



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: May 26, 2011

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Summer Concerts by the Lake – This weekend the Summer Concerts return to City Hall on Sunday, May 29th from 6:00 p.m. to 8:00 p.m. The opening band is Finding Stella, who have played several times before and perform mostly original songs. Food is being sold by Mezon Azteca Restaurant and Sinful Bliss Cupcakes, and the sponsor of this concert is Allied Waste Services.
- Memorial Day Observance – The American Legion Post 246 is holding a Memorial Day Observance at the Soldiers Memorial Monument on Contra Costa Boulevard (intersection of Boyd Road) on Monday, May 30th at 1:00 p.m. This event is a tribute to all veterans, both living and deceased, in recognition of the many sacrifices made on behalf of our nation. The public is welcome to attend the gathering.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- County Square (510 Contra Costa Boulevard) – Plans have been submitted for review and approval to renovate three spaces (one of which is the County Square Market) to accommodate a retail second store, “Savers Pleasant Hill”. Engineering is working on the lot line adjustment between 508 and 510 Contra Costa Boulevard.
- Senior Center and Community Center (233 Gregory Lane and 320 Civic Drive) – Asbestos removal and approval are taking place for both buildings.

Engineering Division

- Contra Costa Boulevard (CCB) (Chilpancingo Parkway/Viking Drive) Improvements Project – Staff is soliciting proposals to perform engineering design services for the project. The project scope consists of designing safety roadway and corridor improvements along CCB from Chilpancingo Parkway to Viking Drive. The project is partially funded by Federal Highway Safety Improvement Program (HSIP) and Contra Costa County Transit Authority Measure J grants. The City is seeking a Consultant that will develop innovative solutions to existing or future project site deficiencies. The estimated total budget for the project, including engineering design work, is \$2.28 million.

A Request for Proposal (RFP) has been sent to consultants, building exchanges and subscribers of the City's "CIP (Capital Improvement Plan) Construction Projects Under Bid" Notify Me list, and has also been posted on the City website. Consultants were invited to attend a mandatory RFP meeting to be held on Friday, May 27th at 11:00 a.m. at City Hall. For more information, visit the City web at [http://www.ci.pleasant-hill.ca.us/projects under bid](http://www.ci.pleasant-hill.ca.us/projects_under_bid).

- City Hall Lake Plumbing Repair Project – Construction is being finalized in time for the City's first Summer Concert by the Lake (this Memorial Day weekend). Staff has been working diligently with the contractor to meet this scheduled deadline. The contractor has removed perimeter chain link fence this week and completed installation of new fountain spray heads, bio-filter, sub-surface aeration system, water softener, mechanical room valves, ultraviolet system and refurbished pumps. This week, the contractor also installed new fountain heads and piping in the small lake and will be re-filling it with water. Final testing and flushing of the entire system is being performed before the main fountain is turned on this Friday, May 27th.

With the large lake now filled with water, the fish have been relocated and the koi and turtles appear to be enjoying their new habitat. A new platform, large sections of underwater pipes and additional plants have been added to provide additional shade to our aquatic friends. Staff anticipates that some of the visible pipe and repairs will be covered with a layer of healthy algae in the weeks to come, making them less noticeable. Some minor punch list items and staff training on the system operation will follow.

- Encroachment Permits Underway

Private

Armando Sanchez Construction – Replace sidewalk at 121 Chianti Place

Utilities

Cablecom – Underground boring along Norse Drive to 400 Taylor Boulevard

Cablecom – Underground boring from South Cody Lane to 140 Gregory Lane

PG&E – Gas laterals repair on Hook Avenue

PG&E – Gas line repair on Norse Drive at Bliss Court

AT&T – Cable repair at 201 Devonshire Court

Maintenance Division

- Homeless Encampment – Staff is gearing up with Police Department staff to remove a very large homeless camp that has been set up in the Mercury Way/Taylor Boulevard hillside area. This camp was removed about a year ago but, it is so well hidden by the native vegetation, it was able to re-establish again.
- Red Curb Repainting Project – The red curb repainting project has started at the north end of the City. Staff started on Camelback and Scottsdale Roads. Once the red curb has been painted and dried, staff will return and apply a white “City Tree” logo on each end of the painted area to designate that the work was done by the City and to allow monitoring to make sure it has not been extended by private parties.
- Police Department Building – Staff has started preparation work for the Police Department window replacements in the atrium area.

Planning Division

- Planning Commission

Zoning Ordinance Amendment to Establish a Minor Exception Process, City-Wide

– Public hearing to consider recommendations to the City Council for approval of a zoning ordinance amendment to establish a minor exception process. The minor exception process would allow the Zoning Administrator to approve minor changes in ordinance standards subject to satisfaction of specified findings and notice to interested parties.

Action: The Planning Commission adopted a resolution recommending approval of the proposed ordinance amendment and incorporated the recommendations of the Housing, Neighborhoods and Planning Subcommittee, with the exception of the Subcommittee’s recommendation regarding exceptions to front-yard setback standards. No members of the public spoke.

Appeal Period: Not applicable. The ordinance amendment will be forwarded to the City Council for review and final action.

Sign Ordinance Amendment, City-Wide – Public hearing to consider recommendations to the City Council for miscellaneous amendments to the sign ordinance to clarify and streamline ordinance provisions, correct minor errors and update various provisions of the ordinance.

Action: The Planning Commission adopted a resolution recommending approval of the proposed sign ordinance amendment. No members of the public spoke.

Appeal Period: Not applicable. The ordinance amendment will be forwarded to the City Council for review and final action.

- **Zoning Administrator**

Safeway Outdoor Display, Minor Use Permit (707 Contra Costa Boulevard) – Public hearing to review a request for a Minor Use Permit to approve an outdoor sales facility along the storefront of a soon-to-be completed Safeway Food Store. The outdoor display is proposed to consist of eight racks/shelves/cages and four vending machines to be on display during the store’s operating hours (24 hours a day). The site is zoned *RB-Retail Business*.

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

Appeal Period: The appeal period will end on Thursday, June 9th at 6:00 p.m.

Michaels Outdoor Display, Minor Use Permit (60 Gregory Lane) – Public hearing to review a request for a Minor Use Permit to approve an outdoor sales facility along the storefront of the Michael’s Arts & Crafts store located in Downtown Pleasant Hill. The outdoor display is proposed to consist of 24 racks/shelves/baskets/bins and be on display during the store’s operating hours of Monday through Saturday from 9:00 a.m. to 9:00 p.m. and Sundays 10:00 a.m. to 7:00 p.m. The site is zoned *PUD-DSP*.

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

Appeal Period: The appeal period will end on Thursday, June 9th at 6:00 p.m.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Selected highlights of weekly activity:

Abatements in progress:

- Residential property on Hoover Avenue involving removal of non-operative vehicles, junk, debris.
- Residential property on Pleasant Hill Road involving removal of junk, debris, correction of building code violations and use permit violations.

Special attention areas:

- Unauthorized street vendors remain an ongoing problem in the Hookston Road area. Staff is working with Environmental Health to address the issue.
- Neighbor concerns regarding an alleged auto repair business being conducted at a residence in the Marta Drive area are being investigated.
- Staff is assisting the Fire District with the ongoing weed abatement process as needed.
- Ongoing concerns regarding shopping carts being moved off of shopping center sites into surrounding residential areas at the north end of the City are being addressed. Staff contacted the shopping cart removal services involved and requested additional pick-ups and will continue to monitor the situation.

Number of Tasks Completed This Week – 59 (including 22 investigations, 4 courtesy notices, 6 sector patrols, 9 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**

In-N-Out Burger (North Main) – Planning staff met with residents who live in the vicinity of the proposed In-N-Out Burger restaurant on North Main Street to provide an update on the project status and review the upcoming environmental review and public hearing process.

Green House Gas Inventory – Planning staff presented the results of the City's Greenhouse Gas (GHG) Emission's Inventory to the City's Executive Team. A similar presentation is scheduled before the Planning Commission in June. The inventory was prepared by a consulting planner funded by grants from the Association of Bay Area Governments and PG&E, and it quantifies all GHG emissions resulting directly or indirectly from City government operations and facilities. The inventory will be incorporated into a community-wide GHG inventory that is expected to be completed next year.