



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: September 2, 2010

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- **Final Sunset by the Lake Concert** – The final concert of the summer will be held this Sunday, September 5th. The nine-piece band, Lava, will be playing Latin Jazz, Cha-Cha-Cha, Rock, Funk and Salsa. Food will be provided by Mezon Azteca Restaurant, and the concert is sponsored by Matt Rinn, State Farm Insurance.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Dunn-Edwards Paints (555 Contra Costa Boulevard) – The tenant improvements to the building have received final approval and the paint store is ready to open for business.
- Diablo View Plaza (2642 Pleasant Hill Road) – Tenant improvements to the Zen Restaurant received final approval and the restaurant is open for business.
- Downtown Area (140 #A Crescent Drive) – Tenant improvements to the space to be occupied by Royale Image Day Spa have also received final approval.

Engineering Division

- Citywide Bicycle and Pedestrian Master Plan Project – Public outreach efforts for this Master Plan are being coordinated with the City's planning consultant for the project. The consultant has designed a project-specific website to help the community stay informed about the project and to provide an opportunity for input, suggestions and comments. This project is included under **News & Announcements** on the City's homepage (www.ci.pleasant-hill.ca.us) and, in the text, there is a direct link to the

project website (www.walkandbikepleasanthill.com) where input and comments can be made. An article on the Master Plan was included in the recent September/October issue of the City's Outlook newsletter. In the article, the project website was identified as well as the first of many public outreach meetings that will be held on Wednesday, September 29th, from 6:00 pm to 8:00 pm in the Large Community Room at City Hall.

- Golf Club Road Bridge Replacement Project

Right of Way – Acquisition of the seven parcels needed for this bridge replacement project has been underway for about six months. The acquisition process for three parcels (Diablo Valley College, Chilpancingo Park and Wingate) has been completed and a fourth parcel, owned by the County Flood Control District, has a Right to Enter being issued with the real estate review and CEQA (California Environmental Quality Act) review to follow. The three parcels that remain to be acquired (DVC Plaza, McGah, and Briarwood Apartments) are still in the negotiation process and a settlement with each of the property owners will optimistically occur in the near term.

Utility Relocation – Coordination meetings have been held with representatives of the Central Contra Costa Sanitation District, Contra Costa Water District (CCWD), AT&T and PG&E. The representatives of these companies have indicated that the relocation of their facilities to allow for the bridge replacement can be performed at their expense within the City's construction schedule.

Relocation of Contra Costa Water District Water Pipeline – Caltrans has approved the draft Utility Agreement (UA) and the Specific Authorization for this work. This will allow CCWD to complete the design plans for relocation of the 24-inch pipeline. The final revisions to the UA are being prepared by CCWD and the City will soon forward the agreement to the City Council for consideration.

Project Phasing – Reconstruction of the bridge is being scheduled as a two-phase project over a two-year period. This phasing will allow Golf Club Road to remain open during replacement of the bridge and ensure vehicular traffic, DVC students and businesses uninterrupted access year-round along this corridor. The phasing will require additional funds for design plans/modifications and a longer construction period. A Scope, Cost and Schedule change request is being submitted to Caltrans for approval of the two-phase project.

- Encroachment Permits Underway

Private

Five Guys Burgers & Fries – Establish outdoor seating for a casual restaurant at 100 Crescent Drive

Golden Gate Sign Company – Service vertical signs at the Century Theatre at 125 Crescent Drive

Utilities

AT&T – Trench to replace utility boxes at Skander Lane and Paso Nogal Road

Maintenance Division

- Asphalt Road Repairs – Street crews replaced several sections of deteriorated asphalt pavement along Hawthorne Drive and Masefield Drive. Areas of pavement had large pot holes that were patched with a new hot asphalt to repair the pavement and provide a smooth surface for traffic.
- Longbrook Way Weed Abatement – The property owners along Longbrook Way (Ellinwood Drive to Ellinwood Way) recently performed their annual weed abatement. The property owners in this commercial area are responsible for clearing vegetation and removing debris along the pedestrian trail system. Maintenance staff contacted the individual owners and inspected the site to make sure the pedestrian pathway and greenbelt are being maintained properly.
- Fallen Tree – A Juniper tree behind Bonnie Place fell over, blocking a pedestrian pathway. The large tree (over 25 feet tall) fell onto a wooden pedestrian bridge blocking this access route over Murderer’s Creek. Based on an observation, the tree apparently fell due to excessive weight and trunk failure. The tree was cut up and removed so that the pedestrian bridge access could be restored.
- US Flags Along Contra Costa Boulevard (CCB) – Flags will be placed on the street light poles in the medians along CCB on Friday, September 3rd, for Labor Day, which is observed on the first Monday in September. The flags will remain on the poles and will not be removed until the following Monday, in remembrance of September 11th.

Planning Division

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission (ARC)**

Presentation by Pleasant Hill Recreation and Park District Regarding Revised Plans for New Teen Center (147 Gregory Lane) – The ARC received a presentation from the project architect on a revised plan for a new Teen Center that will replace the existing center. The Commission provided feedback on the plans. No members of the public spoke.

Brown Act Presentation/Training by City Attorney – The City Attorney provided the Commission with an overview and update of the requirements of the Brown Act relating to the conduct of public meetings and related procedures.

Clearwire Wireless Telecommunication Facility (199 Brandon Road – Christ the King Church) (continued from August 5, 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: The item was continued with no discussion at the request of the applicant.

Van Norsdall New Residence (1-28 Oak Brook Place Creekside Road) – The applicant requested approval of the ARC for a new 1,935-square-foot, single-family, two-story residence on a 17,375-square-foot parcel. This item was continued from the June 17th meeting, at which the Commission directed the applicant to make some changes to the design and landscape of the project.

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

Appeal Period: The appeal period will end on Monday, September 13th at 5:00 pm.

Pasta Pomodoro Outdoor Seating Expansion (45 Crescent Drive) – The applicant requested ARC approval for an expansion (approximately 430 square feet) of the existing patio area. The new patio area is proposed to be approximately 1,130 square feet and would accommodate a total of 76 dining seats. The new patio would include a planter barrier, an outdoor waiting area, new awnings, menu boards, benches and additional patio furniture to match existing.

Action: Approved with conditions. No members of the public spoke. One letter from an adjoining business owner was received.

Appeal Period: The appeal period will end on Monday, September 13th at 5:00 pm.

The Original Pancake House Color Change and Signage (2059 Contra Costa Boulevard) – The applicant requested approval of the ARC for a building color change and new signage. The applicant proposed an approximate new 46.5-square-foot sign at the entrance to the building and an approximate new 43.5-square-foot sign at the driveway entrance off of Contra Costa Boulevard (north elevation).

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

Appeal Period: The appeal period will end on Monday, September 13th at 5:00 pm.

Taco Bell Remodel – Landscape Amendment (1700 Contra Costa Boulevard) – The applicant requested to amend the approval of a building remodel, and other site improvements, which were granted by the ARC on February 18, 2010. As a result, the ARC granted the amendment request to remove eight of the existing 14 mature trees and to provide eight replacement trees consisting of 24-inch box Brisbane Box. However, the ARC also required the applicant’s arborist to assess whether three additional replacement trees, for a total of 11 Brisbane Box trees, could be accommodated in the existing planting areas and still provide proper spacing to maximize the potential health of the trees. The project site is located in the RB Retail Business zoning district.

Action: Approved with conditions. One member of the public (a neighbor) spoke in support.

Appeal Period: The appeal period will end on Monday, September 13th at 5:00 pm.

- **Code Compliance**

Selected highlights of weekly activity:

Belle Lane – The yard of this foreclosure home is now cleaned up as a result of assistance from neighbors in the area. Staff and the Fire Protection District will continue to pursue the Bank of America to clean up the vandalized home.

Poet’s Corner – Staff is working to address concerns regarding hoarding occurring at a residence in the Poet’s Corner area in an effort to clean up the heavily filled home and ensure adequate ingress and egress. County Adult Protective Services is also involved to assist the resident to correct the problem.

Elliott Road – This foreclosure is now in the process of being cleaned up and will be brought up to code. It had been occupied by multiple parties who created separate living spaces within the residence, essentially converting it to a multi-family dwelling, without any permits or approvals. The residents were evicted and efforts are underway to resolve the issues related to the unapproved modifications to the building.

Boyd Road – Staff is addressing approximately nine junk vehicles on the site, as well as working with the property owner to eliminate other miscellaneous unsightly conditions on the property.

Pleasant Hill Road – An extensive hoarding issue has been discovered at a single-family residential property involving storage of electronic equipment, junk, debris and many other items. Clean up will take several months but the owner of the property is cooperating with staff to address City concerns.

Number of Tasks Completed This Week – 66 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).