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MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: June 24, 2010

SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- Garage Band Concert – The Garage Band Series at the Lake begins this Friday (June 25) evening at 7:00 pm with four local teen-bands performing. The next concerts are scheduled to take place on July 16<sup>th</sup> and August 6<sup>th</sup>. These events are organized by the Recreation and Park District and co-sponsored by Pleasant Hill Police Department.
- Sunset at the Lake Summer Concert – The Summer Concert Series continues this Sunday, June 27<sup>th</sup>, with a popular cover band, Public Eye, performing from 6:00 pm to 8:00 pm. Food will be provided by Tahoe Joe's, and the concert is sponsored by Allied Waste Services.

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- St. Andrews Presbyterian Church (1601 Mary Drive) – A Certificate of Occupancy will be issued this week for the completion of the detached multipurpose building (5,960 square feet) on the church property.
- The Original Pancake House (2059 Contra Costa Boulevard) – A building permit is ready to be issued for tenant improvements to the interior of this building (originally Lyon's Restaurant).
- Dunn-Edwards Paints (555 Contra Costa Boulevard) – Tenant improvement plans have been submitted for review, comment and approval. This space is currently occupied by Home Fabrics & Rugs, which will vacate the building around mid-July of this year.

- California Cancer & Research Institute (400 Taylor Boulevard #105) – Tenant improvement plans have been submitted for review and approval to convert existing conference room space into an Imaging & Treatment Center.

### **Engineering Division**

- Sherman Acres II Water Pipeline Project – The Contra Costa Water District’s (CCWD) contractor, California Trenchless, Inc. (CTI) has completed the installation of a new water main system/water lines throughout the neighborhood. As part of the project, the contractor completed the pavement trench restoration and pavement repair work required due to the construction activities. The City coordinated with CCWD to have the contractor pave an additional 6,000 square feet of street surface along the residential streets, at City cost, in preparation for the final slurry treatment. The CCWD contractor has tentatively scheduled the slurry sealing of project streets for July 1<sup>st</sup> and 2<sup>nd</sup>, and portions of streets will be temporarily closed during that time. The affected Sherman Acres II property owners, residents and tenants will be notified by CCWD via construction flyer with the details of the slurry seal schedules and directions regarding where to park during the slurry seal process. As part of the City’s Street Maintenance Program, the Maintenance Division completed crack sealing of all the streets in advance of the planned slurry sealing work. For additional information concerning the water pipeline project, please contact Gina Oltman at CCWD: (925) 688-8010 or [goltman@ccwater.com](mailto:goltman@ccwater.com).
- St. Andrew’s Presbyterian Church – Construction on the new, single-story, multipurpose facility is complete. Engineering staff conducted a site visit to finalize any remaining corrective (punchlist) items, which include installation of the additional Americans with Disability Act (ADA) compliant truncated domes and minor asphalt repairs in the existing parking lot.

### **Encroachment Permits Underway**

#### **Private**

*Evenflow Plumbing Co.* – Replace sewer lateral at 52 Chaucer Drive

#### **Utilities**

*EBMUD* – Repair water main at 2092 Buttner Road

*PG&E* – Repair gas leak at 1686 Pleasant Hill Road

*PG&E* – Repair gas leak at 100 Karol Lane

*PG&E* – Repair gas leak at 1750 Oak Park Boulevard (Pleasant Hill Library)

### **Maintenance Division**

- Crack Sealing Operations – City street crews have been crack sealing the Sherman Acres II residential streets (Marta Drive, Peggy Drive, etc.) this week. The work consists of applying hot asphalt material into pavement cracks along the road surface.

Once the cracks are filled, water cannot penetrate the pavement surface and cause deterioration. About 6,000 linear feet of pavement cracks are being filled with hot asphalt material. This preventative maintenance road work is being done in preparation for a slurry seal application that will occur the Sherman Acres II subdivision next week.

- Expanding Recycled Water Use – The Central Contra Costa Sanitary District (CCCSD) and the City Maintenance Division are proceeding with the first steps toward bringing recycled water to the Gallery Walk greenbelt area. This greenbelt area is comprised of several acres of turf with trees, shrubs, groundcover and decorative landscaping. This area is popular with bikers, joggers and pedestrians that use the East Bay Municipal Utility District (EBMUD) trail system which runs north to south parallel to the 680 freeway. The preliminary work will be to identify the water service needs and design a piping system that connects to an existing CCCSD recycled water main line located nearby. Once the preliminary work is completed, construction plans can be developed. It is anticipated that recycled water will be available at Gallery Walk in advance of next year’s typical spring irrigation period. The recycled water will replace potable water currently being used and will conserve a valuable resource.

## **Planning Division**

- **Planning Commission**

*Music Bank Karaoke (508 Contra Costa Boulevard, #L2)* – The Planning Commission conducted a public hearing to consider a request to modify an existing use permit to allow the sale of alcohol (beer and wine) for on-site consumption. A resolution was adopted that included additional conditions to minimize any impacts the on-site sale of alcohol may have on neighboring businesses, properties and residents. No members of the public spoke at the hearing.

Action: Approved with conditions.

Appeal Period: The appeal period will end on Tuesday, July 6<sup>th</sup> at 5:00 pm.

*Taco Bell Restaurant Sign Variance, Major Variance (1700 Contra Costa Boulevard)* – The Planning Commission conducted a public hearing to consider a request for approval of a sign variance to exceed by 14 square feet (for a total of 53 square feet) the amount of wall signage area allowed for the restaurant. The project site is located in the *RB Retail Business* zoning district. The Commission conditionally approved the request; however, sign area overage was limited to 5 square feet rather than the 14 square feet that was requested, and the sign area was required to be distributed equally to the extent feasible between the west and south elevations. One member of the public spoke (a resident who lives adjacent to the project site) indicating that the proposed signage on the south elevation would be visible from his

family room and requesting that the fence between his property and the project site be increased in height to provide additional screening. The Planning Commission added a condition of approval to the variance requiring that portion of the perimeter fence to be increased in height to provide the requested screening.

Action: Approved with conditions.

Appeal Period: The appeal period will end on Tuesday, July 6<sup>th</sup> at 5:00 pm.

***Study Session Regarding Kubiadowicz Hillside Planned Unit Development (HPUD) #279 Amendment (92 Greenock Lane)*** – The Planning Commission conducted a study session to provide feedback on a potential amendment of an approved concept plan and rezoning of a portion of an existing HPUD. The request would result in conversion of a portion of designated open space for this HPUD for the abutting property owner's private use (92 Greenock Lane) and would also result in the potential reduction or elimination of an area reserved for a public drainage easement abutting the property. The applicant is considering pursuing this amendment to expand his rear yard area to accommodate various proposed landscape improvements and accessory structures. The project site is located in the *HPUD Hillside Planned Unit Development* zoning district.

Four members of the public spoke at the hearing. The Planning Commission generally expressed concerns that the proposal would establish a policy precedent for reducing common open space areas and encouraged the applicant to consider alternatives. A Commissioner also urged the applicant to evaluate the legal issues involved with conversion of common open space to private use and to seek confirmation regarding whether a vote of the entire membership of the homeowner association would be required. Two members of the public expressed concerns regarding drainage, access and privacy issues related to the use of the area proposed to be converted to private yard area. One member of the public supported the proposal. One neighbor attended to respond to any questions that might arise regarding his property.

Action: Since this item was a study session, no action was taken.

Appeal Period: Not applicable.

***Miscellaneous Zoning Ordinance Amendments, City-Wide (Continued from June 8, 2010)*** – A study session was scheduled to review and provide direction to staff regarding miscellaneous amendments to Chapter 18 of the Pleasant Hill Municipal Code (zoning ordinance).

Action: The study session was continued to a future meeting without discussion.

Appeal Period: Not applicable.

- **Code Compliance**

Selected highlights of weekly activity:

***Brandon Road*** – Ongoing abatement efforts on Brandon Road have been completed. Five vehicles, junk, trash, furniture and high weeds have been abated.

***Contra Costa Boulevard*** – Staff assisted the Police Department in addressing a homeless encampment behind a shopping center that Caltrans discovered while working in the area. The encampment was partially hidden from sight due to high vegetation and fencing. Staff located the property manager, and he has agreed to have the vegetation trimmed to improve visibility of the area.

***Number of Tasks Completed Week*** – 69 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

***Oasis Christian Fellowship Church (2551 Pleasant Hill Road)*** – An application was submitted this week for an expansion of the existing Oasis Christian Fellowship Church. Permits associated with the request include a use permit, development plan, architectural review permit and CEQA clearance. Specifics of the project include demolishing a portion of the existing building and adding an 8,060-square-foot second-story building addition, with site improvements including new parking areas, signage, landscaping, grading and drainage improvements.

***Recreation and Park District Projects (Senior Center, Community Center, Teen Center, Winslow Center and Pleasant Oaks Park)*** – Planning and engineering staff met with the District's representatives to review the City's comments on the administrative draft Initial Study being prepared by the District's Environmental Consultant for these projects. The District expects to complete the draft Initial Study shortly and circulate it for public comment in July. The District also indicated that a formal application and plans will be submitted shortly for the new Community Center project and for the Winslow Center project. Staff has tentatively scheduled both projects for study sessions with the Architectural Review Commission this summer.

## **REDEVELOPMENT**

- **New Restaurant Open** – Jack's Restaurant & Bar in Downtown Pleasant Hill opened at 5:00 pm on June 24<sup>th</sup>. They are in a "soft-opening" mode but fully operational, including the north patio. The garden room/patio is still under construction and is expected to be completed in mid-July. By all reports the food, service and project appearance are excellent.

## **POLICE DEPARTMENT**

- Officer Chris Anderson and Officer Janayla Pierson were the leading Pleasant Hill Police Department Officers in DUI (driver under the influence) enforcement in 2009, with 20 arrests and 19 arrests, respectively. Officers Anderson and Pierson were honored at a luncheon on June 22<sup>nd</sup> that was co-sponsored by the Avoid the 25 program; Mothers Against Drunk Driving; and the California Office of Traffic Safety. The Pleasant Hill Police Department remains committed to DUI enforcement and preventing injuries caused by impaired drivers.