



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: May 6, 2010
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Farmers' Market Grand Opening – Just a reminder that the Grand Opening of the Farmers' Market is this Saturday from 8 am to noon on Crescent Drive in front of Century Theatre. There will be a Chamber of Commerce Ribbon Cutting at 10 am, and the free drawing for an iPad and other great prizes will be at 11:45 am. Cover 2 Cover will be playing from 8:30 am to noon, and other entertainment will include cooking demonstrations and children's activities.

HUMAN RESOURCES

- Community Service Officer Recruitment – Oral board interviews are scheduled for Wednesday, May 12th and Thursday, May 13th.
- Wellness 2010 "CPR/First Aid" – Training is scheduled for Wednesday, May 26th from 9:00 am to 2:30 pm in the large Community Room at City Hall. Please contact your Wellness Coordinator Jackie Burke at 671-5293 or Jburke@ci.pleasant-hill.ca.us by May 19th if you are interested in attending or have questions regarding your status to be recertified.
- City Hall Cabinet Display – There is a new exhibit in the display cases located in the City Hall lobby. Patrick O'Leary, a Senior Center volunteer, has loaned his collection of decorative eggs that he collected during his travels to different countries.
- Community Room Artwork – Wendy Oliver, an artist from Las Juntas Art Guild, has her artwork on display in the community rooms. Artwork is usually left at City Hall for about two months and is available for purchase.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Downtown Area (140 Crescent Drive #A) – Tenant improvement plans have been submitted for review, comment and approval for a business known as Royal Image Day Spa (previously Sports City).
- Pleasant Hill Police Department (330 Civic Drive) – Southland Construction continues to work on the dispatch/lobby upgrade project. The contractor will be finishing the rough framing, electric and preliminary wiring for the 911 stations this week.
- Hillcrest Center (2261 Morello Avenue) – A tenant improvement permit has been issued for a business called Acu-Puncture.
- Safeway (707 Contra Costa Boulevard) – The City's structural consultant has completed a review of the project plans and provided comments to the architect working on the Safeway Store and Safeway Fuel Center project.

Engineering Division

- Oak Park Blvd/Patterson Boulevard Intersection Improvement Project – Staff recently sent a Request for Proposals to five engineering consultant firms for the design of a new traffic signal at the intersection. In addition to a new signal, 130 lineal feet of new concrete sidewalk will be placed on the south side of Oak Park Boulevard (southwest corner of the intersection) along the frontage of the auto repair shop. The City secured \$293,040 in Federal Highway Safety Grant funds for the project, and it is anticipated that a contract award recommendation will be provided to the City Council in the upcoming months.
- Municipal Regional Permit (MRP) NPDES Stormwater Program – Staff completed the City's Enforcement Response Plan (ERP) for stormwater violations, as required by the MRP. The ERP outlines the process in which the City will enforce and respond to violations of the NPDES permit. The MRP requires that the City have tiered enforcement levels and the ability to impose fines on violators. The City had enforced violations in the past through the City's current Administrative Citation ordinance. The process was formalized to meet the ERP requirements, and violations will continue to be enforced through the new ERP as required by the MRP.
- Encroachment Permits Underway

Private

RBF Consulting – Conduct an archeological survey as part of the "Contra Costa Boulevard Transportation Enhancements (Taylor Boulevard to Beth/Doray Drive)" City Project No. 03-10

Utilities

Diablo Vista Water System – Repair water main at 201 Soule Avenue

CCWD – Repair water main at 203 Doray Drive

Maintenance Division

- Light Pole Down – A privately-owned light pole on Alhambra Avenue (near the intersection at Taylor Boulevard) was knocked down due to auto accident on Tuesday afternoon. Maintenance staff arrived at the site and found that the damaged light pole created a hazard to vehicles and pedestrians as it was leaning heavily towards traffic and sidewalk areas. A safe perimeter was set up around the damaged pole, and an electrician was called in to remediate the electrical hazards. Staff time and materials used to address this accident will be sent to the insurance company for reimbursement to the City.
- Radar Sign Damaged – A vehicle collided (apparent hit and run) with the radar sign pole located in the median on Taylor Boulevard (west bound). The vehicle impact caused the radar sign to become separated from the mounting brackets on the pole. The radar sign has been removed from the pole and is being repaired. It is anticipated that the sign will be reinstalled next week.

Planning Division

- Architectural Review Commission (ARC)

Clearwire Wireless Communication Facility (77 Santa Barbara Road) – The applicant requested approval to co-locate a wireless communication facility on the roof of an existing office building consisting of an equipment cabinet, three 6' tall pipes each with a panel antenna radio-head unit, and three 6' tall pipes with microwave dishes attached. The equipment screen will have a maximum height of 53'1" on top of an existing 46'1" tall three-story building to match the existing screens. The applicant also requested an Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act as the project includes the addition of small equipment (antennas, radio heads and microwave dishes) to an existing building requiring minimal modifications.

Action: Approved with conditions.

Appeal Period: The appeal period will end on Monday, May 17th at 5:00pm.

Teen Center Study Session (147 Gregory Lane) – The applicant was seeking input from the ARC regarding a proposal for a new 7,424 square foot teen center in the 16.9-acre Pleasant Hill Park. The new teen center would replace the existing 400 square foot teen center that is presently situated within a 1,034 square foot stand-alone structure. Associated proposed improvements consist of an outdoor (recreation)

courtyard area, modified landscaping and minor parking lot revisions to include a designated drop-off and pick-up zone.

Comments: The ARC provided feedback on the design of the proposed teen center and recommended: a) consideration of green/sustainable building and design practices; b) limiting parking in the drop-off area; c) consideration of a community garden in connection with the teen center; d) consideration of more muted colors for the entry trellis; e) consideration of more “place-making” elements in the design and site plan; f) consideration of more trees in the parking lot; and g) staff also suggested examining prominent examples of green/sustainable buildings designed for similar purposes and recommended the applicant study, in particular, the “Chartwell School” building at Fort Ord, Monterey. It is a Leadership in Energy and Environmental Design (LEED) Platinum (net zero energy) building that was designed to integrate the green/sustainable design (including all mechanical systems) as a learning tool within the school’s curriculum.

Action: No action taken on this item.

Water Efficient Landscape Ordinance Study Session: The Commission held a study session on a local Water Efficient Landscape Ordinance that would apply City-wide that was developed in conjunction with other Contra Costa County jurisdictions and local water purveyors (CCWD and EBMUD) with modifications to address local conditions in the City of Pleasant Hill. The City is required to comply with State legislation (Assembly Bill 1881) which requires agencies to implement the State Department of Water Resources “Model Water Efficient Landscape Ordinance” or adopt a local ordinance that will be equally as effective in conserving water.

Comments: The ARC indicated that the ordinance should allow for alternative methods to comply with the intent of the State ordinance, such as integrating water conserving components into the building on the site (low-flow fixtures, capture of grey water, etc.). Due to the technical aspects of the ordinance, the ARC suggested consideration of the use of peer review of ordinance submittals that would be at the cost of the applicant. Concerns were expressed that the ordinance could lead to a reduced variety of landscaping in the City (same species of plantings) and restrain landscape creativity. Concerns were also stated regarding the cost to the City in the enforcement of the ordinance. Finally, the ARC suggested that staff provide solutions/ideas/guidance for applicants to assist them in complying with the new ordinance prior to making a formal landscape submittal to the City.

Action: No action taken on this item.

- **Code Compliance**

Selected highlights of weekly activity:

New Courtesy Notice – Staff has implemented a new Yellow Tag Courtesy Notice to advise residents of minor infractions, such as bushes encroaching onto the sidewalk, overgrown weeds and small amount of debris.

Marta Drive – An Abatement or Order to Show Cause notice was sent to a property owner concerning an illegal fence encroaching into the public right-of-way and an illegal accessory structure within a side yard. The property owner has contacted staff and indicated that he will comply voluntarily with the abatement with no hearing required.

Monument Boulevard – An Abatement or Order to Show Cause was sent to a tenant for hoarding that was creating a fire hazard. The owner of the property is working directly with staff, and the tenant is being cooperative. Staff is also referring the individual to Adult Protective Services for counseling to try to prevent recurrence of the problem.

Beth Drive – An ongoing abatement to address junk and debris has been finalized and the property is now in compliance.

Number of Contacts Made This Week – 73 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

Permits Reviewed – For the month of April, Planning staff reviewed and approved the following applications: 4 Home Occupation Permits, 4 Temporary Sign Permits and 15 Zoning Permits (4 new business applications, 2 commercial tenant improvements, and 9 residential plan checks).

Safeway at 707 Contra Costa Boulevard – The proposed project (for a new 58,800 square foot Safeway store and fuel station facility at the site of the former Mervyn's store) remains incomplete. A third study session with the ARC is tentatively scheduled for June 3rd. The ARC previously considered this project as a study session item (March 18th and April 15th) and provided feedback to the applicant at those meetings. Key issues that remain to be resolved include the extent of façade improvements necessary to the existing building, the extent of landscape and parking lot improvements that will be required, whether a large free-standing pylon sign should be allowed for the development, and whether the development will trigger traffic-related impacts that may require mitigation. The applicant will be providing additional information to staff to address these issues prior to the June 3rd study session.

In & Out Burger North Main – The draft environmental document is currently being prepared by the City's environmental consultant and is expected to be available for

public review/comment this summer. The project is scheduled for a May 20th study session before the ARC, where the Commission and general public may provide comments and feedback on the design-related components of the project. Public notices announcing the ARC study session will be mailed to all properties within 500 feet of the project site.