



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: April 14, 2011

SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- Career Day – The Education/Schools Advisory Commission is hosting a “Cutting Edge Careers Day” at College Park High School (Multi Use Room) on Thursday, April 21<sup>st</sup> from 6:00 to 9:00 p.m. This event is open to all students attending schools in Pleasant Hill, and their parents. Featured speakers include representatives from companies such as Pixar, Facebook, KTVU, Alice Radio, and other local small businesses. In addition, speakers from Pleasant Hill Police Department, Marin Legal Aid and Contra Costa Fire District will be in attendance. The event will feature a plenary question and answer session, as well as providing the opportunity for students and parents to have one-to-one meetings with the panelists. For more details, go to [www.pleasant-hill.ca.us/careers](http://www.pleasant-hill.ca.us/careers).
- Rodgers Ranch Open House – As part of the ongoing celebration of the City’s 50<sup>th</sup> Anniversary, Rodgers Ranch is hosting a monthly Open House series of events honoring the history of Pleasant Hill and discussing how the City has grown and changed over the past 50 years. The fourth Open House will be held this Sunday, April 17<sup>th</sup> and the theme will be the celebration of the 60<sup>th</sup> Anniversary of the Recreation and Park District. Past articles and photographs of the development of the District will be on hand for viewing, as well as the plans for the new Senior Center, Teen Center and Community Center. The event takes place at Rodgers Ranch, 315 Cortsen Road in Pleasant Hill from 2:00 pm to 4:00 pm on Sunday. Refreshments will be served and everyone is welcome.

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Pleasant Heights Condominiums (99 Cleaveland Road) – A permit was issued to repair siding and trim throughout the 36-unit condominium complex.

- Valley Medical Center (401 Gregory Lane) – A permit was issued for tenant improvements for a dental office located in Suite #236.
- Pleasant Hill Shopping Center (560 Contra Costa Boulevard) – Revision plans have been submitted for review and approval to reconfigure the existing trash compactor pad at the rear of the building which is in conjunction with the recent tenant improvement permit issued to accommodate a major expansion of the grocery department for the Target store.

### **Engineering Division**

- New Safeway (Contra Costa Boulevard) – Engineering staff has received the grading, drainage and site improvement plans for the new Safeway grocery store and gas station on Contra Costa Boulevard (previously the Mervyn's site). Plans were reviewed and comments returned to the Applicant this week.
- New Pleasant Hill Recreation & Park Senior Center/Teen Center – Revised grading, drainage and site improvement plans were received for both the Senior Center and the Teen Center projects. Plans were reviewed and comments returned to the Applicant this week.
- New In-N-Out Burger Restaurant (North Main Street) – Engineering staff has received the revised draft Traffic Impact Study for the new In-N-Out restaurant on North Main Street. Staff has also reviewed the draft third party peer review report by Fehr and Peers. Comments were returned to the Applicant this week.
- City Hall Lake Plumbing Repair Project – Construction activities are ongoing. The contractor has relocated all of the fish and turtles from the lake to the small pond behind the community rooms, drained the large lake area, and continued cleaning/pressure washing to remove the excess buildup of scale on the perimeter rocks, walls and concrete bed surface. Approximately 262,000 gallons of lake water was filtered and drained to the Central Costa County Sanitary Sewer system. Approximately 19,000 gallons of sludge was removed from the lake and disposed of at the East Bay Municipal Utility District.

During draining operations, staff observed significant cracks along the concrete liner, much larger than anticipated. Smaller cracks and crack sealing was included in the bid proposal, but full section concrete replacement was not. These longitudinal cracks have displaced as much as an inch wide and high and require full concrete replacement in order to restore the integrity of the concrete liner bed and minimize water lost. Engineering staff will determine the amount of repair needed in order to obtain a cost estimate and change order from the contractor. The contractor will begin testing the existing 12-inch suction line and smaller 3-inch aerator piping for leaks

this week. Work in the mechanical room is ongoing and includes the removal of the 3 and 7.5 horsepower pumps and plumbing repairs/upgrades.

- Oak Park Boulevard Pedestrian Bridge Repair – The Contractor, E.E. Gilbert, Inc., has substantially completed all of the work on the Oak Park Boulevard Pedestrian Bridge Repair project. The project work included the removal and replacement of the existing old and deteriorated wooden pedestrian bridges on the north and south sides of Oak Park Boulevard at the Contra Costa Water District Canal, removal and replacement of the existing fencing, new asphalt sidewalk approaches and minor upgrades to the existing guardrails. The project was completed on schedule and in conformance with the project documents and City’s standards.
- Encroachment Permits Underway

Private

*Streamline Plumbing* – Replace sewer lateral at 136 Cynthia Drive

*Martinez Construction* – Replace sewer lateral at 349 Gloria Drive

Utilities

*PG&E* – Repair gas lateral at 1961 Patricia Drive

*PG&E* – Repair gas lateral on Elinora Drive at Nancy Lane

*PG&E* – Repair gas lateral at 2391 Pleasant Hill Road

**Maintenance Division**

- Sidewalk Trip Hazards – Staff found and removed several sidewalk trip hazards on the west side of Contra Costa Boulevard between Golf Club Road and Viking Drive.
- Graffiti – Staff has removed numerous graffiti taggings concentrated around the Sequoia and Pleasant Hill Middle School neighborhoods. The concrete J-rail at the curve of Cleveland Road and Astrid Drive was the most heavily hit with graffiti.
- Pothole Repairs – An unusually high amount of pothole repairs have been filled throughout the City.
- Annual Vehicle Smoke Test – California Diesel visited the Corporation Yard to conduct the annual smoke test, which is required by the State of California for the City’s three diesel-powered vehicles. All vehicles were well within the required tolerances.

## Planning Division

- Planning Commission

***Meyer Minor Variance – Reduced Interior Garage Dimensions (330 Maryal Road)***  
– A public hearing was conducted to consider a request to approve a variance for a reduction in the required interior dimensions of an existing legal nonconforming garage to accommodate construction of a 63-square-foot enclosed hallway (vestibule) within the garage. The existing garage has nonconforming interior dimensions (19’x22’ where 20’x22’ is required) and the proposal would result in a garage with one parking space with unobstructed dimensions of 8.5 feet wide by 22 feet deep, and a second parking space with unobstructed dimensions of 10.5 feet wide by 16 feet deep. The project site is located in the *R-6 Single Family, 6,000 sq. ft. lots* zoning district.

Action: The Planning Commission directed staff to prepare a resolution with findings for denial for consideration on April 26, 2011. No members of the public spoke.

Appeal Period: Not applicable until final action is taken.

***Study Session on Paso Nogal Rezoning (North of Paso Nogal Road/Pillon Real Intersection (Assessor’s Parcel Number 152-010-004))*** – The Commission held a study session to receive preliminary input on a proposal to rezone a 3.27-acre site from *R-15, Single Family–15,000-square-foot lots* to *HPUD-Hillside Planned Unit Development*. The proposal would also include construction of two duet-style attached buildings containing four single-family dwelling units, together with related site improvements (new driveway, grading and landscaping).

Action: No action was taken as this was a study session. Several members of the public spoke to express concerns about the proposed project relating to: traffic, noise, cultural resources, tree removal, drainage, sight distance, fire hazards, biological resources, access, aesthetics and slope stability. The applicant will consider the input received and address the issues identified when submitting an application for formal consideration.

Appeal Period: Not applicable as no action was taken. Ordinance amendments are automatically referred to the City Council for final action.

***Study Session on Sign Ordinance Amendments, City-Wide*** – A study session was held on proposed amendments to the existing sign ordinance, specifically Chapters 18.60, 18.105 and 18.140 of the Pleasant Hill Municipal Code. The proposed amendments are intended to make minor corrections and clarifications, integrate references to the City’s Design Guidelines and streamline review procedures to improve administration of the ordinance. This study session will review recent

revisions made to the draft ordinance amendment since last reviewed by the Commission.

Action: No action taken as this was a study session. One member of the public spoke. The discussion focused on revisions to the City's temporary sign regulations, and various streamlining measures also were discussed. Staff will prepare ordinance amendment language based on the Commission's direction for consideration at a future meeting.

Appeal Period: Not applicable as no action was taken. Ordinance amendments are automatically referred to the City Council for final action.

- **Zoning Administrator**

*Type A Yoga – Minor Use Permit (607 Gregory Lane)* – The Zoning Administrator held a public hearing to review a request for a Minor Use Permit to approve a personal improvement service (yoga studio) use and shared parking within the center for a proposed Type A Yoga studio. The site is zoned *PPD – Precise Planned District 616*.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, April 25<sup>th</sup> at 5:00 pm.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Selected highlights of weekly activity:

*Pleasant Hill Road Residence* – Staff is in the process of working with a Texas bank on a foreclosed home on Pleasant Hill Road to resolve numerous code violations (unapproved structures, junk/debris and unapproved dwelling units). Arrangements are being made for a joint inspection of the property with Building, Planning and County Health staff.

*Smoking Regulations* – Staff is contacting businesses in shopping centers regarding smoking issues around their premises and to make them aware of the City's smoking ordinance regulations.

*Number of Tasks Completed This Week* – 61 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

## **REDEVELOPMENT**

- Downtown Meeting – Loja Group (the Downtown property owner) held a Downtown merchants' meeting this week at Jack's restaurant. This was the first merchants' meeting since completion of the Downtown in 2000. The meeting was attended by representatives of Collier's International (the property manager), Creative Arts (the new marketing manager), the City, and the Chamber of Commerce, as well as approximately 25 merchants. The purpose of the meeting was to discuss current issues and upcoming projects. The City and Chamber representatives discussed planned Downtown events and ways that merchants can participate in the events by marketing their businesses. Employee parking was discussed, as Loja has implemented some changes by painting out the previous employee parking restricted spaces and encouraging all employees to park in the parking garage. Loja is offering a "Perks 4 Parking" incentive program to encourage participation by awarding \$5 gift cards from various Downtown businesses. The meeting was well received and the merchants have decided to meet on a quarterly basis.
- Business Expo – Agency staff participated in the Business Expo event held at the Crowne Plaza on Thursday, April 14<sup>th</sup>. This event was hosted by the Pleasant Hill and Concord Chambers of Commerce. Approximately 80 businesses participated in the event. The event was well attended and was a good opportunity to provide information and resources on the types of business assistance and service that can be provided through the City's economic development efforts.