



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: July 12, 2012
SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Ellinwood Center (1300 #20 Contra Costa Boulevard) – Plans have been submitted for review and approval for a Pizza My Way restaurant.
- Downtown (25 #E Crescent Drive) – Tenant improvement plans to remodel the existing T-Mobile space have been approved. Staff is waiting for approval from the Consolidated Fire District before issuing a permit.

Engineering Division

- Astound – Telecommunication Network Installation Project – The Engineering Division has issued an encroachment permit to Astound for the installation of six 1.5-inch HPDE conduits on East Vivian Drive (from Linda Drive to Peggy Drive). The scope of work includes the directional bore, manhole/junction box installation, roadway and landscape restoration. A portion of this work will include boring underneath Contra Costa Boulevard. This directional boring of the conduit is being performed as part of the Astound Phase 2 installation of broadband optical fiber network. The work began on July 11th, with paving restoration and slurry work to follow.
- Roadside Emission Testing – The California Department of Consumer Affairs (DCA) conducted a roadside vehicle emissions survey on Wednesday, July 11th. The survey was located on northbound Pleasant Hill Road (between Westover and Taylor) from 8:00 am to 3:00 pm.

The DCA will be gathering data from over 300 locations throughout the State to measure the effectiveness of California's smog check program. The survey tests vehicles on a treadmill-like device called a dynamometer, which simulates driving conditions and measures hydrocarbon, carbon monoxide and nitrogen oxide levels. Vehicles are tested for research purposes only, and there will be no repair requirements for vehicles that fail. The test procedure lasts approximately ten minutes.

- Bay Area Trash Capture Project – The City of Pleasant Hill has received \$36,547 in grant monies from the Association of Bay Area Governments (ABAG) to install small trash capture devices in many of Pleasant Hill's local storm drains. These devices will capture debris and pollutants prior to entering the storm drain system. The Engineering and Maintenance Divisions worked closely with ABAG's approved vendor, Revel Environmental Manufacturing, Inc. (REM), to select 60 storm inlet locations on Contra Costa Boulevard, within the Downtown Area, and on certain residential streets that will benefit the most from the small trash capture device. These locations were selected as they are high pedestrian traffic areas with the potential for a lot of trash or debris. The Engineering Division has issued an encroachment permit to REM to begin the installation of these devices. Downtown Area installation will be performed between 12:00 am to 6:00 am in order to minimize impacts to businesses; Contra Costa Boulevard and residential work will be performed during normal work hours. Work started on July 11th and is scheduled to be completed by the end of the month.
- Encroachment Permits Underway
 - Devengenzo Co.* – Restoring sanitary sewer at 23 Bruce Court
 - Arrow Construction* – Installing new fiber wiring in manholes for AT&T at Oak Park Boulevard and Pleasant Hill Road
 - Advanced Trenchless, Inc.* – Restoring sanitary sewer at 405 Soule Avenue
 - Lakeview Construction* – Replacing HVAC units at 15 Crescent Drive
 - AT&T* – Placing fiber at Gregory Lane and Contra Costa Boulevard

Maintenance Division

- Sand/Oil Separator – Work has begun on the sand/oil separator replacement within the Corporation Yard. This unit acts like a filter and collects the solids from the vehicle wash rack area before the water enters the sanitary sewer. The original filter/separator was a 100-gallon unit and was rated too small by the Contra Costa County inspectors. The new 1,000-gallon unit will meet the requirements and reinstate a "green business" status. The unit should be in place and fully operational by next week.
- Hazardous Material Spill – Staff responded to a hazardous material spill at the intersection of Monument Boulevard and Buskirk Avenue, which was called in by the Police Department. The substance turned out to be chlorine tablets used for pool clean-

up. The tablets and residue were cleaned up before they could reach the storm drain system.

- Median Clean-Up – Staff has completed the median renovations on the Monument Boulevard triangle between the 680 North on-ramps. New plants were installed and the irrigation system is being fine-tuned to minimize water waste.

Planning Division

- **Planning Commission**

Oasis Christian Fellowship Church Expansion – 12-Month Time Extension (2551 Pleasant Hill Road) DP10-005, UP 10-014 & VAR 11-002 – The property owner is requesting a 12-month time extension of Development Plan DP10-005, Use Permit UP10-014 and Variance VAR 11-002, which was previously approved by the Planning Commission to allow for the expansion of the existing Oasis Christian Fellowship Church. (Assessor’s Parcel Number 150-101-012.)

Action: Approved. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, July 23, 2012 at 5:00 pm.

Sprint Wireless – Conditional Use Permit (559 Contra Costa Boulevard) PLN 12-0148 – Public hearing to consider approval of a Use Permit to allow for the modification of an existing roof-mounted Sprint wireless communication facility use. The proposed modifications would consist of: 1) replacement of three of the six existing panel antennas and removal of the other three antenna panels; 2) installation of six new RRU’s (remote radio units); and 3) installation of new associated support equipment (all support equipment to be placed within commercial building). In addition, two of the three existing sectors would be relocated on the roof-top and accommodate one antenna panel each. A Use Permit is also required to address the applicant’s request for the following exceptions to the ordinance: 1) location of the wireless communication facility within an airport safety zone (Buchanan Airfield); and 2) a reduction in the required setback for roof-top antennas from the edge of the roof. The project site is located in the *RB-Retail Business* zoning district. (Assessor’s Parcel Number 125-250-021.)

Action: Continued to August 14, 2012 so that the applicant can provide information regarding additional propagation (signal coverage) maps, antenna design specifications and an alternative site analysis. In addition, the Commission requested the applicant to have a Radio Frequency (RF) Engineer present at the August 14th public hearing to provide technical information. No members of the public spoke.

Appeal Period: Not applicable.

Jaguar Billiards – Minor Use Permit (508 Contra Costa Boulevard #L1 & L2) PLN 12-0195 – Public hearing to consider approval of a minor Use Permit to allow a commercial recreation and entertainment use (billiard/pool hall) within an existing building. The applicant proposes to establish a pool hall with up to seven pool tables. Proposed hours of operation would be from 2:00 pm to 10:00 pm daily. The applicant also operates the karaoke establishment adjacent to the proposed pool hall use and is proposing to internally connect the new pool hall with the existing adjacent karaoke facility. The project site is located in the *RB-Retail Business* zoning district. (Assessor’s Parcel Number 125-050-028.)

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

Appeal Period: The appeal period will end on Monday, July 23, 2012 at 5:00 pm.

- **Zoning Administrator**

No meeting scheduled.

Substantial Conformance Determination for Minor Changes to the Approved Operational Plan for Use Permit (PLN 11-0122) for a Personal Improvement Service Use (Yeung Tutorial Center) in the PAO District at 380 Civic Drive – Request to the Zoning Administrator to determine that several minor changes to the approved operational plan for the Yeung Tutorial Center can be found in substantial conformance with the original approval. Specifically: 1) the hours of operation are proposed to be revised from 3:30 pm to 8:00 pm on Monday through Friday to 9:00 am to 8:00 pm on Monday through Friday, while the weekend hours would remain unchanged (9:00 am to 1:00 pm); 2) the ages of students attending the tutorial center are proposed to be revised from 12-18 years old to 2-18 years old; and 3) The maximum number of persons allowed at the facility during peak operational hours (3:30 pm to 5:30 pm, Monday through Friday) would remain limited to a total of ten persons (including students and employees for both Mr. Yeung and Ms. Highland’s tutoring services at the facility).

Action: The Zoning Administrator determined that several proposed changes to the operational plan for the Yeung Tutorial Center are in substantial conformance with the original use permit approval (Use Permit PLN 11-0122).

Appeal Period: The appeal period will end on Monday, July 23, 2012 at 5:00 pm.

- **Architectural Review Commission**

Zachary’s Chicago Pizza Exterior Modifications and New Signage (140 Crescent Drive) PLN 12-0237 – Public hearing to consider a request for approval of exterior building improvements, including a new outdoor seating area, new façade treatments (building colors, awnings, exterior materials, etc.), landscape alterations (including

removal of one Liquid Amber tree) and new signage. An increase in building square footage is not proposed. (Assessor's Parcel Number 150-300-012.)

Action: Approved with conditions. The Commission also requested that the applicant study the feasibility of adding a window on the east elevation of the tenant space.

Appeal Period: The appeal period will end on Monday, July 16, 2012 at 5:00 pm.

- **Code Compliance**

Selected highlights of weekly activity:

Hazardous Materials Training – Staff recently completed the necessary Police Officer Standards and Training (POST) approved training to receive certification as a Hazardous Materials Investigator.

Grayson Creek Dumping – City staff and County Hazardous Materials team members responded to Grayson Creek where an unknown reddish-brown substance was dumped into the creek and was visible between the Chilpancingo Bridge and Second Avenue South. The waste was tested and is believed to be a deck stain material of unknown origin. Four 55-gallon drums containing an unknown white crystalline powder (which was later determined to be a household soap powder) were also observed near the creek. Dumping of any of these materials into the creek is a violation of water quality regulations. The origin of these materials remains under investigation.

Mayhew Lane Dumping – City staff and County Hazardous Materials team members also located two 55-gallon rusted out drums containing unknown substances on Mayhew Lane. County staff removed the drums and transported them to a waste site for appropriate disposal.

Construction Noise – Staff responded to complaints regarding construction noise at Sequoia Middle School. Contractors were starting work at 6:00 am and 7:00 am. The contractors were advised of allowable work hours as specified in the City's noise ordinance (7:30 am to 7:00 pm).

Number of Tasks Completed This Week – 67 tasks completed (including 42 investigations, 6 sector patrols, 1 referral to assist other agencies/divisions, 2 vehicle abatements, and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).