



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: October 28, 2010

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Hookston Square Office Park (3480 Buskirk Avenue) – Plans have been submitted for review, comment and approval to install a rooftop telecommunications unit in an existing space.
- Deutscher Office Park (395 #G Civic Drive) – Tenant improvement plans for the First Church of Religious Science of Contra Costa have been submitted to review and approve the installation of an assembly area and office.
- Carmelo Plaza (1630 #E Contra Costa Boulevard) – Tenant remodeling plans have been approved and permit issued to relocate the bathroom and comply with the Americans with Disabilities Act (ADA) requirements for the Jug Shop.

Engineering Division

- Contra Costa Water District (CCWD) Morello Avenue Water Main Breaks – The CCWD is currently finishing their work on Morello Avenue near Vili Drive to replace the pipes that had ruptured and were repaired. The pipe replacement work in this area is now complete, including water main pipes and valves. As part of this work, CCWD also completed the installation of a new bypass water main along Odin Drive. Staff has identified the extent of repair limits to address damage to the roadway caused by the original water pipe ruptures on Morello Avenue. The plan is to commence the pavement restoration work on Thursday, October 28th, provided there is no inclement weather. It is anticipated there will be some traffic delays on Morello Avenue over the next couple of weeks while the roadway is being repaired.

- National Pollutant Discharge Elimination System (NPDES) Program – The Clean Water Program has released a new version of the Countywide C.3 Guidebook. The guidebook assists cities and developers with compliance with the Regional Water Quality Control Water Board’s requirements for development projects. This 5th edition (2010) updates the 2008 edition to be consistent with the new Municipal Regional Permit (MRP) requirements. Revisions include incorporation of proper soil, irrigation and plant type selection, and new stormwater treatment designs that comply with the MRP requirements. The guidebook has been posted on the City’s website for reference and use: <http://www.ci.pleasant-hill.ca.us/index.aspx?NID=380>.

- Encroachment Permits Underway

Private

Williams Plumbing – Install recycled water connection at 147 Gregory Lane
(Pleasant Hill Park)

General Cement Company – Repair sidewalk at 828 Hamilton Drive

Utilities

PG&E – Repair gas leak at 100 Random Way

PG&E – Excavate to cut off gas at 611 Gregory Lane

AT&T – Emergency cable repair at 1397 Stonehedge Drive

PG&E – Replace street light at 1865 Old Park Boulevard

Maintenance Division

- Underground Tank Inspections – A private contractor has completed the State of California required testing of fuel tanks at the Corporation Yard and Police Department facilities. This testing is done every three years to verify that no fuel (petroleum and diesel) leaks have occurred to the underground system. Both the Corporation Yard and Police Department passed the underground fuel storage tank inspections.
- Sand Bag Stations – Each year the City sets up sand bag stations before winter rains arrive. These fill-your-own sand bags are made available to residents to prepare their properties for the potential of localized winter storm water flooding. During the first week of November, the stations will be stocked with a shovel, sand and bags with a sign asking residents to limit the number taken to ten bags per visit. The three sites are located at the City Hall parking lot (100 Gregory Lane); the Pleasant Hill Community Center parking lot (320 Civic Drive – behind the Police Department); and Hawthorne Drive east of Patterson Boulevard (upper parking lot of Pleasant Hill Middle School).

Planning Division

- **Planning Commission**

Pleasant Hill Recreation and Park District – New Senior Center and Teen Center, Development Plan and Use Permit Request (233 and 147 Gregory Lane) (Continued From September 28, 2010) – A public hearing was conducted to consider approval of a Development Plan and Use Permit for a new 22,587 square foot Senior Center and a new 5,002 square foot Teen Center to replace existing facilities at Pleasant Hill Park, including site and landscaping improvements, tree removals, and shared parking. The project sites are located in the *R-7 Single Family – 7,000 square foot lots* zoning district.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, November 8, 2010, at 5:00 pm.

- *Ross Dress for Less Wall Sign Area Variance (556 Contra Costa Boulevard)* – A public hearing was conducted to consider approval of a variance to allow the total sign area to exceed the allowable area for this tenant space by 141.5 square feet, slightly more than double what is allowed. The proposed signs include one 258-square-foot *Ross Dress for Less* wall sign and one 8-square-foot *Ross* wall sign, for a total of 266 square feet of wall sign area where the zoning ordinance would allow a maximum of 124.5 square feet of wall sign area for this tenant space. The project site is located in the *RB Retail Business* zoning district.

Action: Approval was denied. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, November 8, 2010, at 5:00 pm.

- *Study Session Regarding Sign Ordinance Amendments, City-Wide* – A study session was scheduled for 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: Continued to November 9, 2010 without discussion. No public comments.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

The Code Enforcement Officer is on vacation this week.

REDEVELOPMENT

- **Art, Jazz & Wine Festival** – The 8th Annual Art, Jazz & Wine Festival held this year on October 8th and 9th in Downtown Pleasant Hill drew visitors, shoppers and residents into the Downtown. The weather was beautiful and overall attendance was great. Many of the Downtown merchants reported significant increases in sales volumes over last year. The Chamber's revenues from the event exceeded last year's, and reports from the street vendors were very positive, with many reporting increased sales over last year.
- **Light Up the Night Event** – Staff is currently working on the coordination of the Light Up the Night Event to be held in Downtown Pleasant Hill on Tuesday, November 30th from 5:30 to 7:30 pm. Staff will be working with the Chamber, Downtown owner and Downtown merchants to help coordinate promotional offers to attract additional customers to store and restaurant locations during the event.
- **Business Retention Contacts** – Business Retention visits in the past two weeks have been focused on the City's top sales tax generators; many are major national brand retailers. Also this past week, City staff attended the ribbon cutting ceremony for Dunn Edwards Paints on Contra Costa Boulevard. Dunn Edwards is a regional store that services contractor clients from throughout the County. In addition to contractor/construction clients, they are also focusing on a neighborhood paint store component in the Pleasant Hill store to serve retail customers.
- **Economic Development Program** – Economic Development staff attended a County-wide Economic Development meeting this week at the offices of Contra Costa County Health and Human Services in Ellinwood to provide a presentation on the ThinkContraCosta.com regional marketing/branding campaign. The efforts on developing this regional program have been led by the City of Pleasant Hill and Town of Danville and have resulted in a successful regional marketing/branding program.

Economic Development business contacts and resource referrals for the past two weeks have included three business referrals to the Contra Costa Small Business Development Commission for new business start-up and training programs. In addition, there have been two requests for site location assistance.