



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: June 28, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Independence Day Celebration & Festivities – This Wednesday, the 4th of July festivities will begin with the 8th Annual Firecracker 5K Fun Run at 8:00 a.m. along Crescent Drive. This is a fun run for all ages and begins with a 100-yard dash for the kids. The parade will start at 9:30 a.m. at Woodsworth Lane and Contra Costa Boulevard, proceeding through downtown and along Boyd Road. A festival will immediately follow at Pleasant Hill Park. There will be kids' games, a petting zoo, Buttons Z Clown, inflatable games, a train ride, watermelon-eating contest and live music. Back Forty Texas BBQ will provide a variety of food for purchase. The festival will wind down about 1:30 p.m.

Festivities continue later in the evening at College Park High School. Food will be available for sale from Slow Hand BBQ starting at 6:30 p.m. Local band favorite, *Cover2Cover*, will entertain the crowd this year. PyroSpectacular will commence the fireworks show at dusk, around 9:20 p.m. More information about the day's activities is available at: <http://www.phjuly4.com>.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Safeway (707 and 1978 Contra Costa Boulevard) – A permit has been issued to alter the pharmacies to include an enclosed consulting space in the two Safeway Stores.
- Oak Creek Shopping Center (2634 Pleasant Hill Road) – Final approval was issued by the Building Division, Environmental Health Department and Contra Costa County Fire Protection District for Dickey's Barbecue Pit. The restaurant is now open for business.

- Downtown (140 Crescent Drive) – An interior demolition permit has been issued to demolish two existing spaces to make one space for the future tenant (Zachary's Chicago Pizza).
- Downtown (2375 Contra Costa Boulevard) – A tenant improvement permit has been issued for Nama Restaurant (Japanese cuisine). The previous tenant was Monsoon Masala.

Engineering Division

- Citywide Trail Crossing Enhancement Project No. 03-12 – The Engineering Division recently issued a Notice to Proceed to Sposeto Engineering for the construction of the Citywide Trail Crossing Enhancement Project. The project work includes furnishing and installing crossing visibility enhancements (e.g., signal and lighting equipment, and light-emitting diode, in-pavement light systems), colored crosswalk treatment, signage and roadway striping at six key trail crossings throughout the City. Four of the trail crossings are at locations on the Contra Costa Canal Regional Trail (Chilpancingo Parkway, Gregory Lane, Boyd Road and Oak Park Boulevard) and two of the trail crossings are at locations on the East Bay Municipal Utility District Trail (Oak Park Boulevard and Astrid Drive). The project will also reconstruct existing storm drain inlets, curb, gutter, sidewalk and Americans with Disabilities Act (ADA) compliant curb ramps and asphalt concrete pavement near the various trail crossings. The nearby residents will be notified by flyer as well as door hangers. Preliminary potholing and survey work are now underway, and the project is expected to be completed by October 2012.
- National Pollutant Discharge Elimination System Program – Annual Report Comments – The San Francisco Bay Regional Water Quality Control Board (RWQCB) in May 2012 reviewed and submitted comments to the City regarding its FY 2010/11 annual reports. The FY 2010/11 Annual Report was submitted to the RWQCB in September of 2011 and documents the City's compliance with the requirements of the Municipal Regional Permit. RWQCB staff focused comments this year on two sections: Provision C.3 (New Development) and Provision C.9 (Pesticide Toxicity Controls). Staff received comments in early June requesting additional information be provided to deem the report as complete. Staff has revised the report and submitted it to the RWQCB for approval. Other cities in the Contra Costa Clean Water Program are going through a similar review process to comply with RWQCB requirements, and failure to comply may result in the issuance of a Notice of Violation if not corrected.
- Encroachment Permits Underway

Subtronic – Potholing for existing utilities on Contra Costa Boulevard between Viking and Chilpancingo.

Advanced Trenchless – Pipe bursting for new sewer lateral at 1555 Violet Way.
Astound – Potholing for existing utilities on Vivian Drive and Contra Costa Boulevard for upcoming bore work.

Maintenance Division

- **Tree Issues**

Cleopatra Drive – Staff responded to a call from the Police Department about a large tree down at Cleopatra Drive. Staff found that due to the high winds last week, a large pine tree had split and a large section fell into the street and onto a vehicle. The tree was cut and stacked for the homeowner to remove. There was very minor damage to the vehicle.

Dublin Drive – Staff found another large pine tree that split and fell towards a house on Dublin Drive. The owner stated that he was aware of the problem and had an arborist coming out to inspect the tree. The Planning Division was notified to help speed the removal process.

Crescent Walk – Staff responded to a call from the Planning Division about some trees on Crescent Walk. Staff inspected the trees and found one of them leaning at a dangerous angle. The second tree appeared to be ready to start leaning as well. The Planning Division was given the information and will be handling the issue.

- **Radar Sign Replacement** – Staff removed the damaged concrete base of the west-bound Taylor Boulevard radar sign. Work has started on the rebar structural cage that will be installed in the concrete of the new base for the sign replacement.

Planning Division

- **Planning Commission**

Amendments to Zoning Ordinance Pertaining to Emergency Shelter Facilities – A continued public hearing was conducted to consider recommendations to the City Council for approval of proposed ordinance amendments pertaining to emergency shelter uses. The following Zoning Ordinance Chapters would be affected: Chapters 18.15, 18.20, 18.25 and 18.55. *Emergency shelters* are defined by State law (Health & Safety Code Section 5081(e)) as: “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person....” The proposed ordinance amendment is to comply with State law (Section 65583 of the Government Code – SB2) that requires all jurisdictions to identify at least one zoning district where *emergency shelters* may be established by-right, subject to specific development standards. The amendment would also implement Housing Element Program 4.4 which requires the City to implement land use

regulations for *emergency shelters* in compliance with State law. The proposed amendment would: a) designate *emergency shelters* as a use permitted by-right within the *LI-Limited Industrial* zoning district (note: *emergency shelters* are currently a conditionally-allowed use within the *LI-Limited Industrial* zoning district); b) establish appropriate findings and development standards related to *emergency shelter* uses to ensure community compatibility; and c) incorporate various related amendments into corresponding sections of the Zoning Ordinance.

Action: The Commission adopted a resolution recommending the City Council adopt the draft ordinance. Four members of the public spoke on the item.

Appeal Period: None, since final action will be taken by the City Council

Garage Dimension Provisions Amendment Study – A study session was held to consider comments provided by the Housing, Neighborhoods and Planning (HNP) Committee regarding a potential amendment to the zoning ordinance to provide greater flexibility for minor encroachments and projections into the minimum required dimensions of conforming and nonconforming single-family residential garages.

Action: The Commission recommended any further action be delayed for a year to allow additional information to be collected that will help to better determine actual garage-related issues that are brought before the City and whether the recently-enacted Minor Exception process would be adequate to address these requests.

Appeal Period: None, since no action was taken by the Commission.

Housing Element Implementation Update – Staff provided a status report on progress to date toward implementation of the recently-approved City of Pleasant Hill Housing Element and provided information on upcoming tasks/programs that will need to be completed within the upcoming year.

Action: No action was taken.

Appeal Period: None, since no action was taken by the Commission.

Annual Election of Officers – The Planning Commission elected a new Chair and Vice Chair. Both will preside over the July 10th meeting.

Action: The Commission elected Robert Abbott as the new Chair and Steve Wallace as the new Vice Chair for the upcoming year.

Appeal Period: Not applicable.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Zoning Administrator**

No meeting scheduled this week.