



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: January 19, 2012
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- **“Inside Pleasant Hill” - Episode Number Two** – The second production of “Inside Pleasant Hill” has begun airing on the City Channel (see schedule below). This episode features local restaurant Dallimonti’s and an in-depth interview with Ron and Christy Dallimonti; the “Hometown Hero” section interview is with Jim Bonato; and the third part of the program, “Uptown-Downtown,” features a local store, Pleasant Hill Market. The City Channel is carried on Comcast Channel 28 and AT&T U-Verse Channel 99. The program is also available online at www.vimeo.com/citychannelph.

The current broadcast schedule for “Inside Pleasant Hill” on the City Channel is as follows:

- Mondays at 6 pm
- Tuesdays at 10 pm
- Wednesdays at 7 pm
- Thursdays at 3 pm
- Fridays at 4 pm
- Saturdays at 3:30 pm
- Sundays at 3 pm and 9:30 pm

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Safeway (707 Contra Costa Boulevard) – Plans have been approved and a permit has been issued for the US Bank tenant going into the Safeway site.

- Walgreens (721 Gregory Lane) – Plans have been approved to issue a permit to install an electric charging station near the northwest corner of the building and away from the main entrance.

Engineering Division

- Pavement Management System (PMS) Update – The City typically inspects and rates the pavement surface condition of each public arterial and collector street every two years and residential streets every four to five years, per Metropolitan Transportation Commission (MTC) guidelines. Each street is surveyed for the amount of pavement distresses and pavement condition, and an overall pavement condition number is calculated on 0 to 100 scale using a PMS software program. The City of Pleasant Hill has approximately 109 centerline miles of paved surfaces, divided into 768 pavement management segments. AMS Consulting, hired by the City and MTC, recently completed all of the street pavement inspections and has drafted a report of their findings. Engineering staff is reviewing the draft report for comments prior to submission to MTC.
- Saddlebrook Open Space – Staff met with an adjacent property owner and the president of the homeowners association last week to review the condition of the concrete drainage ditch along the open space area owned and maintained by the City (northeast of Shetland Lane). Staff and residents concurred that additional repairs are needed to restore the drainage patterns. An old slide in the area has caused the concrete ditches to shift, creating a lack of continuity to the drainage flow. Engineering staff will work with the Maintenance Division to develop a low-cost maintenance solution to address the problem in the coming weeks. A residential development project in the area was to correct the slide and drainage, but it has been placed on hold by the developers.
- Encroachment Permits Underway

Private

Mountain Cascade, Inc. – Renovation of eight-inch sewer line on Christine Court

Utilities

AT&T – Fiber placing and splicing in manholes on Contra Costa Boulevard at Crescent Drive

PG&E – Repair gas lateral at 53 Mozden Lane

PG&E – Repair gas lateral at 100 Devon Avenue

Maintenance Division

- Tripping Hazards – Several calls were received about trip hazards found on sidewalks throughout the City. Staff will inspect the areas, mark the tripping hazards with high-visibility orange paint and make temporary repairs if needed. Since the majority of the

sidewalks belong to the property owners, the affected areas will be marked and entered onto a Sidewalk Repair Information form. The form will include the owner's information, the type of repairs needed and the square footage of the area. This information then will be sent to the Engineering Division for processing.

- Sink Hole – Staff began work on a sink hole located on Pleasant Hill Road at the southwest corner of Taylor Boulevard. It was discovered that the Oasis Church had an irrigation leak which was sending water down the hill and into a PacBell vault. The water was drawing the soil into the vault and creating a sink hole. The Church maintenance staff was notified and shown the leak requiring repairs. Engineering will be alerting PacBell for their repairs.
- Tree Trimming – Staff has started the seasonal trimming of numerous Crape Myrtle trees (*Lagerstroemia Indica*) throughout the City's landscaping. The trimming will help train these slow-growing trees into a vase-like shape to strengthen and enhance the appeal of its attractive trunk and branch pattern.

Planning Division

- **Planning Commission**

No meeting scheduled this week.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission (ARC)**

Chevron Color Change and Signage (2295 Morello Avenue), PLN 11-0218 & PLN 11-021 – Public hearing to consider approval of an Architectural Review Permit and Sign Permit to remodel an existing auto service station in order to reflect a brand change from Valero to Chevron. The proposal includes the following: installation of new fascia on gas island canopy, replacing all signage to reflect the Chevron logo, and re-painting the existing building. Assessor's Parcel Number 152-024-016.

Action: Approved with conditions except for the new fascia proposed for the fuel station canopy. The Commission approved placement of "Chevron" signs and logos on the existing mansard-style roof/fascia in substantially the same locations/configuration as the existing "Valero" signs and logos. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, January 30th at 5:00 pm.

Modifications to New Community Center Facility (320 Civic Drive), ARC 10-018 – Request by the Pleasant Hill Recreation and Park District for review and approval of various project design details pertaining to exterior lighting and the design of a trash enclosure that were deferred by the ARC when the Community Center project (ARC 10-018) was conditionally approved on August 4, 2011 to construct a new 21,950-square-foot Community Center building to replace a 26,000-square-foot, two-story Community Center facility. Assessor’s Parcel Number 153-050-064.

Action: Continued to February 2, 2012 so that the applicant can respond to various questions from the Commission, primarily related to site lighting. No members of the public spoke.

Appeal Period: Not applicable.

Lincoln Law Signs (1525 Contra Costa Boulevard), PLN 12-0013 – Study session to review a request for approval of new wall signs and adding a new sign panel to an existing monument sign at an existing office building. The proposed project includes two wall signs mounted on separate building elevations for a total sign area of approximately 76 square feet (38 square feet for each sign). The new monument sign panel would be approximately 9.5 square feet. Assessor’s Parcel Number 153-223-019.

Action: Continued to February 2, 2012 with suggestions to the applicant to revise the plans to minimize the size of the proposed raceway, reduce the size or eliminate the word “Bankruptcy” on the proposed wall signs, and consider a window sign noting that bankruptcy services are provided. No members of the public spoke.

Appeal Period: Not applicable as no action was taken.

- **Code Compliance**

Selected highlights of weekly activity:

Non-operational Vehicles – Several apparently non-operational cars were marked and the registered owners were sent removal/tow notices.

Compost Pile – Staff addressed a complaint regarding placement of a large compost pile adjacent to Ellinwood Creek. Staff arranged for a meeting with the property owners, State Fish and Game, and representatives of the Boys Scouts to discuss applicable requirements for construction of a structure to contain the compost pile. Due to the close proximity of the compost pile site to the creek, another more suitable location will be found.

Number of Tasks Completed This Week – 60 (including 17 investigations, 5 courtesy notices, 5 sector patrols, 3 referrals to assist other agencies/divisions and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).

- **Miscellaneous**

AT&T Wireless Telecommunication Facility, Use Permit Request UP 10-024 (0 Paso Nogal Court) – This request, to install a wireless telecommunication facility on a new 35-foot tall artificial tree, was approved by the Planning Commission on June 29, 2011 and subsequently appealed by the New Falconpointe Homeowner's Association (HOA) to the City Council. On September 12, 2011, the City Council directed that the City would conduct a third party peer review of the project's technical analysis and potential alternative sites before conducting further hearings on the appeal.

On January 18, 2012, the City-chosen peer review consultant (Jonathan Kramer, Inc.) met at the New Falconpointe HOA site (adjacent to the project site) to hear issues and concerns from the appellants, which is in addition to the appellant's written materials previously provided to Mr. Kramer. The on-site meeting was attended by three members of the New Falconpointe HOA, two residents of Paso Nogal Court, one member of the Pleasant Hill Recreation and Park District (whom provided issues and concerns related to the District's adjacent Paso Nogal Park site) and two Planning staff members.