



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: January 26, 2012

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Photovoltaic Solar Systems – It appears that the installation of photovoltaic solar systems is on the rise. Last year, staff issued 30 permits for residential installations. Thus far, 9 permits have already been issued for 2012. There were no commercial installations last year.

Engineering Division

- Hook Avenue Gas Main Replacement – Under an approved encroachment permit, Pacific Gas and Electric (PG&E) is replacing 125 feet of two-inch diameter and residential gas services along Hook Avenue from Oak Park Boulevard to Pleasant Valley Drive. Within their ongoing Copper Gas Line Replacement program, PG&E has identified approximately 15 gas services that will be replaced by their crews. Completion of this work will help to provide utility clearance for future pavement restoration on Hook Avenue. Most work will be done by open cut trenching to install the new gas pipes. The project is expected to begin as early as next week and residents will be notified in advance.

Staff is working with PG&E on permit conditions and phasing of a larger Citywide copper service lateral replacement program within Pleasant Hill. Service laterals are typically the smaller gas pipes from the main gas pipe to individual homes. A formal presentation by PG&E to the City Council on this matter will be scheduled.

Storm Drain Improvement Project – Construction activities this week include the driveway restoration and asphalt concrete roadway conform at Soule Avenue; asphalt

concrete roadway conform at the driveway at Mardock Court; testing of the new two-inch water main and services along Boyd Road; and landscape restoration at 209 Elderwood Drive.

Encroachment Permits Underway

Private

General Drainworks, Inc. – New sewer lateral at 1984 Peggy Drive

Utilities

PG&E – Inspect sewer laterals in various locations for potential cross-bore problems

PG&E – Repair gas lateral at 162 Greenwood Drive

Maintenance Division

- Vehicle Accident – Staff responded to a call for assistance regarding a vehicle accident that occurred on Contra Costa Boulevard at Viking Drive. The vehicle had straddled the median and became hung up on an abandoned street-light base. Staff performed the clean up and minimal repairs to the landscaping. Staff time will be submitted for reimbursement from the insurance company.
- Paint Dumping – After observing a milky substance in the Ellinwood Creek at Longbrook Way, Maintenance staff contacted Code Enforcement and the Central Contra Costa Sanitary District’s Source Control Inspector. Using the Storm Drain Map Book, staff members were able to trace back the substance to the source. It was discovered that a contractor’s employee had been dumping excess paint and cleaning out his spray equipment at a storm drain access point. Staff stopped the work and called in the California Department of Fish and Game to handle the citations and oversee the clean up.

Planning Division

- **Planning Commission**

Amendments to the Zoning Ordinance and Downtown Specific Plan Pertaining to Temporary and Live Entertainment Uses and Other Miscellaneous Clarifications to Existing Regulations, Citywide and Downtown Pleasant Hill – Public hearing to consider amendments to the Zoning Ordinance and the Downtown Specific Plan pertaining to temporary and live entertainment uses. The proposed amendments are intended to update and clarify existing ordinance provisions by adding new temporary uses (Sections 18.15.070, 18.20.020 and 18.25.020), modifying regulations related to live entertainment (Section 18.15.040, 18.25.020, 18.25.090 and 18.55.030), streamlining the review process for temporary uses (Sections 18.100.010 and .050) and amending the Downtown Specific Plan clarifying use permit regulations for

various eating and drinking and live entertainment establishments, clarifying commercial land use classifications and proposing various modifications to the temporary and accessory use table.

Action: Adopted a resolution recommending approval of the proposed ordinance amendment and specific plan amendment. No members of the public spoke.

Appeal Period: Not applicable. The Planning Commission's recommendations regarding the proposed amendments will be forwarded to the City Council for review and final action.

Amendments to the Zoning Ordinance Pertaining to Emergency Shelter Facilities, Citywide – Public hearing to consider proposed ordinance amendments pertaining to emergency shelter uses (affecting Zoning Ordinance Chapters 18.15, 18.20, 18.25, 18.55). Emergency shelters are defined by State law (Health & Safety Code Section 5081(e)) as: “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person...” The proposed ordinance amendment is to comply with State law (Section 65583 of the Government Code – SB2) that requires all jurisdictions to identify at least one zoning district where *emergency shelters* may be established by-right, subject to specific development standards. The amendment would also implement Housing Element Program 4.4 which requires the City to implement land use regulations for *emergency shelters* in compliance with State law. The proposed amendment would: a) designate *emergency shelters* as a use permitted by-right within the *LI-Limited Industrial* zoning district (note: *emergency shelters* are currently a conditionally allowed use within the *LI-Limited Industrial* zoning district); b) establish appropriate findings and development standards related to *emergency shelter* uses to ensure community compatibility; and c) incorporate various related amendments into corresponding sections of the Zoning Ordinance.

Action: The Planning Commission received public testimony and continued the hearing to February 28, 2012. On February 28th, the Planning Commission will conduct a study session to further examine options for designation of a “by-right” zone district for emergency shelters; receive further information regarding shelter operations; receive feedback from staff and the City Attorney regarding various issues that were raised at the January 24th public hearing; and receive further public input on the proposed ordinance.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Selected highlights of weekly activity:

Dumping into Ellinwood Creek – Staff coordinated with the City’s Maintenance Division, Central Contra Costa Sanitary District, Police Department and California Department of Fish and Game to address a milky substance found in Ellinwood Creek (see page 2 – Maintenance Division). The substance was traced back to a large apartment complex in Ellinwood where a parking lot was being re-striped. It was determined that a subcontractor’s employee had poured paint residue into a drain pipe which led to the creek. The contractor was ordered to bring in a large pumping truck to remove the paint from the creek, and the Department of Fish and Game will be pursuing misdemeanor charges against the subcontractor and employee. The paint was contained and removed prior to the major rains that occurred the following day.

Noise from Sweepers – A complaint was addressed regarding noise from power sweepers being used between 2:00 and 5:00 am at the Crossroads Shopping Center. Contact was made with the property owners and they immediately resolved the issue by directing that sweeping shall not occur before 7:00 am.

Number of Tasks Completed This Week – 63 (including 32 investigations, 4 courtesy notices, 5 sector patrols, 3 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).