



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: August 12, 2010

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- City Council Election – The period for City Council candidates to file nomination papers for the November 2, 2010 election ended on Friday, August 6th. The following individuals filed and qualified to be candidates in the election to fill two City Council seats: Suzanne Angeli, Michael Flake, Michael Harris, Jack Weir and Terri Williamson.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- All About You Day Spa (2800 Pleasant Hill Road) – Tenant improvement plans have been submitted for review, comment and approval. This business will be located in the Topaz Office Building.
- Seventh-day Adventist Church (796 Grayson Road) – Plans have been submitted for review, comment and approval to renovate the existing kitchen.
- New Residence (235 Pleasant View Drive) – Plans have been submitted for review, comment and approval to construct a single-family residence (2,200 square feet of living space and 507 square feet of garage). A fire at the property burned the house, which was demolished, and the property has been vacant since 2006.

Engineering Division

- Lisa Lane Sidewalk Installation Project – The project consists of constructing a concrete sidewalk along the north side of Lisa Lane (Marcia Drive to Fair Oaks Elementary School), including bike lanes, pavement repair, concrete gutters, ADA-

accessible curb ramps, and storm drain pipes and inlets. Delays in the environmental phase of the project occurred due to potential concerns regarding proximity to the Walnut Creek waterway. As a result, extensive environmental documentation was submitted for environmental clearance. Once received, project plans will be finalized in preparation for bidding the project and awarding a construction contract. The lengthy processing of this federally-funded project (\$344,000 in Safe Routes to School Grant) has extended the construction start from the summer of this year to next spring, after the rainy season.

- Contra Costa Boulevard Signal Coordination Timing Modification (Morning Peak Only) – The traffic signal coordination timing along Contra Costa Boulevard was implemented in 2008 and, over the past two years, the average traffic volume along the corridor has increased from 26,000 vehicles per day to 28,000 vehicles per day. Due to the increase in the volume of southbound vehicles during the morning peak hour near the Downtown area, a number of signal phasing and timing modifications were recently implemented along the corridor from Beth Drive to Boyd Road. Staff will continue to monitor the traffic flow within the corridor and make minor timing adjustments as needed to best accommodate the changes in traffic volumes. Since implementation of the traffic signal coordination timing in 2008, much positive feedback has been received.

- Encroachment Permits Underway

Private

Owner – Install cross drain at curb at 350 Strand Avenue

Streamline, Inc. – Replace sewer lateral at 209 Margie drive

Sequoia Land Investment – Lane closure for work at 111 Cleaveland Road

Utilities

AT&T – Potholing at Skander Lane and Paso Nogal Road for relocation of utility boxes

CCWD – Main replacement project on Belle Lane

Maintenance Division

- Storm Drainage System Maintenance – Annual maintenance is occurring on the City's storm drainage infrastructure with work underway to remove soil and weeds that have collected in the concrete V-ditches in the open space located at the end of Shetland Drive. Additional work is continuing, including the removal of silt that has accumulated under the Boyd Road Bridge, Soule Avenue Bridge and Shelly Drive Bridge. This type of maintenance is performed on an annual basis to be prepared for the winter storm season.

- Vandalism at City Hall – Graffiti, broken plants, smoking paraphernalia, trash and litter have occurred frequently this past week around the City Hall outdoor areas. Staff has been contacting the Police Department to report the occurrence of these kinds of activities.
- School Zone Signage Changes – Signage alerting drivers that they are entering a school zone is being updated throughout the City. The new signage is of higher visibility (bright lime green reflective color) in accordance with the newest edition of the Manual on Uniform Traffic Control Devices. The existing signs are being replaced with high-visibility signs to coincide with the start of the new school year.

Planning Division

- Planning Commission

Pleasant Hill Recreation and Park District – Tree Removal Request (2050 Oak Park Boulevard) (Continued from July 27, 2010) – The applicant is requesting to remove six trees from an existing park site. The trees proposed to be removed include two Stone pines, three Aleppo pines and one Elm tree. The project site is located in the R-10 Single Family – 10,000 square foot lots zoning district.

Action: Continued to August 24, 2010 at the applicant’s request.

Appeal Period: Not applicable.

Dunn Edwards Paints – Sign Area Variance Request (555 Contra Costa Boulevard) – Sign variance to exceed the maximum allowable wall sign area for the site by 82 square feet, where 120 square feet is allowed by ordinance. The excess wall sign area is for two wall signs located on the east and western building elevations. The project site is located in the RB Retail Business zoning district.

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

Appeal Period: The appeal period will end on Monday, August 23rd at 5:00 pm.

T-Mobile Wireless – Use Permit for Wireless Telecommunications Facility (321 Golf Club Road) – Use permit to install nine antennas and nine amplifiers on a proposed 80-foot tall monopine, and equipment cabinets in a new equipment enclosure at Diablo Valley College. The project site is located in the R-7 Single Family – 7,000 square foot lots zoning district.

Action: Continued at staff’s request to obtain additional information from the applicant.

Appeal Period: Not applicable.

Study Session on Miscellaneous Zoning Ordinance Amendments, City-Wide (Continued from July 27, 2010 – Study session to review and provide direction to staff regarding miscellaneous amendments to various provisions of Chapter 18 of the Pleasant Hill Municipal Code (Zoning Ordinance).

Action: The Planning Commission resumed discussion of various topics and provided further direction to staff.

Appeal Period: Not applicable.

- Zoning Administrator

All About You Day Spa – Minor Use Permit (2800 Pleasant Hill Road) – Minor Use Permit for a day spa (personal services) use in an existing two-story office building. The proposed use would provide the following personal services: massage, skin care, hair care and nail care. The site is zoned PAO Professional & Administrative Offices.

Action: Approved with conditions.

Appeal Period: The appeal period will end on Monday, August 23rd at 5:00 pm.

- Architectural Review Commission

No meeting scheduled this week.

- Code Compliance

Selected highlights of weekly activity:

Barking Dogs – The barking dog issue on Contra Costa Boulevard at Woodsworth Lane has been voluntarily addressed by the property owner by installing an internal barrier so that the dogs cannot get close to the fence where it is adjacent to the sidewalk.

Birds – Separate complaints regarding pigeons, geese and chickens were made and addressed. Staff informed those who contacted the City that: a) pigeons are not regulated by the City nor is feeding pigeons a code violation; b) geese are considered a farm animal and are not allowed in residential areas within the City; and c) chickens are limited to five hens in residential areas.

Goats – Staff received inquiries regarding using goats for clearing weeds from vacant property. The use of goats has been publicized in the media as a method for fire protection and clearing large vacant parcels of land; however, City regulations do not allow goats in residential areas.

Number of Tasks Completed This Week – 64 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).