



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: September 16, 2010

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Chamber of Commerce Candidates Night – This Chamber-sponsored event will be held next Wednesday, September 22nd, in the City Council Chambers. The five Pleasant Hill City Council candidates will appear in a forum moderated by Lisa Vorderbrueggen, Contra Costa Times Political Editor. The forum will be videotaped and posted on the City's website. It will also be broadcast on Comcast Channel 26 on September 24th at 5:00 pm and September 26th at 7:00 pm.
- Candidate Roundtable Discussion – The City Council candidates also participated recently in a roundtable discussion recorded at the Contra Costa Television studio. This 30-minute roundtable was moderated by Lisa Vorderbrueggen and sponsored by the League of Women Voters of Diablo Valley, Contra Costa Times, Contra Costa Council, Contra Costa TV, Contra Costa Elections Department and SCHOLLAR-OLLI at Cal State East Bay. The roundtable will be broadcast on Comcast Channel 26 on three consecutive Saturdays (September 25th, October 2nd and 9th) starting at 4:30 pm. The program can also be viewed on the Contra Costa Times website: www.contracostatimes.com/politics-government. To view, click on the right arrow next to the three small videos until the "Pleasant Hill City Council" appears, then click on the video.
- Community Service Day – The 6th Annual Community Service Day will take place on Saturday, September 25th beginning at 7:30 am at Pleasant Hill Park. The Pleasant Hill Lions Club will serve a pancake breakfast to all participants, and the first 600 volunteers to sign up will receive a free commemorative T-Shirt (the color is Cardinal Red this year). A total of 24 projects have been registered. To sign up as a volunteer for any of these projects, go to www.pleasant-hill.net/csd and use the online registration form.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Fire Damage (704 Falls Court) – The Building Division was notified of a house fire at this address. Building staff has been working with the home owner and contractors to help with the needed plans for reconstruction of the fire-damaged areas.
- ACU Wellness Center (2261-D Morello Avenue) – Final approval has been issued by the Building Division and Fire Protection District for the tenant improvements completed to accommodate the ACU Wellness Center.

Engineering Division

- 2010 Street Resurfacing Repair Project – Alaniz Construction commenced pavement repairs on Thursday, September 16th, along Pleasant Hill Road from Taylor Boulevard to Gregory Lane. Pavement repairs will follow on Contra Costa Boulevard, Putnam Road, Geary Road, Oak Park Boulevard, Taylor Boulevard and Boyd Road. Work is expected to be completed by October 1st. The pavement repairs consist of the removal and replacement of structurally-deficient areas in the roadway.
- Contra Costa Water District (CCWD) – Morello Avenue Water Line Break – A CCWD eight-inch main water pipe broke in the early morning hours of Tuesday along Morello Avenue north of Viking Drive. About 30 residential services were interrupted and portions of the street were closed around the area where the break occurred. CCWD set up a by-pass water supply to provide temporary water service to the impacted residences. CCWD has replaced the broken pipe, temporarily backfilled the excavated area and temporarily paved the area. A large portion of the street was damaged due to the volume of water released from the broken pipe. Engineering Division staff and CCWD will meet to identify both the scope and extent of permanent street restoration required as a result of the pipe breakage.
- Diablo Vista Water System (DVWS) Board Meeting – The DVWS Board held a special meeting on Wednesday, September 8th to interview two candidates for the open positions of Dispatcher/Secretary and Staff Engineer. Leslie Scatena was offered the position of Dispatcher and Board Secretary; she has over 33 years of experience as an executive assistant and customer service representative with Bank of America. Phil Williamson was offered the position of Staff Engineer; he is currently a project manager with the Port of San Francisco and has been working with the Port since 1996. Both candidates live within the DVWS boundaries, meet the position qualifications and have accepted offers of employment. Staff is currently working with the candidates to complete the necessary documents to work as contract employees for the DVWS.

- Encroachment Permits Underway

Private

R K L Builders Inc. – Replace sidewalk at 570 and 576 Kiki Drive

Owner – Replace driveway entrance and AC plug at 120 Belle Avenue

Utilities

Diablo Vista Water System – Repair canal water line at 374 Boyd Road

AT&T – Install conduits, place and splice cables in manholes at various locations

Maintenance Division

- Annual Creek Clean Up – Over 300 property owners located along the major creeks and drainage ditches received a letter in mid-July reminding them to remove trash, debris and overgrown vegetation from the creek systems. The letter stated that all cleanup work was to be completed by the end of August. Creek inspections have been done by Maintenance staff, and it was noted that over 35 locations had not been completed. A second letter has been sent to these property owners explaining the importance of thoroughly removing any items that may inhibit water flows during the coming winter storm season. The second letter gives the property owners until October 15th to complete their work or an abatement procedure may be enforced. Overall, the creek inspections noted an improvement from prior years and that good housekeeping practices were being followed to keep the creek and storm drainage systems functioning properly.
- Street Light Damaged – An automobile insurance company contacted the Maintenance Division to report that a client had damaged a City-owned street light pole located on Golf Club Road. A private electrical contractor was hired by the City to repair the street light, and the bill for repairs will be forwarded to the insurance company for reimbursement to the City.

Planning Division

- **Planning Commission**

T-Mobile Wireless – Use Permit for Wireless Telecommunications Facility (321 Golf Club Road) (Continued from August 24, 2010) – The applicant requested a use permit to install nine antennas and nine amplifiers on a proposed 80-foot tall monopine and equipment cabinets in a new equipment enclosure at Diablo Valley College. The project site is located in the *R-7 Single Family – 7,000 square foot lots* zoning district.

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

Appeal Period: The appeal period will end on Monday, September 27th at 5:00 pm.

Pleasant Hill Recreation and Park District – Tree Removal Request (2050 Oak Park Boulevard) (Continued from August 24, 2010) – The applicant is requesting to remove six trees from an existing park site. The trees proposed to be removed include two Stone pines, three Aleppo pines and one Elm tree. The project site is located in the *R-10 Single Family – 10,000 square foot lots* zoning district.

Action: The item was heard and continued to September 28th for clarification regarding the specific trees involved in the request. No members of the public spoke.

Appeal Period: Not applicable.

Rodgers Ranch Tree Removal Request (315 Cortsen Road) – The applicant is requesting a tree removal request to remove a eucalyptus tree (*Eucalyptus globules* – blue gum tree), approximately 49-inch diameter and 85 feet tall, from the historic Rodgers Ranch site. The project site is located in the *Planned Unit Development (PUD) 591* zoning district.

Action: The item was continued without discussion to September 28th.

Appeal Period: Not applicable.

Study Session Regarding In-N-Out Burger Restaurant (3195, 3131 and 1531 Oak Park Boulevard) – The applicant requested the Commission hold a study session on a proposed 3,750 square foot In-N-Out Burger restaurant with a drive-thru. The project site also includes the area of the adjacent Black Angus restaurant and an adjacent existing vacant commercial building. The combined site encompasses 2.51 acres. The project would include a reconfigured shared parking lot, to be used by both the new and existing restaurants. In addition, the project proposes removal of a currently-vacant 3,070-square-foot building adjacent to the Black Angus restaurant to provide for additional parking and landscaping. The project site is located within the *RB-Retail Business* zoning district.

Action: No action was taken as this was a study session item. About 40 members of the public spoke expressing concerns about the project related to traffic, noise, odors, glare, crime, drainage, tree removal, owl nesting, health issues related to project emissions, cut-through traffic through adjacent residential neighborhoods, compatibility with adjacent uses, parking, screening and hours of operation. In-N-Out representatives presented several alternative site designs and discussed methods of addressing the public concerns. Representatives from the City of Walnut Creek (Planning & Engineering) also attended and presented comments regarding the project. The Planning Commission continued its consideration of this item to September 28th.

Appeal Period: Not applicable.

- **Zoning Administrator**

First Church of Religious Science – Minor Use Permit (395 Civic Drive, Suite G & H) – This was a public hearing to review a request for a Minor Use Permit to approve a religious assembly use in a 2,379-square-foot tenant space located in an existing office building. The site is zoned *PAO Professional and Administrative Office*.

Action: The permit was approved with conditions. No one from the public spoke on the item.

Appeal Period: The appeal period will end on Monday, September 27th at 5:00 pm.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Selected highlights of weekly activity:

Election Campaign Signs – Staff responded to a number of reports concerning political signs for the upcoming elections in November and is addressing each one to ensure compliance with ordinance requirements.

Collins Drive – Staff is currently working on issues regarding a residence on Collins Drive that has had a history of numerous abatement activities for issues involving unsightly conditions, vehicle repairs, vectors and related matters. Currently, the homeowner is cooperating with staff to resolve the latest concerns.

Number of Tasks Completed This Week – 33 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities). Note: Staff was in training for three days during this period.

- **Miscellaneous**

St. Theresa's Retreat Update (2059 Pleasant Hill Road) – The applicant recently made a submittal for a building permit to implement the project. Based on the submittal and proposed modifications to the site, staff requested additional information and noted that an Architectural Review Permit will be required prior to further consideration by the Planning Division on the building permit request. As of this time, the applicant has not submitted the required additional information (i.e., revised site plans, accessory structure and fence details, and acoustical information) to the City. Further processing of the project cannot continue until this information is received.