



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: May 27, 2010

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- “Sunset by the Lake” Concerts – The 2010 Summer Concerts begin this Sunday, May 30th, with the Delta Dogs kicking off the nine-week series. The Dogs will be playing blues favorites, such as Unchain My Heart, Midnight Special, and many others with a high-energy/rock style. This group always gets the crowd going and is a long-time favorite of Pleasant Hill audiences. The concert will be held from 6:00 to 8:00 pm near the lake at City Hall. Staff will be posting “No Concert Parking” signs in the parking lots at Michael’s and Ross Stores. Concert goers are being asked to use the Downtown Parking Garage and Senior Center parking as an alternative to these parking lots.
- Memorial Day Observance – The Veterans of Foreign Wars will hold a Memorial Day Observance at the Soldier’s Monument on Contra Costa Boulevard at 1:00 p.m. on Monday, May 31st. This traditional event is presented to honor veterans of all wars and conflicts, to preserve the memories of those who made the ultimate sacrifice, and to support those veterans who continue to serve our nation. County Veterans Service Officer, Phil Munley, will be the keynote speaker. Also included in the program will be guest speakers from the state, local and county communities; a procession and massing of colors of veterans organizations in attendance from around the county; a Sea Cadets Color Guard; and a Military History Preservation Society firing party. A recorded musical tribute will accompany the entire program. A tent and chairs will be in place for attendees, and refreshments will be served following the Observance.

HUMAN RESOURCES (HR)

- Walk ‘n Lunch – The Spring Walk ‘n Lunch will be held on Wednesday, June 2nd. To join this noon-time walk with lunch afterwards, please contact Wellness Coordinator Jackie Burke at 671-5293 or Jburke@ci.pleasant-hill.ca.us.

- Computer Training – This is a reminder that the City has scheduled Microsoft computer training classes for the months of June and July. The classes being offered are: Excel I & II, Word I & II and PowerPoint I. The classes will be held in the Records Retention room at City Hall from 9:00 a.m. to 4:00 p.m. Dan Fingerman with Application Associates will be the trainer for the classes. Please contact Marilyn Geren at mgeren@ci.pleasant-hill.ca.us to receive the class schedule and to register by Friday, June 4th (so that HR can order the necessary training manuals).

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Patil Office Building (21 Massolo Drive) – The foundation has been completed and framing is underway.
- Christ the King Church (199 Brandon Road) – Plans have been submitted for the installation of antennas, and a new cupola structure will be added to an existing rooftop.
- Addition (314 Betty Lane) – Plans have been submitted to review and approve a 1,462-square-foot addition.

Engineering Division

- Energy Efficiency Conservation Block Grant (EECBG) Award – Staff recently secured almost \$181,000 in EECBG grant funds for the replacement of the heating, ventilating and air conditioning (HVAC) units and climate control systems at City Hall and the Corporation Yard administration building. The EECBG grant was part of the 2009 American Recovery and Reinvestment Act (ARRA), and the secured funds will offset the City's general fund monies previously programmed for the project. Staff will continue to work with the California Energy Commission (who administers the fund in the State) to coordinate the implementation of the project and funding reimbursement. The project is tentatively scheduled for 2011 implementation.
- Taylor Boulevard at Grayson Creek Bridge Barrier Replacement Project – The City requested \$145,000 in Federal Highway Bridge Replacement and Rehabilitation (HBRR) program grant funds for the installation of a new guardrail to replace the existing deficient guardrail. The project is located just west of Ruth Drive over the Flood Control Channel. Staff has submitted a revised finance letter request to Caltrans to begin engineering design and prepare contract documents for public bidding.

Maintenance Division

- National Public Works Week Equipment Exhibit – The City hosted a Public Works booth and equipment exhibit in the parking lot next to the Farmers' Market on Saturday, May 22nd from 9:00 am to noon. The display area was located in the

southeast corner of the Boyd Road/Crescent Drive parking lot. The event celebrated National Public Works Week and showcased the variety of Public Works functions and equipment used to serve the needs of the community. Staff from the City of Pleasant Hill, Central Contra Costa Sanitation District, and Contra Costa Mosquito and Vector Control District participated. The event was a huge success, and over 125 visitors were given valuable Public Works information, as well as free hotdogs, water and sodas.

- Pleasant Hill Square – Several Pleasant Hill residents contacted the Maintenance Division staff to express concern that the landscaping in front of the Post Office was in poor condition, and weeds were growing throughout the site. The property manager was contacted, and the landscape areas have been cleaned up.
- Speed Radar Sign – The digital readout radar sign located on westbound Taylor Boulevard in front of the Police Department facility was recently damaged by an apparent hit and run vehicle. Mounting brackets have been replaced, and the speed radar sign is now in working order, except for a couple of light-emitting diodes (LEDs) that are not operating. The inoperable LEDs are not interfering with the digital display of vehicle speed provided to drivers.

Planning Division

- **Planning Commission**

Bay Cities Paving and Grading Minor Use Permit (3266 Buskirk Avenue) – The Planning Commission approved, with conditions, a use permit for 100% office use on the ground floor of a building in a *RB-Retail Business* zoning district. The Commission also was requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of operation, maintenance, permitting, licensing, etc., of existing private structures involving no expansion of use beyond the existing use. The project site is located in the *RB Retail Business* zoning district.

No members of the public spoke at the hearing.

Action: The permit was approved with conditions.

Appeal Period: The appeal period will end on Monday, June 7th at 5:00 pm.

Study Session for Pleasant Hill Recreation and Park District New Senior Center (233 Gregory Lane) – The applicant requested that the Planning Commission hold a follow-up study session to review and provide comments on a proposed new Senior Center. The new and expanded Senior Center is proposed to replace existing facilities and would be approximately 22,900 square feet. The project site is located in the *R-7 Single Family, 7,000 square foot lots* zoning district.

The Commission discussed the location for the new Senior Center building and generally concurred that the proposed location at the rear of the site would be acceptable. The Commission suggested various modifications to the parking lot area to provide safer, more effective access to the central pedestrian pathway; controlled access to the proposed rear parking lot area; and that the applicant contact the County Flood Control District to discuss the possibility of covering portions of the concrete flood control channel to potentially allow for additional pedestrian amenities/improvements along the west side of the proposed parking lot. Responding to questions from the Commissioners, the District representative indicated that alternative locations had been considered but were not pursued due to the effects on the other uses at the park and due to cost considerations; angled parking was considered but not pursued since parking requirements for the project could not be met using angled parking; and controlled access to the rear parking lot area is being proposed.

No members of the public spoke at the study session.

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

Appeal Period: Not applicable.

Study Session for Draft Water Efficient Landscape Ordinance – The Planning Commission held a study session on a local Water Efficient Landscape Ordinance that would apply City-wide. The ordinance was developed in conjunction with other Contra Costa County jurisdictions and local water purveyors with modifications to address local conditions in the City of Pleasant Hill. The City must comply with State legislation (Assembly Bill 1881) requiring local agencies to implement the State Department of Water Resources “Model Water Efficient Landscape Ordinance” or adopt a local ordinance that is shown to be equally as effective in conserving water.

The Commission generally recommended that, where possible, flexibility should be incorporated into the ordinance as suggested by the Architectural Review Commission. The Commission requested that the provisions of the State Model Ordinance be incorporated into the proposed regional ordinance where those provisions would provide more options and flexibility. The Commission expressed concern regarding the effect of the ordinance on homeowner-initiated landscape projects and on the City staff workload. A Commissioner also requested consideration of a two-tiered regulation pertaining to turf planting and irrigation to differentiate the sloping parts of the City from areas with flatter topography.

One member of the public spoke in support of the ordinance.

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

Appeal Period: Not applicable.

- **Code Compliance**

Selected highlights of weekly activity:

Marta Drive – Staff assisted the Police Department at a residence in the Marta area where the home was declared a public nuisance and abatement was underway to correct all problems.

Playa Azul Restaurant (1428 Contra Costa Boulevard) – The restaurant is under foreclosure and the property was becoming unsightly due to trash and debris. The property manager was located, and the area has been cleaned up. City staff will continue to monitor the area.

Political Signs – Oversize political signs in areas around the City were all removed last week but new signs continue to be placed at various locations. Staff is continuing to follow up with the appropriate campaign staff to obtain compliance.

Hook Avenue – Staff is addressing nuisance issues related to a home that has been vacant for several years.

Maureen Lane – Staff is working to resolve a dispute between adjoining neighbors regarding various issues, including the operation of two home occupations, condition of a property line fence, hardscape coverage in the front yard and fence height. The Police Department has also been involved and the parties are seeking mutual restraining orders.

Number of Tasks Completed This Week – 63 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- **Miscellaneous**

Pleasant Hill Aquatics/PHA (“Penguins”) – Planning staff visited the site this week to review the measures that have been taken to address concerns that were expressed by surrounding neighbors during last year’s swimming season. PHA representatives indicated that barbecue equipment previously located adjacent to a property line fence has been relocated toward the center of the site to reduce the potential for smoke/odors onto the adjacent residence. The representatives also stated that they individually contacted all of the surrounding neighbors; provided them with a schedule of upcoming events and contact information; and explained the steps/actions that PHA has taken to address their concerns. Further actions include instituting a “quiet time” one hour before closing the pool; moving cheering activities further away from adjacent residential properties; reducing the volume of the public address system; and not playing music on the public address system.