



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: June 17, 2010
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Quality of Life Survey – The City has mailed out a "Quality of Life" flier to Pleasant Hill households. The flier describes how protecting City services is becoming increasingly difficult during this economic climate with decreasing revenues and State takeaways. It also contains a survey for residents to provide feedback to the City on services that they deem to be important to protect and safeguard. The mailer should be delivered to homes this weekend and will be followed up with a lead article in the July-August edition of the Outlook newsletter.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Plaza (1926 Contra Costa Boulevard) – The Orange Leaf Frozen Yogurt tenant improvement work has been completed and they are now open for business.
- Downtown Area (15 "A" Crescent Drive) – Bed Bath and Beyond has completed the interior remodel of specified sections of the store.
- Pleasant Hill Police Department (330 Civic Drive) – The finish work is now in process for the painting, electric, carpet, etc. The bullet-proof glass is being installed in the reception/dispatch area.

Engineering Division

- Contra Costa Boulevard Pavement Rehabilitation Project – The City's contractor (G. Bortolotto & Company) for this American Recovery & Reinvestment Act (ARRA)

project completed 8,300 square feet of eight-inch deep asphalt pavement repairs between Golf Club Road and Chilpancingo Parkway, with the majority of work in the northbound outside lane. The contractor also replaced the missing/removed traffic striping along the asphalt repair area. Both the Contractor and City staff worked closely with individual businesses to coordinate the street work and minimize any possible disruption to the businesses. No complaints regarding the work were received on the City's Contra Costa Boulevard informational phone line. The construction phase is now finished and a staff report will be prepared for the City Council to accept the project as complete.

- Diablo Valley College (DVC) Regional Transit Center – Construction on the left-turn pocket extension at Golf Club Road and the DVC transit center entrance continues this week. Activities include the installation of a new advanced traffic loop, demolition of the median curb, forming and placing concrete for the re-aligned median curb, and asphalt repair. The contractor has closed the existing left-turn pocket, and traffic is being detoured to the intersection of Golf Club Road and Stubbs Drive, per the approved traffic control plan. Work is expected to be completed by June 25th.
- Encroachment Permits Underway

Private

Cresthill Homeowner Association – Replace damaged sidewalk at 271 Hillcrest Circle

Utilities

EBMUD – Repair water service at 783 Charlton Drive

DVWS – Repair water main line at 376 Boyd Road

PG&E – Replace 5 damaged street light poles and concrete bases along Golf Club Road (between Contra Costa Boulevard and Bridge on Grayson Creek)

AT&T – Repair existing AT&T vault at 1690 Contra Costa Boulevard (Melo's Pizza) that was damaged by tree root growth and caused a potential trip hazard for pedestrians. (The City placed a lighted barricade on the area and notified AT&T to do the repair. On Monday, June 14th, AT&T started the process of removing the old vault and replacing it with a new vault, new cover and replacing damaged sidewalk. The work is expected to be completed by next week.)

Maintenance Division

- Street Pavement Repairs – Staff addressed several areas of deteriorated pavement on local residential streets by saw-cutting and removing the damaged pavement, stabilizing the base material, placing new asphalt pavement and smoothing the area. Several residents have made positive comments about the work being done on their street.
- Tree Removals (Old School House on Oak Park Boulevard) – The Recreation and Park District's Park Superintendent discussed the need to remove a combination of Stone Pine and Aleppo Pine trees from the property. The District will be contacting the

Planning Division to obtain the required tree removal permit application and to provide a plan for replacement landscaping for review.

Planning Division

- **Architectural Review Commission**

Eye & Vision Center of Pleasant Hill – Oak Creek Shopping Center (2628 Pleasant Hill Road) – This request is for Sign Permit approval for a new sign face replacement (constructed partially of plywood), to be installed in an existing sign cabinet, which would include graphics (photos) on each end of the sign face. In addition, the Commission is also requested to accept the Categorical Exemption pursuant to section 15301 and 15311 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project is determined to be Categorically Exempt as it is limited in scope to new signage on an existing structure and on-premise signage, which as a result would not have a significant impact on the environment.

Action: The item was continued to a date uncertain to allow the applicant ample time to redesign a sign that complies with the master sign program. The Commission directed the applicant to remove the photographs, redesign the text and utilize material as suggested in the master sign program. Other than the applicants, no one from the public spoke.

Appeal Period: Not applicable.

Van Norsdall New Residence (560 Creekside Road) – This is a request for approval of a new 1,935-square-foot, single-family, two-story residence on a 17,375-square-foot parcel. There are existing detached structures that will remain, consisting of a garage (720 square feet) and a shed (120 square feet) with a wood canopy (120 square feet). In addition, the Commission is also requested to accept the Categorical Exemption pursuant to Section 15303 (Class 3) of the State Guidelines for Implementation of the California Environmental Quality Act as the project is determined to be Categorically Exempt as a New Construction or Conversion of Small Structures. The project consists of new construction of a single-family residence in a residential zone, and is in conformance with the General Plan and zoning, and therefore would not have a significant impact on the environment.

Action: The item was continued with direction from the Commission to alter various design issues such as roof pitch, door and window placement, grading and landscape. Other than the applicants, no one from the public spoke.

Appeal Period: Not applicable.

Study Session on Proposed Sign Ordinance Amendments – The Commission was scheduled to hold a study session on 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: The item was continued to July 1, 2010 for further discussion. No action was taken.

Appeal Period: Not Applicable.

- **Code Compliance**

Selected highlights of weekly activity:

Vehicle Abatement Funds – Staff, working with the Vehicle Abatement Authority, received \$6,600 in administrative fees in connection with removal of non-operational vehicles this quarter.

Contractor Licensing – Staff is following up on concerns about non-licensed tree trimming companies working in Pleasant Hill. Contractor licensing (State and City) and insurance can be verified by any City resident prior to contracting with a tree trimming company by:

- a. Checking for their Contractor’s State Licensing Board number at <http://www.cslb.ca.gov>.
- b. Requesting a copy of their Certificate of Insurance covering liability and worker’s compensation.
- c. Requesting a copy of their City business license.

Chilpancingo Parkway – Staff has been working with the Chamber of Commerce to address a home occupation involving more than one company vehicle on the premises.

Number of Tasks Completed Week – 84 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).