



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: February 17, 2011

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Recreation & Park District (147 Gregory Lane) – Plans have been submitted for review and approval to build the new Teen Center.
- Pleasant Hill Recreation & Park District (320 Civic Drive) – The temporary shoring of the Community Center has been completed for the first and second floor of the building.
- Downtown (125 Crescent Drive) – A permit has been issued for tenant improvements to change the Pleasant Hill 16 Century Theatre auditorium #5 to a digital screen.

Engineering Division

- City Hall Pond – Bids are currently being accepted for the City Hall Pond Plumbing System Repair Project. Over the years, sediment has accumulated at the bottom of the pond, and the existing piping has deteriorated due to the hardness of the water, thereby reducing the effectiveness of the pond circulation system. The project includes the draining and cleaning of the large pond (south side), removing the accumulated sediment and rehabilitating the existing piping system to improve the water circulation. A new water softening system and an ultraviolet (UV) disinfection system for hardness and algae control within the pond are being installed in order to improve the overall water quality and operation of the pond system. The work is expected to begin in early April 2011 and be completed by mid-May 2011.

The Engineering Division is working closely with Maintenance staff this week to clean the City Hall small lake (north side). This includes discharging the pond water

into the sewer, power washing the rock embankment and the pond liner, and hauling the accumulated sludge to an approved facility for proper disposal. The City has obtained permits from both Contra Costa Central Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) to perform this work. Once the small pond has been cleaned, it will be inspected for cracks and required maintenance, and the pond will then be re-filled. The work on the small pond began on February 10th and should be completed by February 16th.

- TDA Grant Application Submittal – Staff recently submitted a Transportation Development Act – Article 3 (TDA) Grant application for the Citywide Trail Crossing Enhancement Project (in the amount of \$107,800). The City has already secured \$492,000 in State Proposition 1B Transportation Bond funds and \$328,000 in State Safe Routes to School Grant funds for the project construction trail crossing improvements at eight major crossings along the Contra Costa Canal Trail and the EBMUD Trail. If awarded TDA funds, the City will expand the project scope to construct connector sidewalk sections near the various crossings to connect pedestrians from the trail to nearby sidewalk facilities. Staff expects to receive the TDA award results by April 2011. The Citywide Trail Crossing project is tentatively scheduled to start construction at the end of 2011.

- Encroachment Permits Underway

Private

Streamline Plumbing, Inc. – Replace sewer lateral at 254 Nancy Lane

A Call Away Sewers & Plumbing – Replace sewer lateral at 151 Clarie Drive

Utilities

PG&E – Replace overhead switch on Pleasant Hill Road at Barnett Terrace

PG&E – Replace gas valve on Contra Costa Boulevard at Boyd Road

CCWD – Emergency water main repair at 137 Diablo Court

Maintenance Division

- United States Flags – There were 150 U.S. flags installed on the streetlights on Contra Costa Boulevard to honor President Lincoln’s and Washington’s birthdays. The flags will remain installed until Tuesday, February 22nd.
- Graffiti Vandals – Vandals used markers on a door and building walls at City Hall last week on multiple days. The Police Department was notified and has begun to monitor the area to discourage further vandalism at City Hall. It appears the vandals are doing damage during the evening hours.

Planning Division

- Planning Commission

No regular meeting was scheduled for this week. The Planning Commission and City Council held a special joint meeting on February 15th to discuss priorities for the coming year.

- Zoning Administrator

No meeting was scheduled.

- Architectural Review Commission (ARC)

Public Hearing: Ridgeview HOA (Homeowner Association) Site Improvements (481 – 535 Ridgeview Court and 310 – 475 Ridgeview Drive) – The applicant requested ARC approval of a color change to existing residential buildings (120 units) and a tree removal/replacement plan (for the removal of 13 trees).

Action: Approved with conditions as proposed. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, February 28th at 5:00 pm.

Public Hearing: Cresthill HOA Roof Replacement (300 – 322 Mercury Way; 601 – 623 Little Lane; 210 – 271 Hillcrest Circle; 226 – 236 Hillcrest Lane; 238 – 252 Hillcrest Court; 254 – 260 Hillcrest Place; 1000 – 1070 Park Place; 860 – 990 Kimberly Circle; 845 – 895 Corrie Place; & 925 – 995 Scenic Place) – The applicant requested ARC approval of new roofs for the existing residential complex (106 units).

Action: Approved with conditions as proposed. Four members of the public spoke.

Appeal Period: The appeal period will end on Monday, February 28th at 5:00 pm.

Discussion Regarding Building Color Change for 1035 Contra Costa Boulevard (Formerly Blondie's Pizza/Rasputin's Records) – The applicant proposed an amendment to the exterior building colors that were previously approved by the ARC on October 6, 2005 that was part of a larger remodel to the existing commercial building and site improvements.

Action: Since this was a discussion item only, no action was taken. ARC directed the applicant to use Benjamin Moore (satin) colors as follows: Cedar Green, Lafayette (green), Blue Lapis, Summer Blue, Light Yellow, Banana Yellow and Heritage Red.

Appeal Period: Not applicable.

Staff Report and Presentation Formats – Staff and the Commission discussed the format for staff reports and presentations.

Action: No action was taken since this was a discussion item.

Appeal Period: Not applicable.

Outdoor Stage Concept Design – The Commission was updated on the outdoor stage concept design for the City Hall site.

Action: No action was taken since this was a discussion item.

Appeal Period: Not applicable.

- Code Compliance

Selected highlights of weekly activity:

Staff Training – Staff attended California Association of Code Enforcement Officers training at the City of Belmont regarding housing habitability issues, i.e. “Healthy Homes.” The focus of the training was to identify and address, from a code compliance standpoint, factors that can cause habitability concerns (such as lead base paints, mold, asbestos and vectors).

Hoover Avenue – Contact was made again with the owner of a property on Hoover Avenue where the City has conducted repeated abatements for non-operative vehicles, storage of junk materials, and related issues, over the years. With the assistance of the PD and with the approval of the property owner, an inspection of the property was made. Based on the inspection, renewed abatement efforts will commence.

Unauthorized Signs – Staff addressed unauthorized signage at various commercial establishments on Pleasant Hill Road.

Number of Tasks Completed This Week – 49 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).