook Way. The fire was extinguished by the Contra Costa Fire Department. An electrical contractor was called in to disconnect power and make the light pole safe. Repairs will be made to the pole and, if needed, a replacement will be installed.
- Permanent Pavement Repair – Last week, a sink hole appeared in the roadway on Heritage Hills Drive. The City’s Street Maintenance crew inspected the site and determined the sink hole was caused by an underground leak in the water service line to a residence. The water service provider, East Bay Municipal Utility District (EBMUD), was contacted to make the necessary repairs. EBMUD repaired the leak in the water service line and temporarily patched the pavement. EBMUD has now installed a new asphalt section of roadway with the double yellow center lane repainted to comply with City standards.

Planning Division

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission**

Pleasant Hill Recreation and Park District – New Community Center (320 Civic Drive) – The applicant provided a presentation on plans for a new Community Center and related site improvements to replace the existing Community Center at 320 Civic Drive. No action was taken.

Action: None, since this was a presentation.

T-Mobile Wireless Facility – Diablo Valley College (321 Golf Club Road) – The applicant requested design review approval to install an 80-foot tall artificial pine tree to accommodate a wireless communication facility. The wireless facility will include nine panel antennas and nine amplifiers including four ground located equipment cabinets.

Action: Approved with Conditions

Appeal Period: The appeal period will end on Monday, October 18th at 5:00 pm.

Pleasant Hill Recreation and Park District – New Senior Center and Teen Center (233 & 147 Gregory Lane) – A public hearing was scheduled to consider approval of Architectural Review Permits for a new 22,587-square-foot Senior Center and a new 5,002-square-foot Teen Center to replace existing facilities at Pleasant Hill Park, including site and landscaping improvements, tree removals and shared parking. The item was discussed by the Commission and, as recommended, was subsequently continued to a later date.

Action: The item was continued to the November 4th meeting.

Appeal Period: None, since no action was taken.

T-Mobile Wireless Antenna (1432 Contra Costa Boulevard) (Continued from September 23, 2010) – This item was originally heard by the Commission on September 23rd and continued to the October 7th meeting. The applicant is requesting approval for the installation of a wireless communication facility consisting of 6 antennas, 3 radome canister antenna screens and associated equipment on the roof of an existing building (Pleasant Hill Inn). The installation of the proposed antennas would be at a height of 41 feet above grade (the existing building height is 36 feet above grade). The item was recommended for continuation to a later date.

Action: The item was continued to the October 21st meeting.

Appeal Period: None, since no action was taken.

- **Code Compliance**

Selected highlights of weekly activity:

Collins Drive – A second inspection of a house on Collins Drive was made by Code Compliance and Police Department staff, which revealed that the abatement is approximately 80% complete at this time. The final inspection will take place on November 1st and the case will be closed, provided the abatement is 100% complete at that time.

Hardy Circle – Staff responded to a neighborhood complaint of trees being cut down on Hardy Circle. The tree that was cut down was approved for removal; however, branches were trimmed that crossed over into the neighbor’s yard resulting in loss of shade for that neighbor. Staff mediated the problem with the owner and the licensed tree service with the following results: The tree service offered the neighbor free services to trim trees and put growth products on the trimmed plants to restore them faster this fall, and the neighbor accepted the offer to resolve the issue.

Political Signs – Staff has contacted several candidate campaign staff recently to address placement and allowable size of political signs.

Number of Tasks Completed This Week – 78 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

Administrative Permit Activity – For the month of September, Planning staff reviewed and approved the following applications: 4 Home Occupation Permits, 8 Temporary Sign Permits, 2 Temporary Use Permit, 1 Tree Removal Permit and 10 Zoning Permits (2 new business applications, 3 commercial plan checks and 5 residential plan checks).

Target Store (560 Contra Costa Boulevard) – An architect for Target held preliminary discussions with Planning Division staff pertaining to submittal and process requirements for tenant improvements to the existing building to add a greater grocery presence at the existing Target Store in the Pleasant Hill Shopping Center. In addition to the expanded grocery offerings, the project will include additional roof-top mechanical equipment and may include a building color change. No physical expansion of the building is contemplated at this time.

In-N-Out Burger (North Main Street) – The Planning Commission public hearing on this project, scheduled for October 12th, has been postponed. Notices of the meeting postponement were provided to all interested parties this week and posted on the City’s webpage for the project. Staff is in the process of reviewing a revised site plan that was

submitted by In-N-Out this week to address various comments that have been raised thus far in the review process. Staff will also be addressing the public comments received on the project, including the comments on the draft environmental document. Once this review is completed, the public hearing date will be scheduled for later this year.