



M E M O R A N D U M

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: March 10, 2011

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Successful E-Waste Collection at the Pleasant Hill Library – The Green Zone at the Pleasant Hill Library sponsored an e-waste recycling event on Saturday, March 5th and collected over 2,700 pounds of electronics. The e-waste company, in partnership with the library for the event, was overwhelmed by the volume of materials and had to bring in a much larger truck to haul the electronics away. Due to the success, the Library is now planning to host an e-waste event on a quarterly basis in conjunction with the Friends of the Library book sales.
- Composting Workshop in the Community Room – The City is hosting its second home-composting workshop of the year on Tuesday, March 22nd at 7:00 pm in the large Community Room at City Hall. These workshops continue to have full capacity attendance as residents are eager to compost food scraps and yard waste at home. In addition, residents who attend a workshop are able to purchase composting bins at discount prices. There are still several spaces available for this workshop and sign ups can be done online at www.pleasant-hill.net/compost or by calling Annette Kaufmann at (925) 671-5265.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Christ the King Church (195 Brandon Road) – A permit has been issued to build an outdoor amphitheater on the school grounds.
- Jehovah's Witnesses (799 Grayson Road) – A permit has been issued for the Kingdom Hall entryway to be changed to a glass-block wall installation.

Engineering Division

- Federal Highway Safety Improvement Program (HSIP) Grant Award – Staff recently secured \$533,000 in Federal Highway Safety Improvement Program Grant funding to construct intersection improvements at the Contra Costa Boulevard (CCB) and Viking Drive intersection. The project scope consists of the replacement of the existing traffic signal, the restriping of vehicle lanes near the intersection to accommodate a new bike lane along CCB, new Americans with Disabilities Act curb ramps, and the reconstruction of the existing curb return at the southwest corner of the intersection. The total improvement cost at the CCB/Viking Drive intersection is estimated at \$684,000, and the improvements will be designed and constructed as part of the previously-approved Contra Costa Boulevard Improvement Project (Chilpancingo Parkway to Viking Drive), tentatively scheduled for Summer 2012 construction.
- Christ the King Amphitheater – Engineering has issued a grading permit for the proposed outdoor amphitheater at 199 Brandon Road. The amphitheater is located at the southwest corner of the site, adjacent to the existing parking lot and sports courts, and will have a seating capacity for 208 people. Additional site improvements include a stage area, picnic tables and walkways. The site will also be designed to store additional stormwater runoff on site, so the potential flooding impact to adjacent properties is minimized. Mass grading is scheduled to begin soon and be completed within a week. Construction of the amphitheater and related site improvements will take approximately one to two months.
- Encroachment Permits Underway

Private

Owner – Install outdoor seating at 35F Crescent Drive (Mazza Grill)

Roto-Rooter – Repair sewer lateral at 1949 Carolyn Drive

Utilities

PG&E – Repair gas line at 1679 Mary Drive

PG&E – Repair gas line at 7 Bristol Court

PG&E – Repair gas line at 100 Random Way

PG&E – Repair gas line on Cortsen Road at Waterberry Drive

EBMUD – Replace valve on Grayson Road at Pleasant Hill Road

EBMUD – Repair water main at 100 Random Court

Maintenance Division

- Arbor Day Volunteers – Nine members of the Paul Mitchell Cosmetology School in Pleasant Hill (100 Crescent Drive) assisted the City Maintenance staff in planting trees and shrubs as part of a joint recognition of Arbor Day in California (March 7, 2011). Arbor Day is the start of a weeklong event that recognizes the importance of

trees in our community. The one-day project involved the volunteers doing soil preparation, digging and planting small shrubs and trees, installing irrigation lines, fertilizing and finishing with applying a mulch to cover the new plantings. California native Oak trees were planted along with climate-appropriate shrubs and irrigation systems that will thrive in Pleasant Hill. A big thank you to the Paul Mitchell Cosmetology School Volunteers!

- **Recycled Water** – A new recycled-water meter is being installed by Central Contra Costa Sanitary District on Old Quarry Road near the intersection at Golf Club Drive. This new recycled-water meter will serve the landscape on the road side as well as the center median. The potable-water meter currently used will be disconnected once the project is completed. The use of recycled water for landscaping purposes is beneficial in that it is readily available at a reduced cost (saving approximately 30% over potable water).

Planning Division

- **Planning Commission**

Tentative Tract Map – Time Extension, Price Lane Subdivision (118 Price Lane) – The property owner was requesting a two-year time extension for Tentative Tract Map TTM 05-002 which was originally approved to create five new parcels on a 1.02-acre parcel. The five proposed parcels range in lot area from 7,004 to 7,709 square feet. The gross lot area ranges from 7,483 square feet to 9,909 square feet. One parcel is proposed to have direct access off of Price Lane, while the other four parcels will have access off of a private driveway from Price Lane.

Action: Approved the two-year time extension. One member of the public spoke.

Appeal Period: The appeal period will end on Monday, March 21st at 5:00 pm.

VAR 10-004 & MS 01-075, Roche Accessory Structure Size & Paved Driveway Variance & an Amendment to a Minor Subdivision (1671 Stanmore Drive) – A public hearing was conducted to consider approval of a Variance to allow a detached garage to exceed the 600-square-foot maximum size limitation for detached accessory structures prescribed by Section 18.20.050.A by 159 square feet and to allow construction of a driveway with a decomposed granite surface where Section 18.55.150.A provides that driveways in residential districts shall be paved. The Commission was also requested to approve an amendment to Minor Subdivision MS 01-075 (Tentative Tract Map 8471) to remove the limitation on the allowed number of accessory structures on this parcel. The project site is located in the *R-7 Single Family, 7,000 sq. ft. lots* zoning district.

Action: Approved with conditions. Two members of the public spoke.

Appeal Period: The appeal period will end on Monday, March 21st at 5:00 pm.

Review of Annual Housing Element and General Plan Implementation Report and Adoption of a Resolution Recommending Acceptance of the Report by the City Council – Annual report on the status of implementation of the General Plan, including the Housing Element, for review and recommendation for approval prior to transmittal to the State Department of Housing and Community Development as required by Government Code Section 65400. This update included a report on the status of various programs contained with the current General Plan, including the status of the Housing Element update.

Action: Adopted a resolution recommending the City Council accept the annual report and authorize transmittal to the State Department of Housing and Community Development.

Appeal Period: Not applicable. This item will be considered by the City Council on March 21, 2011.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Selected highlights of weekly activity:

Miscellaneous Abatements – Code Compliance, Building and Police Department staff, together with County Animal Control, conducted an inspection at a residence at the north end of Pleasant Hill Road to address piles of trash and debris. The home was determined to be uninhabitable and abatement was initiated.

Staff is working on an abatement of large quantities of miscellaneous junk, debris and several non-operational vehicles in the Twinview area of the City.

Staff also is following up on complaints regarding non-operational vehicles and miscellaneous junk at a residence on Marta Drive.

Staff is following up with owners of vacant commercial property on Contra Costa Boulevard to ensure that obsolete signage for businesses that no longer exist on site is being removed as required by the sign ordinance.

Number of Tasks Completed This Week – 60 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

T-Mobile Wireless Antenna Architectural Review Permit ARC 10-005 (1432 Contra Costa Boulevard) – The Architectural Review Commission (ARC) reconsidered this application at last week’s meeting and approved a revised screening proposal for the telecommunication’s facility that would include a single radome canister (15 feet in height and eight inches in diameter) to screen the antennas. The ARC also directed that the radome canister be painted to blend in with the sky, rather than to complement the existing colors of the building. The previous appellant, Cardoza properties, indicated this week that they remain opposed to the project as revised and will appeal the ARC’s action to the City Council. The appeal will be heard by the City Council in April.

Tree Removals – One 30-inch diameter Raywood Ash tree at 5 Sheryl Court was approved for removal.

REDEVELOPMENT

- Downtown Summer Music Concerts – Agency staff met with Loja’s Downtown property manager and new marketing consultant to discuss plans for a new Summer Music Concert series. The Agency will work with Loja and its consultant to plan the musical entertainment, advertising and promotion of the concert series. Jack's Restaurant & Bar has also expressed an interest in sponsoring a portion of the event.
- Economic Development Committee – Agency staff is contacting several commercial real estate brokers to invite them to the next meeting of the City's Economic Development Committee meeting to discuss their experiences in "doing business" in Pleasant Hill.
- East Bay Business Resource Guide – Agency staff is working with East Bay Economic Development Alliance to update information and photos of Pleasant Hill for the East Bay Business Resource Guide.
- ThinkContraCosta Campaign – Agency staff has met with economic development representatives from central Contra Costa County cities to discuss marketing strategies for the 2011 ThinkContraCosta campaign to promote the central county as a shopping/dining/recreation/entertainment region.
- Mazza Grill – Agency staff has been working with the owner of Mazza Grill to obtain an encroachment permit for the placement of the outdoor planter pots that will be used in the outdoor patio seating area for the restaurant. SZFM Design Group has also recommended

plantings and placement of the planter pots to help create a unique outdoor dining environment for this restaurant. Planter pots were placed on site on Friday, February 25th and plantings should be completed this week.

- Local Shopping Promotion – Agency staff has met with a resident and business volunteer, both whom are interested in helping promote local shopping in Pleasant Hill. Agency staff is currently exploring the 3/50 Program. This program promotes local shopping by encouraging residents and visitors to spend at least \$50 monthly at three local retail businesses.