



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: August 5, 2010
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Sunset by the Lake Concert on Sunday – The Summer Concert series continues this coming Sunday, August 8th with the Spin Out band. They will be playing classic rock and rockabilly songs from all of the great artists from the 1950's to today. The music begins at 6:00 pm and ends at 8:00 pm.
- Garage Band Concert – The final concert in the Garage Band Series at the Lake will be held this Friday evening (August 6th) starting at 7:00 pm at City Hall. These events are organized by the Recreation and Park District and co-sponsored by the Pleasant Hill Police Department.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Police Department Dispatch/Lobby Upgrades (330 Civic Drive) – Engineering and Building staff performed a final walk-through to address the punch list (corrective work) items to be completed. Staff will be meeting with the contractor to finalize the project.
- Taco Bell (1700 Contra Costa Boulevard) – The site has been secured with perimeter fencing, and construction is underway with the underground plumbing being addressed this week.
- Five Guys Burgers & Fries (100 #A Crescent Drive) – The restaurant, located in the former Fatburger space, received final inspections signoff from County Environmental Health, the Fire Protection District and the City's Building Division.

Restaurant signage will be installed during the week of August 16th, and the opening of the restaurant is scheduled for Monday, August 23rd.

Engineering Division

- St. Theresa's Retreat (Pleasant Hill Road) – Staff has received the first submittal of construction documents (site plan and frontage improvements) for the project. This first submittal is being reviewed for conformance with the conditions of approval, and comments will be provided to the applicant upon completion of the review.
- Floodplain Program Certification – Staff completed the bi-annual recertification process for the Certified Floodplain Manager (CFM) program. Over the past two years, staff has completed numerous training courses related to emergency management, floodplain management, flood mapping and flood insurance. By completing these courses, staff has attained enough continuing education units to maintain its CFM registration, which gives residents who live in or near a flood zone a discount on their flood insurance premium.
- Encroachment Permits Underway

Private

Rescue Rooter – Replace sewer lateral at 1961 Marta Drive

Harry Clark Plumbing and Heating, Inc. – Replace sewer lateral at 323 Strand Avenue

General Drainworks, Inc. – Replace sewer lateral at 35 Santa Monica Drive

Utilities

PG&E – Replace transformer near 1428 Contra Costa Boulevard

PG&E – Maintenance work on utility box at Pleasant Hill Road/Slater

PG&E – Repair streetlight between 105 – 109 St. Germain Lane

PG&E – Replace utility pole at 1035 Hook Avenue

PG&E – Replace utility pole at 240 and 260 Keats Circle

Maintenance Division

- Annual Creek Cleaning – The Maintenance Division recently sent out 400 letters to homeowners and property owners as an annual reminder to begin removal of debris and vegetation that has accumulated in the creeks and waterways throughout the City. New invasive weeds and shrubs, unwanted woody plants, dead branches or trees, debris and garbage must be removed so that the waterways remain open, clean and ready for this winter's storm season. The letter requested the work be completed by August 23rd; after this date, staff will walk the creek system to check on progress. If necessary, property owners who have not completed their required cleaning will

receive a follow-up notification. A diagram was attached to the letter to help in understanding the contents of the letter.

- Storm Drain Odor – The Maintenance Division was notified that an odor was present around the street area along Crescent Drive in the vicinity of the downtown theatre and parking garage. An initial investigation found that the odor was emanating from a storm drain inlet. Central Contra Costa Sanitary District personnel were called in to assist in investigating to determine if an improper discharge had been allowed to enter the storm drainage system. Sanitary District staff obtained samples from several potential locations, and more information is being gathered to see if the odor can be identified and eliminated. A follow-up site visit (by Sanitary District and Maintenance staff) occurred on Friday morning in preparation for the Farmer’s Market on Saturday morning.
- Patch Paving – City street maintenance staff removed a damaged section of asphalt pavement in the eastbound direction of Pleasant Hill Road directly in front of Pleasant Hill Elementary. This street repair work was performed during the summer break when school is not in session in order to lessen the impact on school traffic.
- Yellow Crosswalks in School Zones – A total of 14 yellow crosswalks have been repainted in the vicinity of the various schools around the City. The newly-applied yellow paint will help make the crosswalks stand out and become more identifiable, raising driver awareness just prior to the schools being in session later this month.

Planning Division

- Planning Commission

No meeting scheduled this week.

- Zoning Administrator

No meeting scheduled this week.

- Architectural Review Commission (ARC)

Presentation Regarding Pasta Pomodoro Patio Expansion (45 Crescent Drive) – The applicant provided a presentation to the ARC in order to obtain design feedback regarding an expansion to the existing outdoor seating area at the Pasta Pomodoro Restaurant located in Downtown Pleasant Hill. Discussion by the Commission occurred, and preliminary comments were provided. No action was taken.

Pleasant Hill Recreation and Park District New Teen Center (147 Gregory Lane) – The applicant was scheduled to provide a presentation to the ARC on a modified plan

for a new Teen Center that will replace the existing Center. The applicant has made modifications to the proposed Center in response to comments by the Commission made at a previous study session. The applicant was not able to make the presentation at the meeting, and a presentation will occur at a later date.

Clearwire Wireless Telecommunication Facility (199 Brandon Road – Christ the King Church) (continued from July 1, 2010) – The applicant is requesting design review approval to install a wireless communication facility on the roof of an existing auditorium/gymnasium building, inside a proposed 7-foot wide by 8-foot long by 10-foot high cupola. Three 3-foot tall panel antennas, two microwave antennas, three RRU units and one GPS unit are proposed to be installed inside the cupola. The associated equipment cabinet will be installed inside the attic of the existing building. At a previous meeting, the Commission directed the applicant to redesign the cupola to be more in proportion with the existing building, incorporate other architectural features that currently exist on the building, and redesign the cupola to accommodate future co-location at the site.

Action: Continued to the August 19th meeting.

Appeal Period: None, since no action was taken.

Davies Single Family Residence (925 Grayson Lane) – The Commission discussed proposed roof materials for this project. The Commission provided input on the corrugated roof material to the applicant. No action was taken.

- Code Compliance

Selected highlights of weekly activity:

Vandalism – The Code Compliance Vehicle was vandalized on two separate occasions while parked in the lot for City vehicles. Damage to the vehicle included two dented doors and a stolen radio antenna. This appears to be the work of juveniles as the damage seemed to be caused by jumping mountain bikes onto the side of the vehicle.

Obstruction of Sidewalk – Code Compliance staff received complaints regarding the activities of two individuals who had set up a table on the sidewalk in front of the Post Office and were advocating for various political causes. Upon investigation, it was determined that these individuals were expressing their first amendment rights; they were on public property, but were not blocking the sidewalk, thus no further action was taken.

Barking Dogs – Staff responded to a complaint regarding dogs that were barking viciously in a rear yard along Contra Costa Boulevard and were menacing pedestrians. Upon inspection, it was confirmed that the fence appeared to be adequate and the owner

has indicated that the dogs are now being left in the garage or inside the home when their owner is working. Staff will continue to monitor the area on a regular basis.

Number of Tasks Completed This Week – 58 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- Miscellaneous

Minor Application Activity – For the month of July, Planning staff reviewed and approved the following applications: 10 Home Occupation Permits, 5 Temporary Sign Permits, 1 Temporary Use Permit, 3 Tree Removal Permits and 19 Zoning Permits (6 new business application and 13 residential plan checks).