



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: November 15, 2012  
SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- **Weekly Update Schedule** – Due to the Thanksgiving holiday, there will be no Weekly Update issued next week.
- **Light up the Night** – The Downtown Tree Lighting celebration take place on Wednesday, November 28 from 5 to 8 pm. Join the festivities as Santa lights up the night to begin the holiday season with a lighting of Pleasant Hill's 25-foot Holiday Tree on Crescent Drive. Activities include a Holiday Crafts Fair, Carriage Rides, and Caroling and Dancers on the Plaza stage. Rudolph the Red Nosed Reindeer and other characters will be spreading cheer along Crescent Drive. Festivities also include Pictures with Santa, Free hot chocolate and cookies, and merchant give-a-ways to make the evening lots more fun for the whole family! The event starts at 5 p.m., with entertainment on the Downtown Plaza Stage (between Sweet Tomatoes and Jack's) and at the Plaza in front of Pasta Pomodoro.

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Engineering Division**

- **Highway Safety Improvement Program Grant Award** - City staff secured \$900,000 in Federal Highway Safety Improvement Program (HSIP) transportation grant for corridor enhancement work along Contra Costa Boulevard (CCB), between Beth Drive and Harriet Drive. Project scope consists of intersection geometry modification at CCB/Ellinwood Drive, a new traffic signal at CCB/Ellinwood Drive, new concrete sidewalk installation along the west side of CCB between Ellinwood Drive and Beth

Drive, new street and pedestrian lighting, pavement rehabilitation, median landscaping modification, and bike lane striping. Total project cost is estimated at \$1.6 million. Staff will continue to apply for additional grant funds to supplement the shortfall and program the project for implementation in the next CIP budget.

- **PG&E Pole Replacement** - The Engineering Division has issued an encroachment permit to PG&E for six utility pole replacements along Buskirk Avenue from Hookston Road to Mayhew Way. Residents and businesses within the project area have been notified by PG&E of the project. Work has begun and is expected to be completed in late December.
- **CATV Cable** - The Engineering Division has issued an encroachment permit to Cable Com to install and upgrade approximately 1000 linear feet of CATV cable through existing vaults along Civic Drive. Work is anticipated to begin the week of November 26, 2012.

### **Planning Division**

- **Planning Commission**

***Blue Devils Bingo Use Permit, (508 Contra Costa Boulevard, Suite S), PLN 12-0198 (Continued From October 23, 2012)*** - Adoption of a resolution to deny the use permit for a commercial recreation and entertainment use (bingo). The applicant proposes to open a bingo gaming facility for the benefit of a non-profit organization (Blue Devils) that would be open from 11:00 am through 10:00 pm Sunday through Thursday and 11:00 am through 12:00 am Friday and Saturday. Assessor's Parcel Number 125-050-028.

**Action:** Denied, No members of the public spoke.

**Appeal Period:** The appeal period will end on 5:00PM on Monday, November 26, 2012.

***Determination Of Conformance With City Of Pleasant Hill General Plan For A Proposed Vacation And Disposition Of Contra Costa Water District Property At Little Lane And Paso Nogal Court*** - Consider adoption of a resolution to determine (pursuant to Government Code Section 65402) that a proposal by the Contra Costa Water District to vacate and dispose by sale properties of on Little Lane (APN#152-352-048) and Paso Nogal Court (APN#154-870-021) can be found consistent with the General Plan.

**Action:** A determination on the Little Lane parcel was continued to a date uncertain, and the Planning Commission made the finding of General Plan Conformance for the Paso Nogal parcel. On the day of the meeting, the applicant requested to continue the Little Lane parcel, No members of the public spoke.

**Appeal Period:** The appeal period will end on 5:00PM on Monday, November 26, 2012.

***Rodgers Ranch Tree Removal Request, (315 Cortsen Road), TRP 10-020***(This item was previously considered by the Planning Commission on September 28, 2010 and deferred pending receipt of further information from the Pleasant Hill Recreation and Park District) - Public hearing to consider a request to remove a large eucalyptus tree (*Eucalyptus globules* – blue gum tree, approximately 49 inch diameter and 85 feet tall) at the historic Rodgers Ranch site. Assessor's Parcel Number: 166-380-070.

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

Appeal Period: The appeal period will end on 5:00PM on Monday, November 26, 2012.

***Roehrig Minor Exception, (2125 Ahneita Drive), PLN 12-0280*** (Continued from September 11, 2012 & October 9, 2012 Meeting Date) - Public hearing to consider a referral from the Zoning Administrator of a request for a Minor Exception for approval of a 20% reduction in the required 20-foot front yard setback to accommodate an expanded master bedroom and addition of an accompanying bathroom (149 square feet). This section of the house currently complies with setback requirements (front yard setback of 24 feet); however, the Minor Exception request would result in a 16-foot front yard setback. Assessor's Parcel Number 127-121-016.

Action: Denied, due to lack of a motion carrying and close of the public hearing. The Commission reviewed and discussed the item. However, due to an even number of Commissioners in attendance and a tie vote on motions made at the meeting, based on rules and regulations of the Planning Commission and close of the public hearing, the request has been determined to be denied.

Appeal Period: The appeal period will end on 5:00PM on Monday, November 26, 2012.

***Sprint Wireless Communication Use Permit, (2255 Contra Costa Boulevard), PLN 12-0221*** - Public hearing to consider approval of a Use Permit to modify an existing wireless communication facility on the roof of a 44.5 foot tall office building. The existing 10" diameter radome is proposed to be removed and replaced with a new three foot diameter radome that would house three 6-foot tall panel antennas. Additionally, three equipment cabinets, four RRUs, and one GPS antenna would also be installed. As proposed, the equipment would have a maximum height of 67.5 feet above grade. The existing facility (to be removed) is installed at the same height as the proposed. Assessor's Parcel Number 150-300-015.

Action: Due to concerns voiced by the Commission pertaining to the technical information submitted by the applicant, the item was continued to a future date pending review of the application by an independent third-party consultant.

Appeal Period: None, since no action was taken.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

***Jack's Restaurant And Bar, Outdoor Seating Cover And Enclosure (60 Crescent Drive, Suite A), PLN 12-0394*** - Public hearing to consider an Architectural Review Permit request for a structure to cover and enclose the existing outdoor seating on the eastern side of the restaurant. The proposed steel frame structure would be approximately 941 square feet and would include an operable louvered roof and canvas/vinyl sides that can be extended to create an enclosed area during inclement weather. The project proposes to match the existing building colors. Assessor Parcel Number: 152-300-004.

Action: Continued to a date uncertain. No one from the public spoke. The Commission approved the request in concept, but requested additional design information before a final decision would be made.

Appeal Period: None, since no action was taken.

***Rassai Single Family Home Remodel (175 Jackson Way), PLN 12-0322 (Continued from October 18, 2012)*** - Public hearing to consider an Architectural Review Permit request to construct a one-story single family home. The existing 1,518 square foot single family home and the attached garage will be demolished. The new home will four bedrooms, three bathrooms, a family room, living room, dining room and kitchen as well as an attached garage. The proposed landscape plans will be submitted at the meeting. Furthermore, the project includes reconfiguring the front elevation of the home to comply with current front yard setback standards. Assessor Parcel Number: 150-163-007.

Action: Approved with conditions. No one from the public spoke.

Appeal Period: The appeal period will end on 5:00PM on Monday, November 26, 2012.

- **Code Compliance**

Tasks Completed: 34; Investigations/Contacts: 15; Sector Patrols: 5; Referrals from other Depts., or Agencies: 1; Signs: 1; Vehicle Abatements: 2. Special Project(s): 1.

See attached summary of weekly log for further details.

11/13/2012	Investigation	Patterson Blvd.	Trailer parked on sidewalk and partially on roadway. Contacted owner who stated that it would be moved upon returning home.
11/13/2012	Investigation/ Phone Complaint	Astrid Road	Complaint received regarding water run-off from line being covered by crew putting in new trail crossing. The matter was referred to Engineering Division.
11/13/2012	Signs/Political	City Wide	The vast majority of political signs have now been removed. Those remaining are mostly from non-City Council candidates or ballot measures.
11/9/2012	Investigation/Follow up	Barnet Circle	Follow up concerning a rooster being kept on property
11/9/2012	Investigation/Follow up	Jeannette	Follow up report
11/8/2012	Investigation/Follow up	Beth	Public Nuisance issuance for junk, debris, trash and stored vehicles
11/8/2012	Investigation/Follow up	Contra Costa Blvd.	Broken bay window. Asked resident to board up the window that day.
11/8/2012	Investigation/Follow up	Santa Lucia Ave.	Set appointment for verification
11/8/2012	Investigation/Follow up	(no location)	Noise from sweepers
11/8/2012	Investigation/ Phone Complaint	Barnett Terrace	Rooster Complaint - unable to locate address. Call was anonymous so no contact information.
11/8/2012	Investigation/ Phone Complaint	Soule Ave.	Chicken coop on lot
11/8/2012	Task Case Closed	Santa Lucia Ave.	Abatement completed and vehicle now operational.
11/8/2012	Task Case Closed	Santa Lucia Ave.	Vehicle gone on arrival. Property cleaned up.
11/7/2012	Investigation/Follow up	Skander	Follow up with bank regarding status on this location.