



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: October 13, 2011
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- 50th Anniversary Gala Dinner Tickets – Tickets for the Gala Dinner are still on sale at the Finance Counter at City Hall at the cost of \$95 per person. Tickets are limited and for advanced purchase only. The dinner takes place on Saturday, November 12th starting at 6:00 pm at the Contra Costa Country Club and includes a full dinner with complimentary wine, champagne reception, free commemorative photograph per couple, musical entertainment by Michael Fender and a Hollywood-style, red-carpet greeting for attendees.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- New Single-Family Residence (1671 Stanmore Drive) – A permit has been issued for a new one-story residence (4,036 square feet of living space and 550-square-foot garage).
- New Single-Family Residence (104 Price Lane) – A permit has been issued for a new one-story residence (1,693 square feet of living space, 550-square-foot garage and 447 square feet of decks/patios).
- Safeway (701 Contra Costa Boulevard) – A permit has been issued for the new Safeway Fuel Center to be located in front of the CVS/Pharmacy and new Safeway store.

Engineering Division

- Contra Costa Boulevard (CCB) and Monument Boulevard Traffic Signal Lightning Strike – In the early afternoon of October 6th, lightning struck traffic signal poles at the intersection of CCB/Boyd Road and Monument Boulevard/Buskirk Avenue,

causing extensive damage to the electronic wiring and signal circuitry inside the signal cabinets. The County signal maintenance crew and City staff responded to the scene. The County crew replaced the damaged wirings at the intersections, replaced the traffic controllers and swapped out all damaged electronic components in the respective signal cabinets before placing the two traffic signals back on basic phasing operation by early evening. Staff monitored the signal operation at the two intersections throughout the weekend and has not received any complaints from residents due to signal malfunction. Monument Boulevard and CCB both experienced extensive traffic backup during the signal outage, and the traffic queuing dissipated after the evening commute period.

Traffic signal coordination at the Contra Costa Boulevard/Boyd Road intersection will remain off-line (work independently) over the next two to three weeks until key signal controller components can be delivered and installed.

- Pleasant Hill Recreation Park District – Senior and Teen Centers – The Contra Costa Water District has completed the new water line connection on Cleveland Road for the new Teen Center. This week, work continues on a new water service connection on Gregory Lane for the new Senior Center. In addition, a new hydrant service is being installed along Patricia Drive this week. On-site underground service facilities work continues.
- National Flood Insurance Program (NFIP) – Staff compiled and submitted the City’s annual re-certification for the Federal Emergency Management Agency’s NFIP Community Rating System. This is a voluntary program that requires documentation and annual reporting of the City’s work related to public education, creek and storm drainage system maintenance, and implementation of policies that protect the floodplain. The submitted report verifies that the City has maintained its current Community Rating System classification of 8, which gives Pleasant Hill residents a 10% discount on flood zone insurance.
- Encroachment Permits Underway

Private

Roto-Rooter – Install new sewer lateral at 18 Duke Circle

Owner – Replace sidewalk at 2001 Helen Road

Martinez Construction – Replace sewer lateral at 315 Nancy Lane

Tolson Construction – Place trash container at 17 Dudley Court

Utilities

AT&T – Maintenance of service manhole at Contra Costa Boulevard/East Vivian Drive

CCWD – Repair water main at 579 Aleta Place

CCWD – Repair water lateral at 115 Hubbard Avenue

Maintenance Division

- **Creek Clean-up** – Staff continued storm preparation work with the help of the Civic Corps Schools (formerly the East Bay Conservation Corps). Together, they removed 20 yards of silt and debris from the Santa Monica channel. This channel drains the water from the Ellinwood Apartments parking lot area and runs between the businesses on Contra Costa Boulevard and the residences of Santa Lucia Drive, collecting that water as well.

Staff continued to work with the residents that require help with their annual creek clean up. An elderly couple on Belle Avenue had a large retaining wall collapse, which potentially could have caused substantial flooding in the neighborhood. Staff made suggestions to their contractor for removal of the wall and made a follow-up inspection when the work was completed.

- **Curb Markings** – Staff continued with refreshing the red curb painting in the Poets Corner area.

Planning Division

- **Planning Commission**

Beckner-Morris Residence – Tree Removal Permit Request (321 Strand Avenue) – Public hearing to consider approval of a Tree Removal Permit to remove one 75-inch diameter (at 4.5 feet above grade) Valley Oak tree estimated to be 50-60 feet in height. The project site is located in the *R-6 Single Family – 6,000 square foot lots* zoning district.

Action: This matter had previously been considered on August 9th and September 27th. After considering additional testimony, the Planning Commission adopted a resolution approving the proposed tree removal.

Appeal Period: The appeal period will end on Monday, October 24th at 5:00 p.m.

Study Session Concerning Proposed Amendments to the Zoning Ordinance Pertaining to Group Residential Living and Care Facilities, Citywide – Study session on potential amendments to the zoning ordinance related to group residential living and care facilities throughout the City, including residential care, childcare, congregate care, transitional and supportive housing facilities, single room occupancy housing and emergency shelters. Potential amendments include parking requirements, use regulations and development standards.

Action: The Planning Commission considered the proposed amendments and provided direction to staff. The Commission will continue discussion of the proposed amendments at a future date to be determined.

Appeal Period: Not Applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Selected highlights of weekly activity:

Interagency Coordination – Pleasant Hill staff assisted Walnut Creek code enforcement staff in locating an individual who was operating an illegal business in Walnut Creek, as well as Pleasant Hill.

Noise Complaints – Staff coordinated with businesses and residents on Oak Park Boulevard to reach an amicable solution concerning noise coming from a nearby assisted living facility.

Smoking Ordinance Violations – Management personnel of a large apartment complex are cooperating with City staff regarding smoking ordinance compliance.

Garage Conversion – A stop work notice was posted at a home in Sherman Acres for converting a garage into an office without a permit.

Number of Tasks Completed This Week – 61 (including 26 investigations, 2 courtesy notices, 7 sector patrols, 5 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**

Appeal of the Holmgren Addition (522 Ridgeview Court) – The Planning Division received an appeal of an Architectural Review Permit approval for an addition to an existing multi-family residential unit. The addition is proposed to be located on an existing open deck of the residential unit and proposes to match the existing architecture and windows of the existing multi-family residential building. The

appellant's primary concern is the cumulative visual impacts that deck enclosures are having on the overall appearance and design of the multi-family residential buildings within this development. This appeal will be heard by the Architectural Review Commission.

Housing Element Certification – On October 11th, the City received correspondence from the State Department of Housing and Community Development (HCD) certifying that the City's recently-adopted Housing Element update is in compliance with State law. The correspondence recognized the City's efforts to work with HCD to obtain certification and also acknowledged the efforts of the City's Housing Coordinator and other City officials involved in the update process. Obtaining certification of the Housing Element is a key element in maintaining City eligibility for various grant funding sources.