



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: August 23, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- PH Community Foundation 25 Year Celebration – The Pleasant Hill Community Foundation is celebrating its 25th Anniversary with a “Party at the Park” on Friday, August 24th, 5:30 p.m. – 7:30 p.m. at the PH Aquatic Center in Pleasant Hill Park, 147 Gregory Lane. Everyone is welcome to attend.
- Mayors’ Healthy Cook-Off Award – At the 4th Annual Mayors’ Cook-off held in Concord on Thursday, August 23rd, Mayor John Hanecak and local caterer Lesley Stiles took the top award. Each City had to cook a meal on site at Todos Santos Plaza using only ingredients provided to each team from produce and meat at the Farmers’ Market. Assisted by Mayor Hanecak, Lesley used her homestyle-cooking culinary skills to beat out stiff competition from many other well-known chefs throughout Contra Costa.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Courtyard (2150 Contra Costa Boulevard) – Tenant improvement plans have been submitted to review and approve a new Sprint facility which will occupy one of the spaces where Blockbusters was located.
- Downtown (60 Crescent Drive, #A) – Jack’s Restaurant & Bar has submitted plans to review and approve the addition of a bar (204 square feet) to the existing outdoor dining terrace.
- Zio Fraedo’s Restaurant (611 Gregory Lane) – Plans have been submitted to review and approve an additional trellis to the existing patio area located in the front corner of the building.

- Hookston Square (2380 Buskirk Avenue, #340) – Tenant improvement plans have been submitted to review and approve the Special Olympics tenant space.

Engineering Division

- EBMUD Water Line Connection Work and Traffic Detour – As part of the ongoing water line relocation work at the intersection of Pleasant Hill Road and Geary Road intersection, EBMUD’s crew will need to close **all westbound** lanes at the Pleasant Hill Road/Geary Road intersection on Thursday, August 23rd and Friday, August 24th, between 7:00 am and 4:30 pm. All westbound traffic will be detoured onto northbound Pleasant Hill Road, and a temporary “roundabout” will be marked with traffic cones, as well as flaggers and delineators at the intersection of Pleasant Hill Road and Barnett Terrace to circle the traffic back to southbound Pleasant Hill Road. Vehicle traffic will then utilize the existing southbound free-right-turn lane and proceed onto westbound Pleasant Hill Road (or southbound Camino Verde). The temporary traffic detour will be removed at the end of each work day, and all westbound lanes will be open to traffic during non-working hours.
- Sunvalley Mall Renovations – The Taubman Company (property owner of the Sunvalley Mall) is currently renovating the mall complex parking lot within the City of Concord. The renovations are focused on improving the landscaping around the buildings and enhancing the entries into the mall. The Taubman Company also plans to enhance the three entries along Contra Costa Boulevard, which are located within the City of Pleasant Hill. In coordination with City staff, the Taubman Company has agreed to complete these proposed improvements to be compatible with the City’s future Contra Costa Boulevard Capital Improvement Program (CIP) project (including, but not limited to, matching on-site tree species).

Construction of the ADA ramps at the southern driveway entrance to the mall site is underway, requiring a lane closure on northbound Contra Costa Boulevard and the routing of pedestrian traffic around the construction area during the week. Construction of ADA ramps at the northern driveway entrance will follow shortly. ADA ramps and the decorative crosswalk at Viking Drive will be completed by the City as part of the Contra Costa Boulevard CIP project, scheduled to begin in the fall.

- Astound – Telecommunication Network Installation Project – This week, the contractor successfully bored across Taylor Boulevard and installed conduits to the Police Department building from the south side of Taylor Boulevard. The City is processing another encroachment permit to bore along Pleasant Hill Road (between Linda Lane and Strand Avenue), including some lateral open cut trench work. Work is anticipated to start by August 22nd and continue through the end of the month along this segment. Lane closures and traffic delays in this area are expected.

- Encroachment Permits

Streamline Plumbing – Repair sewer lateral at 203 Roberta Avenue
AT&T – Repair damaged line at 21 Driftwood Court

Maintenance Division

- Drainage Clean-Up – City staff, with the help of the Civic Corps, has removed 20 yards of silt, debris and growth from drainage swales, roadside ditches and concrete channels that otherwise would have obstructed the water flow when the rains begin. Work will continue around the bridges on Murderers Creek and Grayson Creek throughout the remainder of the Civic Corps contract.
- Painting – Staff has freshened up the red curbs and yellow painted pavement markings around the schools.
- Roadway Repairs – Maintenance staff worked with the Engineering Division to identify several hazardous roadway conditions that needed immediate repairs. The areas were marked and called into USA (Underground Service Alert) for utility identification and marking. Engineering has started the road repairs on Mazie Drive, Kathryn Drive and Patricia Drive.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

PLN 12-0234, Ramamoorthy Use Permit, 2100 Monument Boulevard - Public hearing to consider approval of a Use Permit request to allow approval for 100% office use (medical/dental/general) in an existing 15,200 square foot office complex. Section 18.25.020 of the Zoning Ordinance requires use permit approval for office use(s) in the *RB-Retail Business* zone district subject to the *L-3* limitation contained in Section 18.25.030 of the Zoning Ordinance. No exterior changes are proposed to the building facade. Assessor Parcel Number: 148-010-023.

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

Appeal Period: Through Tuesday, September 4, 2012.

Substantial Conformance Determination:

On August 24, 2012 the Zoning Administrator determined that proposed changes to the AT&T roof-mounted equipment at 77 Santa Barbara Road is in substantial conformance with the original use permit approval (Use Permit UP 09-007). Specifically, installation of: (a) one Purcell cabinet; (b) one DC power cabinet, (c) six remote radio units, and (d) three LTE antenna panels (to replace three existing antenna panels, and thus the total number of antenna panels will remain at twelve). All equipment will be placed behind, and below, the existing roof screens. This determination is based on the following finding:

The request is in substantial conformity with the intent of the Use Permit's approval to limit the quantity, size and visibility of roof-mounted wireless communication facility equipment. The proposed changes would be fully contained within, and below, the existing roof screens. Note: Use Permit UP 09-007 was originally approved by the Planning Commission on September 22, 2009, to establish a roof-mounted wireless communication facility (County Office of Education building) at 77 Santa Barbara Road.

Action: Approved subject to all existing conditions of approval.

Appeal Period: Through Tuesday, September 4, 2012.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Code Enforcement Officer is on vacation.