



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: August 11, 2011

SUBJECT: **WEEKLY UPDATES**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Engineering Division**

- New Pleasant Hill Recreation & Park Senior Center/Teen Center – It is anticipated that site grading for the Senior Center will be completed this week. The contractor is scheduled to connect the new sewer lateral for the Senior Center early next week, which will require a temporary lane closure on Gregory Lane. The resulting lane shift will also require residents accessing Moiso Lane to enter and exit Gregory Lane in the eastbound direction only. The contractor will be notifying residents along Moiso Lane of the proposed work. In addition, two small trees will be removed this week in order to accommodate a new PG&E pole to deliver power to the new Senior Center. The trees to be removed are located near the corner of Moiso Lane and Gregory Lane.
- Oak Park Boulevard/Patterson Boulevard Intersection Improvement Project – Steiny and Company, Inc. recently installed four new traffic signal conduit runs across Oak Park Boulevard, Patterson Boulevard and Putnam Boulevard in preparation for the new signal boxes and wiring to be installed at the Oak Park Boulevard/Patterson Boulevard intersection in the upcoming weeks. A large rock-wheel trencher (vehicle-mounted saw) was used to trench across the existing pavement (18 inches deep), and no utility lines were affected by this operation. There were minor delays to the traffic going through this intersection during the rock-wheeling and paving operations as vehicles were temporarily stopped for up to five minutes while the work was performed. The contractor's upcoming scope includes demolishing the existing curb returns in preparation for the installation of a new storm drain line, drainage inlets, curb ramps and sidewalk near the intersection.

- 2011 Street Resurfacing, Phase I – The contractor, Bay Cities Paving and Grading, is completing the base failure repair in the College Park and Ellinwood subdivisions this week. Remaining work includes crack sealing; pothole repair on all arterial and collector streets; needed base failure repairs on Coleman Court, Sheila Court, New Lane and Weller Court; and the installation of a new asphalt concrete sidewalk and berm on Sanko Road behind the Police Department facility. Work is expected to be completed at the end of the month.

- Encroachment Permits Underway

Private

*Streamline Plumbing* – Replace sewer lateral at 410 Beatrice Road

*Cablecom* – Install new conduit on Norse Road and Civic Drive

*Bay-Cal Paving* – Replace drainage pipe at 500 McGrath Court

*McFadden Construction* – Replace sidewalk, curb and gutter at 147 Gregory Lane

Utilities

*CCWD* – Repair water main at 260 Gladys Drive

*PG&E* – Repair gas lateral on Viking Drive

*PG&E* – Repair gas lateral at 313 Skyview Drive

*PG&E* – Repair gas lateral at 400 Sprucewood Court

**Maintenance Division**

- Water Leak – Staff responded to a call from a Cloudview Drive resident about a water leak going through their back yard. Staff found a small but steady stream of water coming out of their drain pipe to the street. After searching the nearby properties, it was determined that a garden hose had been left turned on in a neighbor’s yard.
- Staff Training – Staff attended a Caltrans-sponsored training in Walnut Creek for continuing education credit points. The topic addressed roadside inspection compliance during pesticide application and new laws that were passed in July of this year pertaining to Personal Protective Equipment (PPE).
- Water Main Break – Staff responded to a water main break at the intersection of Pleasant Hill Road and Gregory Lane on Tuesday late in the evening. Barricades and cones were set out to direct traffic around the affected area so that East Bay Municipal Utility District could handle the break.

## **Planning Division**

- **Planning Commission**

*Economic Development Committee Update* – The Economic Development Manager provided an update for the Planning Commission on the efforts to date of the Economic Development Committee. No action was taken by the Planning Commission.

*Beckner-Morris Residence – Tree Removal Permit Request (321 Strand Avenue)* – Public hearing to consider approval of a Tree Removal Permit to remove one 75-inch diameter (at 4.5 feet above grade) Valley Oak tree estimated to be 150 feet tall. The project site is located in the *R-6 Single Family – 6,000 square foot lots* zoning district. Assessor’s Parcel Number: 164-123-003.

Action: The Planning Commission considered public testimony and then continued the public hearing on this matter to September 27, 2011, and directed the applicant to work with staff to obtain a peer review of the applicant’s arborist report prior to further consideration of the request. Five members of the public spoke on this item.

Appeal Period: Not applicable as no action was taken.

*Irvin Deutscher Family YMCA Expansion – Use Permit and Variance Request (350 Civic Drive)* – Public hearing to consider approval of a Use Permit for a proposed 4,030-square-foot expansion of an existing recreational facility and modification of a shared parking arrangement, and consideration of a variance request to waive the requirement for an eight-foot-tall solid wall/fence between a parking lot and an adjacent “R” zoning district. The project site is located in the *PAO Professional & Administrative Office* zoning district.

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

Appeal Period: The appeal period ends on Monday, August 22, 2011 at 5:00 pm.

- **Zoning Administrator**

*Shagrin Money Coaching – Minor Use Permit UP 11-003 (1934 Contra Costa Boulevard)* Public hearing to consider approval of a request for a Minor Use Permit to conduct group money coaching seminars/workshops (personal improvement service) associated with an existing administrative office use in an existing 1,255-square-foot tenant space on the second story of a multi-tenant commercial site. The site is zoned *PUD 347-Planned Unit District*. Assessor’s parcel number: 127-270-005 (Project Site) and 127-270-003 (Project Tenant Building).

Action: Approved with Conditions of Approval. No one spoke on this item.

Appeal Period: The appeal period will end on Monday, August 22, 2011 at 5:00 p.m.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

*Selected highlights of weekly activity:*

***Outdoor Propane Tank Racks*** – Staff responded to an inquiry regarding outdoor placement of propane gas tank storage racks at three grocery store locations within the City without the required conditional use permits. The store managers and the suppliers of the tanks were advised of the City’s permit requirements.

***Ellinwood Water Features*** – Concerns have been raised that some of the water features at the site have not been operational for some time, which could cause mosquito incubation in areas with standing pools of water. Staff inspected the site with County Vector Control and will assist with any necessary follow-up actions with the property owners.

***Number of Tasks Completed This Week*** – 51 (including 16 investigations, 5 sector patrols and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).

- **Miscellaneous**

Tree removal permits were approved for the following locations:

***Gregory Lane Public Right-of-Way (next to 101 Moiso Lane)*** – One protected Siberian Elm. (The applicant is Pleasant Hill Recreation and Parks District, and the removal is related to the Senior Center project).

***101 Moiso Lane*** – One 30-inch diameter Siberian Elm.