



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: September 1, 2011
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Final Summer Concert – A Tom Petty tribute band, Petty Theft, will wrap up the 2011 Sunset by the Lake concert series this Sunday, September 4th at City Hall from 6:00 to 8:00 pm. Petty Theft is comprised of six professional Bay Area musicians that have come together to play the American Rock and Roll songs of Tom Petty and the Heartbreakers. Food will be provided for sale by Magoo's Grill of Pleasant Hill, and the concert sponsor is State Farm – Matt Rinn.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- County Square (510 Contra Costa Boulevard) – A tenant improvement permit has been issued for Big 5 Sporting Goods (previously the County Square Market).

- Pleasant Hill Recreation and Park District –

Teen Center (147 Gregory Lane) – The first underground electric inspection has been performed for the Teen Center.

Community Center (310 – 330 Civic Drive) – The permit and inspection has been approved for the temporary relocation of power for the parking lot lights to accommodate the public while the Community Center is being demolished.

Engineering Division

- Oak Park Boulevard/Patterson Boulevard Intersection Improvement Project – The contractor has completed the installation of concrete connector sidewalk and

temporary asphalt concrete ramps at the northwest (empty lot), northeast (Safeway), and southeast (liquor store) corners of the intersection, just in time for the first day of school for the nearby Pleasant Hill Elementary and Pleasant Hill Middle Schools. Full pedestrian access was restored to the three corners on Monday, August 29th. City staff was on hand to monitor the school vehicles and pedestrian traffic through the intersection on the first day of school and did not observe any construction-related impacts to the school traffic. During the next two weeks, the contractor will be replacing the existing corroded storm drain pipe at the southwest (auto repair shop) corner of the intersection.

- Diablo Valley College (DVC) – The Engineering Division has issued an encroachment permit to DVC/Flintco Engineering to install a new driveway/construction entrance on Viking Drive between Stubbs Road and the DVC main entrance. This construction entrance will support access to the site for deliveries of construction materials to the new DVC Commons Building. The permit allows for three separate routes to the site for deliveries in order to minimize/distribute construction vehicle impacts to local roads and neighborhoods during the two-year construction project. A permit condition requires DVC to notify residents along the truck routes regarding the scope of work.
- 1964 Geary Road Soil Remediation – AEI Engineering has completed all work on this project. The work was conducted in the presence of a licensed Geotechnical Engineer and per the conditions of approval of their grading permit.
- Police Department (PD) Security Fence – The PD was awarded approximately \$78,000 in Edward Byrne Memorial Justice Assistance (JAG) and Citizens Options for Public Safety (COPS) grant funds to install perimeter security fencing. Based on available and limited funds, this first phase will install the fence along the rear (northern) perimeter of the PD lot. The project is identified in the 2011-2016 Capital Improvement Plan (CIP) as a funded project. The fence will help restrict access and increase security to the rear police facility and parking lot.

Four bids were received, and the apparent low bidder is Crusader Fence Co., Inc. A total construction contract of \$59,225 is in the process of being awarded. The City Manager has the authority to award the project to the lowest responsible, responsive bidder based on City award guidelines for projects under \$100,000 that have been approved by City Council's CIP budget.

The new fence will be located a few feet off of and parallel to the new asphalt pathway that leads to the adjacent parking lots for the YMCA, Community Center and the City Corporation Yard. The wrought-iron security fence style requires about four weeks for manufacturing and shipping to the site. The project is scheduled to begin in late September and be completed by October 2011.

- Encroachment Permits Underway

Private

Tom Martin Plumbing – Repair sewer lateral 7 Cornell Court

General Cement Company – Install retaining wall at 412 Coleman Court

Maintenance Division

- Reclaimed Water – Central Contra Costa Sanitary District sent their Reclaimed Water Inspector to the City of Pleasant Hill to check on the water use. They inspected for proper signage where the water is used, if the valves are properly marked and to make sure there is not excessive runoff. The City passed each of the targeted areas.
- Debris Cleanup – Staff cleaned up a teen party site in the Shetland Drive open space. They removed two small dump truck loads of abandoned materials (couch, chairs, coolers, etc.).
- Trip Hazard – Staff responded to a call about a sidewalk trip hazard at 2255 Contra Costa Boulevard. Roots from a large street tree had raised the sidewalk about one and a quarter inches. The area was ground down and smoothed out with an epoxy sealer.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission (ARC)**

AT&T Wireless Facility (0 Paso Nogal Court) – Public hearing to consider approval for the construction of a new 35-foot tall artificial pine tree (monopine) which is proposed to have 12 panel antennas (75” tall x 10” wide x 5.5” deep). Initially, four equipment cabinets (6’6” tall) are proposed to be located within a lease area approximately 20’ wide by 30’ deep. The equipment cabinets would be screened by a 6’ tall chain link fence with vinyl slats. Two additional cabinets are proposed for a total of six, but would be installed at a future date.

Action: Continued without ARC discussion at the applicant’s request to October 6, 2011 to allow the applicant additional time to respond to the Commission’s comments from the August 18th hearing. Two people spoke on the item.

Appeal Period: None, since no action was taken.

Big 5 Signage (510 Contra Costa Boulevard) – Public hearing to consider approval of a Sign Permit request for new wall and pylon signage on an existing commercial building and pylon sign. The proposed channel letter wall signs are proposed to be mounted on the north, southeast and east elevations, with respective sign areas of 70 square feet (sf), 24 sf and 84 sf. The proposed pylon sign modifications consist of new channel letter signs on each side of the existing pylon sign.

Action: Approved with conditions. No one spoke on the item.

Appeal Period: The appeal period will end on Monday, September 12th at 5:00 p.m.

Black Angus Restaurant Building Color Change (3195 North Main Street) – Public hearing to consider approval of an Architectural Review Permit request for an already-completed, non-permitted exterior color change to an existing stand-alone restaurant building.

Action: Continued to the September 15, 2011 meeting to allow additional input and response from the applicant. One person spoke on the item.

Appeal Period: None, since no action was taken.

MJ Studio Signage (670 Gregory Lane) – Public hearing to consider approval of a Sign Permit request for one sign face replacement in the Grayson Plaza (east side) shopping center. Assessor Parcel Numbers: 149-380-006 (applicant’s tenant space) & 149-380-007 (overall project site).

Action: Approved with conditions. The ARC also heard from a representative of the property owner concerning the status of various conditions of approval for the use permit associated with the sign permit application. The representative indicated that it is the owner’s desire to obtain occupancy clearance for the tenant space as soon as possible and noted the status of the items remaining to be completed prior to occupancy clearance. Staff noted that the following items remained to be completed at the site before occupancy clearance for the tenant can be approved:

- Submittal and approval of an encroachment permit for work in the public right of way
- Submittal and approval of a “Deferred Improvement Agreement” related to the requirement for future improvements to a shared driveway approach to meet ADA requirements
- Installation of ADA-mandated signage
- Installation of landscaping (shrubs, turf and mulch)

- Completion of irrigation
- Submittal of a “Landscape Maintenance Agreement”

Alternatively, staff indicated that a performance security/cash deposit could be submitted by the owner in the amount of \$5,000 to secure completion of these remaining items within a specified timeframe so that occupancy clearance could be approved immediately to facilitate the tenant’s business opening. The owner’s representative indicated that all of the items were in progress but expressed objections to submittal of the Landscape Maintenance Agreement. The ARC indicated that the Agreement is a standard project requirement and only requires the owner’s signature on a form prepared by the City. Staff indicated that they are available to check on the status of completion of these items whenever the owner is ready to call for inspection.

Appeal Period: The appeal period will end on Monday, September 12th at 5:00 p.m.

- **Code Compliance**

Selected highlights of weekly activity:

Fence/Deck Stop Work Notice – Staff responded to a complaint concerning a fence/deck being built in a front yard setback at a residence on Greenwich Drive. A stop work order was issued on the property and the matter was referred to the Building Division for further follow up.

Nuisance Property – Staff investigated complaints from neighbors regarding the condition of a residence on Starlyn Drive. Staff made contact with the occupants of the residence and observed that they are in the process of cleaning up the property. No violations were noted at that time. Staff will continue to monitor the situation.

Front Yard Weeds – High weeds in the front yard of a vacant bank-owned residence on Gregory Lane are being abated by the Fire District. Clean up is expected to occur within the next two weeks.

Number of Tasks Completed This Week – 21 (including 4 investigations, 2 sector patrols, 1 referral 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**

A tree removal permit was approved for one tri-trunked Willow tree located at 409 Monti Circle.