



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: September 15, 2011

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Rodgers Ranch Oral History Program – Councilmember Michael Harris will be the guest speaker at Rodgers Ranch on Sunday, September 18th from 2:00 to 4:00 pm discussing the history of Pleasant Hill from 2001 to the present. The event is open to the public and everyone is welcome. Rodgers Ranch is located 315 Cortsen Road.
- Photography Contest – “A Day in the Life of Pleasant Hill” photography contest will take place this weekend from midnight Friday to midnight Saturday. During this 24-hour period, approximately 40 amateur photographers will be taking photos in designated areas throughout the entire city. The intent is to capture the aggregate life of our citizens and the community at large within the timeframe of one day. Winning photographs will be on display at City Hall during the City’s 50th Anniversary Open House exhibit on Sunday, November 13th.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- New Single-Family Residence (2913 Putnam Boulevard) – A permit has been issued to build a new two-story residence (3,682 square feet of living space and 526 square feet of garage).
- Downtown Area (60 “F” Crescent Drive) – Tenant improvement plans have been submitted for review and approval for the European Wax Center (previously Art Thoms’ Locker Room).

- Villa Montanara Apartments (201-203 Coggins Drive) – Plans were submitted and approved and a permit was issued to install vehicle tilt-up gates at the entrance to the underground garage for both apartment buildings. This will help secure the apartment complex from vandalism to the garage vehicles.

Engineering Division

- Pleasant Hill Recreation and Park District (PHRPD) – Senior & Teen Centers – Construction of the sanitary sewer connection for the new Senior Center began this week. PHRPD’s contractor will be tying in a six-inch sewer line to an existing manhole on Gregory Lane approximately 18 feet deep. Construction requires a lane shift on Gregory Lane, limited access to Moiso Drive, and closure of the sidewalk adjacent to the project site. Construction was originally scheduled to be completed this week but is temporarily on hold due to unforeseen utility conflicts encountered during the trenching process. Alternate construction methods are currently being considered and, once approved, are scheduled to be completed within a week.

Construction of the storm drain connection for the project site also began this week. PHRPD’s contractor will be tying a 24-inch storm drain pipe into the existing 48-inch storm drain pipe at the north end of the site. In order to accomplish this, the contractor will need to construct a new manhole at the connection point located at the end of Patricia Drive.

Construction of new water line facilities is scheduled for next week. PHRPD has entered into an agreement with the Contra Costa Water District (CCWD) to have CCWD construct the new water facilities improvements which are located on Gregory Lane and Cleveland Road. Trenching work will require traffic control and pedestrian detours on both of these streets.

- 2011 Street Resurfacing, Phase II – International Surfacing Systems has been issued a Notice to Proceed. This project will cape seal (chip seal with a micro surfacing seal) residential streets in the College Park and Ellinwood subdivisions. The chip seal is scheduled to begin in the College Park subdivision on Monday, September 19th and be completed by Friday September 23rd in both neighborhoods. A week of sweeping will follow, with the final micosurfacing seal scheduled for the week of October 3rd. Residents and neighborhood businesses have been notified of the upcoming work by mail and a hand-delivered flier.
- 2011 Citywide Re-striping Project – Construction activities are underway, including re-striping of crosswalks, installation of traffic signs per the new Municipal Uniform Traffic Control Devices standards, and refreshing of striping, legends and pavement markings at identified locations throughout the City.

- Encroachment Permits Underway

Private

Schryer/Thompson Construction Inc. – Sidewalk replacement at 15 Monte Cresta Drive

Streamline Plumbing – Sewer lateral replacement at 406 Lenox Court

Cold Stone Creamery – Closure of five parking stalls for Make-A-Wish Foundation fundraiser

Utilities

CCWD – Water main repair at 412 Coleman Court

CCWD – Water main repair on Chilpancingo Parkway

Maintenance Division

- Creek Inspections – Staff completed the first inspection of the creek systems that run throughout the City. Staff walks the seven miles of creeks and looks for areas of concern such as excessive growth, fallen trees or debris that could pose a problem when the rainy season starts. There were only 23 properties in non-compliance that will receive a second notice and a follow-up inspection.
- Catch Basin Inspections – Staff has started the annual catch basin inspections. Staff will inspect each of the 1,500 catch basins and their adjacent pipes to make sure they are void of debris and ready for the rainy season.
- Sink Hole – Staff set out a trench plate and barricades over a sink hole in front of 209 Elderwood Drive. Staff found that one of the storm drain pipes had failed and the road base was falling into the pipe. It has been turned over to the Engineering Division for repairs.
- Painting – Staff has started repainting the faded stops and stop bars throughout the City. The residential streets will be completed first.

Planning Division

- **Planning Commission**

Meeting cancelled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

Black Angus Restaurant Building Color Change (3195 North Main Street) – Public hearing to consider approval of an architectural review permit for an exterior color change to an existing stand-alone restaurant building (the building was painted with the proposed color without City approval).

Action: Continued to the October 6, 2011 meeting date discussion due to the applicant's inability to attend the meeting. No one spoke on the item.

Appeal Period: None, since no action was taken.

Craw New Single-Family Home (82 Collins Drive) – Public hearing to consider approval for a new 2,397-square-foot two-story home with an attached garage of 467 square feet and a porch area of 270 square feet. The existing 1,500-square-foot single-story residence would be demolished.

Action: Approved with conditions. No one spoke on the item.

Appeal Period: The appeal period will end on Monday, September 26th at 5:00 pm.

Pleasant Hill Indoor Garden Signage (598 Patterson Boulevard) – Public hearing to consider approval of a sign permit for the installation of a new 42-inch high fascia, on which new internally-illuminated channel letters, approximately 25 inches and 16 inches in height, would be installed. The sign text is proposed to read *ph INDOOR GARDEN*.

Action: Continued to the October 20, 2011 meeting to allow the applicant time to modify the sign proposal, including revisions to the method of sign display from the current proposal to locate on a new parapet/fascia that will better complement the existing building architecture and provide an improved appearance to the building.

Appeal Period: None, since no action was taken.

Crowley New Single-Family Residence (104 Price Lane) – Public hearing to consider approval for a new 1,624-square-foot one-story single-family residence (with a 187-square-foot covered front porch and 260 square feet of uncovered rear deck area) with a 550-square-foot attached garage. The existing one-story 700-square-foot single-family home is proposed to be demolished.

Action: Approved with conditions. No one spoke on the item.

Appeal Period: The appeal period will end on Monday, September 26th at 5:00 p.m.

Study Session for Contra Costa Interfaith Housing – Garden Park Apartments Community Building Expansion (2387 Lisa Lane) – Study session for a proposed 2,738-square-foot expansion of the existing, single-story, 1,200-square-foot community building (total building size after the expansion would be approximately 3,938 square feet). The project would include adding a new second level to the building to provide a “caretaker’s” unit, as well as additional offices, storage and multi-purpose space. The project would also include various site improvements including new landscaping and pathways.

Action: The Commission provided feedback and comments on the proposed project related to overall building design and recommended that the applicant ensure the design is feasible by taking into consideration logistical building permit requirements including fire, ADA and utility provisions.

Appeal Period: None, since no action was taken,

- **Code Compliance**

Selected highlights of weekly activity:

Dumping – At the request of the Police Department, staff responded to Estand Road where a 40-cubic-yard waste hauler had been dropped in the street. Staff discovered that three additional containers had been left on the adjacent private property. All of the containers were full of trash, debris, junk and other items. County Hazmat determined that the contents of the containers were not hazardous, and City staff coordinated with Allied Waste to ensure the illegally-dumped containers were promptly removed and their contents disposed of properly. Staff is working with the Police Department and District Attorney’s office to ascertain the identity of the party responsible for the dumping so that appropriate follow-up action can be taken.

Unpermitted Banners and Sidewalk Signs – All businesses in a shopping center at the northern part of Contra Costa Boulevard were contacted personally and requested to remove unpermitted banners and sidewalk signs.

Construction Without Permits – A stop work notice was issued for major rehabilitation work being done without permits on a home on Cleopatra Drive.

Number of Tasks Completed This Week – 58 (including 19 investigations, 6 courtesy notices, 5 sector patrols, 1 referral to assist other agencies/divisions and

various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).

- **Miscellaneous**

Oak Tree Removal Permit Request – Beckner-Morris Residence (321 Strand Avenue) – This request to remove a Valley Oak Tree (with a trunk diameter of approximately 75 inches, a crown width of approximately 150 feet, and a height of 50 to 60 feet) was referred to the Planning Commission by the Zoning Administrator and was initially heard by the Planning Commission on August 11th. The property owner is requesting removal due to concerns about the health of the tree (oak root fungus and decay), its stability and a potential to cause damage or injury in the event that the tree fails or major limbs break off. The tree is very large and visible from surrounding properties and public streets from various directions.

At the August 11th hearing, input was received from numerous neighbors, including one person in favor of removal, and several other persons opposed to the tree removal. The Planning Commission continued the item to September 27th and provided direction to the applicant and staff to have a peer review of the applicant's arborist report completed (the applicant had originally objected to having a peer review prepared). Since that time, a peer review arborist has been selected for the project (Joe McNeil). The peer review work has begun and will include a review of the original arborist report, field inspection of the tree, excavation near the base of the tree to allow inspection of tree roots, and completion of a resistograph analysis (which entails probing the tree with a tool that will measure wood toughness and provide additional information related to any tree decay, cavities, internal knots and similar features). The peer review is expected to be completed early next week and the information will be provided to the Planning Commission for consideration at the September 27th continued public hearing.