



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: October 26, 2011

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Young Men's Christian Association (350 Civic Drive) – A permit has been issued to YMCA to enclose 4030 square feet of courtyard into an additional exercise space.
- Chop Chop Korean B.B.Q. (1428 Contra Costa Boulevard) – Tenant improvement plans have been submitted to review and approve the new Chop Chop Korean B.B.Q. Restaurant which was previously the Playa Azul Restaurant.
- 7 Eleven Stores – Permits have been issued to replace existing lights with light-emitting diode (LED) light fixtures at the following 7 Eleven Stores:

17 Golf Club Road
2396 Pleasant Hill Road
2298 Morello Avenue

Engineering Division

- New Safeway Grocery Store and Fuel Center – The contractor started construction of a new sewer lateral and manhole on Contra Costa Boulevard (CCB) for the new Safeway store this week. In order to avoid any traffic conflicts, the contractor is required to do night work during the evening hours (10:00 pm to 6:00 am). The work is at CCB in the northbound direction near Golf Club Road. Notices were sent to residents in proximity to the store notifying them of the work. Construction is scheduled to be completed this week.

- Oak Park Boulevard/Patterson Boulevard Intersection Paving – MCK Services is scheduled to begin resurfacing the approaches and the Oak Park Boulevard/Patterson Boulevard intersection. The work consists of asphalt concrete repairs; grinding conforms; two-inch asphalt concrete overlay; utility adjustment; and new permanent striping. This work is part of the Oak Park Boulevard/Patterson Boulevard Signal Improvements Project. The paving work is scheduled for Friday October 28th and Saturday October 29th in order to minimize traffic conflicts and in anticipation of good weather.
- 2011 Street Resurfacing, Phase II Project – Valley Slurry Seal, the microsurfacing contractor, is on site this week re-microsurfacing Longbrook Way and Ellinwood Way. The initial microsurfacing placed on these two streets was identified by the City’s testing laboratory as not meeting the project specifications. Staff requested the contractor to apply a second application of microsurfacing to meet contract compliance. The continued warm weather made the work possible this week. The residents were notified by hand-delivered flyers and “No Parking” signs placed 48 hours in advance of the work.

Maintenance Division

- Street Light Emergency – Staff responded to an emergency call on Friday morning at 1:15 am for an accident clean-up on Contra Costa Boulevard. A vehicle hit the street light on the median tip at Monument Boulevard and Contra Costa Boulevard, knocking it off the base and causing it fall into the lane. The light was removed to the Corp Yard and a County Signal staff member was advised. The hours and repair charges will be tracked for reimbursement.
- Traffic Signs – Staff has produced the replacement traffic signs for the lane modification project on Monument Boulevard at Contra Costa Boulevard. Staff will coordinate the installation of the signs when the contractors are changing the pavement markings.
- Roadside Clean Up – Staff has continued the Contra Costa Boulevard clean up with the help of the Civic Corps. Together, they removed a total of 28 yards of debris and pine needles that had settled over the years on the roadside between Golf Club Road and Audrey Lane. Staff continued the project by trimming off the low growth from the shrubbery to expose the area.

Planning Division

- **Planning Commission**

AT&T Wireless Telecommunication Facility Modification, Conditional Use Permit (2551 Pleasant Hill Road) – Public hearing to consider approval of a Conditional Use

Permit to modify an existing AT&T wireless telecommunication facility by removing the existing six antennas and replacing with 12 antennas, adding eight RRU's (remote radio units), and associated support equipment (including adding four new ground cabinets in an expanded AT&T equipment enclosure), to be located on an existing facility (monopine) and in an existing equipment enclosure (to be enlarged by approximately 84 square feet). Assessor's Parcel Numbers: 164-030-005 and 164-030-008.

Action: Approved with conditions. One person spoke on the item.

Appeal Period: The appeal period will end on Monday, November 7th at 5:00 pm.

Study Session - Amendments to the Zoning Ordinance Pertaining to Temporary Use Permits – Study session on potential amendments to the zoning ordinance related to temporary use permits and live entertainment events throughout the City, including identifying and adding provisions related to civic, community and recreational events and adding live entertainment provisions into the zoning ordinance that were previously located in a different section of the Pleasant Hill Municipal Code.

Action: No action taken as this was a study session. No one spoke on the item.

Appeal Period: None, since no action was taken.

- **Zoning Administrator**

Yeung Tutorial Center, Minor Use Permit (380 Civic Drive) – Public hearing to consider approval of a request for a Minor Use Permit to allow a Personal Improvement Service use within a *Professional & Administrative Office (PAO)* zoned district within an existing building located at 380 Civic Drive. The proposed use would conduct one-on-one tutoring sessions with students and/or would conduct group tutoring sessions of three to five students. Note: Targeted students would be primarily of middle-school to high-school age. Assessor's parcel number: 153-050-067.

Action: Approved with conditions. No one spoke on the item.

Appeal Period: The appeal period will end on Monday, November 7th at 5:00 pm.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Selected highlights of weekly activity:

Vehicle Abatement Fees – Staff recovered vehicle abatement fees for non-operating vehicles this past quarter.

Sewage Leak – Staff investigated a complaint of raw sewage flowing on Carlton Drive. Central Sanitation District was called in, and the sewage was unfounded and determined to be stagnant water from an irrigation system.

Non-Permitted Construction – Staff is working with a homeowner to resolve unpermitted construction already completed on a residence on Ruth Drive.

Number of Tasks Made This Week – 70 (including 24 investigations, 7 sector patrols, 4 referrals to assist other agencies/divisions, and various miscellaneous activities such as courtesy notices, phone calls, emails, internal requests for service, counter coverage and special projects).

- **Miscellaneous**

Tree Removal Permit (336 Gloria Drive) – A permit was approved on October 25th to remove one 72-inch diameter Coast Redwood tree due to encroachment and damage to the foundation of an existing residence.