



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: October 20, 2011
SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Plaza (1978 Contra Costa Boulevard) – A permit has been issued to Safeway for the interior remodel and expansion of the existing pharmacy.
- Pleasant Hill Plaza (1892 Contra Costa Boulevard) – Tenant improvement plans have been submitted to review and approve the Silk Nail Spa.
- County Square (510 “A” Contra Costa Boulevard) – A tenant improvement permit has been issued for the newly-created space next to Big 5 for a future tenant.
- Hookston Square (3478 Buskirk Avenue #100) – Tenant improvement plans have been submitted to review and approve the Source Group (environmental engineering firm).

Engineering Division

- Marta/North Marta Drive Storm Drain Improvements – The City is finalizing the plans and specifications for public bidding of the 2011 Storm Drain Improvement Project. The project is a funded Capital Improvement Plan (CIP) project that includes the following major improvements:
 - New drainage improvements between Marta/North Marta Drive;
 - Replacement of damaged storm drain pipes, inlet, and curb and gutter at the end of Soule Avenue;
 - Replacement of damaged storm drain pipe over Contra Costa Canal at Hoover Avenue; and

- Replacement of Diablo Vista Water System water line along Boyd Road.

Biddable project plans and specifications will be available for review and purchase after November 1, 2011. The project is scheduled to open sealed bids on November 16, 2011 at 10:00 am, at which time they will be opened publicly and read.

- Diablo Vista Water System (DVWS) – A water main break occurred on October 6th at 50 Stevenson Drive. The rupture occurred in the water main 12-inch line that serves the entire system. The pumps were shut down immediately, and residents were notified via the Notify Me system and by information posted on the DVWS web page. The contractor completed significant repairs by October 14th, including damage to the pavement and curb and gutter, and the system was back on-line.

- Encroachment Permits Underway

Private

Ernie's Plumbing – Replace sewer lateral at 10 Halten Court

Owner – Replace driveway approach at 104 Price Lane

Owner – Replace curb and gutter and add new driveway approach at
136 Cynthia Drive

Reeve-Knight Construction – New sewer connection at 707 Contra Costa Boulevard

Utilities

AT&T – Manhole access for fiber placement on Viking Drive at Odin Drive

CCWD – Repair water main at 228 Hookston Road

Maintenance Division

- Median Clean Up – Staff completed major median clean up on Contra Costa Boulevard between Golf Club Road and Viking Drive. The Oleanders and Rhapiolepis were cut down for sight clearance and 14 yards of pine needles were removed.
- School Event – Staff participated in Valhalla Elementary School's Big Wheel event. The school holds this event every year and asks local agencies and utility companies to bring their heavy equipment to the campus for a "show and tell." The City displayed the Vactor truck, which is the large vacuum vehicle used to clean out the catch basins and pipes throughout Pleasant Hill.
- Corp Yard Water Leak – Staff found a mainline water leak within the Corp Yard. The area was excavated and repairs were made to the 1½" copper line. New sand and base were compacted, and the asphalt was replaced with 3/8" hot mix. Because this was not outsourced, it saved the City approximately \$10,000-\$15,000 in repair costs.

Planning Division

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

Special Meeting on October 20th: Diablo Fitness Engineering/Diablo Crossfit, Fitness Studio, Minor Use Permit (2440 & 2447 Estand Way) – Public hearing to consider approval of a request for a Minor Use Permit for a fitness studio, not to exceed 25% of the gross floor area of an industrial use, and approval of a shared parking facility pursuant to Section 18.55.040 of the Zoning Ordinance.

Action: Approved with conditions; no one spoke on the item.

Appeal Period: The appeal period will end on Monday, October 31, 2011 at 5:00 pm.

- **Architectural Review Commission**

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 feet wide by 30 feet deep. The equipment cabinets would be screened by a six-foot 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. Assessor’s Parcel Number: 154-022-015.

Action: The item was continued off calendar to allow the applicant time to address the comments provided by the Commission. The item will be re-noticed for the next public hearing meeting date.

Appeal Period: None, since no action was taken.

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. Assessor’s Parcel Numbers: 170-092-050 & 055.

Action: The item was continued to the November 3, 2011 meeting date due to the unavailability of the applicant for this meeting date.

Appeal Period: None, since no action was taken.

Pleasant Hill Indoor Garden Signage (598 Patterson Boulevard) – Public hearing to consider approval of a sign permit for the installation of a new 42-inch high fascia, on which new internally-illuminated channel letters, approximately 25 inches and 16 inches in height, would be installed. The sign text is proposed to read: *ph INDOOR GARDEN*. Assessor's Parcel Number: 149-270-006.

Action: The item was continued to the December 1, 2011 meeting date to allow additional time for the applicant to submit a modified sign application that addresses the comments from the Commission.

Appeal Period: None, since no action was taken.

- **Code Compliance**

Selected highlights of weekly activity:

Sign Violations – Staff issued a citation to a massage parlor for on-going violations of the sign ordinances after numerous prior warnings.

Unauthorized Gaming/Commercial Recreation Use – Staff is working with the Police Department to investigate a potential gaming/commercial recreation use that may be operating without necessary approvals.

Construction Without Permits – Residents at properties located on Pleasant Hill Road and Ahneita Drive were issued stop work notices for construction without permits (garage construction and a garage conversion).

Number of Tasks Completed This Week – 75 (including 32 investigations, 3 courtesy notices, 7 sector patrols, 5 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**

Tree Removal Permit – A permit to remove one Liquid Amber tree (located in the common area of Rolling Green Circle) was approved on October 12th.