



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: August 18, 2011

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Concert by the Lake – The Summer Concert Series continues this Sunday, August 21st with a local favorites' band, Cover2Cover, playing their high-energy dance music. This concert is sponsored by Michael Harris, Dawn Block, Casey Strand Chiropractic and Dallimonti's Restaurant. Food is being provided by Mezon Azteca. The music begins at 6:00 pm but attendees are being advised to arrive early as a large gathering is expected.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Best Buy Center (3260 Buskirk Avenue) – A permit for Best Buy tenant improvements to alter the interior of the store has been issued. They are decreasing their store space by 3,022 square feet for a future tenant.
- Grayson Plaza (670 "G" Gregory Lane) – A tenant improvement permit has been issued to MJ Studio Art & Music School.
- Downtown Area (55 "A" Crescent Drive) – Tenant improvement plans have been submitted for review and approval for Togo's restaurant. This space was previously occupied by Quiznos Subs.

Engineering Division

- Grayson Road Waterline Replacement – The East Bay Municipal Utility District (EBMUD) hired contractor, Andes Construction Company, is replacing over 1000 feet of Grayson Road water pipe and valves between the Pleasant Hill Road and

Strand Avenue intersections. The contractor is using a combination of pipe bursting and open trench cut techniques to install the new water pipes. Affected local residents have been notified via flyer regarding the project and its impacts. The typical work days and hours will be Monday through Friday, 8:00 am to 5:00 pm, however, hours will be 9:00 am to 4:00 pm at the intersection of Grayson Road/Pleasant Hill Road with some variations in this schedule to allow for certain construction work to be accomplished. The contractor is working to complete as much work as possible around the Grayson Road/Pleasant Hill Road intersection prior to the surrounding public schools starting their new school year on August 30th. Motorists should expect delays, particularly when construction work is near the Grayson Road/Pleasant Hill Road intersection. Motorists are advised to use alternative routes if possible.

- FY 2010/2011 Used Oil Block Grant Annual Report – Staff has submitted the annual report for the Department of Resources Recycling and Recovery (CalRecycle) Used Oil Block Grant. The annual report identified approximately 2,000 gallons of used oil and 350 oil filters collected and recycled both curbside and at collection facilities during the fiscal year. Allied Waste provides curbside used oil and oil filter pick up as part of its solid waste collection program for Pleasant Hill residents. The charges associated with this program are then forwarded to the City for payment on a quarterly basis. In 2010, the charges were approximately \$823 per quarter. The City of Pleasant Hill has over the years applied and received the Used Oil Block Grant from CalRecycle to compensate Allied Waste for curbside oil and oil filter collection and recycling. The grant program has provided from \$5,000 to \$8,000 annually, and additional funds are used for other programs, including educational activities.
- 1964 Geary Road Soil Remediation – The Engineering Division has issued Grading Permit No. 11-GRA-08 to AEI Consultants for soil remediation at 1964 Geary Road. The work includes the removal of approximately 2,700 cubic feet of hydrocarbon impacted soil and replacement with clean engineered fill. The work is to be completed under an approved corrective action plan from the Regional Water Quality Control Board. All excavated material will be tested and disposed of at an appropriate landfill. Work is expected to begin in mid-August and be completed by October.

- Encroachment Permits Underway

Private

Andes Construction – Repair water main on Grayson Road

Apex Grading – Install new electrical conduit at 12 Paddock Court

Stone Tree – Remove tree on Gregory Lane at Moiso Lane

McFadden Construction – Install new sewer lateral at 147 Gregory Lane

Utilities

CCWD – Repair pavement at the end of Paso Nogal Court

EBMUD – Replace water service at 1017 Pleasant Oaks Drive

PG&E – Replace excess flow valve at 1078 Grayson Road
PG&E – Replace light pole on Old Quarry Road

Maintenance Division

- **Plant Watering** – Staff has started to truck water to selected medians and roadside areas to both protect the plants in the heat and to save on the water expenses. The water truck is filled with reclaimed water using the top fill at the Corporation Yard.
- **Creek Upkeep** – Staff has been meeting with several residents to discuss and outline the work required in the creeks adjacent to their property. Most of the meetings are with new residents.
- **Storm Water Interceptor** – Staff met with the project consultant from Contech Construction Products, Inc. who installed the storm water interceptor on Linda Drive. Contech wanted to show the unit to engineers from the Cities of Fairfield and Suisun and discuss the pros and cons that Pleasant Hill staff has experienced.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission (ARC)**

Exterior Modifications – Big 5 Sporting Goods (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. The project site is located in the *RB Retail Business* zone district.

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

Appeal Period: The appeal period ends on Monday, August 29, 2011 at 5:00 pm.

AT&T Wireless Facility (0 Paso Nogal Court) – Hearing to consider approval for the construction of a new 35-foot tall artificial pine tree (monopine) which is proposed to have 12 panel antennas (75” tall x 10” wide x 5.5” deep). Initially, four equipment cabinets (6’ 6” tall) are proposed to be located within a lease area approximately

20 feet wide by 30 feet deep. The equipment cabinets would be screened by a six-foot tall chain link fence with vinyl slats. Two additional cabinets are proposed, for a total of six, but would be installed at a future date. The project site is located in the *R-15 Single Family Residential* zone district. Assessor's parcel number 154-022-015.

Action: Continued to the next ARC meeting on Thursday, September 1st. Five members of the public spoke on this item and voiced concerns regarding:

- Appearance of the faux tree
- Long-term durability
- Responsibility for maintenance of the tree
- Appearance of the tree from park trail views (rather than views only from afar)
- Compatibility with the area
- Impacts to views
- Preserving the existing park experience
- Safety for people who may stray onto the property from the adjacent park
- Need for additional screening for the ground equipment

After hearing the public's concerns, the Commission also noted various concerns with the proposed project and provided the following feedback to the applicant:

- Design a tree exclusively for the site that better complements the existing environment, and ensure that the tree replicates a real tree by having accurate proportions, shape and appearance.
- Through the use of a landscape professional, add more landscaping to the site (including trees) and outside of the lease area to better screen the project from close up and distant views, and provide for a more natural appearance than the rectilinear planting plan submitted by the applicant.
- Explore options with the Pleasant Hill Recreation and Park District to add more landscaping on park property to help minimize impacts to users of the park.
- Consider relocation of the ground equipment to a less visible site on the property.
- Re-design the configuration, style and construction of the enclosure to better blend with the existing hill-top environment and screen from surrounding views.
- Provide detailed plans and photo-simulations for the proposed project that better represent what will actually be proposed for installation rather than just depicting a "typical" monopine structure.
- Ensure that long-term maintenance occurs to ensure the appearance of the project is maintained throughout the project's lifespan.

Appeal Period: Not applicable as no action was taken.

Irvin Deutscher Family YMCA Expansion (350 Civic Drive) – Hearing to consider approval of an Architectural Review Permit request for a 4,030-square-foot building

expansion and a new 37-space parking lot facility. The project site is located in the *PAO Professional & Administrative Office* zone district.

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

Appeal Period: The appeal period ends on Monday, August 29, 2011 at 5:00 pm.

Code Compliance

Selected highlights of weekly activity:

Tree Trimming/Removal – Staff responded to a complaint about trees being cut down in the Ellinwood area. Two dead trees had been removed from the complex without permit issuance. The arborist came to City Hall and verified his findings.

Wrong-Way Driver – A vehicle was observed driving in the wrong direction on Taylor Boulevard. Staff made contact with the driver and contacted the Police Department for assistance. The Police Department responded and determined that the elderly person was unable to drive safely and acted accordingly.

Abatement Costs Paid – The City's costs for completing a nuisance abatement at a residence on Pleasant Hill Road were paid in full by the property owner.

Number of Tasks Completed This Week – 43 (including 13 investigations, 1 courtesy notice, 4 sector patrols, 2 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).