



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: December 6, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Forum on Electric Vehicles and EV Charging Stations – Staff attended a presentation on Electric Vehicles and EV Charging Stations by 511 Contra Costa on December 5, 2012 at City Hall. The forum discussed the latest technology for consumers in the form of hybrid and plug-in electric vehicles (PEVs), and the availability of EV charging stations in Contra Costa and throughout the Bay Area. Presentations by 511 Contra Costa and the Bay Area Air Quality Management District (BAAQMD) also reviewed incentive programs for residents, future trends and plans to expand the availability of various types of EV charging stations. City staff and 511 Contra Costa will be working with BAAQMD to ensure that EV installation projects move forward in Central Contra Costa.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- Fair Oaks Market Underground Storage Tank Removal and Site Demolition – The work is now complete. The project included the building demolition, gas tank removal, underground storage tank removal, testing of soil, backfill and final on-site grading. The contractor, Pantano Engineering started work in October 2012 and substantially completed the project by mid-November 2012, including removal of the chain link fence surrounding the site as the final task. This work was necessary in order to allow for the new roadway improvements for the upcoming Buskirk Avenue Phase II Widening Project.
- Contra Costa Boulevard/Beth Drive Signal Knockdown – An existing median traffic signal pole at the intersection of Contra Costa Boulevard and Beth Drive was knocked down in a recent auto collision. The signalized intersection currently is not coordinated with the rest of the Contra Costa Boulevard corridor and will remain so

until all the damaged hardware is replaced. City staff is working with the County to repair the traffic signal pole and re-establish the intersection back to its original timing.

- Garden Park Apartments – Staff has received and is currently reviewing the plans for the expansion of the Garden Park Apartments complex located on Lisa Lane. The project will expand the existing community building from 1,200 square feet to 3,900 square feet (including a new second level). Other site improvements include new landscape, drainage and ADA improvements.

The project was approved by the Architectural Review Commission (ARC) late last year. As part of the approval, the Fire District required a fire hydrant to be installed to serve the property. The Contra Costa Water District (CCWD) began installation of the fire hydrant this week. Traffic control will be required on Lisa Lane; however, due to the proximity of the elementary school, CCWD will not be doing work during the school pick up and drop off times. Installation of the fire hydrant is anticipated to take two to three weeks, depending on the weather.

- Encroachment Permits

Roto Rooter – Sanitary sewer lateral pipe burst at 112 Harriet Drive

Resident – Sidewalk repair at 602 Maureen Lane

Maintenance Division

- Flooding – Staff was called in on Sunday morning at 8:00 a.m. to respond to the numerous flooding calls and requests for sandbags. Staff immediately went on storm patrol, which involves driving the flood prone streets, clearing the leaves and debris off of the storm drain grates and allowing the water to subside. Staff also made sure that the three sandbag stations were stocked with ample sand and bags for the residents.
- Sandbag Exercise – Staff assisted the Community Emergency Response Team (CERT) members on Saturday with a sandbagging exercise so they would be ready in case an emergency response was needed. The group constructed a sandbag wall against the rollup door in the Corporation Yard.
- Storm Watch – Staff continued with clean up, storm preparation and sandbag station restocking throughout the week.

Planning Division

- Planning Commission

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Determinations:**

Sprint Wireless – Zoning Permit – Oasis Christian Church (2551 Pleasant Hill Road) PLN 12-0140 – In accordance with Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 – Amendment to Telecommunication Act of 1996, the Zoning Administrator has determined that a proposal to modify an existing Sprint wireless communication facility (60-foot tall monopine) is eligible for streamlined review and would not “substantially change” the physical dimensions of the existing facility. The proposed modifications would consist of: 1) replacement of three of the six existing panel antennas, while the other three antenna panels would remain unchanged; 2) installation of six new RRU’s (remote radio units) consisting of two to be placed behind each of the three new antennas; and 3) installation of new associated support equipment within an existing six-foot tall enclosure (of the five existing cabinets three would be removed, and the two new cabinets would be installed resulting in a total of four cabinets). The project site is located in an *R-10 Single Family Residential – Medium Density* zoning district. Assessor’s Parcel Numbers 164-030-005 & 164-030-008.

Review Procedure: A memorandum containing: 1) a detailed project description, 2) the Zoning Administrator’s analysis and findings for approval and 3) the applicant’s proposed plans and support documents has been provided to the Planning Commission and ARC. Any member of the Planning Commission or ARC may request a “call for review” of this determination by notifying the Zoning Administrator within ten days of the determination. If no request for review is received within ten days, the Zoning Administrator’s determination will be final and the project will be approved. The deadline for a Commissioner to request review of this determination is Friday, December 14, 2012.

- **Architectural Review Commission**

Candau New Home – Time Extension (10 Donkey Flats), PLN 11-0119 – The applicant requested an approval for a one-year time extension for a previously-approved Architectural Review Permit for a new home. The previous approval was for a new 3,336-square-foot, two-story home with an attached garage of 641 square feet and a porch area of 327 square feet. The approved lot coverage is 14% and the approved floor area ratio is 0.17. Assessor’s Parcel Number 164-052-025.

Action: The Commission conditionally approved the extension. There was no public comment on this item.

Appeal Period: The appeal period will end on Monday, December 17, 2012, at 5:00 p.m.

Rees New Single-Family Residence (2931 Dorothy Drive), PLN 12-0369 – The applicant is requesting approval of a new 2,100-square-foot, single-family residence. The single-story residence would consist of 1,758 square feet of living space and a 342-square-foot attached garage. The new home would consist of three bedrooms, two bathrooms, a living room, a dining room and a kitchen. Additionally, the project includes front-yard landscaping. The proposed lot coverage is 29% and the proposed floor area ratio is 0.23. Assessor's Parcel Number 170-231-027.

Action: Continued to December 20, 2012, pending resubmittal of alternative designs to address the Commission's comments regarding composition, detail and garage positioning.

Appeal Period: Not applicable as no action was taken.

Sun Valley Apartments, Architectural Review Permit Amendment and Time Extension (1382-1400 Contra Costa Boulevard), ARC 08-016 – Public hearing to consider a request for approval of an amendment to Architectural Review Permit application number ARC 08-016 and a 12-month time extension of the Architectural Review Permit. The previous approval was for rear parking lot modifications, including grading improvements at the rear of the site, for an existing 3.4-acre apartment complex site with 88 units. The request includes amendments to previously-approved conditions of approval (related to the parking lot layout) and various other modifications to the approved project plans. Assessor's Parcel Number 127-050-069.

Action: The item was continued to the January 17, 2013 meeting date to allow the applicant time to submit for, and receive approval of, a grading permit. No one from the public spoke.

Appeal Period: None, since no action was taken.

Jack's Restaurant and Bar – Outdoor Seating Cover and Enclosure (60 Crescent Drive, Suite A), PLN 12-0394 – Public hearing to consider an Architectural Review Permit request for a structure to cover and enclose the existing outdoor seating area on the eastern side of the restaurant. The proposed steel frame structure would be approximately 941 square feet and would include an operable louvered roof and canvas/vinyl sides that can be extended to create an enclosed area during inclement weather. The project proposes to match the existing building colors. Assessor's Parcel Number 152-300-004.

Action: Approved with conditions; no one from the public spoke.

Appeal Period: The appeal period will end on Monday, December 17, 2012, at 5:00 p.m.

SyWest Redevelopment – Crossroads Shopping Center – Subarea II (2314-2316 Monument Boulevard) – Study session to review a proposal for the redevelopment of the southern half of the Crossroads at Pleasant Hill Shopping Center (Subarea II). The project description is as follows:

1. Demolish the existing theater building and remodel the former Bally's Fitness building.
2. Construct a 73,176-square-foot, two-story retail building in place of the theater and renovate the existing 21,788-square foot, single-story building, resulting in a total of 94,964 square feet of commercial space.
3. Refurbish the existing parking lot and provide 405 parking spaces in Subarea II and also provide an additional six spaces on Subarea I.
4. Provide new landscaping throughout the parking lot and shopping center.
5. Provide wall, monument and pylon (35 feet tall) signage for Subarea II.

The subject site is located at 2314 and 2316 Monument Boulevard on the southern half of the Crossroads at Pleasant Hill Shopping Center. Assessor's Parcel Numbers 148-041-020, 021, & 024.

Action: None, since this was a study session. The Commission provided preliminary feedback on the project including: concerns with the amount, size and illumination of the project's wall signage that faces residential areas (eastern direction); potential conflicts of the proposed layout of both intersections (one internal intersection and one at Buskirk Avenue) near the proposed loading dock; plans for the long and deep "alley" that will result in the space between Marshalls (of Subarea I) and the proposed Dick's Sporting Goods (of Subarea II); tree species selection; and clarification on building color selection.

Appeal Period: Not applicable as no action was taken.

- **Miscellaneous**

Administrative Permit Activity – For the month of November, Planning staff reviewed the following administrative permit applications: 13 Zoning Permits (4 new businesses, 2 commercial plan checks, and 7 residential plan checks), 6 Home Occupation Permits, 2 Temporary Sign Permits, 2 Special Event Permits, and 5 Tree Removal Permits.

Use Permit UP 10-024 – AT&T Wireless Communication Facility (0 Paso Nogal Court) – On July 16, 2012, the City Council conducted a public hearing on this application and then determined that the hearing would be continued to a date uncertain

to allow AT&T to address multiple items, to include, but not be limited to: 1) provide a more focused and detailed analysis of three specific sites to identify any feasible means for addressing the identified coverage target in a less visually obtrusive manner, and 2) that the focused analysis should include a comparative evaluation of the feasibility and effectiveness of each of these sites, to include an evaluation of eleven specific factors for each site. The City Council also directed AT&T to complete the ARC process to include providing design plans (consistent with the recommendations in the peer review report) for the various sites identified through this second-round process: 1) the proposed CCWD site; 2) an alternative site(s) at the Paso Nogal Park (to be determined by the Pleasant Hill Recreation & Park District); and 3) the New Falconpointe HOA site. The City Council indicated that this process should be conducted in a timely and expeditious manner.

On July 31, 2012 the applicant (AT&T) replaced the original project manager, and in mid-August that project manager was replaced with a legal firm (Scalia & Goodin LLP). Between mid-August and mid-October, staff conducted multiple discussions/meetings with Scalia & Goodin LLP and encouraged the applicant to approach the Pleasant Hill Recreation and Park District and the New Falconpointe HOA directly regarding their potential alternative sites for the telecommunication facility. During this two-month time period, the New Falconpointe HOA (appellant) reviewed AT&T's request for the alternative site locations and confirmed their interest in moving forward with a site walk with AT&T representatives. AT&T also made contact with the Recreation and Park District to discuss potential alternative sites. Note: Any alternative site location will need to be evaluated by multiple disciplines at AT&T (including engineering, construction, real estate, etc.) to determine viability before any detailed plans and technical studies can be prepared by AT&T for review by City staff and the City's peer review consultant (Jonathan Kramer).

On October 17, 2012, Scalia & Goodin LLP informed staff that the project manager moving forward would now be Steve Christenson and Christian Hill of Wireless Acquisition Resources, Inc., (Auburn, CA) with whom Scalia & Gooden had been collaborating with during their two-month involvement with the project. Staff was contacted by a Wireless Acquisition Resource, Inc., representative in November to discuss the next steps concerning the project. Staff is currently waiting to receive further information and detailed plans from AT&T for the alternative sites before scheduling this matter for further consideration by the ARC or the City Council. The technical peer review is also on hold until this information is provided by AT&T.

- **Code Compliance**

Tasks Completed: 53; Investigations/Contacts: 24; Sector Patrols: 4; Referrals from Other Departments or Agencies: 1; and Vehicle Abatements: 1.

See summary of weekly log below for further details.

Date	Type	Location	Description
12/4/2012	Investigation/Followup	Charlton Drive	Roofing not fixed per order and second letter of warning.
12/4/2012	Investigation/Followup	Contra Costa Blvd.	Followed up on noise complaint re: loud music/patrons. Owner of bar called and said that they started controlling people last week by not letting them back in if they pass the rope barrier. They also are patrolling the area and will have the base turned down.
12/4/2012	Investigation/Followup	Santa Lucia Drive	Vehicles gone on arrival as well as junk. Renter is contacting CE regularly to insure no recent complaints.
12/4/2012	Investigation/Followup	Ramona Drive	Followup of vehicle abatement. Wreck still there; will tow today.
12/4/2012	Investigation/Followup	Chilpancingo Parkway	K Mart transient check.
12/3/2012	Investigation/Followup	Vincent Road	Followed up with complainant re: visitation with the owner of the gym. He was most cooperative and will handle the noise situation.
12/3/2012	Investigation/Followup	Vincent Road	Contacted business regarding loud music a.m. and p.m. plus weekends. They will ensure that doors are closed and music will be within the construction noise hours at my request.
12/3/2012	Investigation/Followup	(unknown)	Tree Service contacted CE regarding failure to obtain his business license prior to work in the city. He is getting his license today for the year and will maintain it.
12/3/2012	Investigation/Followup	Monument Blvd.	Contacted property manager regarding sweepers and blowers being used at 5:00 a.m. and 9:30 p.m. They will contact the companies and make changes to the time schedule.
12/3/2012	Investigation/Followup	Boyd Road	Complainant called to say thanks and that the diversion of the water helped this weekend.
12/3/2012	Investigation	Powell/Soule Ave.	Assisted Public Works with situation where tree had fallen across creek and was blocking the flow of water. Contact with neighbors was mediated and the issue was resolved.

Date	Type	Location	Description
12/3/2012	Investigation	Contra Costa Blvd.	Complaint received regarding loud music from a cocktail lounge.
12/3/2012	Vehicle Abatement Tow	Jeannette Drive	Vehicle abatement.
11/30/2012	Investigation/Followup	Ellinwood Drive	Mattresses dumped.
11/30/2012	Investigation/Followup	Cortsen Road	Fence was partially falling into bushes. No hazard and not a required fence.
11/30/2012	Investigation	Ellinwood Drive	Contacted regarding a leaking roof and mildew.
11/30/2012	Investigation	Cortsen Road	Complaint received from councilmember regarding a fence at the park on Grayson.
11/30/2012	Investigation	Monument Blvd.	Noise from Kohl's parking lot cleaners at 3:00 a.m. and 4:00 a.m.
11/30/2012	Investigation	(unknown)	Apartment renter complaining of hoarder living below him.
11/29/2012	Investigation	Diablo View	Tree service operating in Pleasant Hill without license. Contacted and sent to City for license or shut down.
11/29/2012	Investigation/Followup	Lucinda Drive	Inspected exterior due to complaint. Appears to be unfounded.
11/28/2012	Investigation/Followup	Boyd Road	Contacted owner of property on Boyd regarding water runoff onto another property. Also made contact with complainant. Mediated agreement between both parties.
11/28/2012	Investigation	Ellinwood Drive	Report of hoarder.
11/28/2012	Investigation	Liahona Court	Complaint of land water runoff onto private road