



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: December 1, 2011

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Light up the Night – The City hosted the 4th Annual Light up the Night on Thursday, December 1st in Downtown Pleasant Hill. The event was attended by more than 2,000 people who enjoyed the many festivities on Crescent Drive. These included music and singing by College Park High School Choir and Generations Church Rock Band. Following the Tree Lighting ceremony, Studio A Dancers entertained hundreds of onlookers at the Plaza stage next to Sweet Tomatoes. Staff and volunteers gave away 1,600 cookies and cups of hot chocolate, and the event also featured an arts and crafts faire, free horse-drawn carriage rides and pictures with Santa. This was the first year that Crescent Drive was closed to vehicular traffic during the festivities, which proved to be very successful in creating a safe and pedestrian-friendly atmosphere along the street.
- Sequoia 1st Grade Class Visit to City Hall – The 1st Grade Class from Sequoia Elementary School will visit City Hall on Friday, December 9th at 10:15 a.m. to decorate the City Hall Holiday Tree and sing carols.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Downtown Area (120 Crescent Drive) – Tenant improvement plans have been submitted for review and approval for Golf Smith.
- Village Music School (1720 Linda Drive) – A tenant improvement permit has been issued for this business.

- College Park Shopping Center (720 Contra Costa Boulevard) – Tenant improvement plans have been submitted for review and approval for Check ‘n Go.

Engineering Division

- Patterson Boulevard Gas Line Repairs – Pacific Gas and Electric Company (PG&E) is repairing a gas main at the intersection of Patterson Boulevard and Dudley Court. The affected gas facilities include a two-inch gas main and service laterals that feed adjacent homes. The sidewalk along the western side of Patterson Boulevard will be closed at times during repair and restoration work. Pedestrians will be detoured to use the parallel sidewalk along the other side of the street during the repair work. Also, vehicle traffic may be delayed at times during the repair and restoration work.
- Recreation and Park District – Senior Center – The contractor for the District will be paving the parking lots for the Senior Center site this week. The Fire District requires that the buildings have adequate fire truck access prior to vertical construction (framing). However, the building pads have been poured and, in order to access the rear parking lot area, construction vehicles will be required to access off Patricia Drive for one day. The project driveway at the Moiso Lane and Gregory Lane intersection will also be constructed following paving operations, which will require a pedestrian detour.
- NPDES (National Pollutant Discharge Elimination System) Program – New State water regulations require engineers and inspectors to be certified to develop/design storm water pollution prevention plans for development and capital projects greater than one acre in size and to also inspect such projects. Certification in this Qualified Storm Water Pollution Prevention Plan Designer/Practitioner (QSD/P) program requires attendance of an eight-hour training course and passing a three-hour exam. Associate Engineer Rod Wui, completed the training course earlier this year and recently passed the exam. The City now has a (QSD/P) on staff, which allows the City to comply with State water regulations without the need to hire an independent consultant and/or inspector.
- Encroachment Permits Underway

Private

Martin Paving – Replace driveway approach at 91 Santa Barbara Road.

The Plumbing Ministry – New sewer lateral at 529 Patterson Boulevard.

T.K. Construction – New driveway approach at 1870 Elinora Drive.

Utilities

PG&E – Replace pole and transformers at 228 Hookston Road.

PG&E – Cap off existing gas line at 104 Price Lane.

AT&T – Access manhole for new fiber placement at 2702 Pleasant Hill Road.

Maintenance Division

- **Creek and Roadside Clean-up** – The Civic Corps completed their contract with the City. With their help, Murderers Creek, Grayson Creek, Ellinwood Creek and many roadside areas received an extensive clean up where debris and heavy restrictive growth was removed. A total of 230 yards of these combined materials were removed.
- **Irrigation Leak** – Staff responded to an emergency call from the Police Department about an irrigation leak on Monument Boulevard east of Buskirk Avenue. Staff found that a vehicle had run onto the median and broke off a quick coupler. The repairs have been made.
- **Sign Replacements** – Staff has replaced a “No Parking” sign and post on Contra Costa Boulevard in front of the Big-O-Tires store that had been struck by a vehicle and was bent down to a hazardous angle for pedestrians. Staff also had to replace the “One Way” sign in the median on Pleasant Hill Road at Valley View Road.

Planning Division

- **Planning Commission Special Meeting**

Amendments to the Pleasant Hill Downtown Specific Plan Pertaining to Special Events and Uses – Public hearing to consider amendments to the Pleasant Hill Downtown Specific Plan specifically related to: 1) modifications to provisions related to temporary and accessory uses – special events and uses; 2) clarification of use permit requirements for certain eating and drinking establishments; and 3) miscellaneous clarifications and corrections to various provisions pertaining to commercial uses. The project site is located in the *PUD-DSP* zoning district, Downtown Pleasant Hill.

Action: Resolution adopted recommending approval of the proposed amendments to the City Council. No members of the public spoke.

Appeal Period: Not applicable. The City Council will be the final decision-maker on the proposed amendments.

AT&T Wireless Telecommunication Facility, Use Permit Request (321 Golf Club Road) – Public hearing to consider approval of a Conditional Use Permit for the installation of a wireless communication facility use, consisting of nine panel antennas (51” tall x 12” wide x 6” deep), installed on a new 100-foot tall light pole that would replace an existing 100-foot tall light pole at the Diablo Valley College athletic stadium. In addition, the applicant is proposing to place equipment inside a fully-enclosed accessory structure (approximately 11.5’ wide by 20’ long by 11’ high) within an eight-foot tall chain link fence area. Lastly, the project includes a request for

exceptions to ordinance requirements related to visibility of the facility from public places, screening/camouflaging of the facility, and number of antennas on a single parcel. The project site is located in the *R-7 Single Family – 7,000 square foot lots* zoning district.

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

Appeal Period: The appeal period will end on Monday, December 12th at 5:00 pm.

Request for Reconsideration of the Planning Commission’s Action Recommending Approval of Amendments to the Sign Ordinance Pertaining to Temporary Signs – Request by Commissioner Bonato for reconsideration of the Planning Commission’s action on November 8, 2011, recommending City Council approval for amendments to the provisions of the sign ordinance related to temporary signs (Chapter 18.60 and Section 18.140.010), particularly provisions pertaining to signage for non-commercial speech and messages, to ensure conformance with applicable State and Federal laws.

Action: The Planning Commission adopted a motion approving the request for reconsideration. A new public hearing on the proposed amendments will be scheduled for January 10, 2012.

Appeal Period: Not applicable. The City Council will be the final decision-maker for the proposed amendment.

- **Zoning Administrator**

No meeting scheduled this week.

- **Pending Minor Exception Requests**

Morisey Minor Exception Request (860 Jeffry Drive) – The request is for approval of a 20% reduction in the required 20-foot front yard setback to accommodate a recently-completed front porch enclosure (approximately 30 square feet). The house was originally built with a 16-foot front yard set back and is considered to be legal nonconforming. The porch enclosure continues the front wall of the existing residence, with no change to the existing roof line or foundation.

In June 2011, a building permit was issued for the site for a seven-square-foot (one foot deep by six feet six inches wide) addition to the front porch area in compliance with the required front yard set back of 20 feet. A recent site visit revealed the work that occurred exceeded the approved scope of work for the permit and the front porch is now completely enclosed. Thus, the minor exception request is for approval of existing construction.

Action: Under review. The Zoning Administrator will take action on this application after the close of the public review period unless a public hearing is requested by any interested party.

Appeal Period: Not applicable at this time as this item is currently under review by the Zoning Administrator.

- **Architectural Review Commission (ARC)**

Black Angus Restaurant Building Color Change (3195 North Main Street) (Continued from November 3, 2011 meeting) – Public hearing to consider approval of an Architectural Review Permit for an exterior color change, implemented without prior approval, to an existing, stand-alone, restaurant building. The project includes only a color change to the existing building and, as a result, it would not have a significant impact on the environment.

Action: Approved as proposed. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, December 12th at 5:00 pm.

Pleasant Hill Indoor Garden Signage (598 Patterson Boulevard) (Continued from October 20, 2011) – Public hearing to consider approval of a sign permit for the installation of one wall sign (42 inches tall by 48 inches wide). The proposed sign would be constructed of brushed aluminum with vinyl letters with sign text proposed to read “pH Indoor Garden.”

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

Appeal Period: The appeal period will end on Monday, December 12th at 5:00 pm.

Candau New Single Family Residence (10 Donkey Flats) – Public hearing to consider approval of an Architectural Review Permit for a new 3,336-square-foot single-family, two-story residence with 327 square feet of covered porch area and a 641-square-foot attached garage.

Action: Approved with conditions, including an additional condition to provide enhanced landscaping along the south side of the front yard to address a neighbor’s concern regarding visibility of the garage. One member of the public spoke.

Appeal Period: The appeal period will end on Monday, December 12th at 5:00 pm.

Sun Valley Apartments Site & Grading Improvements - Time Extension Request (1382-1400 Contra Costa Boulevard) – Public hearing to consider a request for a 12-month time extension for an Architectural Review Permit that was granted by the

ARC on December 16, 2010 for parking lot modifications and related grading and landscaping changes that were done at the Sun Valley Apartments and adjacent Ellinwood Creek without prior City approval.

Action: Time extension and related modifications to conditions approved. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, December 12th at 5:00 pm.

Discussion Regarding Use of LED (Light-Emitting Diode) Lighted Product Display Graphic Boards

Action: No action was taken as this was a discussion item only. The ARC expressed support for the use of the graphic boards in lieu of illuminated display cases provided they are properly designed, installed, in suitable locations and utilize high-quality graphics.

Appeal Period: Not applicable.

- **Code Compliance**

Selected highlights of weekly activity:

Construction Commencing at Former Blondie's Pizza/Rasputin Music Site (Contra Costa Boulevard at Taylor Boulevard) – The property owner has commenced work on a permitted remodel and re-landscaping of this site.

Ongoing Residential Property Clean-up – Owners of a large residential property on Pleasant Hill Road are in the process of voluntarily cleaning up the property (including numerous items that have been stored out of public view on the site). Four large containers of materials have been removed to date. The owner is keeping staff informed as the clean-up progresses.

Alarm Disturbing Neighborhood Residents – Complaints were received from nearby residents regarding an alarm sounding off periodically from the Target Store on Contra Costa Boulevard. Staff contacted store management and determined that the alarm was a malfunctioning sprinkler alarm. The alarm system has now been rewired and is operating properly.

Number of Tasks Completed This Week – 36 (including 12 investigations, 3 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).