



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: September 30, 2010  
SUBJECT: **WEEKLY UPDATES**

**HUMAN RESOURCES (HR)**

- Fall Fitness Event 2010 – The annual Fall Fitness Event (hosted by the Municipal Pooling Authority and the City of Pleasant Hill) will be held on Wednesday, October 6<sup>th</sup> from 11:00 am to noon in the large Community Room at City Hall. Mark your calendar and plan to come by to learn about Enhancing Wellness through Healthy Fast Food: Reality or Clever Marketing? If you would like more information, contact Jackie Burke at 671-5293 or [Jburke@ci.pleasant-hill.ca.us](mailto:Jburke@ci.pleasant-hill.ca.us).

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Regency Plaza (548 Contra Costa Boulevard #M) – The Fire Protection District, as well as the City Building, Planning, and Engineering Divisions, have given final approval for Giggles (a children's playground and entertainment center) to operate.
- Taco Bell (1700 Contra Costa Boulevard) – The exterior of the renovated building is 90% complete, and the interior improvements are underway (T-bar ceiling, flooring and millwork) and 70% complete.
- CALBO Education Week (October 4 – 8) – The Building Inspectors will be attending the Education Week for the annual California Building Code up-dates. Attendance will be scheduled so there will always be an inspector available at City Hall for customer service throughout the week.

## Engineering Division

- NPDES Program – Funding Initiative Project Update – The Contra Costa Clean Water Program (CWP) held its kick-off meeting with the project consultant for the Funding Initiative (Prop 218 vote) Project. The CWP work group includes representatives from Antioch, El Cerrito, County Flood Control, Oakley, Pleasant Hill, Richmond and San Ramon. These cities were chosen by the Management group since they represent jurisdictions of various sizes and regions.

Due to the new activities and capital costs (trash reduction) required under the new Municipal Regional Permit (MRP), most cities have projected a deficit within the next two to three years. The CWP work group's goal is to ensure that the CWP and its jurisdictions have adequate funding to ensure compliance with the MRP. As a member of the work group, Pleasant Hill's representative met with the SCI Consulting team, who specialize in opinion surveys, cost analysis and outreach, in preparation for a possible Proposition 218 vote.

The Funding Initiative Project consists of 3 phases;

- a. Phase I – Budget & Revenue Review, Cost Analysis, Funding Source Analysis, Opinion Research & Survey, and Funding Needs & Options
- b. Phase II – Fee Structure Report and Revenue Enhancement Action Plan
- c. Phase III – Implementation & Outreach

These phases are estimated to occur from October 2010 through August 2012. Providing the public opinion survey is favorable, the CWP might propose a Proposition 218 vote for the November 2012 ballot. Staff will continue to work with the consultant on this project over the next two years to ensure that the City's NPDES program funding needs are met.

- 2010 Street Resurfacing Repair – Construction operations underway include traffic control and pavement repairs on Geary Road, Oak Park Boulevard, Taylor Boulevard, Monument Boulevard, Boyd Road, Cleaveland Road, Crescent Plaza and Crescent Drive. On Wednesday, September 29<sup>th</sup>, the contractor repaired approximately 700 square feet of pavement area in the Downtown streets, specifically along Crescent Drive and Crescent Plaza. To minimize the impact to the local businesses, the contractor's hours of operation were restricted, with "No Parking Signs" posted at very limited locations and local businesses being notified by hand-delivered flyers. Remaining construction activities will include traffic loop replacement and temporary striping. Work is expected to be completed the week of October 4<sup>th</sup>.
- Encroachment Permits Underway

### Private

*Owner* – Install front yard fence at 318 Belva Lane

*Concrete Man* – Replace curb and gutter at 167 Margie Drive  
*Lucas Paving, Inc.* – Street paving on Vincent Lane

Utilities

*PG&E* – Replace street light on Old Quarry Road

**Maintenance Division**

- Storm Drainage Preparations – The concrete V-ditches that run along the roadside of Taylor Boulevard from Pleasant Hill Road to the City limits are being cleared. Invasive shrubs, debris and soil have accumulated over the past many months, and removal will allow for maximum storm water flow. This annual cleaning has proven to improve the overall operation of the drainage system during winter rains.
- Fuel Containment Boxes Replacement – The two fuel containment boxes located at the Police Department fueling facility have been replaced. These devices must pass an annual test to meet the California Air Resources Board requirement. The devices were not able to pass the recent annual inspection due to a very small leak in the rubber vessel. Once the new fuel containment boxes were installed, an inspector from the Contra Costa County Hazardous Materials Department tested them, and both passed the test.
- Tree Blocking Roadway – A large branch (about 20 feet long) broke away from a Eucalyptus tree located along Contra Costa Boulevard directly in front of the Firestone Tire Store. The large tree branch apparently broke due to excessive weight in the upper portion of the tree. The broken branch was blocking a traffic lane in the northbound direction of Contra Costa Boulevard. Staff removed the branch and other debris, allowing the traffic lane to be reopened.
- Electrical Boxes Installed – Ten tamper-resistant street light electrical junction boxes are being installed by Contra Costa County electricians along Contra Costa Boulevard. This past August, vandals attempted to remove copper wire that serves the City-owned street lights located along a section of Contra Costa Boulevard from Astrid Drive to the south City limits. The electrical junction boxes are now being outfitted with a tamper proof lid to prevent any further vandalism to the underground street light electrical system.

**Planning Division**

- Planning Commission

*Rodgers Ranch Tree Removal Request (315 Cortsen Road) (Continued from September 14, 2010)* – The applicant is requesting approval to remove a eucalyptus (*Eucalyptus globules* – blue gum tree) tree (approximately 49-inch diameter and 85 feet

tall) from the historic Rodgers Ranch site. The project site is located in the *Planned Unit Development (PUD) 591* zoning district.

Action: Deferred action on the request for removal until plans and a location for the future restored barn are provided for review, and timing is better determined in the event that the grant application for funding (to restore the barn) is not approved.

Appeal Period: The appeal period will end on Monday, October 11, 2010, at 5:00 pm.

***Pleasant Hill Recreation and Park District – Tree Removal Request (2050 Oak Park Boulevard) (Continued from September 14, 2010)*** – The applicant requested approval to remove six trees from an existing park site. The trees proposed to be removed include two Stone pines, three Aleppo pines and one Elm tree. The project site is located in the *R-10 Single Family – 10,000 square foot lots* zoning district.

Action: Approved the staff recommendation to allow two trees to be removed and required four trees to be retained. The Commission also requested that the District prune the remaining trees as recommended by the City Arborist.

Appeal Period: The appeal period will end on Monday, October 11, 2010, at 5:00 pm.

***Study Session Regarding In-N-Out Burger Restaurant (3131 and 3195 North Main Street and 1531 Oak Park Boulevard) (Continued from September 14, 2010)*** – A study session was held for a proposed 3,750 square foot In-N-Out Burgers restaurant with a drive-through. The project site also includes the area of the adjacent Black Angus restaurant and an adjacent existing vacant commercial building. Combined, the site encompasses 2.51 acres. The project would include a reconfigured shared parking lot to be used by both the new and existing restaurants. In addition, the project proposes removal of a currently vacant 3,070 square foot building adjacent to the Black Angus restaurant to provide for additional parking and landscaping. The project site is located within the *RB-Retail Business* zoning district.

Action: No action was taken since this was a study session. After receiving information from staff, the applicant and additional public comment, the Planning Commissioners provided input on the proposed site plan/drive through; screening/buffering; removal of the oak tree; cut-through traffic; parking; hours of operation; outdoor seating; and traffic circulation. Commissioners also requested further information from In-N-Out regarding the proposed ownership of the site and the effect on shared parking/reciprocal access and operational coordination issues. Various miscellaneous concerns were expressed about the potential for odor from the site and nuisance noise from the drive through speaker.

***Pleasant Hill Recreation and Park District – New Senior Center and Teen Center Development Plan and Use Permit Request (233 and 147 Gregory Lane)*** – A public hearing was scheduled to consider approval of a Development Plan and Use Permit for

a new 22,587 square foot Senior Center and a new 5,002 square foot Teen Center to replace existing facilities at Pleasant Hill Park, including site and landscaping improvements, tree removals, and shared parking. The project sites are located in the *R-7 Single Family – 7,000 square foot lots* zoning district.

Action: Continued without discussion to October 26<sup>th</sup> at the request of the applicant.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Selected highlights of weekly activity:

***Collins Drive*** – The abatement on Collins Drive is in progress without about 2/3 of the clean up done. A 40-cubic-yard dumpster has been filled and will be removed from the property. Property residents are complying with staff’s directives so work will continue on a voluntary basis.

***Political Signs*** – The property manager for the site of the former Raspitins/Blondies retail businesses has sent an e-mail to staff advising that “no political sign postings” are allowed on the property located at the corner of Contra Costa Boulevard and Taylor Boulevard. The property manager has authorized staff to assist in removing any political signs placed on the site.

***Downtown Window Posters*** – Staff is addressing businesses that are not in compliance with City code provisions to maintain the required amount of transparent window area.

***Number of Tasks Completed This Week*** – 54 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).