



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: July 28, 2011  
SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- 50<sup>th</sup> Anniversary Celebration & Program – The 50<sup>th</sup> Anniversary Committee continues to plan for the November weekend celebration which will include a Gala Dinner at the Contra Costa Country Club on Saturday, November 12<sup>th</sup> and an Open House at City Hall on Sunday, November 13<sup>th</sup>. The next meeting of the Committee is at 7:30 pm on Wednesday, August 3<sup>rd</sup> in the Large Community Room at City Hall.

The Open House will include an Historical Photographic Exhibit covering the past 50 years in Pleasant Hill; an Art Exhibit by the East Bay Artists Guild; a display of the winners of the Art, Writing & Photographic contests conducted during September and October; the release of a 50-Year Historical Booklet; and other entertainment for all attendees. Tickets for the Gala Dinner will go on sale in September at City Hall. Next week, 50<sup>th</sup> Anniversary banners will be installed in the lobby area of City Hall, and a preview of the historical exhibit will be shown in the display cases at City Hall.

- Downtown Plaza Concerts – The next Concert in the Downtown Plaza will be held on Thursday, August 4<sup>th</sup> from 6-8 pm. Music will be provided by the Jessica Caylyn Band playing contemporary country rock. The concerts have been growing in popularity as the series moves into the final four concerts of the season.

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- County Square (510 Contra Costa Boulevard) – A demolition permit has been issued for the interior space and adding a demising wall for a future tenant.
- County Square – Big 5 Sporting Goods (510 Contra Costa Boulevard) – Tenant improvement plans have been submitted to review and approve a Big 5 Sporting Goods store. The previous tenant was County Square Market.

- Ellinwood – Willowbrook Condominiums (637 Stonebridge Way) – A building permit has been issued to the 228-unit condominium complex to convert the existing clubhouse into a leasing office and enclose the existing open, covered area into office space.
- Recreation and Park District (147 Gregory Lane and 233 Gregory Lane) – A building permit has been issued to construct the new Senior Center (22,578 square feet) and the new Teen Center (6,937 square feet).
- Safeway (707 Contra Costa Boulevard) – A demolition permit has been issued for the interior of the building (formerly known as Mervyns) for a new Safeway store.
- New Residence (2913 Putnam Boulevard) – Plans have been submitted to review and approve a new two-story residence (3,682 square feet of living space and 526 square feet of garage). The original house (2,154 square feet) was demolished in April 2008.

### **Engineering Division**

- Oak Park Boulevard/Patterson Boulevard Intersection Improvement Project – Staff has issued a Notice to Proceed to Steiny and Company, Inc. to begin the construction of the Oak Park Boulevard/Patterson Boulevard Intersection Improvement Project. The first phase of work will include: new storm drain pipe installation and drainage inlets, new sidewalks, ADA curb ramp installation, paving work and new foundations for future traffic signal poles. Pending signal pole delivery, a second phase (anticipated to begin in September) will complete the signal pole installation, pavement resurfacing and final striping. Earlier this week, Steiny and Company, Inc. installed eight construction notification signs and two interchangeable message signs along the various intersection approaches to notify motorists, cyclists and pedestrians about the pending construction work.
- 2011 Street Resurfacing, Phase I – Project No. 09-11 – Bay Cities Paving and Grading started work on the 2011 Street Resurfacing, Phase I on Monday, July 25<sup>th</sup> in the College Park subdivision. Construction activities this week include traffic control (no parking signs), monument preservation, and curb and gutter repairs, to be followed by the repair of existing asphalt concrete pavement failures. Residents within 300 feet of the project have been notified of the work by a City-issued flyer. Information is also available on the City website. Work is expected to be completed by the end of August 2011.

### **Maintenance Division**

- Portable Stage – Staff is routinely setting up the portable stage in the Downtown Area for the summer concerts on Thursday mornings. The stage is then disassembled and moved to the City Hall location for the Concert by the Lake series. Afterwards, the stage is stored in the City Hall storage area.

- Graffiti – Staff responded to a call about a large amount of graffiti in the Cleveland Road area. Most of the tags were on utility boxes and fire hydrants.
- Corporation Yard Repair – The handrails in the Corporation Yard stairwells were sanded down to remove the old flaking paint. Priming and repainting will be completed this week.

## **Planning Division**

- **Planning Commission**

***Meyer Minor Variance – Reduced Interior Garage Dimensions (330 Maryal Road)*** – Consideration of a resolution denying a variance request for a reduction in the required interior dimensions of an existing legal nonconforming garage to accommodate construction of an approximate 52-square-foot vestibule structure within the garage. The existing garage has nonconforming interior dimensions of 19’x22’ where 20’x22’ is required. The proposal would result in a garage with one parking space with unobstructed dimensions of 8.5’ wide by 22’ deep, and a second parking space with unobstructed dimensions of 10.5’ wide by 16’ deep. The project site is located in the *R-6 Single Family, 6,000 sq. ft. lots* zoning district.

Action: A resolution to deny the variance was adopted. No members of the public spoke.

Appeal Period: An appeal is currently pending and will be considered by the City Council on August 1, 2011.

***T-Mobile-Wireless Telecommunication Facility – Use Permit Request (801 Golf Club Road)*** – Request to continue the public hearing to August 23, 2011 to consider approval of a Use Permit to install a wireless telecommunication facility consisting of six panel antennas (60” tall x 14” wide x 4” deep), installed on an 85-foot-tall artificial pine tree. In addition, the proposed project would include four equipment cabinets (4’-6” wide x 5’ tall x 3’ deep), inside a fenced area (15’ long x 32’ wide). The project site is located at 801 Golf Club Road (Contra Costa Country Club). The 153 acre site is located in Planned Unit District PUD 723.

Action: Continuance approved. No members of the public spoke.

Appeal Period: Not applicable.

***Pleasant Hill Recreation and Park District New Community Center – Development Plan and Use Permit Request (320 Civic Drive)*** – Public hearing to consider approval of a proposed new 21,950-square-foot, single-story Community Center (UP 11-010 and DP 11-001) submitted by the Pleasant Hill Recreation and Park District. The application includes a request for a shared parking facility and various tree removals. The 2.25-acre-project site is located at 320 Civic Drive and is zoned *PAO Professional & Administrative Office*.

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

Appeal Period: The appeal period will end on Monday, August 8, 2011 at 5:00 pm.

***Proposed Minor Exception Ordinance Amendment Discussion*** – At the July 12<sup>th</sup> Planning Commission meeting, the Commission requested a discussion item be added to the July 26<sup>th</sup> meeting agenda in order to revisit the Planning Commission’s recommendations concerning the Minor Exception Ordinance Amendment that was discussed at a previous meeting and provide further direction to staff.

Action: The Planning Commission directed staff to schedule a public hearing on August 23<sup>rd</sup> to consider revisions to the Planning Commission’s prior recommendations to the City Council concerning a proposed ordinance that would establish a “minor exception” process. No members of the public spoke; one email was received and distributed to the Planning Commission.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

*Selected highlights of weekly activity:*

***Secondhand Smoke*** – The complaint previously received regarding secondhand smoke emanating from a common swimming pool area at a transitional/supportive housing facility was researched further, and it was determined that the facility is not subject to the requirements of the City’s smoking ordinance. The parties were advised accordingly.

***Soil Dumping*** – Samples from the piles of unknown dirt on a property on Oak Park Boulevard were obtained for analysis by County Hazmat with the cooperation of the owner. The owner advised that he was unsure as to where the approximate 2,000 cubic yards of dirt had come from or whether any contamination exists. The samples will be tested this week by the County lab. Staff will take appropriate follow up action in conjunction with the County once the results of the analysis are available.

***Pleasant Hill Road Abatement*** – Staff has completed a major residential/foreclosure abatement on Pleasant Hill Road. Junk and debris that had been dumped in the front yard have been removed. Staff will continue to monitor the site as there is a concern

that further dumping may occur. This abatement was extensive and involved the Superior Court, Police Department, Sheriff's Civil Division, banks and attorneys for the parties.

***Number of Tasks Completed This Week*** – 66 (including 35 investigations, 2 courtesy notices, 5 sector patrols, 4 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).