



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: February 16, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Home Composting Workshop – The City is hosting a free home composting workshop on Tuesday, February 28th from 7:00 to 9:00 pm in the Large Community Room at City Hall. This workshop will focus on worm composting with smaller bins that are better suited for residents living in condominiums or apartment complexes but can be used by homeowners also. Those residents who attend a workshop can purchase a regular composting bin or worm bin at the discounted price of \$40. To sign up for the workshop, please go to www.pleasant-hill.net/compost or call Annette Kaufman at (925) 671-5265.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Safeway Store (707 Contra Costa Boulevard) – The tenant improvements for the Safeway store received final approval by the Building and Planning Divisions, as well as the Consolidated Fire District and Environmental Health Department. A Certificate of Occupancy has been issued, and the store will be open on February 17th.
- Safeway Fueling Center (701 Contra Costa Boulevard) – The Building, Planning and Engineering Divisions, as well as Consolidated Fire District, Environmental Health Department and Contra Costa Water District, gave final approval for the new fueling center. A Certificate of Occupancy was issued, and the fueling center will open on February 17th as well.
- Downtown Area (120 Crescent Drive) – The tenant improvements for Golfsmith have received final approval from the Building and Planning Divisions, as well as Consolidated Fire District, and a Certificate of Occupancy has been issued. Golfsmith will be opening in March.

- Pleasant Hill Shopping Center (570 Contra Costa Boulevard) – The slab has been poured for the In-N-Out Burger facility, and the building is now in the framing stage.

Engineering Division

- Golf Club Road Bridge Water Line Relocation Project – This project will relocate a 24-inch Contra Costa Water District (CCWD) water pipeline from under the existing bridge to outside the bridge footprint. CCWD is completing the design plans for relocation of their pipeline under a Utility Agreement with the City. A separate project will replace the Golf Club Road Bridge in 2013/2014.

The City has applied for five separate permit applications from various agencies that monitor work within waterways. The City has received permitting approval for the following types of permits:

- U.S. Army Corps of Engineers Nationwide Permit 14 for Lineal Construction Projects
- Contra Costa County Flood Control District Encroachment Permit
- California State Water Boards General Construction Permit - Notice of Intent (NOI)

City staff is addressing permit application comments for the remaining two permits needed for the project:

- 401 Water Quality Certification from San Francisco Regional Water Quality Board
- Streambed Alteration Agreement from California Department of Fish and Game

The CCWD water pipe relocation construction is anticipated to occur in summer/fall of 2012 after final project approvals from various agencies are obtained and Caltrans Local Assistance office reviews the plans and gives a final approval for bidding to go forward.

Additionally, as a preventative measure in preparing for construction work, a City-hired specialized contractor is installing bird deterrent netting underneath the bridge. Fish and Game regulations require that construction activities not occur in close proximity to nesting migratory birds, thus requiring the placement of the netting. The City Police Department is posting the area underneath the bridge as “No Trespassing” to deter vandalism to the netting.

- Encroachment Permits Underway

Private

Evenflow Plumbing Co. – Replace sewer lateral at 148 Vivian Drive

MJ Landscaping – Replace driveway approach at 65 Monte Cresta Avenue

Utilities

PG&E – Repair gas lateral at 2330 Pleasant Hill Road

PG&E – Repair gas lateral on Vivian Drive at Treadway Lane

PG&E – Repair gas lateral at 2197 Norse Drive

Maintenance Division

- **Pesticide Inspection** – The Corporation Yard had their annual Department of Agriculture inspection. The Agricultural Inspector looks for proper documentation of pesticide use with regard to materials used and locations in which they were applied. The storage facility, spray vehicles and apparatus are also inspected for leaks or spills. Once again, all was in order.
- **Road Repair** – Staff installed a large metal trench plate on Belle Avenue due to a corrugated metal pipe deteriorating and causing a dip in the roadway. Engineering will be adding this location to their list of repair sites.

Planning Division

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

Minor Exception requests received:

Nahas Minor Exception Request (403 Roberta Avenue) – The request is for approval of a 20% reduction in the required 20-foot, front-yard setback to accommodate the full enclosure of an existing, partially-enclosed carport. The carport was originally built with a 16-foot, front-yard setback and is considered to be legal nonconforming. The proposal would also include installation of a roll-up garage door on the north (front) elevation, with no change to the existing roof line or foundation of the carport.

Status: Pending Zoning Administrator review. Within 20 days (by March 7, 2012) the Zoning Administrator will notify all residents and property owners within 300 feet of the project site of any proposed action and provide an opportunity for any interested party to request a public hearing for this item.

Heffran Minor Exception Request (149 Vivian Drive) – This request is for approval of a 15% reduction of the required 20-foot, front-yard setback to accommodate the partial enclosure of an existing covered front porch that currently encroaches into the required 20-foot, front-yard setback. The house was originally built with a 16-foot, front-yard setback and is considered to be legal nonconforming.

Status: Pending Zoning Administrator review. This application is currently incomplete pending submittal of revised plans.

Major Tree Removals:

Heck Tree Removal Request (106 Hazel Drive) – The City has received a request to remove a 40-foot-tall Camphor tree with a diameter of 36 inches at 4.5 feet above grade located in the front yard. The removal is requested because, according to the owner’s arborist, a previous topping of the tree has structurally weakened the tree and caused sections to fail, resulting in irreversible damage to the tree. The Zoning Administrator has provided notice to nearby property owners indicating that the tree removal will be approved unless a request for a public hearing is made to the Planning Division by Monday, February 27th at 5:00 pm.

- **Architectural Review Commission (ARC)**

Corona Remodeled Single Family Residence (327 Valley View Road) PLN 12-0024 – Study session to review a request for an Architectural Review Permit to remodel an existing 1,439-square-foot house, with an attached 395-square-foot garage, on a 10,350-square-foot site. The exterior remodel/addition includes a request for a 731-square-foot addition, resulting in a 2,170-square-foot, one-story home, an attached garage of 551 square feet, and covered porch area of 347 square feet (175 square feet along the front elevation and 172 square feet along the rear elevation). Proposed lot coverage is 30% and proposed floor area ratio is 0.21. Assessor’s Parcel Number: 164-133-007.

Action: The Commission provided input to staff and the applicant regarding the proposed project and was generally supportive of the design. No action was taken as this item was a study session. No members of the public spoke.

Appeal Period: Not applicable.

New Wall Signs and Monument Signs at Pleasant Hill Recreation and Park District Community, Teen and Senior Centers (320 Civic Drive, 233 Gregory Lane & 147 Gregory Lane) ARC 10-018, ARC 08-027 & ARC 10-023 – The applicant is requesting approval for new wall and freestanding signs for the recently-approved Community Center, Senior Center and Teen Centers. The proposed signage includes a request for two monument signs at the Community Center, one wall sign and one monument sign at the Senior Center, one wall sign for the Teen Center, and one monument sign for the District’s Administrative Offices and the Teen/Aquatic Center. In addition, two freestanding directional signs are proposed to be located in Pleasant Hill Park (for the bocce, picnic and horseshoe pit areas) at 147 and 233 Gregory Lane. Lastly, in accordance with Section 18.60.090 (Minor Sign Adjustments) of the Zoning Ordinance, the Commission will review a request to increase the allowed sign area (not more than a 20% change) for two directional signs (sign area) and one monument

sign (sign area) located in Pleasant Hill Park. Assessor's Parcel Number's 153-050-064, 150-141-006 and 150-141-007.

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

Appeal Period: The appeal period will end on Monday, February 27th at 5:00 pm.

New Wall and Modifications to Existing Monument Signs at Zio Fraedo's Restaurant (611 Gregory Lane) PLN 12-0012 – The applicant is requesting approval of a sign permit for two new wall signs (13.75 square feet to read "ZIO FRAEDO'S" and 45.36 square feet to read "ZIO FRAEDO'S EVENTS," and to allow space for a changeable message sign) and modifications to an existing monument sign that would add two feet to the height and nine square feet of sign area to the sign for a changeable message LED (light-emitting diode) sign. Assessor's Parcel Number 152-132-047.

Action: The Commission conditionally approved the two proposed wall signs and continued action on the proposed monument sign modifications to a date uncertain to allow the applicant sufficient time to modify the design to address Commission comments. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, February 27th at 5:00 pm (for the wall signs).

New Wall and Monument Signs at Wild Birds Unlimited (692 Contra Costa Boulevard) PLN 11-0265 – The applicant is requesting approval of a sign permit for three new wall signs (51.75 square feet, two to be internally illuminated) and one new monument sign (32 square feet per side and internally illuminated). The wall signs and monument sign would read "WILD BIRDS UNLIMITED NATURE SHOP." The request includes one window sign (10.5 square feet, exposed neon with no text). Assessor's Parcel Number 153-270-013.

Action: Continued to March 1, 2012, pending redesign to address the Commission's comments. The Commission was concerned about the size, color, location, design and font of the proposed signs. No members of the public spoke.

Appeal Period: Not applicable as no action was taken.

- **Code Compliance**

Selected highlights of weekly activity:

Coordination with Environmental Protection Agency (EPA) – Staff received a briefing this week from Special Agents of the EPA Criminal Investigation Division regarding resources available through the EPA to address environmental violations.

Hoarding Issue – Staff is working to assist family members with cleaning up the home and property of an elderly repetitive hoarder.

Fluid Leak – A complaint regarding a trailer leaking fluid onto the ground near Gregory Lane and Cleveland Road was investigated and determined to be unfounded. However, investigation revealed that the street itself is sinking and black top is coming apart in chunks where the trailer was parked. Maintenance Division staff responded to the scene to determine how to address the problem.

Number of Tasks Completed This Week – 38 (including 21 investigations, 4 sector patrols, 8 referrals 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).