



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: August 4, 2011

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Summer Concert - The Sunset at the Lake Concert Series continues this Sunday with local favorite "Spin Out" playing rockabilly and oldies. The concert begins at 6 p.m. Food is by Pizza City and the sponsor is Pleasant Hill Coin & Jewelry Exchange.
- 50th Anniversary Events Update - The 50th Anniversary Committee recently met to make preparations for the events and activities this fall to celebrate the City's 50th birthday. Final guidelines and contest rules are being prepared for the Elementary Art Contest, Middle and High School Writing Contest, and "Day in the Life of Pleasant Hill" Photography Contest. Entry forms and details will be published in the September edition of the Outlook and on the City website. Preparations for the the Gala Dinner at the Contra Costa Country Club scheduled for Saturday, November 12th, are also well underway. Tickets for this event are expected to be on sale at City Hall on Monday, September 19th. Finally, the Open House at City Hall on Sunday, November 13th, will feature all of the contest winners, an historical Photographic Exhibit of Pleasant Hill history, an Art Exhibit, release of the 50th Anniversary Booklet and other entertainment for the general public. This event will be free and open to everyone to attend.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Recreation and Park District (320 Civic Drive) – Staff is working closely with the applicant on the demolition plan approval for the Community Center.
- YMCA (350 Civic Drive) – Plans have been submitted for initial review for demolition of the patio area and infill for useable space.

Engineering Division

- Pleasant Hill Road/Geary Road Intersection Improvement Project - Staff has received project proposals from three design consultant teams (Nichols Consulting, Harrison Engineering, and BKF Engineers) for the design of the Pleasant Hill Road/Geary Road Intersection Improvement Project. After an extensive interview process, Nichols Consulting has been selected as the top consultant team for the project. Staff will review the proposal this week with Nichols Consultant and fine tune the scope and costs prior to the item going before City Council for award. The project scope includes the installation of a new pedestrian path along the west side of Pleasant Hill Road (between Diablo View Road and Geary Road), and along the north side of Pleasant Hill Road between Camino Verde and the front of Palos Verdes Shopping Center. The project will remove the existing free right turn lane at the northwest corner of the intersection, and an enhanced landscaped median area will be constructed. The project will also provide enhanced bicycle and pedestrian access at the intersection. Project design is funded with previously secured Federal Highway Safety Grant funds and the project construction is tentatively scheduled for Summer 2012.

- Encroachment Permits Underway

Private

Streamline Plumbing – Replace sewer lateral at 104 Mc Kissick Street.

Owner – Replace/install fence on Pleasant Hill Road at 3089 Diablo View Rd.

Utilities

PG&E – Repair street light anchor at 141 Golf Club Rd.

PG&E – Repair gas lateral at 328 Skander Lane.

PG&E – Repair gas lateral at 368 Skander Lane.

PG&E – Repair gas lateral at 379 Scottsdale Rd.

PG&E – Repair gas lateral on Kathryn Dr at Linda Lane.

PG&E – Repair gas lateral at 22 Pillon Real.

Maintenance Division

- School Reopening - Staff is continuing to freshen-up the yellow pavement markings throughout the City in preparation of the reopening of the seven schools within Pleasant Hill.
- Firebreak - Staff manually cut a 30 foot firebreak in the Grayson Woods open space on Reliez Valley Road. The area is at the top of a steep slope where equipment is unable to be used.
- Decorative Median Dividers - Staff has started pressure washing the monoliths that are

in the Contra Costa medians from Boyd Road to Woodsworth Lane. This procedure will clean off the graffiti, exhaust residue, and debris that had been deposited on the decorative median dividers.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

ARC 10-018 – New Community Center, 320 Civic Drive - Hearing to consider approval to construct a new 21,950 square foot single-story community center building, to replace an existing 26,000 square foot two-story community center facility, on a 2.25 acre site. The project also includes an existing off-site shared parking facility that currently provides 201 parking spaces including five (5) handicap stalls that is proposed to be reduced to 200 spaces to comply with Americans with Disabilities Act (ADA) standards. Lastly, the new community center project would include landscape and other site improvements.

Action: Approved with Conditions of Approval. One person spoke on the item.

Appeal Period: The appeal period will end on Monday, August 15th at 5:00 p.m.

ARC 11-005, Reynoso Single Family Residence, 323 3rd Avenue South - Hearing to consider approval of a new 2,414 square foot single family one-story residence, with 126 square feet of covered porch area, and a 740 square foot attached garage. Assessor Parcel Number: 125-293-002.

Action: Approved with Conditions of Approval. No one spoke on the item.

Appeal Period: The appeal period will end on Monday, August 15th at 5:00 p.m.

PLN11-0094, 510 Contra Costa Boulevard Exterior Modifications, 510 Contra Costa Boulevard - Hearing to consider approval of exterior modifications to an existing commercial building to include relocation of glass entry doors and removal of existing storefront glass to be replaced with wood siding to match existing building siding. Assessor parcel numbers 125-050-025 (proposed site for modification), 125-050-027, and 125-050-028.

Action: Continued to the August 18th meeting date to allow the applicant to propose alternative exterior improvements. Three people spoke on the item.

Appeal Period: None since no action was taken.

- **Code Compliance**

Selected highlights of weekly activity:

Shopping Cart Services - Staff is working with City Wide Cart Inc., a shopping cart retrieval service that works with many of the stores in Pleasant Hill. The service has been working 7 days a week recently to maintain the area free of stray carts. Last Friday, 13 carts were recovered from a local creek area.

Landscape Materials - Wood chips and rock delivered to residential properties for landscape use can often be temporarily placed near a sidewalk or roadway resulting in materials spilling off-site. Staff has contacted several property owners during the past week to request that they remove any landscape materials that have spilled onto a road or sidewalk.

Vandalized Home - Staff is addressing a foreclosed home on Peggy Drive regarding vandalism, junk, debris and trash on-site. The Police Department has also visited the site to address complaints that the home is open and unsecured. The property is currently under the jurisdiction of the Superior Court pending completion of an 18 day waiting period before the personal effects of the prior resident can be removed by the bank's service company.

Abatements in progress - An extensive abatement was concluded at a residence on Hoover Avenue including removal of many vehicles, trailers, tires, junk, debris, furniture and other assorted items. Staff will continue to monitor the site.

Number of Tasks Completed This Week - 79 (including 28 investigations, 3 courtesy notices, 8 sector patrols, 3 referrals to assist other agencies/divisions and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).

- **Miscellaneous**

For the month of July, Planning staff reviewed the following applications: 19 Zoning Permits (3 new businesses, 7 commercial plan checks, and 9 residential plan checks), 11 Home Occupation Permits, 2 Temporary Use Permits, and 1 Temporary Sign Permit.