



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: October 25, 2012
SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Oncology Building (400 Taylor Boulevard, Suite 303) – A tenant improvement permit has been issued to Diablo Valley Oncology Physical Therapy.
- Ellinwood Center (1300 Contra Costa Boulevard, #20) – Final approvals from the Building and Planning Divisions, as well as the Environmental Health Department and Consolidated Fire District, were issued for Pizza My Way. They are now open for business.
- New Single-Family Residence (82 Collins Drive) – The final Certificate of Occupancy has been issued for a new two-story residence (2397 square feet of living space, 467 square feet of garage and 270 square feet of porch area).

Engineering Division

- East Bay Municipal Utility District (EBMUD) Water Main Replacement – Devon Avenue – The Engineering Division has issued an encroachment permit to EBMUD to install approximately 400 linear feet of eight-inch PVC water main on Devon Avenue from Gail Drive to Pomfret Walk. This work is part of EBMUD's asbestos-lined pipe replacement project. Work began on October 22nd and is expected to be completed by mid-November 2012. All residents within 300 feet of the project have been notified by a hand-delivered flyer.

- Recreation and Park District – New Senior Center – Engineering staff completed the preliminary punchlist inspection and walkthrough for the new Senior Center on Gregory Lane. A list of construction items which need to be corrected or addressed was provided to the District this week. These items should be corrected prior to the scheduled opening in early December.
- Astound Work Near City Hall – The final phase of conduit installation work is underway. Astound began late last week to bore along Cleveland Road approximately 250 feet south of Gregory Lane to the northeast corner of Gregory Lane/Cleveland Road. Astound also secured permission from the Recreation and Park District to encroach onto their property and install conduit along Gregory Lane to the east side of the driveway entrance to the Teen Center. The new system will provide a direct connect from City Hall to the Recreation and Park facility and allow the City to continue to provide efficient and reliable computer support services. Work is anticipated to be completed by early November.
- Taylor Boulevard Bridge Barrier Replacement Project – Pleasanton Engineering, Inc., continues with the Bridge Barrier Replacement Project on Taylor Boulevard at Grayson Creek. Construction activities this week include traffic control and forming the new concrete barrier on the north and south sides of the bridge deck. Other upcoming construction activities include the installation of the wire mesh on the backside of the existing guardrail and the installation of the new crash attenuators. Weather permitting, the project is expected to be completed by December 2012.
- Encroachment Permit
DCM – Soil borings for Central Contra Costa Sanitary District at Pleasant Hill Road and Taylor Boulevard

Maintenance Division

- Training – Staff completed a Federal Emergency Management Agency (FEMA) required Incident Command System (ICS-300) Expanded Incident Training Class given at the El Cerrito Police Department. The class consists of the fundamentals of assessing an emergency situation such as flooding, major accidents, terrorist attacks or other non-routine emergency situations and how to set up a working task force to properly and efficiently handle the situation.
- Catch Basins – Staff completed the City-wide catch basin inspections and cleaning. There are over 1,500 storm drain inlets (catch basins) throughout the City. Staff visually inspects each basin to see if silt or debris needs to be removed. Then, the pipes into and out of the basins are inspected. The basins needing attention are cleaned or flushed with the Vactor truck.

Planning Division

- Planning Commission

Housing Element Implementation Update – Status report on progress to-date toward implementation of the recently-approved City of Pleasant Hill Housing Element.

Action: The Planning Commission reviewed and accepted the status report. No members of the public spoke.

Appeal Period: Not applicable.

Pleasant Hill Recreation and Park District - Development Plan and Conditional Use Permits, Pleasant Oaks Park Improvements (0 Santa Barbara Road), PLN 12-0325 – Public hearing to consider approval of a Development Plan and Conditional Use Permits to allow for various site improvements to the Pleasant Oaks Park outdoor sports/recreation campus.

As part of the project, the applicant requests the following through the approval of a Conditional Use Permit:

- Establishment of a new/modified *park and recreation facility*, located in an *R-10 Single Family Residential* zoning district in accordance with Section 18.20.020 of the Zoning Ordinance
- Waive the requirement for a 50-foot long landscape median at the entrance to the parking lot (Section 18.55.110.E).
- Waive the requirement to provide an eight-foot-high solid concrete/wood fence/wall between the parking lot and adjacent Residential districts (Section 18.55.140.A).
- Not provide an eight-foot-high solid fence along the west property line adjacent to ten single-family residential uses. The fence is included as a noise mitigation measure in the District's Final Initial Study and Mitigated Negative Declaration (IS/MND) in order to ensure compliance with the City's noise ordinance standards.
- Approve a major sign adjustment (Section 18.60.100) to allow two monument signs, where one is allowed.

The project site is located in the *R-10 Single Family – 10,000 square foot lots* zoning district. Assessor's Parcel Number 149-230-009.

Action: Approved with conditions (to include a finding of adequacy of the IS/MND adopted by the District on September 9, 2010). Six members of the public spoke on the item and one written response was submitted at the meeting. The Planning Commission adopted a condition to require the 8-foot-high sound fence/wall along

the west property line (in accordance with the mitigation measures adopted by the Recreation and Park District in the Final Mitigated Negative Declaration) unless the applicant can demonstrate that an alternative but equally effective noise mitigation is feasible or the applicant demonstrates through further technical analysis (acoustical study) that the proposed sound wall is not necessary to comply with City noise standards. The Planning Commission also agreed to reduce the height of the fence required along the north property line to a minimum of six feet. The Planning Commission further requested the applicant's arborist to study the feasibility of preserving and relocating several of the most significant mature trees on the site and to work with staff and the Architectural Review Commission (ARC) to determine a resolution. Note: This project will be considered by the ARC on November 1, 2012.

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

Roehrig Minor Exception (2125 Ahneita Drive), PLN 12-0280 – 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 public hearing was continued without discussion to November 13, 2012 at the request of the applicant. No members of the public spoke.

Appeal Period: Not applicable as no action was taken.

Blue Devils Bingo Use Permit (508 Contra Costa Boulevard, Suite S) PLN 12-0198 – Public hearing to consider a Minor Use Permit to allow a commercial recreation and entertainment use (bingo) within an existing shopping center. The applicant proposes to open a bingo gaming facility for the benefit of a non-profit organization (Blue Devils) that would be open from 11:00 am through 10:00 pm from Sunday through Thursday, and 11:00 am through 12:00 am on Friday and Saturday. The project site is located in the *RB – Retail Business* zoning district. Assessor's Parcel Number 125-050-028.

Action: The Planning Commission provided direction to staff to prepare findings for denial of the project. Three members of the public spoke. Consideration of the proposed resolution with findings for denial was continued to November 13, 2012.

Appeal Period: Not applicable as no final action was taken.

Mixed Use Ordinance Study Session, City-Wide – Study Session on a proposed Mixed Use Ordinance. The proposed ordinance addresses the City’s Housing Element Program 2.3 that provides direction to amend the Zoning Ordinance to provide standards for including housing in mixed-use development in appropriate locations.

Action: The Planning Commission considered the background information provided. A subsequent study session will be held before the end of the year to review a proposed draft ordinance.

Appeal Period: Not applicable as no action was taken.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Tasks Completed: 62; Investigations/Contacts: 28; Sector Patrols: 8; Referrals from other Departments or Agencies: 1; Courtesy Notices Posted: 5; Vehicle Abatements: 4.

See attached summary of weekly log for further details.

Date	Type	Location	Description
10/23/2012	Investigation	Sherman Acres	Shed built on fence; referred to building.
10/23/2012	Investigation	Sherman Acres	Appliance in front of house.
10/23/2012	Investigation	Santa Lucia	Follow up on public nuisance. Owner to come in after 2nd to try and obtain permits and license. Will hold vehicle abatement until that time.
10/23/2012	Investigation	Santa Cruz	Vehicle Abatement and Public Nuisance Notice.
10/23/2012	Investigation	Santa Lucia	Vehicle Abatement and Public Nuisance
10/23/2012	Investigation	Luella Drive	Parking issue on street; contacted & complainant referred to PD.
10/23/2012	Phone Call Inbound	Jennie/Shirley	Trees not being watered; unfounded.
10/23/2012	Phone Call Outbound	Santa Cruz Drive	Abatement follow up.
10/23/2012	Task Case Closed	Hook Avenue	Verified abatement complete.
10/23/2012	Task Case Closed	Hargate Court	Case closed; abatement complete; pool filled in and land leveled.

10/22/2012	Courtesy Notice	Anelda Drive	Freezer and refrigeration in public area.
10/22/2012	Courtesy Notice	Treadway Lane	Parking on dirt.
10/22/2012	Courtesy Notice	Anelda Drive	Parking on lawn; contacted home owner.
10/22/2012	Investigation	Contra Costa Blvd.	Observed a 10x12 canopy cover on the sidewalk on CCB close to Woodsworth which was occupied Dominoes Pizza. They were giving away food samples from their store in Walnut Creek. No permits and asked to leave; they complied.
10/22/2012	Investigation	Margie Drive	Junk, debris, trash, non-operational vehicle.
10/22/2012	Investigation	North Marta	Construction demo taking place; all permitted.
10/22/2012	Investigation	Santa Lucia	Follow up 900 979 960 Santa Lucia; not complete.
10/22/2012	Investigation	Mazie Drive	Contacted complainant regarding shed on neighbor's property. Advised him that they are obtaining a permit from the Building Department to make it legal.
10/22/2012	Investigation	Contra Costa Blvd.	KMart check for vagrant problem
10/22/2012	Investigation	Sherman Acres	Sherman Acres
10/22/2012	Phone Call Inbound	Masefield	Anonymous investor looking into empty house on Masefield, referred to Assessor's Office.
10/22/2012	Phone Call Inbound	Pleasant Valley Road	Bank owned. Responded to inquiry re: violations.
10/18/2012	Investigation	Boyd Road	Anonymous complaint of a homeowner painting a curb red in front of a school. Curb paint is old and was verified by mapping that it has been there some time.
10/18/2012	Investigation	Leslie Drive	Directional real estate signs off Leslie not allowed in PH; agent advised.
10/18/2012	Vehicle Abatement	Anelda	Abatement of vehicle
10/17/2012	Investigation	Contra Costa Blvd.	Closing sale in parking lot; permits obtained.
10/17/2012	Investigation	Woodsworth	Follow-up site visit re: clean-up.
10/17/2012	Investigation	Stevenson Drive	Couple in need of assistance re: hoarding issue
10/17/2012	Investigation	(no location)	Advised person installing signs on poles that this was not allowed in city.
10/17/2012	Investigation	Martinez/PH Border	Signs removed by unknown person.