



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: June 3, 2010

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Oak Creek Plaza (2642 Pleasant Hill Road) – Plans have been reviewed and approved and a permit is ready to be issued for the Zen Restaurant tenant improvements.
- Pleasant Hill Police Department (330 Civic Drive) – Painting, T-bar (suspended) ceiling, and trim work are continuing with carpet installation scheduled to start by the end of this week.
- Five Guys Burgers & Fries (100 “A” Crescent Drive) – Plans have been approved for Five Guys Burgers & Fries (former Fat Burger tenant space) and a permit has been issued to begin the tenant improvements.
- Jack’s Restaurant and Bar (600 “A” Crescent Drive) – The steel frame for the entry canopy is being installed and the Garden Room is under construction for Jack’s Restaurant and Bar in the former Left Bank tenant space.

Engineering Division

- Night Construction Activity on Oak Park Boulevard – As part of the County’s Iron Horse Trail/Treat Boulevard Bridge Overcrossing project, the contractor will be transporting two large pre-assembled bridge deck sections between the County’s staging area (old Oak Park School Site) near the intersection of Oak Park Boulevard and Monticello Avenue to the project construction site at the intersection of Treat Boulevard and Jones Road. The “extra-wide” load transport will take place between

5:00 pm and 6:00 pm on June 5th, and the two semi-trucks (with pilot cars) will utilize Oak Park Boulevard and Oak Road to transport the deck sections to the project site.

- Contra Costa Boulevard Pavement Rehabilitation Project – The City secured \$842,000 for this project through the American Recovery & Reinvestment Act (ARRA), and most of the work was completed last summer. Since the project was completed under budget, the savings has been allocated to provide for needed change-order pavement work. The paving work will be scheduled during nighttime hours (9:00 pm to 6:00 am) to minimize impact to motorists and businesses. One night of paving work is scheduled for Thursday, June 10th and will include pavement grinding, pavement repairs and traffic control. The work limits are between Golf Club Road and Chilpancingo Parkway, with the majority of work occurring in the northbound outside (closest to the curb) lane. The City’s contractor will be notifying adjacent businesses in advance (by flier) regarding the work activities; any public facilities to be temporarily closed will be posted on barricade signs 48 hours in advance of closure; and door hanger notices will be distributed regarding access issues that are specific to business properties. Minor delays are expected, but one lane of traffic in both directions will be open at all times.
- Night Work on Sherman Acres 2 Water Pipeline Project – The Contra Costa Water District’s (CCWD) contractor, California Trenchless, has substantially completed the installation of new water mains throughout the neighborhood and is currently replacing a section of pipeline within the Pleasant Hill Plaza shopping center off of Contra Costa Boulevard (CCB). The pipe work within the shopping center requires nighttime work (on June 1st and June 7th) with traffic control set up along Contra Costa Boulevard limiting access at the Plaza’s CCB/Woodsworth Lane entrance. CCWD provided advance notification by construction flier to affected property owners, residents and tenants. Additionally, emergency services, such as Police and Fire Department, were notified of the night construction work.
- Encroachment Permits Underway

Utilities

AT&T – Replace damaged vault at 1690 Contra Costa Boulevard

AT&T – Replace damaged fiberglass pad at 2250 Contra Costa Boulevard

EBMUD – Repair water service at 784 Charlton Drive

PG&E – Replace switch on utility pole at intersection of Boyd Road and Pleasant Hill Road

Maintenance Division

- Farmers’ Market Banners – New banners were installed throughout the City this past week to advertise the new location of the Farmers’ Market on Crescent Drive in front of the Century 16 Theatre in downtown Pleasant Hill. The market opened on May 1st and will continue to be held on Saturdays until November 20th.

- Tree Removal – Two 15-foot tall Liquidambar trees were removed in the landscape medians located on Woodsworth Lane and Contra Costa Boulevard. These City-owned trees were in severe decline due to decay, and replacement trees have been planted nearby.

Planning Division

- **Architectural Review Commission**

Oak Brook Condominium Complex Site Improvements (1-28 Oak Brook Place) –

The applicant is requesting review and approval of site improvements that include a color change to existing residential buildings, new landscaping and tree removal/replacement. In addition, the Commission is also requested to accept the Categorical Exemption pursuant to Section 15301 (Class 1) of the State Guidelines for Implementation of CEQA (California Environmental Quality Act) as the project is limited to minor alterations (color change and new landscape) to an existing residential development. As a result, it would not have a significant impact on the environment. The Commission approved the landscape and tree removal elements of the request but continued the building color change request to a later meeting date with direction to the applicant to modify the submittal and provide additional information. No members of the public spoke on this item.

Action: Approved with Conditions.

Appeal Period: The appeal period will end on Monday, June 14th at 5:00 pm.

Sign Ordinance Amendments (City-Wide) – The Commission held a study session 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. The Commission continued the study session to June 17, 2010.

Action: No action taken since it was a study session.

Appeal Period: Not applicable.

- **Zoning Administrator**

Barentsen Reasonable Accommodation Request (309 Mercury Way) – The Zoning Administrator approved administratively (no hearing required), with conditions, a reasonable accommodation request to allow conversion of one space within an existing three-car garage to a bedroom resulting in a non-conforming interior garage

width dimension of 18 feet, 4 inches, where 20 feet is required for single-family residences. The accommodation was granted on behalf of a disabled person who resides at the above address. The Zoning Administrator determined that the project is categorically exempt pursuant to 15301 of the State Guidelines for the Implementation of CEQA, which consists of operation, maintenance, permitting, licensing, etc., of existing private structures involving no expansion of use beyond the existing use as the site will remain as a single-family residence. The project site is located in the R-10 Single Family Residential zoning district.

Action: The permit was approved with conditions.

Appeal Period: The appeal period will end on Monday, June 14, 2010 at 5:00 pm.

- **Code Compliance**

Selected highlights of weekly activity:

Political Signs – Staff continues to follow up on unauthorized placement of signs and request the cooperation of the applicable organizations.

Weed Abatement – Staff is successfully implementing a new courtesy door hanger requesting residents to trim any high weeds in their front yards. The Fire Protection District also started their weed abatement program on June 1st and will be making contacts with the owners of large fields and some residential properties in regards to abatement issues.

Playa Azul Restaurant (1428 Contra Costa Boulevard) – The concern about an accumulation of trash and debris at the rear of the facility has been addressed.

Neighborhood Cleanup – Ongoing follow up is occurring, particularly in areas surrounding Marta Drive and Santa Lucia Drive, to monitor cleanup of front-yard junk, debris, vehicles and weeds.

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).

- **Miscellaneous**

Permits Reviewed – For the month of May, Planning staff reviewed and approved the following applications: 7 Home Occupation Permits, 6 Temporary Sign Permits, 1 Temporary Use Permit, and 18 Zoning Permits (1 new business application, 5 commercial tenant improvements and 12 residential plan checks).

Tree Removal Permit (1893 Eloise Avenue) – Staff reviewed an application to remove a large "Tree of Heaven" (*Ailanthus altissima*) measuring approximately 40-inches in diameter at two feet above grade. According to a submitted arborist report, the tree is a non-native, grows rapidly, is highly invasive and is short lived (rarely living more than 50 years). The tree has damaged the neighbor's hardscape and uplifted their fence. City staff conducted a site visit and agreed with the arborist's statement that the tree should be removed due to its highly-invasive root system and the limited planting area. Staff also notified residents within a 300-foot radius of the property, inviting any comments regarding the application prior to making a final decision on the permit request. Two residents contacted Planning staff in support of the removal of the tree. Staff has since decided to approve the request. As part of the permit, staff has required that two 15-gallon replacement trees be planted elsewhere on the property.