



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: July 21, 2011

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Downtown Plaza Concert – The Thursday, July 21st Plaza Concert in Downtown Pleasant Hill will feature Lumberyard – a classic rock band. Attendance at the Downtown Plaza concerts has been picking up as the summer weather has been heating up. Many visitors to Downtown are bringing their own chairs to enjoy the concert or just finding a place to sit in the Plaza. The Downtown marketing manager has been distributing merchant coupons at the concerts.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Best Buy Retail Center (3260 “A” Buskirk Avenue) – The new tenant (Buy Buy Baby) has completed the tenant improvements and is open for business.
- Pleasant Hill Shopping Center (556 Contra Costa Boulevard) – The new tenant (Ross Dress For Less) has completed the tenant improvements and had their grand opening last weekend.
- Pleasant Hill Shopping Center (560 Contra Costa Boulevard) – The Target renovation to expand the grocery department has been completed and approved.
- Recreation and Park District (147 Gregory Lane and 233 Gregory Lane) – The demolition of the Senior and Teen Center buildings has been completed. The ground demolition work is now underway.

Engineering Division

- In-N-Out Burger – North (570 Contra Costa Boulevard) – Pacific States, the grading contractor performing the soil remediation, mobilized on Monday, July 18th. Work activities this week include the installation of vinyl-covered chain link fence, installation of K-rail traffic barriers, saw cutting and removal of the existing asphalt concrete within the project limits, and capping of abandoned pipelines. The soil remediation work will follow and is expected to be completed by the end of August 2011.
- Lisa Lane Sidewalk Installation Project – This project is partially funded through a Federal Safe Routes to School grant. The City’s contractor, Sposeto Engineering, Inc., has installed approximately 380 feet of short concrete retaining wall (for new sidewalk) and 225 feet of storm drain pipe along the north side of Lisa Lane. During the following weeks, the contractor will continue working on the north side to complete concrete retaining wall and storm drain pipe work, and begin the construction of new storm drain inlets, driveways and sidewalk. During construction of Lisa Lane driveway replacements, access to some properties will be limited. The contractor will notify affected residents and property owners by door hanger flyers or barricade postings regarding more detailed access restriction information for particular locations.

During construction, Lisa Lane is only open to one-way traffic (going toward Fair Oaks Elementary school) with outbound traffic being detoured to use Hampton Drive to Hookston Road to Elmira Lane to Buskirk Avenue. Detour signs and one-way traffic control is in place during the construction hours (typically 8:00 am to 5:00 pm, Monday through Friday, with some limited construction schedule exceptions). The Lisa Lane Sidewalk Installation Project work will continue through August 2011.

- Encroachment Permits – The Engineering Division issued an encroachment permit for a new driveway approach, sidewalk, curb and gutter, and sidewalk cross drain for a new single-family home at 12 Paddock Court. The work will also include the installation of a new electrical service, including a new three-inch conduit and wiring from the house to a junction box across the street on Paddock Court. Work is expected to begin on July 25th and take approximately two weeks. All work will be done in stages, and no street closures will be allowed during the trench work.

Maintenance Division

- Homeless Camp – A large homeless camp was removed from under the Golf Club Road bridge at Grayson Creek, and approximately four yards of debris were removed.
- Parking Lot Restriping – Staff completed the restriping of the Police Department parking lot.

- Pavement Markings – Staff has started repainting the yellow “school zone” pavement markings around the Christ the King area since this is the first school to open for the new school year. Staff will continue to inspect and repaint as needed.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

Meeting cancelled.

- **Code Compliance**

Selected highlights of weekly activity:

Temporary Signage – Contact was made with several businesses along Contra Costa Boulevard regarding compliance with the City’s temporary sign regulations. City permit requirements and standards were explained, and the business managers have been cooperative.

Secondhand Smoke – Complaints regarding secondhand smoke in the common areas of apartment complexes are being addressed. Staff met with the manager of one of the complexes this week to explain the City’s smoking ordinance requirements.

Soil Dumped on Vacant Parcel – Environmental Health will be conducting soil sampling and testing this week on a large amount of soil dumped without approval in the Oak Park Boulevard area. If the results indicate that any contamination is present, further action will be taken to ensure appropriate disposal and/or remediation occurs.

Site of Former Blondie’s Pizza/Rasputin Records – The property owner has obtained permits to remodel the building and improve the parking lot and landscaping areas. The owner also recently mowed the weeds and painted over graffiti as requested by City staff.

Abatement in Progress – Staff is awaiting completion of the eviction process for a bank-owned residential property on Pleasant Hill Road before completing the abatement process for cleanup of the property and to address various unpermitted

work that has occurred on the site. The eviction is expected to be completed shortly, and the bank has indicated that it will be cooperative in resolving these issues.

Number of Tasks Completed This Week – 68 (including 33 investigations, 2 courtesy notices, 5 sector patrols, 2 referrals to assist other agencies/divisions, and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).

- **Miscellaneous**

In-N-Out Burger (North Main Street) – The draft Environmental Impact Report (EIR) was released for public review on July 7th and is posted on the City’s website. The public comment period on the draft EIR runs through August 22, 2011. Written comments on the draft EIR can be directed to Jeff Olsen, project planner. Staff has also met with City of Walnut Creek staff to provide them with the draft EIR and discuss any issues or concerns they may have regarding the project. At the conclusion of the public comment period for the draft EIR, staff will begin preparation of the proposed Final EIR which will include responses to all public comments received and any related revisions to the draft EIR. Once the proposed Final EIR is completed, the project will be scheduled for public hearings before the Planning Commission and Architectural Review Commission (currently anticipated to occur in October/November).

REDEVELOPMENT

- **Grand Opening** – On Saturday, July 16th, Ross Dress For Less celebrated the Grand Opening of its one-thousandth store, which is located in Pleasant Hill at the Pleasant Hill Shopping Center. The Grand Opening event was well attended, and both the Foundation for Pleasant Hill Education and the Martinez Boys & Girls Club were on hand to each receive a generous donation of \$5,000 from Ross Stores. The company is headquartered in Pleasanton, California, and is the nation's second largest off-price retailer with fiscal 2010 revenues of \$7.9 billion.