



MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: August 28, 2015
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Sunset by the Lake Summer Concert – The eighth concert of the Summer Concert Series will be held this Sunday, August 30th on the lawn at City Hall. The featured band is East Bay MUDD. The final concert of this year’s series will be held the following Sunday on Labor Day Weekend with local band, The Big Jangle, performing. Both concerts are from 6 to 8 p.m.

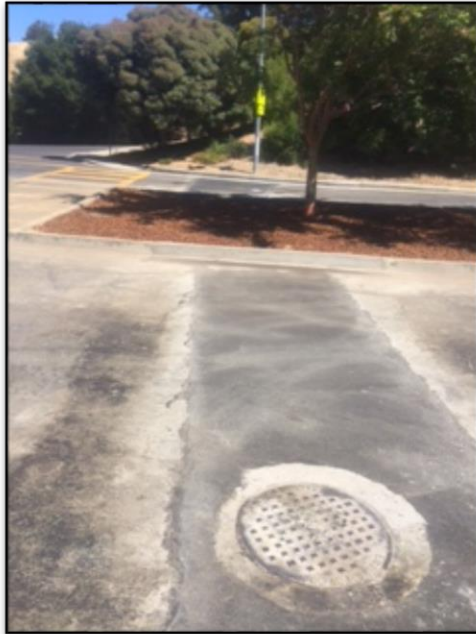
PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Boyd Road/Elinora Drive Sidewalk Installation Project - The City has secured a federal One Bay Area Grant (OBAG) in the amount of \$395,000 and two TDA Article 3 Grants totaling \$180,000 to fund the Boyd Road/Elinora Drive Sidewalk Installation Project. The Project install new ADA compliant sidewalks, concrete curb, gutter, ADA compliant curb ramps, storm drain improvements, driveway conforms, traffic calming measures and landscape mitigation along the north side of Boyd Road (between Horten Court and Liahona Court) and on the east side of Elinora Drive.

In an effort to gather input from affected residents and to help guide the final design, the Engineering Division hosted a public meeting for this project on August 25, 2015 from 6:00 p.m. to 8:30 p.m. The goal was to provide interested residents a status update of the activities to date, project funding, proposed roadway and landscape improvements, and project impacts during construction. Residents living within 300 feet of the project limits were notified by City mailed letter and encouraged to attend. At the meeting, staff presented the project, addressed residents’ questions, gathered additional input and encouraged them to contact the City with any additional questions or concerns.

Design of this project is expected to be completed mid-November 2015, and construction is anticipated to start in early summer of 2016.



Paso Nogal Road Storm Drain Repair Project – The Storm Drain Pipe replacement is now substantially complete. Construction activities this week included traffic control, backfill of the trench, concrete median curb and gutter repair, asphalt concrete roadway restoration, and landscape restoration. Only minor punch list items are remaining. The sinkhole repair and storm drain pipeline replacement pipework was completed in less than two weeks, as originally planned, with minor impacts to the flow of traffic.

ENCROACHMENT PERMITS

- **PG&E -- 286 Scottsdale Road** – the City issued an encroachment permit for the trenching and replacement of about 520 linear feet of underground electric facilities from 286 to 321 Scottsdale Road. New facilities will replace the existing failing system and improve electric reliability to PG&E’s customers. The City conducted a pre-construction meeting with PG&E Thursday, August 27th, and work is scheduled to begin on Friday, August 28th. The project will require traffic control when work is in progress, and motorists may encounter minor delays. Some on-street parking spaces will be temporarily posted for “no parking” as required by the work. No street closures are permitted, and continuous access to driveways will be provided. The project is expected to be completed in 4 to 6 weeks.

Planning Division

Planning Commission

- ***PLN 14-0439, Verizon Wireless Telecommunication Facility, Conditional Use Permit, 1 Santa Barbara Road***

Public hearing to consider a Conditional Use Permit for a proposed wireless telecommunications facility submitted by GTE Mobilnet of California Limited Partnership dba. Verizon Wireless. The project includes the following:

- A free-standing cell tower, approximately 70 feet in height, designed to appear as an outdoor field light pole for the existing athletic field. The tower would have six TBD antennas, nine RRH antennas and two surge protectors attached to the light pole.
- A 25'x 40' square foot lease area, and an accompanying 10'x10' square foot lease area.
- A concrete block screen wall (eight feet in height), with a four foot high chain link fence above, for a combined height of 12 feet.
- An equipment shelter (within the screen wall area) up to 11 feet in height.
- An above-ground 132 gallon fuel storage tank for the back-up generator.

The proposed project would also require three exceptions to provisions of the wireless telecommunications ordinance involving the allowable number of facilities on a single parcel, the visibility of the facility from public view and appearance of the facility. The proposed height of the facility also requires use permit approval.

The property is located at 1 Santa Barbara Road, APN: 149-230-008 and is zoned R-10 – Single Family, 10,000 square foot lots.

Action: Approved with conditions. One member of the public spoke on behalf of Contra Costa County Public Works. The Planning Commission suggested the applicant work with the Architectural Review Commission to consider reducing the height of the proposed equipment enclosure. The Planning Commission also approved the alternative location for the ground-mounted equipment as requested by the representative from Contra Costa County Public Works. Note: this project will be considered by the Architectural Review Commission on September 3, 2015.

Appeal Period: Through Tuesday, September 8, 2015.

Zoning Administrator: No meeting scheduled.

Administrative Actions:

- ***PLN 15-0303, Kenela Minor Exception, 167 Margie***

Request of Ronald S. Kenela, property owner, to approve PLN 15-0303, Minor Exception, filed on August 12, 2015 for approval of a 160 square foot (2.5%) increase in lot coverage to accommodate a 191 square foot kitchen and office expansion to an existing 2,197 square foot residence (1,855 square foot living space and 342 square foot garage) on a 6,460 square foot parcel. The maximum allowed lot coverage for this zone district is 35%. The project site is located at 167 Margie Drive, R-7 zone district; Assessor Parcel Number: 150-032-009.

Action: Notice of Intent to approve issued on August 28, 2015. If no public hearing is requested within 10 days, the Zoning Administrator will take final action to approve on or after September 10, 2015.

Appeal Period: Not applicable at this time as no final action has been taken.

Tree Removal Permits:

None.

Architectural Review Commission

No meeting scheduled.

Miscellaneous

Status of Major Current Planning Applications:

<http://www.ci.pleasant-hill.ca.us/index.aspx?nid=128>

Code Compliance

Inquiries received and follow-up items being addressed this week include the following:

Cases Closed	Site Visits	New Inquiries	Proactive Cases Opened
11	64	8	3

New Inquiries:

- **Location:** Ardith Drive
Complaint: Junk/debris, inoperable vehicle and vehicle stored on an unpaved area.
- **Location:** Boies Court
Complaint: Inoperable vehicle and overgrown vegetation.
- **Location:** Jeanne Drive
Complaint: Collection containers.

- **Location:** Mary Drive
Complaint: Junk/debris.
- **Location:** Merian Drive
Complaint: Junk/debris and weeds.
- **Location:** Pleasant Hill Road
Complaint: Inoperable vehicle.
- **Location:** Vivian Drive
Complaint: Vehicles stored on an unpaved area.
- **Location:** Westover Drive
Complaint: Sight obstruction.

Proactive Work:

- **Location:** Belinda Drive
Observation: Junk/debris.
- **Location:** Lois Court
Observation: Junk/debris.
- **Location:** Pleasant Valley Drive
Observation: Junk/debris.

Graffiti Removal:

No graffiti removed this week.