



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: March 24, 2011

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Shopping Center (556 Contra Costa Boulevard) – A permit has been issued for tenant improvement for Ross Dress For Less (previously Marshalls).
- New Single-Family Residence (12 Paddock Court) – A permit has been issued for construction of a new single-family residence on a vacant lot located in the already-established 1983 Saddleridge Subdivision.
- Deutscher Office Park (395 Civic Drive) – A permit has been issued for Carrington College tenant improvement to utilize half of the existing building.
- Buy Buy Baby (2350 A Buskirk Avenue) – A permit has been issued for tenant improvements, including racking and shelving, for Buy Buy Baby (infant and child retail store), located in the “Best Buy” shopping area that was previously Linen and Things.

Engineering Division

- Lisa Lane Sidewalk Installation Project – Out to Bid – The project is being advertised for public bid this week, and it is anticipated that the City Council will consider awarding a construction contract to a bidder at a regularly-scheduled City Council meeting in May. The project consists of constructing concrete sidewalk along the north side of Lisa Lane (Marcia Drive to Fair Oaks Elementary School), pavement repair, concrete gutters, ADA-accessible curb ramps, and storm drain pipes and inlets. The project construction is planned for the beginning of June 2011 to coincide with

the Fair Oaks Elementary School summer break. The project is partially funded by a Federal Safe Route to School Grant (\$344,500) and local funds.

- Rainfall Statistics – The Mean Seasonal Precipitation for Pleasant Hill is approximately 17.40 inches per season. This is based on the Department of Water Resources (Station 11 – Martinez), which is located just north of the City limits. The rain is measured from July 1 to June 30 of each year. Pleasant Hill's "Year to Date" amount is 19.85 inches (as of March 22, 2011), exceeding the normal average rainfall. There have been over 5 inches of rain during the last 30 days and over 3 inches of rain during the last 7 days. The ground/soil is currently saturated, and a couple more inches of rain are anticipated this week. As a result, there may be some minor street flooding/water ponding in low-lying areas during highest rain intensities.
- Encroachment Permits Underway

Private

Zion Construction – Close sidewalk during building frontage repairs at
1806 Linda Way

Utilities

PG&E – Repair gas lateral at 1978 May Court

PG&E – Repair gas lateral at 1954 Treadway Lane

PG&E – Repair gas lateral at 271 Oakvue Road

EBMUD – Repair water service at 816 Hamilton Drive

EBMUD – Repair water service at 928 Hamilton Drive

Maintenance Division

- Street Crew Training – Maintenance street crew members attended a pavement exposition in the San Jose area this past week, which was sponsored by a local rock quarry and asphalt supplier. A paving symposium was presented on the best practices for repair and upkeep of asphalt roadways. Other topics included oil and crack filler best practices; raking and rolling techniques; and discussions of products and services available in the field of road maintenance and repairs. This type of training is beneficial in keeping staff trained on the current techniques that are needed to maintain our streets in a safe and superior condition.

Planning Division

- **Planning Commission**

The following items were considered by the Planning Commission:

Contra Costa Interfaith Housing Re-Zoning and Zoning Ordinance Amendment (2387 Lisa Lane) and City of Pleasant Hill Initiated Re-Zoning (2255, 2261, 2275 and 2285 Morello Avenue) – A public hearing was conducted to consider a recommendation to the City Council to approve new zoning for two sites and to approve zoning ordinance text amendments as follows:

- Rezoning of 2387 Lisa Lane (APN: 148-010-029) from *C-General Commercial* to *MRH-Multiple Family – High Density* to make the zoning district for this property consistent with its General Plan land use designation.
- City-initiated re-zoning request of 2255, 2261, 2275 (western portion) and 2285 Morello Avenue (APN: 152-240-007, 014, 026, 027) from *Retail Business (RB)* to *Professional & Administrative Offices (PAO)* to make the zoning district for these properties consistent with their General Plan land use designation.
- Zoning Ordinance Amendment to provide a new definition for *Permanent Supportive Housing Use (Limited and General)* and add this use as a permitted and conditional use within all residential zoning districts city-wide.

Action: The Planning Commission adopted a resolution recommending that the City Council approve the proposed zoning map amendments. The Planning Commission deferred consideration of the proposed zoning ordinance text amendment regarding *Permanent Supportive Housing* until amendments related to regulation of group homes are ready for consideration later this Spring. Two members of the public spoke.

Appeal Period: Not applicable. The zoning map amendments will be referred to the City Council for consideration in May.

Study Session on Miscellaneous Zoning Ordinance Amendments, City-Wide – The Commission held a study session on proposed amendments to the existing zoning ordinance, specifically related to a proposed minor exception process, allowed size of accessory structures on large parcels, allowing fitness studios as a conditional use in the *LI – Limited Industrial* district and provisions related to firearms and ammunitions retail sales uses.

Action: No action was taken as this was a study session. The Planning Commission provided input to staff and generally concurred with the proposed amendments pertaining to establishing a minor exception process, adding fitness studios as a conditional use in the LI district and allowing detached accessory structures to be larger than 600 square feet on lots that are 20,000 square feet or larger subject to approval of a minor exception. The Planning Commission requested additional information regarding the rationale for the proposed ordinance that would regulate the gun and ammunition sales uses and other related background information. The

requested information will be brought back for further consideration by the Commission at a future meeting. No members of the public spoke.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Selected highlights of weekly activity:

Vehicle Abatement – As a result of vehicle abatements in Pleasant Hill, the City received \$3,600 from Contra Costa County for vehicles towed during the last reporting period.

Rainbow Lane – Several complaints were received regarding vehicles parked on the lawn, boats being parked on a large grassy area, an unsecured swimming pool and various miscellaneous items. Staff made contact with the occupants of the property, the property manager and owner of the property to ensure that the pool was drained, and mud/debris was removed from the street. The occupants of the residence were cooperative, and neighbors were pleased with the immediate results.

Pleasant Hill Road – The required clean up of the exterior of a residence was completed by the City and will be billed to the property owner. Vector Control has also been on-site to address a related rat issue. Vector Control has been on-site several times to-date and they have used approximately 4 lbs., of rat poison so far to bait the rats that had overrun the area. Staff continues to work with the resident/property owner to address related hoarding and building habitability issues.

Contra Costa Boulevard – Staff is working with property management companies responsible for two separate, adjacent properties to address chronic dumping that has been occurring behind a business adjacent to the 680 Freeway. Options being explored include a gating system and video monitoring system to prevent unauthorized entry and dumping of mattresses and trash behind the buildings.

Number of Tasks Completed This Week 83 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

Tree Removals – The following tree removals have been approved: 1) one 14-inch diameter Valley Oak tree at 423 Roberta Avenue; 2) one 33-inch diameter Shamel Ash tree at 242 Ilene Drive; 3) one 38-inch diameter California Coast Redwood tree at 25 Monte Cresta Avenue; and one 45-inch diameter California Coast Redwood tree at 20 Horten Court.

REDEVELOPMENT

- Housing Element Update – Staff, the City Attorney and the Housing Element consultant had a conference call with the California Department of Housing and Community Development (HCD) concerning the City’s revised draft Housing Element. HCD was positive about the revised draft but asked that a few revisions be made. Staff expects that the revisions can be accomplished quickly and the revised draft transmitted to HCD next week.
- Economic Development – The Community Interactive Guide on the City’s website has been updated to add recent photographs of Starlet Bridal & Prom and Mazza Grill, two new businesses that opened recently in the Downtown.

All of the bands have been booked for the Summer Music in the Plaza series that will begin on Thursday, May 19th and will feature Cover 2 Cover as the lead-off band for the series. Loja Group (the Downtown property owner) and Colliers (the property manager) will be working on the artwork and promotional materials for the music series and will coordinate with the Downtown merchants on the event.