



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: June 10, 2010

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Summer Concert – The Sunset by the Lake Concert Series continues this Sunday with the featured band, Fish Ranch Road, playing original acoustic rock. Food will be provided for sale by Mezon Azteca Mexican restaurant, and the concert sponsor is Texas Back Forty. The concert begins at 6:00 p.m. and ends at 8:00 p.m.
- Spring Cleanup Week in Pleasant Hill – Extra pickup by Allied Waste will take place citywide during the week of June 21-25. Cleanup day will be the same day as the regular garbage day for all residents. Customers may dispose of up to two cubic yards of additional trash or recyclable materials in addition to their regular trash and recycling. Every residential customer also has two on-call extra trash pickups available per year in addition to cleanup week pickups. For more information, call customer service at (925) 685-4711 or click on the following link: www.pleasant-hill.net/cleanup.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- California Imaging & Treatment Center (400 Taylor Boulevard) – Tenant improvement plans have been submitted for review, comment and approval for a portion of the building's first floor (Suite #105).
- Taco Bell (1700 Contra Costa Boulevard) – Demolition plans have been submitted and approved for a portion of the exterior and interior in preparation for a planned remodel and expansion of the restaurant.

- Red Tag (Verbena Court) – Notification was received from the neighboring homeowners of possible unpermitted construction work being performed. After a site visit and investigation, the residence was red tagged (stop work notice) and the owners have been asked to contact the Building and Planning Divisions regarding work on the property.

Engineering Division

- Diablo Valley College (DVC) Regional Transit Center – Construction activities underway this week in the public right-of-way include the installation of an upgraded Americans with Disabilities Act (ADA) compliant curb ramp in the southeast corner of Golf Club Road and Old Quarry Road adjacent to the DVC entrance. This curb ramp will be part of the approved ADA path of travel from Golf Club Road to the new transit center.
- Night Construction Delivery on Oak Park Boulevard (Phase II) – As part of the County’s Iron Horse Trail/Treat Boulevard Bridge Overcrossing project, the contractor will be transporting the last three pre-assembled bridge deck sections (two sections were transported last week) between the County’s staging area (at the old Oak Park School Site) near the Oak Park Boulevard/Monticello Avenue intersection to the project construction site at the Treat Boulevard/Jones Road intersection. The “extra-wide” load transport will take place between 5:00 pm and 7:00 pm on Friday, June 11th, and the trucks (with pilot cars) will again utilize Oak Park Boulevard and Oak Road to get to the project site.
- Encroachment Permit Underway

EBMUD – Repair water main at 263 Croyden Drive

Maintenance Division

- Catch Basin Repairs – A depression developed near a catch basin on Maureen Lane, requiring a small section of road to be protected from vehicle traffic. After an inspection, it appeared that the drainage box buried in the roadway separated from the catch basin inlet on the roadway surface, causing the pavement depression. Repairs are being done this week, including re-attaching the concrete drainage box, removing the depressed asphalt pavement, stabilizing the base around the catch basin and repaving.
- Diablo Court – A resident called regarding a 15 MPH warning sign (sharp curve) that was being obstructed by trees. A site visit found that several years ago, a property owner had planted numerous trees (Crape Myrtle) in the line of sight of the warning sign. A solution was reached with the property owner that required the

removal of one tree in conjunction with a relocation of the warning sign, both of which occurred this week.

Planning Division

- **Planning Commission**

2011-2016 Capital Improvement Plan Determination of Conformance with City of Pleasant Hill General Plan – In accordance with Government Code Section 65401, the Planning Commission reviewed the proposed 2011-2016 Capital Improvement Plan (CIP) to determine consistency with the General Plan. No members of the public spoke regarding this item.

Action: The CIP was determined to be consistent with the General Plan.

Appeal Period: Not applicable. The Planning Commission's determination will be referred to the City Council for review and approval.

Silva Office Use in Retail Business Zoning District, Minor Use Permit (622 Contra Costa Boulevard) – This request was for approval of a use permit for 100% office use on the ground floor of a building in a *RB-Retail Business* zoning district. In addition, the Commission was requested to accept an exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of operation, maintenance, permitting and licensing of existing private structures involving no expansion of use beyond the existing use. The project site is located in the *RB Retail Business* zoning district. The applicant and the property manager spoke in support of this item. No members of the public spoke.

Action: The request was denied.

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

Study Session for Miscellaneous Zoning Ordinance Amendments – The Planning Commission held a study session to review and provide direction to staff regarding miscellaneous amendments to Chapter 18 of the Pleasant Hill Municipal Code (zoning ordinance).

Action: No was action taken.

Appeal Period: Not applicable.

- **Code Compliance**

Selected highlights of weekly activity:

Campaign Signs – Staff will be monitoring the removal of political signs. Each candidate has ten days after the June 8th election to remove all campaign signs within the City limits. New campaign signs for the general election on November 2nd may be displayed 75 days prior to Election Day (August 19, 2010). The large 32-square-foot signs are only allowed in the LI (Light Industrial) District. Campaign signs are limited to 16 square feet in the retail areas and six square feet in residentially-zoned areas (and must not be located in the public right of way).

Beth Drive – A large abatement that involved removal of a storage trailer, debris and vehicles from the driveway and street has been completed.

Marta Drive – Staff conducted and completed an abatement involving lowering and removing portions of a fence and addressing a large accessory structure built in a side yard without permits.

Belle Avenue – While addressing weed issues on Belle Avenue, a foreclosed home was found to have an unsightly front yard with tall weeds. It was discovered that the home had been entered and the entire inside of the home was destroyed. Contact with the lender was made, and they will be working with the City to abate the issue and secure the home properly pending its future sale.

Number of Tasks Completed This Week – 71 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

Tree Removal Permit (Hazel Drive) – Staff reviewed an application to remove a large valley oak tree (*Quercus lobata*) measuring approximately 20 inches in diameter at two feet above grade. According to a submitted arborist report, the tree is located within three feet from the house's foundation and its roots have already invaded the bathroom plumbing. City staff conducted a site visit and agreed with the arborist's statement that the tree should be removed due its young age and limited planting area. As part of the permit, staff has required that two smaller multi-stemmed replacement trees/shrubs be planted elsewhere on the property.