



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: August 30, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Final Summer Concert at City Hall on Sunday – The final concert in the Sunset at the Lake Series will be held this Sunday, September 2nd with a special “doubleheader” beginning at 3:30 pm. The first band taking the stage is the Bell Brothers (Country/Rock ‘n’ Roll) followed at 6:00 pm by Lumberyard (playing classic tunes from the 60’s and 70’s). Food will be provided by Smokey D’s BBQ, We Be Popping Kettlecorn and Cold Stone Creamery. Sponsors for this event are Pleasant Hill Recreation and Park District and Sheila’s Daycare.
- Caldecott Tunnel Fourth Bore Project Photographic Exhibit at City Hall – The City is hosting an excellent 25-piece photographic exhibit of the Caldecott Tunnel Fourth Bore Project through the end of September. The exhibit is on display in the main lobby area of City Hall and may be viewed during regular office hours when City Hall is open to the public. The \$390M project is scheduled to be completed in late 2013 or early 2014.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Apartment Complex (8 Donegal Court) – A demolition permit has been issued for the fire-damaged apartment complex (Units 1 through 14). The work encompasses removing the ceiling and attic insulation for units 1, 2, 5, 6 and 12 and removing all the sheetrock and insulation for units 3, 4, 7, 8, 9, 10, 11, 13 and 14.
- Ellinwood Center (1300 Contra Costa Boulevard, #20) – A tenant improvement permit has been issued for Pizza My Way. The previous tenant was Bubble & Crepe.
- Downtown Area (140 Crescent Drive) – Tenant improvement plans have been submitted to review and approve Zachary’s Pizza. The submittal is for interior work only. The

exterior improvement plans will be submitted at a later time. Zachary's Pizza has taken the entire building for occupancy (4,672 square feet). The previous tenants were Red Brick Pizza and Royale Image Day Spa.

Engineering Division

- PG&E Copper Gas Service Line Replacement Project – ARB Construction continues the installation of the service replacements on Gregory Lane, Kahrs Avenue, Alvina Drive, Wyatt Circle, Price Lane, Carolyn Drive, Pleasant Hill Road, Strand Avenue, Anelda Drive, Richie Drive, Elinora Drive, Maryal Road and Phylis Drive. All property owners have been notified via hand-delivered flyers regarding the upcoming work. MCE Construction will continue the site restoration (pavement, sidewalk, driveway, curb and gutter) on Patricia Drive, Pleasant Hill Road, Helen Road, Cumberland Drive, Sunset Drive, Cortsen Road, Boyd Road, Peggy Drive, Oakvue Road, Celia Drive, Marta Drive, East Vivian Drive and Pleasant Valley Drive. Approximately 590 of 1,000 services have been installed to date. The work is on schedule to be completed by December 2012.
- PG&E Gas Main installation on Oak Park Boulevard – PG&E's installation of the new gas main on Oak Park Boulevard continues. Approximately 100 of the 535 linear feet of new pipe have been installed to date between Stevenson Drive and Keats Circle. PG&E continues to coordinate with the nearby City's Trail Crossing Project on Oak Park Boulevard. The work is expected to be completed by the end of September 2012
- Encroachment Permits

DVWS/Streamline Plumbing – Repair water main break at 418 Roberta Avenue

Streamline Plumbing – Repair sewer lateral at 220 Poshard Street

Resident – Install new driveway approach at 1918 Ardith Drive

Maintenance Division

- Asphalt Repair – Staff performed an asphalt repair in front of 347 Valley View Road where the roadway had completely deteriorated down to the road base. The area (measuring 40 feet long by 9 feet wide) was machined down six inches with an Asphalt Zipper, and 11 tons of asphalt were replaced to a minimum of four inches.
- Irrigation Repair – Staff was called in last Sunday morning for an irrigation system that was not shutting off on Contra Costa Boulevard at Golf Club Road. Staff found that an irrigation head had been broken off and was preventing the system from being able to cycle through the programs and turn off. The system had to be shut down at the main meter so repairs could be made, and the systems controller was re-programmed and set.

Planning Division

- **Planning Commission**

Sprint Wireless – Conditional Use Permit (2800 Pleasant Hill Road) PLN 12-0170 –

A public hearing was conducted to consider approval of a Use Permit to modify an existing roof-mounted wireless telecommunication facility and to modify/replace existing mechanical equipment located within the commercial building on which the facility is situated. The proposal would include the following:

- a. Removal and replacement, or new installation of, four mechanical cabinets.
- b. Removal of three of the six existing Sprint antenna panels.
- c. Replacement of three of the six existing Sprint antenna panels (resulting in a total of one antenna panel per Sector).
- d. Installation of six new remote radio units (RRU's).
- e. Each of three new antennas would extend 6' 6" above the existing parapet (26' 6" above grade level) resulting in a total height of 33' above grade level. Existing slatted-wood screen walls, painted to match the existing building color, would screen the antenna panels.
- f. Existing eight foot high fiber reinforced plastic (FRP) screen wall structures would remain unchanged.

This use permit application also includes a request for an exception to allow the facility to be placed approximately 69 feet (within 200 feet) from the nearest residential property line. The project site is located in the *PAO-Professional & Administrative Office* zoning district. Assessor's Parcel Number 152-023-024.

Action: The Planning Commission received testimony and then continued the public hearing to September 11, 2012 with direction to the applicant to provide an alternative site analysis. No members of the public spoke.

Appeal Period: Not applicable.

Oak Park Christian Church (OPCC) – Use Permit Amendment (2073 Oak Park Boulevard) PLN 11-0281 – A public hearing was conducted to consider approval of an amendment to previously-approved Use Permits (UP 06-007 and UP 08-001). The proposed amendment would modify the conditions of approval for the project to:

- a. Limit the maximum number of sanctuary and balcony seats to 696, where the original project approvals conditionally provided for a maximum of 808 sanctuary and balcony seats.
- b. Increase the number of sanctuary seats from 566 (existing) to 696 (proposed) by allowing installation of 128 new seats in the balcony.

- c. Remove the existing requirement to provide additional on-site parking in the future by allowing existing modular classroom buildings to remain where the expanded on-site parking was originally required to be developed.
- d. Establish a second, temporary, off-site, shared parking facility for approximately 61 additional parking spaces on property owned by the Pleasant Hill Recreation and Park District (Old Schoolhouse site, 2050 Oak Park Boulevard) for a period of 10 years and resulting in an increase of on-site/off-site parking spaces from 220 existing spaces to 281 spaces.
- e. Eliminate the requirement for a “phased-in” valet parking plan, except in the event that all remedies to resolve any potential parking problems/complaints have been exhausted.
- f. Other related modifications to the conditions of approval.

The project site is located in the *R-10 Single Family – 10,000 sq. ft. lots* zoning district. Assessor’s Parcel Numbers 170-020-042 (OPCC) and 166-142-003 (District’s old schoolhouse site).

Action: The Commission adopted a resolution recommending approval of the proposed amendment (excluding items “c” and “e” above and excluding 16 parking spaces within the Wendell Lane public right-of-way proposed as part of item “d” above) based on the staff-recommended conditions. Four members of the public spoke.

Appeal Period: Not applicable. This item is being referred to the City Council for final action.

Minor Exception Ordinance Review – Staff provided the Commission with an update and review of the minor exception permit applications that have been processed by the City since the ordinance was adopted in September 2011.

Action: The Planning Commission reviewed and commented on the report.

Appeal Period: Not applicable.

Wireless Telecommunication Facilities Update – Staff provided the Commission with an update concerning recent Federal Legislation pertaining to wireless facilities as contained in the Middle Class Tax Relief and Job Creation Act of 2012 and its impact on City review for certain wireless telecommunication facilities.

Action: The Planning Commission reviewed and commented on the report.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

Reynoso New Home Time Extension (323 Third Avenue South) PLN 11-005 – Public hearing to consider an Architectural Review Permit request to approve a time extension of three years for a previously-approved new home. The 2,414-square-foot, single-family, one-story residence was originally approved on August 4, 2011. Assessor’s Parcel Number 125-293-002.

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

Appeal Period: The appeal period will end Monday, September 10, 2012 at 5:00 pm.

New Nordstrom’s Rack Store Addition and Remodel (703 Contra Costa Boulevard) PLN 12-0288 – Public hearing to consider an Architectural Review Permit request to include: (1) exterior improvements to a 45,800-square-foot tenant space located within a 104,295-square-foot multi-tenant commercial building; (2) a 1,533-square-foot addition to the west (front) elevation to result in a total 47,333-square-foot tenant space; (3) a modified 32-foot-high main entrance element along the west (front) elevation; and (4) minor site improvements, to include landscape modifications and accessory structures along the rear elevation. *Note: To date, a Sign Permit has not been submitted to address proposed wall signage or freestanding signage.* Assessor’s Parcel Number 153-230-005.

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

Appeal Period: The appeal period will end Monday, September 10, 2012 at 5:00 pm.

- **Miscellaneous**

Tree Removal Permits – Tree removal permits were issued for: 1) removal of two eucalyptus trees at 107-111 Oakvue Road (six eucalyptus trees are being removed but only two are considered protected), and 2) removal of one Modesto Ash tree at 125 Harriet Drive.

- **Code Compliance**

Selected highlights of weekly activity:

Training – Staff attended a safety training session concerning protective techniques and strategies for addressing confrontational situations.

Weed Abatement – Staff continues to work with Contra Costa County Fire Protection District to address the remaining seasonal residential weed abatement sites. City staff members are assisting the District in making contact and following up on single- family residential weed abatements while the District focuses on addressing large, vacant properties.

Temporary Signs – Provisions of the new sign ordinance are being distributed to businesses to help ensure compliance with the City’s revised sign regulations.

Overgrown Vegetation – Engineering and code enforcement staff are working to address sight distance obstructions being caused by overgrown vegetation at two residences on Pleasant Hill Road and Linda Lane.

Number of Tasks Completed This Week – 74 tasks completed (including 58 investigations, 9 courtesy notices, 5 sector patrols, 5 referrals to assist other agencies/ divisions and various miscellaneous activities, such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).