



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: October 11, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Mt. Diablo School Board Candidates Forum – The Pleasant Hill Education Commission is hosting a forum on Thursday, October 18th for candidates running for the Mt. Diablo Unified School District governing board. The event will take place in the City Council Chambers at Pleasant Hill City Hall from 7:00 to 9:00 pm. The candidates in this year’s election vying for two seats on the board are incumbent Sherry Whitmarsh and challengers Brian Lawrence, Debra Mason and Barbara Oaks. The panel discussion will be moderated by *Contra Costa Times* Reporter and Columnist Lisa Vorderbrueggen, and the event is open to the general public. Questions for the candidates may be submitted in advance to mnelis@ci.pleasant-hill.ca.us.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Hookston Square – (3480 Buskirk Avenue, #340) – A tenant improvement permit has been issued for the Special Olympics facility.
- Oak Creek Center (2624 Pleasant Hill Road) – A tenant improvement permit has been issued for the New Life Spa facility.
- Service Station (2465 Buskirk Avenue) – A demolition permit has been issued for the service station located at the corner of Elmira Drive, Hookston Road and Buskirk Avenue. The lot will be cleared of all debris.
- Diablo View Plaza (2601 Pleasant Hill Road) – The tenant improvement plans are complete and a permit is ready for issuance to add an interior Americans with Disabilities Act (ADA) bathroom for the Kumon Math & Reading Center.

- Ellinwood Square (100 Longbrook Way, #12) – A tenant improvement permit has been issued to Hollywood Nails to create two additional interior rooms.

Engineering Division

- Buskirk Avenue Phase II Project – Utility Relocation Work – Contra Costa Water District (CCWD) will resume work on Monday near the intersection of Hookston Road and Elmira Drive, relocating facilities needed in order for new public improvements. The relocation work by CCWD crews began in mid-September and will be ongoing for the next four weeks. The City has recently issued a permit to PG&E to relocate a section of main transmission line along Hookston Road (just East of Elmira); work is anticipated to start early next week. Staff is also coordinating the relocation and permit of AT&T facilities along Buskirk Avenue and Hookston Road. A coordination meeting with the utility companies took place this week, and all parties have agreed to work together and coordinate on-site activities. Traffic delays are anticipated along this corridor during the next two months.
- PG&E Gas Main Installation – Oak Park Boulevard – PG&E has completed the installation of the new gas main on Oak Park Boulevard, from Stevenson Drive to Keats Circle, including the five new services. Construction work this week includes the final 200 feet of trench backfill and the final tie-in at Stevenson Drive. This work is scheduled to be completed next week. Remaining construction activities will include final paving, including slurry seal, striping and the sidewalk concrete restoration work.
- Fair Oaks Market Demolition – The contractor, Pantano Excavating, began installing security fencing around the perimeter of the Fair Oaks Market site on Monday, October 8th. The main work is expected to begin early next week, once PG&E disconnects overhead power to the building. The project scope includes the demolition of the existing structures and hardscape, excavation and removal of the three underground storage tanks, testing of the surrounding soils, backfill and final rough grading.
- Sunvalley Mall Renovations – The contractor for Sunvalley Mall removed damaged sidewalk along Contra Costa Boulevard this week and will be pouring new concrete. In addition, they will be resurfacing in the following week(s) portions of their parking lot, which will require closures of some left-turn lanes on southbound Contra Costa Boulevard.
- Encroachment Permit

DCM – Soil borings for Central Contra Costa Sanitary District at Kathleen Drive and Ardith Drive.

Maintenance Division

- **Training** – Staff completed the first of two required “first responder trainings” provided by the City’s safety provider, Du-All Safety. The second class will be given next week.
- **Median Clean Up** – Staff completed a pine needle clean up on the Contra Costa Boulevard medians from Dexter Drive to Golf Club Road. Approximately 35 yards of dry pine needles were removed and recycled in the green waste.
- **Weed Abatement** – Staff completed a roadside clean up on Buskirk Avenue between Hookston Road and Oak Park Boulevard. Debris had collected in the weeds along the narrow dirt area against the CalTrans fence and wall. This area can now be sprayed with a pre-emergent to stop the weed seed germination, making it easier to keep clean.

Planning Division

- **Planning Commission**

Rivera Reasonable Accommodation (111 Buxton Circle) PLN 12-0250 – Adoption of a resolution to approve a request for a Reasonable Accommodation to approve a 408-square-foot conversion of existing crawl space/storage space within a residence to create a ground-floor accessible living room, bedroom and bathroom for use by a disabled person. The Reasonable Accommodation request is required because the proposed conversion would result in a recalculation of the floor area ratio (FAR) for the residence, resulting in an increase in the FAR from .45 to .52 where the zoning ordinance requires a maximum FAR of .40. The request does not include an increase in the lot coverage (footprint) of the home. The project site is located in the *Hillside Planned Unit Development District #279* zoning district. Assessor’s Parcel Number 152-322-008.

Action: The Planning Commission adopted the resolution.

Appeal Period: The appeal period will end on Monday, October 22, 2012 at 5:00 pm.

Pleasant Oaks Park – Use Permit and Development Plan Permit (0 Santa Barbara Road) PLN 12-0325 – Public hearing to consider approval of a Use Permit and Development Plan Permit to refurbish an existing *park and recreation* facility to include the modification of existing sports fields/equipment, provision of new parking facilities, landscape improvements and the provision of other park amenities (picnic areas, playground equipment, etc). The use permit also includes: (a) a request for a Major Sign Adjustment (to allow two monument signs where one is allowed), (b) to waive the Zoning Ordinance requirement for an 8-foot tall fence along the north parking facility (adjacent to single-family homes), and (c) to waive the Zoning Ordinance requirement to provide landscape medians at each of the driveway entrances of the parking facilities. Furthermore, the applicant is requesting that a

mitigation measure be waived, to provide an 8-foot high sound wall along the west property line (adjacent to 10 single-family homes), in accordance with the Mitigation Monitoring Program associated with the adopted Initial Study/Mitigated Negative Declaration. The project site is located in the *R-10 Single Family Residential* zoning district. Assessor's Parcel Number 149-230-009.

Action: The project was continued to October 23, 2012 pending the submittal of the following information: (a) a boundary survey to indicate property lines, easements, encumbrances, etc., (b) a written agreement/endorsement with the Mt. Diablo School District for proposed improvements adjacent to the project site's east property line, and (c) a full title report. Lastly, the Commission encouraged the submittal of additional technical analysis (acoustical study) or an alternative sound fence/wall design to further consider the applicant's request to waive/modify the required mitigation measure.

Appeal Period: Not applicable.

Roehrig Minor Exception (2125 Ahneita Drive) PLN 12-0280 – Continued from September 11, 2012 – Public hearing to consider a Minor Exception referral from the Zoning Administrator requesting approval of a 20% reduction in the required 20-foot front-yard setback to accommodate an expanded master bedroom and addition of an accompanying bathroom (149 square feet). This section of the house currently complies with setback requirements (front-yard setback of 24 feet); however, the Minor Exception request would result in a 16-foot front yard setback. The project site is located in the *R-7 Single Family, 7,000 square foot lots* zoning district. Assessor's Parcel Number 127-121-016.

Action: The Planning Commission continued this item to October 23, 2012 at the request of the applicant. No members of the public spoke regarding this item.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Tasks Completed – 67; Investigations/Contacts: 24; Sector Patrols: 6; Referrals from Other Departments or Agencies: 3; Courtesy Notices Posted: 0; Vehicle Abatements: 5.

See summary of weekly log below for further details.

Date	Issue	Location	Action
10/9/2012	Abatement	Hook	Abatement report
10/9/2012	Homeowner wants to keep bees	Residential Zone	Referred to Department of Agriculture
10/9/2012	Hauler working out of house	Theo	Contact with resident
10/9/2012	Fence	Julian Way	Contact with resident
10/9/2012	Barking dogs	Luella	Contacted complainant
10/9/2012	Maintenance of bank-owned property	Campbell Lane	Researching responsible party
10/9/2012	Health and safety	Woodsworth	Working with APS/CCC Guardian Service
10/9/2012	Temporary signs	Elderwood	Multiple signs in row (Martinez)
10/5/2012	High weeds, junk and debris	Charlton	Contact with homeowner
10/5/2012	Tarp on roof	Charlton	Contact with homeowner
10/5/2012	Temporary signs	Blondie's property	Removed from property per property owner
10/5/2012	Vehicle parts	Audrey	All vehicles gone on arrival/parts cleaned up
10/4/2012	Temporary signs	No specific location	Received email regarding Pleasant Hill Police Association (POA) signage
10/4/2012	Sign hanger	Contra Costa Boulevard	Observed sign hanger placing "No on A" signs on private property. Contacted him and he thought he was in Concord. He was directed to remove the signage. Complied.
10/3/2012	Washing machine on front porch	Fair Oaks	Contacted owner
10/3/2012	28,000 gross weight vehicle – truck parked	Luella	Contacted owner. They will have the truck removed.
10/3/2012	Refrigerator and dryer in front of home	Fair Oaks	Contacted owner to remove.
10/3/2012	Mold issue in apartment	Longbrook area	Carpet got soaked and management had it cleaned right away. Renter thinks there is a mildew issue as the carpet is still damp. Advised resident to work with property management.
10/3/2012	Vagrants	K-Mart	Patrol check
10/3/2012	Noise disturbance	Pleasant Hill Road	Contacted complainant re: drumming noise
10/3/2012	Temporary signs	Martinez	Contacted appropriate party
10/3/2012	Temporary signs	Pleasant Hill Road	Contacted County Code Enforcement re: complaint about signs in County

10/3/2012	Temporary signs	Shell at Pleasant Hill Road	6 OK – 4 feet apart
10/3/2012	Temporary signs	ARCO station, Pleasant Hill Road	Signs too close
10/3/2012	Temporary signs	Molino's/Monte Circle	POA signs removed
10/3/2012	Temporary signs	Various	Contact made with rep.; 1 sign is down and other is being removed
10/3/2012	Temporary signs	Various	2 signs on Paso Nogal (County property)
10/3/2012	Vehicle abatement	Audrey	3 Non-op vehicles – contacted owner
10/3/2012	Vehicle abatement	Harvard	Non-op Mustang – contacted owner
10/3/2012	Vehicle abatement	Viking	Non-op Camero – contacted owner