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MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: February 3, 2011

SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- Preparations for 50<sup>th</sup> Anniversary Program of Events – The 50<sup>th</sup> Anniversary Committee met on January 31<sup>st</sup> to review and discuss plans for the celebration over the course of the year. The committee is actively working on a number of events, contests and programs with an emphasis on engaging the Pleasant Hill community in the celebration. These activities include:
  - Writing Contest for Middle & High School Students
  - Art Competition for Elementary School Students
  - “Day in the Life of Pleasant Hill” Photographic Contest
  - Special Booklet outlining 50 years of Pleasant Hill History
  - Starquest Youth Talent Show on April 30<sup>th</sup> and May 1<sup>st</sup>
  - Monthly Open House at Rodgers Ranch covering Pleasant Hill history by decade and an Oral History with various guest speakers
  - “One City, One Book” Program at Pleasant Hill Library in October
  - Art Exhibit on display at City Hall in November
  - Historical Photographic Exhibit at the City Hall Open House on November 13<sup>th</sup>
  - Gala Dinner Dance Celebration at the Contra Costa Country Club on Saturday, November 12<sup>th</sup>

In addition to the programs and activities mentioned above, the 50<sup>th</sup> Anniversary theme will be a major part of the following Special Events in 2011: Summer Concerts at City Hall; Farmer’s Market; Fourth of July Celebration; Community Service Day; and Art, Jazz & Wine Festival.

For more information on the 50<sup>th</sup> Anniversary program, contact Martin Nelis at (925) 671-5229 or by email at [mnelis@ci.pleasant-hill.ca.us](mailto:mnelis@ci.pleasant-hill.ca.us).

## **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

### **Building Division**

- Demolition (1790 Ruth Drive) – A permit has been issued to demolish a single-family residence and garage. A new residence will be built in the future.
- Downtown (35 “D” Crescent Drive) – A tenant improvement permit has been issued for Sinful Bliss (a cupcake shop).
- Pleasant Hill Recreation & Park District (233 Gregory Lane) – Plans have been submitted for review and approval to demolish and rebuild the Senior Center.

### **Engineering Division**

- Pleasant Hill Recreation & Park District Bond Project Update – City staff received the first submittal of building, engineering and landscape plans for the proposed new Senior Center located at 147 Gregory Lane. Staff anticipates reviewing the plans and providing comments to the District within the next few weeks.
- Gregory Lane Traffic Signal Wireless Communication Repair – City staff, with the assistance of the County signal maintenance crew, recently replaced and recalibrated all five radio transmitter and receiver modems for the traffic signals along Gregory Lane and Grayson Road. The recalibrated modems communicate at a different radio channel and are less susceptible to electronic and environmental interferences along the corridor. Radio modems are used to provide real-time communication between the various traffic signals along Gregory Lane and the central signal management system at City Hall due to a lack of hard-wired signal interconnect along Gregory Lane. The real-time communication allows staff to monitor the operation of the traffic signals and to implement signal coordination along Gregory Lane.
- Retirement – Safa Jubboori, Construction Inspector, has retired after five plus years of service with the City’s Engineering Division. He was in charge of construction inspection of Capital Projects, in addition to administering, inspecting and issuing encroachment permits (an average of 300 per year) to residents and utility companies working within the City’s boundaries, amongst other duties. A luncheon was held on February 2<sup>nd</sup> to wish him well. He will be missed.
- Encroachment Permits Underway

### **Private**

*Cliff Swisher Custom Concrete, Inc.* – Replace curb and gutter on Ridgeview Drive  
*Owner* – Place garbage container in public right of way at 779 Charlton Circle

### Utilities

*PG&E* – Replace pole on Pleasant Hill Road and Geary Road

*PG&E* – Replace underground rectifier at 91 Elderwood Drive

*PG&E* – Repair gas leak at 163 Random Way

*AT&T* – Emergency cable repair at 265 Hillcrest Circle

*AT&T* – Regular maintenance of utilities at various locations

### Maintenance Division

- Homeless Encampment – Maintenance and Police Department staff worked together to identify a homeless area on City property located on Contra Costa Boulevard between Astrid Drive and Oak Park Boulevard. Personal items were accumulating in the landscaped area and needed to be removed so that a potential safety hazard could be avoided. The area will be monitored by the Maintenance Division to prevent a reoccurrence.
- Concrete Bollards – Last month, a vehicle accident damaged two concrete bollards located in the center landscape median along Contra Costa Boulevard (near the intersection at Monument Boulevard). The bollards were repaired and the fencing reattached. The insurance company involved in the accident will be billed for all equipment, labor and material repairs.

### Planning Division

- Planning Commission

No meeting scheduled this week.

- Zoning Administrator

No meeting scheduled this week.

- Architectural Review Commission (ARC)

The meeting was cancelled.

- Code Compliance

Selected highlights of weekly activity:

***Foreclosed Property*** – Staff assisted the Police Department with addressing concerns regarding a vacant foreclosed home in the Santa Ana Drive area.

***Hazardous Materials*** – Staff worked with Contra Costa County Hazardous Materials staff to contact two auto repair shops in the City regarding signage, disposal and documentation of hazardous materials.

***Banners and Signs*** – Staff continues to address unpermitted banners, permanent signs and A-frame signs in the City’s commercial districts.

***Number of Tasks Completed This Week*** – 47 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- Miscellaneous

***Permit Activity*** – For the month of January, Planning staff reviewed the following applications; 11 Zoning Permits (2 new business, 3 commercial plan check and 6 residential plan checks), 14 Home Occupation Permits, 1 Temporary Sign Permit, and 1 Tree Removal Permit.

***Sustainable Communities Strategy (SCS)*** – Staff attended a special meeting on January 31<sup>st</sup> conducted jointly by the Association of Bay Area Governments (ABAG), the Contra Costa Transportation Authority (CCTA) and the Metropolitan Transportation Commission (MTC). The purpose was to provide an overview for Central Contra Costa County public agencies regarding the process for developing a SCS for the region. The SCS is required by State law (SB 375) and is intended to coordinate regional land use, housing and transportation planning to encourage more compact development and reduce vehicle miles travelled and related greenhouse gas emissions.

***T-Mobile Wireless Facility (1432 Contra Costa Boulevard)*** – In December, the City received an appeal based on the ARC’s decision of December 2, 2010 to approve an Architectural Review Permit (ARC 10-005), a request to install a wireless facility on the rooftop of the existing Pleasant Hill Inn. The wireless facility consisted of three antennas camouflaged inside a single 15 foot tall radome canister (30-inch diameter) to be installed in the center of the roof. Staff met with the appellant and the applicant in order to facilitate a resolution. The applicant offered numerous alternatives; however, the appellant did not favor any. The appellant agreed to postpone the appeal hearing in order to allow the applicant ample time to install two mock-up variations of the approved facility.

The two mock-up versions were installed January 21<sup>st</sup> and include four radome canisters. Version 1 includes a singular canister installed in the center of the roof (15 feet tall above the roof deck). Version 2 includes three radome canisters installed on the north west, north east, and south east corners of the roof (10 feet tall above roof deck). Only one version is required. All of the mock-up canisters are eight inches

in diameter, which is 12 inches less than approved by the ARC. Should the appellant not be satisfied with either version, the appeal will be heard by the City Council on February 28<sup>th</sup>.

## **REDEVELOPMENT**

- Downtown Promotional Events – Agency staff met again with LOJA LLC (the Downtown property owners) to further discuss special events and opportunities for marketing and cross promotions for Downtown. Staff is currently working on a Downtown Concert Series of music performances. It is anticipated that performances will be held the first Thursday of the month in the East Plaza, starting in May and continuing through October.
- Farmer’s Market Time Change – Agency staff is also working with LOJA to respond to a request from Pacific Coast Farmer’s Market to change the hours of the Saturday morning market from 8:00 am to Noon to 9:00 am to 1:00 pm. The Downtown property manager is currently exploring the feasibility of this time change request with the Downtown tenants.
- Government Affairs Committee – Agency staff attended the Chamber of Commerce Government Affairs Committee (GAC) meeting on January 31<sup>st</sup>. Paul Jung has been appointed to the GAC and will serve as Chair for the next six months as an alternate for Tom Guarino, who is on a special work assignment in San Luis Obispo. A representative from Assemblymember Nancy Skinner’s office presented the Committee with a fact sheet and information on Assembly Bill (AB) 153, the “E-Fairness” Act. AB 153 would require out-of-state online retailers that maintain a network in California (and thus have a presence in the state) to collect sales tax on orders received from within California. The GAC voted to recommend support for the bill, as currently written, and send it to the full Chamber Board for consideration.
- California Budget Challenge – Assemblymember Skinner also announced the California Budget Challenge, scheduled for Thursday, February 10<sup>th</sup> from 7:00 to 8:30 pm at Acalanes High School in Lafayette. The California Budget Challenge is a hands-on activity that lets individuals decide how to balance the State budget. It was created by Next 10, a nonprofit, nonpartisan think tank working to better California policy.
- Housing Rehabilitation Loan Program – A Redevelopment Agency Housing Rehabilitation Loan Program contractor has completed the installation of the first photovoltaic (solar) energy system funded by the Program. The system was installed on the roof of a home located in Sherman Acres. Although it is not a large system, it is estimated that the nine panels will produce 2,000 watts at peak power and will save the homeowner approximately \$400 per year on his energy bill. During the next 25 years, it is estimated that this one solar energy system will reduce greenhouse gas emissions of carbon dioxide by 36 tons, due to reduced energy required from burning fossil fuels. This is equal to saving 1,444 trees or 3,800 gallons of gasoline to power an automobile.