



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: January 13, 2011  
SUBJECT: **WEEKLY UPDATES**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Valley Medical Center (401 Gregory Lane, Suite 136) – A permit has been issued for an interior build-out for John Muir Health Muirlab PSC.
- Pleasant Hill Inn (1432 Contra Costa Boulevard) – Plans have been submitted for review to install a T-Mobile antenna site on the rooftop. This location was previously known as the Ramada Inn, then the Best Western Hotel, and now the Pleasant Hill Inn.
- Hookston Square Office Park (3478 Buskirk Avenue, Suite 330) – Tenant improvement plans were approved for Nelson Staffing.
- Downtown Area (35 Crescent Drive #D) – Tenant improvement plans have been submitted for review and approval for the Sinful Bliss cupcake shop, which was previously Bubble & Crepe Too.

**Engineering Division**

- Crescent Drive/Crescent Plaza Restriping – Chrisp Company recently completed the pavement restriping of Crescent Drive and a small portion of Crescent Plaza in the Downtown Area. The existing center-line pavement buttons have been worn out due to frequent tire-turning over the line (as vehicles turn into and out of the adjacent parking stalls), and a new thermoplastic center line has been striped along the entire length of Crescent Drive. The new thermoplastic stripe should be more resistant to vehicle tire-turning and have a longer life than the previous pavement buttons. New

PED XING and KEEP CLEAR pavement markings have also been striped along the entire length of Crescent Drive.

- Marta/North Marta Drive Storm Drain Improvements – The City is seeking to acquire public right-of-way (ROW) from two property owners to construct drainage improvements to address maintenance and flooding problems in the Marta/North Marta area. The City is also proposing to vacate unused adjacent public ROW to facilitate acquisition of the private property needed for these drainage improvements. A requirement to any vacation or disposition of City-owned property is that the Planning Commission must report as to conformity of the proposal with the adopted General Plan. This week, the Planning Commission determined that the project is in conformity with the General Plan. The next step is for the City Council to accept and vacate certain property to move forward with the proposed project.
- Federal Highway Safety Improvement Program (HSIP) Grant Application – Staff submitted a Federal HSIP grant application for the Contra Costa Boulevard (CCB)/Viking Drive Intersection Improvement Project. The project scope consists of the replacement of the existing traffic signal at the CCB/Viking Drive intersection; installation of new ADA-compliant curb ramps and sidewalks; median island nose improvements; pavement repair; and bike lane striping. The project will also push out the existing curb return at the southwest corner of the intersection in order to improve sight visibility between eastbound drivers and pedestrians at the return. The total estimated project cost is \$684,000. If awarded HSIP grant funds, the project will be designed and constructed in conjunction with the City's approved CCB Improvement Project between Chilpancingo Parkway and Golf Club Road in 2012. Staff expects to receive the grant award results from Caltrans in May of 2011.
- Encroachment Permits Underway

Private

*Chrisp Company* – Pavement striping on Crescent Drive and Crescent Plaza

*Ernies Plumbing* – Sewer lateral at 952 Hamilton Drive

Utilities

*PG&E* – Repair gas leak at 1648 Ruth Drive

*PG&E* – Repair gas leak at 149 Diablo Court

*PG&E* – Install pull box at 700 Contra Costa Boulevard

**Maintenance Division**

- Auto Accident – An errant vehicle damaged the center landscape median on Woodsworth Drive in early December 2010. A large tree was damaged beyond repair, as well as several small trees and the irrigation system. Once the damaged tree and stump were removed, three new trees were installed and the irrigation system main

line was repaired. The insurance company (for the vehicle causing the accident) will be billed for all labor, equipment and materials to cover the City's expenses.

- CERT Team– On Thursday evening, the CERT (Community Emergency Response Team) worked at the Corporation Yard with City Maintenance staff to prepare approximately 1,000 sandbags. This group was made up of eight to ten citizen volunteers who work during the evening hours to fill sandbags and then place them in storage. If a significant rain storm occurs in the coming months, these ready-to-use sandbags will be made available to residents to protect their property from flooding.

### **Planning Division**

- **Planning Commission**

*Determination of Conformance with City of Pleasant Hill General Plan for a Proposed Vacation and Acquisition of Property on North Marta Drive/Marta Drive (Assessor's Parcel Numbers 127-073-018 and 028)* – In accordance with Government Code Section 65402, the Planning Commission reviewed this proposed action to determine whether it can be found consistent with the General Plan.

Action: Determined to be consistent with the General Plan. No members of the public spoke.

Appeal Period: Not applicable.

*Safeway Sign Variance (703-707 Contra Costa Boulevard)* – The Planning Commission conducted a public hearing to consider approval of a revised Variance for excess wall sign area, electronic fuel price signs, and excess monument sign area at a proposed Safeway food store and fuel station in the *RB Retail Business* zoning district.

Action: The Commission provided direction to staff to bring back a resolution at the next meeting that would:

- Determine that electronic fuel price signs such as the Safeway fuel price signs are not considered reader boards so no variance would be required for that issue;
- Provide findings for denial of the variance for excess sign area on the monument sign along Contra Costa Boulevard and provide guidance to the Architectural Review Commission that this sign be required to accommodate multiple tenants as part of the design review process;
- Provide findings for approval of a variance of 50 square feet divided between two separate signs to be located on the east side of the building only to provide for freeway identification for Safeway (126 square feet was requested). The

Commission also inquired if there would be any legal restrictions on prohibiting these signs from displaying fuel pricing, either through the variance conditions and/or through the design review process (since this sign is not a required fuel price display per State/County regulations); and

- Require sign area to be distributed among the west and south building elevations in substantial conformance with the plans submitted by Safeway for consideration by the Commission on January 11, 2011.

Safeway had previously withdrawn the request for pylon signage so no action was taken with regard to the pylon proposal. No members of the public spoke.

Appeal Period: Not applicable as no formal action was taken by the Planning Commission. This matter was continued to January 25, 2011 for consideration of the proposed resolution.

***Study Session for Proposed City-Wide Sign Ordinance Amendment*** – Consideration of proposed amendments to the existing sign ordinance, specifically Chapters 18.60, 18.105 and 18.140 of the Pleasant Hill Municipal Code. The proposed amendments are intended to make minor corrections and clarifications, integrate references to the City’s Design Guidelines and streamline review procedures to improve administration of the ordinance.

Action: No action taken. One member of the public spoke requesting consideration of additional freeway-oriented business signage.

Appeal Period: Not applicable.

***Status Update for In-N-Out Burger Restaurant and Drive-Through (3131/3195 North Main Street and 1531 Oak Park Boulevard)*** – A memorandum discussing the current status of this project was provided for Planning Commission review. The applicant submitted a revised plan in December, and staff is currently finalizing its review of the revised plan. The project is anticipated to be heard by the Planning Commission in February or March.

Action: No action taken. No members of the public spoke during this item as it was not a public hearing item; however, two members of the public spoke regarding the In-N-Out project during the general public comment period.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Selected highlights of weekly activity:

*Temporary Signs* – Staff contacted numerous businesses regarding illegal banners, stake signs and other minor violations to bring them into compliance.

*Unauthorized Night Club* – Staff contacted a restaurant on Contra Costa Boulevard that has been having over-capacity parties and several other related violations. Fire Inspectors assisted and issued fire violations. Further follow up will take place next week.

*Mattresses* – Staff followed up with a business owner regarding the removal of mattresses that were being stored outdoors. Further follow up will take place next week.

*Number of Tasks Completed This Week* – 39 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

*Rezoning of Property on Morello Avenue (2255, 2261, 2285 and portion of 2275 Morello Avenue)* – Staff recently provided advance notice to the aforementioned property owners, welcoming any comments about an upcoming City-initiated proposal to change the zoning for these properties from *RB-Retail Business* to *PAO-Professional & Administrative Offices*. This rezoning would bring these properties into conformance with the City's General Plan as the *PAO* zoning is compatible with the current General Plan land use designation of *Office*.

*St. Theresa's Congregate Care Facility (2059 Pleasant Hill Road)* – Staff received correspondence from the applicant this week indicating that the conditional use permit approved last year for the project will be withdrawn. The permit was scheduled to expire on January 25, 2011 unless it was implemented or renewed.

***Diablo Cross Fit (2447 Estand Way)*** – Staff met with the operators of this business to discuss a proposal to expand and convert the business to a permitted use within the Limited Industrial (LI) zone district and thereby resolve pending code compliance issues.

***T-Mobile Telecommunications Facility Appeal (1432 Contra Costa Boulevard)*** – Staff met with the appellant and applicant to attempt to resolve issues involved in the appeal of Architectural Review Commission approval of screening for a new roof-top telecommunications facility. The parties agreed to a postponement of the appeal hearing before the City Council in order to further explore potential solutions. In addition, the applicant will install a “mock-up” of the proposed facility for viewing by the appellant and City Council if the appeal hearing proceeds in the future.