



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: May 24, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Pleasant Hill Youth Summit – Mayor John Hanecak hosted the Pleasant Hill Youth Summit at Valley View Middle School on Thursday, May 24th. More than 200 students attended the Summit to vote on a wide range of topics that had been suggested by youth from surveys conducted during the month of April. The students were given two sets of colored stickers and invited to place the stickers against their top six choices in two categories: “What I like about Pleasant Hill” and “Suggested changes or things that I would like to see in Pleasant Hill.” After voting, each student received a slice of pizza and two small gifts (yoyo and magic eight-ball) carrying the City logo. The results from the Summit will be tabulated in the next few weeks and presented for further discussion.
- Memorial Day Observance – American Legion Post 331 will host a Memorial Day Observance at the Soldier’s Monument on Contra Costa Boulevard beginning at 1:00 p.m. on Monday, May 28th. The ceremony will honor all those who gave their lives in service to the nation. Invited participants include State Senator Mark DeSaulnier, Assemblymember Susan Bonilla, County Supervisor Karen Mitchoff, Pleasant Hill Mayor John Hanecak, Concord Mayor Ron Leone and Walnut Creek Mayor Bob Simmons. This event is open to the public and everyone is welcome to attend.
- Sunset at the Lake Summer Concert Series Begins – The Summer Concert Series at City Hall kicks off its 15th annual season this Sunday with the band East Bay MUDD performing on stage from 6:00 to 8:00 p.m. Food will be provided by Slow Hand BBQ, and Cold Stone Creamery will be present for the first time serving shaved ice and ice cream. The concerts will continue every other weekend through September 2nd for a total of eight concerts. New this year, the final concert on Labor Day Weekend (September 2nd) will feature two bands, and the concert begins at an earlier time of 3:30 p.m. This year’s major sponsor of the concert series is Allied Waste Services. The full concert schedule is available at www.pleasanthillconcerts.com.

- Downtown Plaza Concert Series – The Summer Concert season in Downtown Pleasant Hill begins Friday, June 1st with local favorites Cover 2 Cover launching the four-concert series. Each concert is held the first Friday of the month in June, July, August and September. The concerts begin at 6:30 p.m. and end around 8:30 p.m. in the Downtown Plaza area between Sweet Tomatoes and Jack’s Restaurant. The rest of the concert schedule is as follows: July 6 – David Martin’s House Party Band; August 3 – Rebel Yell; and September 7 – The Fundamentals. The series is sponsored by Downtown Pleasant Hill, Jack’s Restaurant and the City of Pleasant Hill. All concerts are free to the general public. For more details on downtown events, go to www.shopdowntownpleasanthill.com/events.
- Strandwood Elementary 3rd Grade Class Visit to City Hall – The 3rd grade class from Strandwood Elementary will be visiting City Hall on Wednesday, May 30th from 9:00 a.m. to 10:30 a.m. to tour the building and conduct a Mock City Council Meeting in the Council Chambers. Mayor Hanecak will be hosting this visit and helping the 3rd graders debate the important issues of the day at Strandwood Elementary.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Oak Creek Shopping Center (2634 Pleasant Hill Road) – Tenant improvement plans have been reviewed and approved for Dickey’s Barbecue Pit and a permit is ready to be issued.
- Pleasant Hill Shopping Center (552 Contra Costa Boulevard, #40) – Tenant improvement plans have been submitted for review and approval for Metro PCS. The previous tenant was Payless Shoe Source.
- Downtown Area (2375 Contra Costa Boulevard) – Tenant improvement plans have been submitted for review and approval for Nama Restaurant (Japanese/Korean food), which will be located in the previous Monsoon Masala restaurant site.

Engineering Division

- Pleasant Hill Recreation and Park District’s New Community Center – Staff has reviewed the resubmitted plans for the proposed Pleasant Hill Recreation and Park District’s new Community Center on Civic Drive. The proposed project will replace the existing two-story, 26,000-square-foot building with a new one-story, 21,950-square-foot facility. The new facility will include a 4,000-square-foot event room, two dance rooms, a pre-school and various other multi-use rooms. The site will also include parking lot improvements to facilitate ADA accessibility, new pedestrian pathways, and new drainage facilities to detain and filter stormwater runoff. Construction of the building is scheduled to begin in summer 2012.

- PG&E Copper Service Line Replacement – Construction activities include copper service gas line replacements on Beatrice Road, Patterson Boulevard and Agnes Way, including scheduled replacements on Elliot Drive and Elliot Court. The PG&E-hired contractor, ARB, has two crews working in these locations. PG&E has mobilized MCE, their concrete and asphalt concrete contractor, to begin the driveway, sidewalk, curb, gutter and roadway repairs, following recent gas replacements on Byron Drive, Byron Court, Ironwood Drive, Third Avenue South and Fourth Avenue South.
- Encroachment Permits Underway

AT&T – Replace existing sidewalk box at 40 Boyd Road

EBMUD – Repair water service at 724 Cumberland Drive

Maintenance Division

- Training – Staff attended a four-hour OSHA-required Fork Lift Training at the Corporation Yard. The training was provided by the City’s safety provider, DuAll Safety.
- Water Line Damage – Staff responded to an emergency call-out on Monday evening where a vehicle drove through the Contra Costa Boulevard median between Doris Drive and Doray Drive. A water line was broken and the system had to be shut down. The clean up and repairs were made the following day. The expenses will be tracked for reimbursement from the driver’s insurance provider.
- Graffiti – Staff painted over numerous graffiti tags in the Golf Club Road and Chilpancingo Parkway area. However, several tags reappeared within the following few days.

Planning Division

- **Planning Commission**

2013-2018 Capital Improvement Plan Determination of Conformance with City of Pleasant Hill General Plan – In accordance with Government Code Section 65401, the Planning Commission was requested to review the proposed 2013-2018 Capital Improvement Plan (CIP) to make a determination that the proposed CIP is consistent with the General Plan. The City Council will adopt the CIP and the related environmental document at a later City Council Meeting.

Action: The Planning Commission made the finding of General Plan conformance. The CIP will be reviewed by the City Council at a later date.

Appeal Period: Not applicable.

Contra Costa Center Specific Plan Amendment – Planned Unit Development #809 Amendment (2306-2344 Monument Boulevard and 2465 Buskirk Avenue) PLN 12-0095 – Public hearing to consider recommendations to the City Council regarding proposed amendments to the Contra Costa Center Specific Plan and Planned Unit Development ordinance. The proposed amendments would include the following modifications to the Contra Costa Center Specific Plan:

1. Clarify and update parking requirements applicable to all Subareas of the Specific Plan (I, II and III), including consideration of a 20% reduction in parking requirements to not less than 3.2 parking spaces per 1,000 square feet of development, consistent with the parking requirement currently applicable to the adjacent Crossroads Shopping Center;
2. Reduce the minimum square footage target of development in Subarea II from 115,000 square feet to 70,000 square feet;
3. Clarify provisions pertaining to Buskirk Avenue road improvements;
4. Clarify development thresholds for additional road/frontage improvements;
5. Specify that building heights, including architectural features, within Subarea II shall not exceed a height of 50 feet;
6. Clarify provisions pertaining to minimum landscape requirements;
7. Establish new provisions addressing signage for Subarea II;
8. Update the Specific Plan as needed to reflect changes that have occurred within the Plan Area; and
9. Miscellaneous corrections and clarifications as needed to more accurately reflect the current intent of the Specific Plan.

The subject site is currently zoned *Planned Unit Development – PUD 809* and located at 2306-2344 Monument Boulevard and 2465 Buskirk Avenue. Assessor’s Parcel Numbers 148-041-020, -021, -024, -028, -029, -030, 148-042-005 and -008.

Action: This item was continued to a special Planning Commission meeting on June 5, 2012. No action was taken.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.