



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: February 7, 2013

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Pleasant Hill Education Initiative – The Pleasant Hill Chamber of Commerce hosted the “Mayor’s Breakfast” event on Thursday, February 7th during which Mayor Michael Harris launched a new program: *The Pleasant Hill Education Initiative*. The intention of *The Initiative* is to establish a community-wide volunteer effort to enhance the quality of education for students in Pleasant Hill. *The Initiative* would include programs such as mentoring and tutoring students, volunteering in schools, career counseling, job shadowing, community teaching labs and afterschool enrichment programs. Mayor Harris is seeking to form a Steering Committee to plan and oversee *The Initiative*. This committee would be comprised of representatives from various organizations including City Commissions, the Pleasant Hill (PH) Recreation Park District, Mt. Diablo Unified School District, PH Library, Foundation for PH Education, PH Chamber of Commerce, Construction Trades, and the PH Community Foundation.

Those interested in being on the Steering Committee or wishing to be a volunteer in the program can sign up online at www.pleasant-hill.net/phei. For more information on *The Initiative*, contact Martin Nelis at mnelis@ci.pleasant-hill.ca.us.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Tenant Improvement (651 Contra Costa Boulevard) – Tenant improvement plans have been submitted to review and approve the Destination XL (DXL) renovation. The previous tenant was Casual Male XL.
- Downtown (35 Crescent Drive) – Plans have been submitted for interior demolition for the Corner Bakery Café. The tenant improvement plans are in the process of being plan

checked by the Environmental Health Department, Consolidated Fire District and the Building Division.

- Medical Office Building (2250 Morello Avenue) – Two separate submittals have been received for interior and exterior review and approval for the existing building. There will be one tenant (Pain Medicine Consultants, a three-doctor management clinic).
- Downtown (140 Crescent Drive) – A final Certificate of Occupancy and approval has been issued to Zachary's Pizza by the Building, Planning and Engineering Divisions, as well as the Environmental Health Department and Consolidated Fire District.

Engineering Division

- Buskirk Avenue Widening Phase 2 Improvement Project – The City received and opened nine construction bids for the project at 2:00 p.m. on January 31st. The top three bidders were Gholotti Bros. Inc. at \$6,278,704.40 (lowest apparent bidder), followed by DeSilva Gates Construction at \$6,666,655.00 and Bay Cities Paving and Grading, Inc. at \$6,827,141.15. Additional bid result information is posted on the City's website. City staff is currently reviewing all bids for completeness and responsiveness before making a recommendation to the City Council for the construction award.
- Pleasant Hill Road (Withers Avenue to Diablo View Road) – East Bay Municipal Utility District (EBMUD) began in early January of 2013 to replace an existing pipeline with a new 16-inch water main along Pleasant Hill Road from Withers Avenue to Diablo View Road. Due to the location of the trench and the need to close the road temporarily for the safe loading of backfilled material onto dump trucks, the work is progressing slowly and installing approximately 80 feet of pipeline per day. EBMUD crews are excavating, installing sections of pipeline, backfilling and providing steel plates or temporary pavement to allow full traffic access to both lanes at the end of each day. It is anticipated that most of the major work will be completed within the next two weeks, with service connection, testing and final paving to follow. Signs identifying delays in the area have lessened traffic queuing over the last few weeks as motorists are taking alternate routes to avoid the area when possible. Delays are expected to continue in the area for the next few weeks, and motorists should continue to avoid this area during work hours when possible.
- Encroachment Permits
 - MCE* – Replacing asphalt concrete for PG&E at several locations: 167 Lois Court; 444 Chollo Court; 84 Roberta Avenue; 245 Hookston Road; Old Quarry Road and Camelback; 1050 Contra Costa Boulevard
 - PG&E* – Paving to complete gas main repairs at 341 First Avenue South
 - Arrow Construction* – Potholing continues to expose existing utilities on Geary Road from Putnam Boulevard to Pleasant Hill Road

AT&T – Repairing conduit blockage at Pleasant Hill Road and Taylor Boulevard, Patterson Boulevard and Boyd Road

Maintenance Division

- **Street Stripping** – Staff restriped the lane line separator in the Gregory Lane and south-bound Cleaveland Road intersection. The line had become faded by traffic and weather.
- **Traffic Sign** – Staff responded to an accident call on Monday evening at the Taylor Boulevard and Pleasant Hill Road intersection. A vehicle had straddled the southern median tip and knocked down the traffic sign. The sign was removed from the roadway and reinstalled on Tuesday. The hours and materials were recorded for insurance reimbursement.
- **Graffiti** – Staff covered up a large graffiti tag on the safety wall at Cleaveland Road and Astrid Drive. This wall has received numerous tags and has become a patch work of repaints. Staff will be repainting the entire wall next week to give it a uniform look.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

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 No. ARC 08-016 and a 12-month time extension of 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 parking lot layout) and various other modifications to the approved project plans. Assessor's Parcel Number 127-050-069.

Action: Continued to the March 7th meeting date. No one from the public spoke on the item.

Appeal Period: None since the item was continued to a later date.

Study Session for Sywest Redevelopment – Crossroads Shopping Center – Subarea II, (2314-2316 Monument Boulevard), PLN 12-0417 – 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.
2. Construct a 73,176-square-foot, two-story retail building, up to 50 feet tall, 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.
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 and 024.

Action: No action was taken as this item was a study session. The Commission provided additional feedback and input on the project, including the wall sign facing the eastern direction, treatment of the arcade area between the proposed Dick's Sporting Goods and Marshall's loading dock, colors, landscaping, striping near the loading dock and protection for the proposed mural. Six people spoke on the item.

Appeal Period: Not applicable.

Study Session for Proposed Mixed Use Ordinance, City-Wide –Study Session on a proposed Mixed Use Ordinance. The proposed ordinance addresses the City's Housing Element Program 2.3 that provides direction to amend the Zoning Ordinance to provide standards for including housing in mixed-use development in appropriate locations.

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

Appeal Period: Not applicable.

- **Miscellaneous**

Administrative Permit Activity – For the month of January, Planning staff reviewed the following applications: 8 Zoning Permits (2 new businesses, 3 commercial plan checks and 3 residential plan checks), 7 Home Occupation Permits, 2 Temporary Sign Permits, 2 Special Event Permits and 5 Tree Removal Permits.

- **Code Compliance**

Inquiries received and follow-up items being addressed this week include the following:

Follow-ups on Prior Inquiries

- Trash adjacent to the freeway off-ramp at Gregory Lane: EBMUD and Caltrans were contacted as the trash is within property under their control. EBMUD responded indicating their maintenance crew would be on-site shortly. Caltrans Maintenance supervisor came to City Hall to discuss clean up. Area along off-ramp cleaned up by Caltrans; however, the “triangle” area still required clean up. Reminder email sent to Caltrans Maintenance Supervisor. Planning staff contacted the managers of the adjacent shopping centers to request that they take steps to better secure their trash/storage areas to try to prevent items from being removed. Follow-up call made to EBMUD. **This week, City staff cleaned up a portion of the affected area that could be accessed safely. Further follow-up contacts will be made with the responsible agencies (Caltrans and EBMUD) regarding remaining areas to be cleaned up.**
- Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance on Stevenson Drive: A follow-up visit was made to the site by Planning staff. The property owner will be re-contacted to request further clean-up.
- Construction of three fences in violation of height and/or setback requirements on Lorenzo Drive: Planning staff sent letters to the property owners with fence issues explaining options for resolving the issue. Planning staff had follow up contacts with two property owners to discuss options for resolving the fence issues. Planning staff was contacted by the third property owner to discuss options for resolving the fence violation. **Further conversations with the affected owners occurred regarding compliance options. One of the fences has been brought into compliance.**
- Follow-up with a property owner’s representative regarding correction of unpermitted construction on Skander Drive: Responded to an email from the complaining party and discussed next steps with the Chief Building Official and City Attorney. Sent status update to City Manager and requested status update from property owner representative. Sent follow-up email to property owner’s representative requesting immediate response prior to City initiating legal action. Received email from property owner representative indicating that resolution of the violation is imminent. **Further contact made with owner representative.**
- Inquiry regarding the status of an existing violation regarding the roof of a residence on Charlton Court. Follow up inspection scheduled. **Pending re-check.**
- Second anonymous complaint regarding the condition of a residential property on Pleasant View Road and potential use of a trailer as a dwelling: Visited site and

noted multiple violations. Police Department also checked the site. Notice of violation sent. Pending response from property owner. Site re-checked.

- Contact made with a residential property owner on Hill Lane regarding the status of a nuisance clean-up that is currently in progress. Scheduled for re-check. **Pending re-check.**
- Complaint regarding vehicles/trash/carts in a front yard of a residence on Clarie Drive: Planning staff visited the site. Notice of violation sent. Site re-checked. Pending response from property owner. **Scheduled for re-check next week.**
- Complaint regarding auto repair business at Agnes Drive: Site visit made and re-checked. No indication of violation. Re-check scheduled. **Pending re-check.**
- Complaint regarding sight distance issue (bushes) at Millburn and Lucille Drive. Site visit made and violation confirmed. Notice of violation sent by Planning staff. **Pending re-check.**
- Inquiry regarding contractor signs placed on new fences at Ellinwood and Contra Costa Boulevard and at Pleasant Hill Road near Barnett Drive. Engineering Division determined that the signs were not posted by City contractors. Planning staff confirmed and will contact the adjacent property owners if signs remain. **Pending re-check.**
- Dilapidated residence on Masefield Drive: Planning and Building staff discussed concerns and solutions with the property owner's relative. The relative indicated that clean-up work would begin shortly. **Had contact with another relative of the owner who indicated that clean-up work had begun. Will conduct follow up site visit next week.**
- Light/glare from fixture on roof at office complex on Monument Boulevard: Planning staff conducted site visit to determine light location. **After several discussions with the complainant and further site investigation, the source of the light was identified and the owners of the property were contacted and requested to make adjustments to the light.**
- Trailer, garbage cans and vehicle parked in the front yard on Duke Way: Planning staff conducted site visit. Notice of violation being prepared.
- Accessory structures without approval in a rear yard on Mazie Drive: Planning staff conducted a site visit. Notice of violation issued. **Follow up contact made with the property owner and tenant regarding permit requirements.**
- Vehicles parked on the lawn in a front yard near Belinda/Ramona Drive: Scheduled for site visit. **Site visit pending by the end of this week.**
- Vehicles parked on the lawn in a front yard near Belinda/Ahneita Drive: Scheduled for site visit. **Site visit pending by the end of this week.**

New Inquiries this Week

- Vehicle parked on front lawn on Elinora Drive: **Pending site visit.**
- Noise complaint regarding maintenance activities at a convalescent care facility on Oak Park Boulevard: **Code enforcement staff previously mediated a**

resolution to this issue. The parties will be re-contacted to try to resolve the concern.

- Trash cans stored in the front yard in public view on Patterson Boulevard and Dudley Court: **Pending site visit.**
- Roofing business being operated from a residence on Boyd Drive: **Pending investigation.**