



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: April 29, 2010

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Student Showcase – The Student Showcase takes place this Friday, April 30th from 4 pm to 8 pm in the Downtown Plaza (next to Sweet Tomatoes). Jazz bands from Valley View, Pleasant Hill and Sequoia Middle Schools will be playing, and the final performance of the evening will be given by College Park High School Jazz Band. This is the seventh annual Student Showcase which is sponsored by the Pleasant Hill Education/Schools Advisory Commission.
- Farmers' Market Grand Opening – The Pleasant Hill Farmers' Market returns on Saturday, May 1st in a new location on Crescent Drive (next to Century Theatre) from 8 am to noon. Based in Concord, Pacific Coast Farmers' Market Association will manage the new market and has scheduled a Grand Opening for Saturday, May 8th with a ribbon cutting ceremony by the Chamber of Commerce at 10 am. Local musicians (Cover2Cover band) will be performing at the Grand Opening, and there will be lots of free giveaways, including an iPad. The market will also include cooking demonstrations, kids' entertainment and, of course, lots of fresh locally-grown produce.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Tenant Improvement (622 "B" Contra Costa Boulevard) – A permit was issued to divide a single-tenant space to provide individual suites to accommodate two future tenants. This change was initiated due to the fire damage that took place when the previous tenant (Quiznos) occupied the space.

- Demolition (2059 Contra Costa Boulevard) – A permit was issued to demolish a portion of interior customer area for the future tenant (Original Pancake House) that will occupy the space formerly occupied by Lyons Restaurant.
- Downtown Area (60 “A” Crescent Drive) – A tenant improvement permit was issued for interior construction to the space that will be occupied by Jack’s Restaurant and Bar (previously occupied by Left Bank Restaurant).
- Demolition (21 Massolo Drive) – A permit was issued for demolition of the building to allow for a future two-story 2,533 square foot office building.

Engineering Division

- Contra Costa Boulevard (CCB) Transportation Enhancement (TE) Project – The TE project along CCB (Taylor Boulevard to Beth Drive/Doray Drive) provides for the design of plans and specifications for safety, pedestrian and bicyclist improvements along the street corridor. Although the Federal Stimulus monies may not be approved as initially expected, project design is continuing in case the federal dollars are released or future grant opportunities are announced. Caltrans has requested an environmental analysis and studies for the proposed new sidewalk placement, traffic signal relocation and streetlight improvement work. The City-hired Archaeological/Historical Consultants is planning to perform one day (during the week of May 3rd) of shallow environmental exploratory sampling along the project limits and provide a report of their findings to Caltrans. This work will require a CCB lane closure at times with possible periodic traffic delays.
- Lisa Lane Sidewalk Installation Project (Informational Meeting) – City staff will hold a meeting on Tuesday, May 4th (6:30 pm to 8:00 pm) in the Community Room at the City Hall to discuss the project and gather input from local residents. The City received a Federal Safe Route to School (SR2S) construction grant and is currently designing the Lisa Lane Sidewalk Installation City Project No. 01-10. The main project component is the installation of a four-foot wide ADA-compliant concrete sidewalk along the north side of Lisa Lane, from Marcia Drive to Fair Oaks Elementary School. Over 300 meeting notices were mailed to property owners and residents along Lisa Lane and the adjoining Fair Oaks neighborhood. Additionally, the meeting notice was posted on the City web site.
- Encroachment Permits Underway

Private

Owner – Install three-foot high iron front yard fence at 2044 Pleasant Hill Road

Utilities

PG&E – Repair gas leak at Gail Drive 200 feet north of Ipswich Way

CCWD – Water valve maintenance at the intersection of Pleasant Hill Road and Wood Creek Place

Maintenance Division

- **Sidewalk Repair** – The Maintenance Division Street Crew replaced a damaged section of sidewalk located along the west side of Putnam Boulevard near the intersection of Rodgers Court. A City-owned Liquidambar tree had severely damaged a large area of the concrete sidewalk. Typical of this type of tree, the root system had become invasive and uplifted the sidewalk making it unusable. A replacement section of sidewalk was placed this week to make the surface usable for pedestrians. The Liquidambar tree was growing directly underneath PG&E’s utility lines and the branches were interfering with the utility lines. The tree was removed and a more appropriate smaller growing species (Crepe Myrtle) will be planted as a replacement next week.
- **Recycled Water Main Line Repair** – City Maintenance staff notified the Engineering Division staff that a recently-installed ADA curb ramp may have damaged a recycled water line. Upon further investigation it was determined that a construction company had damaged the water line while installing a concrete curb ramp at the intersection of Golf Club Road and Old Quarry Road. The contractor excavated the area and made repairs to the recycled water line, and the water line has been checked to confirm that that it is now functioning correctly.
- **U.S. Post Office Facility on CCB** – Maintenance staff contacted a U.S. Postal Service supervisor to discuss a timeline for removal of unsightly tall weeds along the frontage of the facility on Contra Costa Boulevard. The supervisor assured staff that the tall weeds growing in front of the Post Office building would be removed within a week. Staff will follow up to make sure the work is completed.

Planning Division

- **Planning Commission**

Clearwire Wireless Antenna Use Permit (199 Brandon Road) – The Planning Commission considered a request to install a wireless communication facility on the roof of an existing 29-foot tall building that would consist of an equipment cabinet, a 10-foot-tall cupola structure mounted on the rooftop of an existing building (approximate square footage: 7 feet by 8 feet), three 3-foot tall panel antennas, two microwave antennas, three RRU units (all mounted inside the proposed cupola structure) and one GPS unit to be mounted on the outside of the cupola. The project site is located in the *R-7 Single Family, 7,000 square foot lots* zoning district. At the request of the applicant, the item was continued to the May 11, 2010 Commission

meeting to allow additional time to make further refinements to the application request.

Action: No action taken since the item was continued.

Appeal Period: None, since the item was continued.

Pleasant Hill Recreation and Park District Capital Improvement Projects – The Commission held a study session to provide comments and feedback on preliminary plans for new senior, teen and community centers and site improvements to the Pleasant Oaks Park. The projects include:

Senior Center and Teen Center (147 and 233 Gregory Lane) – A new 22,876 square foot senior center building and a new 7,424 square foot teen center building. The new senior center is proposed to replace the existing facility and be located in approximately the same area, but located farther away from Gregory Lane. The project would also include landscape improvements and modified parking areas, totaling 157 parking spaces. The new 7,424 square foot teen center is proposed to replace the existing 400 square foot teen center. Associated improvements would include a new outdoor recreation area, landscaping and parking lot improvements. The teen center would be towards the southeast corner of Pleasant Hill Park. Parking would be increased and include a new “drop-off/pick-up” area. The submitted applications for both projects are currently incomplete and environmental document preparation is underway.

Community Center (320 Civic Drive) – The existing two-story facility would be replaced with a 23,000 square foot one-story building with no changes to existing uses and activities. According to the Recreation and Park District, the project will: (1) provide a modern facility; (2) provide for improved site accessibility to meet current ADA standards; (3) provide for more usable interior space for building activities; and (4) provide for improved energy efficiency. This project has not yet been formally submitted for City review.

Pleasant Oaks Park (near the Central Library) – This project would include reconstruction and upgrades to Pleasant Oaks Park including: (1) grading of the site; (2) removal of trees; (3) resurfacing of the fields with a combination of synthetic sports turf for the soccer field and natural turf for the baseball fields; (4) paved parking; (5) accessible pathways to the fields; and (6) a new irrigation system. The natural turf area would be irrigated with recycled water supplied by Central Contra Costa Sanitary District. This project has not yet been formally submitted for City review.

Action: No action taken since it was a study session.

Appeal Period: None, since no action was taken.

- **Code Compliance**

Selected highlights of weekly activity:

Political Signs – Staff is aware that political signs are being posted throughout the City in various locations. If there are violations associated with these types of signs, staff will contact the responsible party and request that they either remove or relocate the signs to a more appropriate location. In addition, City Hall has a list of the campaign offices where the owners of the signs can be contacted directly for quick resolution.

Gregory Gardens – Staff is working with a former limousine service that still has a number of the limousine vehicles on the premises. Staff will continue to seek voluntary removal of the vehicles related to a former business that is properly registered to the homeowner.

PG&E SmartMeters – Staff has received several calls regarding newly-installed PG&E SmartMeters. The calls have been directed to the California Public Utilities Commission where an appropriate complaint can be filed.

Mercury Way – Staff is investigating a piece of property that is becoming a public nuisance (site is unoccupied, in poor structural condition, has an unmaintained swimming pool, has poorly-maintained landscaping and has an unsecured gate). Staff has worked to have the gate secured to restrict access to the side yard which contained a fallen fence.

City-Wide Fire Prevention – Fire Prevention Officers are working with City staff pertaining to high weeds and potential fire hazards in the City. Notices will be sent out in May with inspections beginning in June to ensure compliance. In addition, the Fire Protection District has processes in place to ensure compliance.

Number of Contacts Made This Week – 69 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

Contra Costa County Office of Education (77 Santa Barbara Road) – Staff received an inquiry regarding the installation of a photovoltaic system on a steel carport structure within the office's southern parking lot and also on the rooftop of the office building. To accommodate the structure, approximately 20-24 trees may be removed. Staff directed the project manager to submit an architectural review application for the proposed landscape modifications to the site.