



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: June 2, 2011
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- City Channel on Comcast Channel 28 – Due to a technical problem reported by Comcast, the launch of the City Channel on Comcast Channel 28 will be delayed until July 1st. In the meantime, City Council and Planning Commission meetings will continue to be broadcast on Comcast Channel 26 at the regularly-scheduled times. Once the City Channel is active, the broadcast times for meetings and other programs will be posted on the City website at www.pleasant-hill.net/cctv.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- The Terraces (2300 Monument Boulevard) – A permit has been issued to replace rooftop cabinet equipment for T-Mobile.
- Valley Center Medical Building (401 Gregory Lane, Suite #110) – A tenant improvement permit has been issued to remodel an existing space for Looking Glass Optometry.

Engineering Division

- City Hall Fountain Renovation Project No. 04-11 – Staff is currently accepting bids for the City Hall Fountain Renovation Project. The project scope includes the removal and replacement of approximately 8,000 square feet (sf) of 4” x 4” multi-colored, decorative ceramic tiles in the fountain area located outside the City Council Chambers. The existing fountain has 13 distinct colored tiles and a complex design that is to be replicated. Additional work will include the draining and cleaning of the

small pond area, replacing the existing plaster bottom with a new tile bottom in the grotto area (stepped pools), waterproofing and crack sealing. The work is expected to begin in early August 2011 and be completed by early October 2011.

- Contra Costa Transportation Authority (CCTA) Measure J Compliance Checklist Submittal – Staff has submitted the City Council approved Measure J Growth Management Compliance Checklist to CCTA to be reviewed and approved by the CCTA sub-committees and the Board. Once the checklist has been approved by the CCTA Board, the Authority staff will authorize the release of approximately \$440,000 a year for FY 2010 and FY 2011. These funds have been programmed into the City’s current 2010/11 – 2015/16 Capital Improvement Plan for use mainly with Pleasant Hill’s street resurfacing program, sidewalk and street re-striping program, and other transportation and maintenance needs.
- Encroachment Permits Underway

Private

Owner – Install new driveway approach at 166 Doris Drive

WSH Construction Co. – Replace driveway approach at 295 Keats Circle

Owner – Replace driveway approach at 2085 Sherman Drive

Utilities

EBMUD – Repair water service at 2327 Heritage Hills Drive

AT&T – Place new fiber on Contra Costa Boulevard at Monument Boulevard

Maintenance Division

- Memorial Day Flags – Flags were installed along Contra Costa Boulevard on Friday in remembrance of Memorial Day weekend and removed on Tuesday.
- Asphalt Damage – Staff removed a small amount of asphalt that had buckled due to a water leak at the curve of Gladys and Ardith Drives. The area was secured with barricades, and Engineering has notified the Contra Costa County Water District to make repairs.
- Tree Removal – Staff has marked the area in the median strip on Coggins Drive where two dead pine trees were removed last week. USA (Underground Service Alert) has been notified so that they can contact the outside utility companies that might have services within the area. These agencies will inspect and mark the area accordingly if any of their service lines encroach within the work area. At that time, the remaining stumps can be safely removed.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission (ARC)**

Tehrani New Single-Family Residence (2913 Putnam Boulevard) – Public hearing to consider approval of a new two-story single-family residence with 3,682 square feet of living area and a 526-square-foot attached garage. This item was continued from the May 19, 2011 ARC meeting at which the Commission gave direction to the applicant regarding design revisions and requested clarification of proposed tree removal.

Action: Approved. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, June 13th at 5:00 pm.

Savers Signage (508 - 510 Contra Costa Boulevard) – Hearing to consider approval of signage for a new tenant in the County Square Center. The proposed signage would include: a) four internally-illuminated, channel-letter signs on the existing building façade (sign areas: 37.9 sf, 43.5 sf, 67.4 sf and 85.3 sf); b) two internally-illuminated, channel-letter signs on an existing pylon sign (14.2 sf each); and c) two internally-illuminated cabinet signs on an existing pylon sign (sign areas: 15 sf and 33.7 sf). The master sign program for the Center does not address the large anchor building at 510 Contra Costa Boulevard.

Action: The Commission provided the applicant with comments/direction to reduce the scope of the proposed signage and continued the item to the June 16th ARC meeting to allow the applicant time to revise the plans. No members of the public spoke.

Appeal Period: Not applicable.

Discussion Regarding Minor Design Changes to the Pleasant Hill Recreation and Park District Teen Center – The ARC concurred with the design changes proposed by the District and indicated that the changes could be reviewed and approved by the Zoning Administrator. Changes proposed by the District include: Substitution of asphalt shingles for the originally-approved standing seam metal roof; replacement of

the approved cultured stone façade with plaster finish. The Zoning Administrator had previously approved additional minor plan revisions requested by the District involving elimination of colored concrete pavement and redesign of the pool filter equipment building to be free-standing rather than integrated into the proposed Teen Center building. The District requested these changes for budgetary reasons.

Action: Discussion item. No action taken. No members of the public spoke.

Appeal Period: Not applicable.

- **Code Compliance**

Selected highlights of weekly activity:

Abatements in progress:

- Residential property on Hoover Avenue involving removal of non-operative vehicles, junk and debris.
- Residential property on Pleasant Hill Road involving removal of junk/debris and correction of building code and use permit violations.
- The Fire District has begun weed abatement work on various vacant parcels throughout the City. Abatements are expected to be completed by early July.

Number of Tasks Completed This Week – 62 (including 18 investigations, 4 courtesy notices, 6 sector patrols, 5 referrals to assist other agencies/divisions and various miscellaneous activities such as phone calls, emails, internal requests for service and attendance at training sessions).

- **Miscellaneous**

Administrative Permit Activity for May – Planning staff reviewed the following applications: 5 Zoning Permits (1 commercial plan check, 2 residential plan checks, and 2 new businesses), 6 Home Occupation Permits, 5 Temporary Sign Permits, 2 Temporary Use Permits and 2 Tree Removal Permits.

REDEVELOPMENT

- Valet Parking at Jack's – Jack's Restaurant & Bar has started offering valet parking on Thursday through Sunday evenings beginning at approximately 4:30 p.m. The valet parking program began on Thursday, May 26th and is still in the “testing” phase so the hours may be adjusted in the future to accommodate the restaurant's peak customer hours. The valet parking vehicle drop-off is in the same location that was formerly used by The Left Bank Restaurant (in the parking lot between the Citibank building and the entryway to the plaza).