



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: June 16, 2011

SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- City Channel Now Airing on Comcast Channel 28 – The City Channel on Comcast Channel 28 is now active with bulletin board messaging from each of the three member cities: Clayton, Martinez and Pleasant Hill. In addition, the City Channel will immediately begin broadcasting recordings of meetings, including the City Council and Planning Commission. Both of these broadcasts will air at the same times as on Channel 26 previously: City Council meetings on the Wednesday following each Council meeting at 7:30 pm, and Planning Commission on the Thursday following each meeting at 7:30 pm. Over the next several months, additional programming will be broadcast and the complete schedule will be posted on the City website at [www.pleasant-hill.net/cctv](http://www.pleasant-hill.net/cctv).

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Pleasant Hill Shopping Center (556 Contra Costa Boulevard) – Ross Dress for Less has obtained their racking and shelving permit.
- Carmelo Plaza (1600, 1630 and 1660 Contra Costa Boulevard) – Plans have been submitted to review and approve the installation of two new parking-lot pole lights.

**Engineering Division**

- New Grant Award: Federal CMAQ Safe Routes to School Grant – Staff recently secured an additional \$250,000 Federal Congestion Mitigation and Air Quality Improvement (CMAQ) Safe Routes to School grant for the City's Lisa Lane Sidewalk Installation Project. The additional \$250,000 will offset local funds and expand the

project scope to include shoulder widening/repair and drainage improvements to facilitate the installation of new bike lanes along both sides of the roadway.

- Lisa Lane Sidewalk Installation Project – The City Council at the May 2, 2011 meeting awarded a construction contract to the low bidder, Sposeto Engineering, Inc. The project is partially funded by a Federal Safe Route to School Grant (\$344,500), a \$250,000 Federal CMAQ Safe Routes to School grant (see above) and local funds. The project will construct new sidewalks (sidewalk gap closure) on the north side of Lisa Lane between Marcia Drive and Fair Oaks Elementary School. Additional safety improvements include Americans with Disabilities Act accessible curb ramps, bike lane, curb, gutter, storm drain, pavement restoration, traffic signage and striping.

This week, in preparation for the project, Contra Costa Water District (CCWD) began lowering a limited number of water lines and other utilities to facilitate the construction of the new sidewalks and storm drain pipes. Additionally, Pacific Gas and Electric Company will be relocating one minor guide wire (support wire) for a single utility pole to provide clearance for roadway shoulder improvements near the Iron Horse Trail.

Sposeto Engineering, Inc. is anticipated to start on Monday, June 20<sup>th</sup> and continue work into August 2011. The typical working hours will be 8:00 am to 5:00 pm, however, some construction work outside of these hours may be necessary for certain aspects of the work. Typically, during working hours, Lisa Lane will be limited to one-way traffic control moving east only from Marcia Drive toward the Fair Oaks Elementary School and exiting the school grounds onto Hampton Drive. Detour signs will be set up for motorists directing them through the detour route back to Buskirk Avenue/Monument Boulevard. Residents and motorists should expect some traffic delays during all phases of construction. To help maintain local access during the project, a temporary pedestrian and bicycle path will be set up along the south side of Lisa Lane.

- Encroachment Permits Underway

Private

*Darrin G. Stanley Engineering* – Replace sewer lateral at 155 Theo Lane

Utilities

CCWD – Relocate water services on Lisa Lane

AT&T – Repair conduit on Longbrook Way

**Maintenance Division**

- Flag Day – American flags were installed along Contra Costa Boulevard on Tuesday morning in honor of Flag Day and taken down on Wednesday morning.

- Crack Sealing – Staff took advantage of the break in the weather to finish the crack sealing on Monivea Place. There were several areas where the asphalt had pulled away from the curb and gutter, allowing for weed growth.
- Mowing and Discing – Since the ground has dried out, the flail mowing and discing was able to continue. The City had joined with the Recreation and Park District to obtain a better price break on this service. The City has two large areas that require this annual service, while the Recreation and Park District has eight locations. These are separate from the smaller areas which are maintained by City staff.

### **Planning Division**

- **Planning Commission**

*Presentation on City Inventory of Greenhouse Gas Emissions* – The Planning Commission received and discussed a presentation regarding an inventory and analysis of the City’s greenhouse gas emissions (GHG). Preparation of the inventory was funded by a grant from Pacific Gas & Electric (PG&E), with support from the Association of Bay Area Governments (ABAG) and Local Governments for Sustainability-USA (ICLEI).

Action: No action was taken as this was an informational presentation.

Appeal Period: Not applicable.

*General Plan Amendment to Update the Housing Element, City Wide* – The Planning Commission conducted a public hearing to review and recommend adoption by the City Council of a General Plan Amendment to update the Housing Element. The Housing Element update was prepared in accordance with Article 10.6 of the California Government Code that requires the City of Pleasant Hill to analyze housing needs and establish goals, policies, programs and quantified objectives to meet the identified needs, and identify adequate sites to accommodate its share of regional housing needs.

Action: The Planning Commission adopted a resolution recommending that the City Council approve the General Plan Amendment to update the Housing Element. One member of the public spoke.

Appeal Period: Not applicable. The City Council will conduct a public hearing to consider the Planning Commission’s recommendation later this summer.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

Meeting cancelled due to withdrawn application.

- **Code Compliance**

*Selected highlights of weekly activity:*

- \$3,700 in vehicle abatement fees were received from the State this last quarter.
- Staff encountered solicitors from an alarm company operating without permits and directed them to obtain the necessary permits. They ceased their solicitation and obtained permits from the City.
- Maintenance and Code Compliance staff worked together to ascertain the source of fresh concrete dumped in the roadway on Norse Drive.

*Abatements in progress:*

- An abatement of junk, debris and unauthorized construction at a residence on Pleasant Hill Road remains on hold pending completion of a foreclosure and related eviction process. The lien holder (bank) has indicated to staff that it will cooperate with the City to resolve the concerns on this property once it is able to take possession of the property.
- A homeless encampment has re-emerged in the vicinity of the I-680 Freeway and the Gregory Lane off-ramp. Staff is working with the Police Department and Caltrans to address the situation.

*Number of Tasks Completed This Week* – 79 (including 27 investigations, 1 courtesy notice, 9 sector patrols, 7 referrals to assist other agencies/divisions, and various miscellaneous activities such as phone calls, emails, internal requests for service and attendance at training sessions). Staff also helped conduct training for Planning and Building Division staff on revisions/upgrades to the City’s automated permit tracking system.

- **Miscellaneous**

Planning staff attended a meeting hosted by the Contra Costa County Transportation Authority (CCCTA) to consider a draft comment letter on the three alternative scenarios being prepared by the Association of Bay Area Governments (ABAG) as the next step in the development of a regional Sustainable Communities Strategy (SCS) after the recent release of the Initial Vision Scenario (IVS) earlier this spring. The alternative scenarios proposed by ABAG include:

Scenario 1: Priority Development Area and Growth Opportunity Area Pattern with Focused Employment

Scenario 2: Maximizing Growth in Transit Corridors around the Bay

Scenario 3: Increase Growth in the Urban Periphery with Shorter Vehicle Trips

For details regarding the scenarios, contact Greg Fuz at (925) 671-5218 or [gfuz@ci.pleasant-hill.ca.us](mailto:gfuz@ci.pleasant-hill.ca.us).

Staff will continue to monitor the SCS process as it progresses to development of a preferred scenario next year which will then be a major factor in the Regional Housing Needs Allocation (RHNA) process for the next Housing Element update cycle beginning in 2014. The overall goal for the SCS process is to implement State law (SB 375) which calls for coordination of regional land use planning, the RHNA process and the Regional Transportation Plan to move in the direction of more compact development patterns to reduce vehicle miles traveled and related green house gas emissions.

## **REDEVELOPMENT**

- Business Training Workshops – Economic Development Staff worked with the Contra Costa County Workforce Development Board to coordinate a Business Training Workshop on "How To Be An Entrepreneur in the 21st Century," held in the Community Room at City Hall on June 15<sup>th</sup>. The workshop presented future trends and opportunities in business as well as ideas for entrepreneurial business growth, including access to business resources like networking and technology. The next workshop in this training series, "How to Market & Get Results," will be held in San Ramon on Wednesday, June 22<sup>nd</sup> at the San Ramon Community Center. The final workshop, "Tips on Operating a Home Based Business," will be held in Concord at the Concord Centre on June 29<sup>th</sup>. The workshops are being offered free to all participants. Interested persons should contact Dane Pascoe at (925) 260-4770 or [dpascoe@ehsd.cccounty.us](mailto:dpascoe@ehsd.cccounty.us).