



## *City of Pleasant Hill*

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### MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: May 12, 2011

SUBJECT: **WEEKLY UPDATES**

#### **GENERAL UPDATE**

- Plaza Concert Series – The Plaza Concert Series begins next Thursday, May 19<sup>th</sup> in Downtown Pleasant Hill. The concerts will run every other Thursday from 6:00 p.m. to 8:00 p.m. in the plaza area between Sweet Tomatoes and Jack’s Restaurant. The first concert will feature local favorites, Cover 2 Cover band. Many of the merchants will be having special offers during the time of each concert. This nine-week series is co-sponsored by the City of Pleasant Hill, Downtown Pleasant Hill and Jack’s Restaurant.

#### **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

##### **Building Division**

- Pleasant Hill Inn (1432 Contra Costa Boulevard) – A permit was issued to install a T-Mobile roof-top antenna and cabinet.
- Pleasant Hill Free Methodist Church (2551 Pleasant Hill Road) – A permit was issued to re-roof the church building.
- Cleaveland Greens (90 Cleaveland Road) – A permit was issued to re-roof the 1980 Cleaveland Green nine-unit condominium complex, including the garages and carports.
- Ellinwood Office Park (100 Ellinwood Way) – A permit was issued to partially remodel the first and second floor of the J.F. Kennedy University facility.

## **Engineering Division**

- National Public Works Week (May 15-21, 2011) – The theme for National Public Works Week is “Serving You and Your Community”. To honor Public Works, a Proclamation will be presented to staff at the May 16<sup>th</sup> City Council meeting.
- City Hall Lake Plumbing Repair Project – Construction is ongoing at the City Hall Lake. The following construction activities have been completed in the lake area: concrete repair; crack sealing; installation of the new sump box assembly; installation of new surface-mounted, three-inch fountain piping; and installation of the new bio-filter and new sub-surface aeration system. The installation of the water softener is underway. In the mechanical room, the contractor has completed the installation of a new ultraviolet system, electrical work is underway, and new vales and installation of pumps are also being completed. The contractor is scheduled to complete all work, including punch list items, by May 25<sup>th</sup> and in time for the first Summer Concert. Re-filling of the lake is expected to begin by Friday, May 13<sup>th</sup>.
- City Hall Tile Repairs Project – The City Hall Tile Repairs project will rehabilitate the fountain area located outside the City Hall Council Chambers. The high mineral content of the well water used to supply the fountain and the lake system has caused extensive damage to the original fountain tiles. Over the years, the high mineral content of the water has damaged the grout and protective coating of the ceramic tiles and covered areas with a mineral layer.

The City has entered into an Agreement for Design Professional Services with Carducci and Associates, Inc. Carducci and Associates, the original design architect for the City Hall Fountain, will provide for new technical specifications for the tile replacement, including demolition of the existing tile, repair work of the existing concrete, waterproofing, new tile, and any protective tile/coating required to be compatible between the aquatic life and the new fountain system. The design is expected to be completed by early June, and the project is expected to go out to bid for construction this summer.

## **Maintenance Division**

- Reclaimed Water – Staff met with Central Sanitary District representatives to finalize plans for hook-up to reclaimed water on Taylor Boulevard from Ruth Drive to Apollo Way. The use of reclaimed water would equate to a significant savings in water expenditure.
- Paving – Staff completed the paving on Rogers Court (a total of 378 square feet) and will be continuing on Hazel Drive.

- Site Clearance – Staff responded to sight clearance concerns on Grayson Road in the Strand Avenue and Rodgers Smith Park area. As a result, trees and shrubs were cut back to expose the crosswalk signage and visibility of the crosswalk.

### **Planning Division**

- **Planning Commission**

*Miscellaneous Zoning Ordinance Amendments, City-Wide* – The Planning Commission conducted a public hearing to consider recommendations to the City Council for approval of miscellaneous amendments to various provisions of the Zoning Ordinance.

Action: The Planning Commission adopted a resolution recommending approval of the proposed ordinance amendments and incorporated the recommendations of the Housing, Neighborhoods and Planning Subcommittee. One member of the public spoke.

Appeal Period: Not applicable. The ordinance amendment will be forwarded to the City Council for review and final action.

*Water Efficient Landscape Ordinance, City-Wide* – A public hearing was conducted to consider recommendations to the City Council for approval of a “Water Efficient Landscape Ordinance” that is intended to ensure that the City’s ordinance will address local requirements and be at least as effective as the State of California Model Water Efficient Landscape Ordinance (see Government Code Article 10.8). The proposed ordinance includes definitions, standards and regulations pertaining to water conserving landscapes and irrigation methods, landscape plan submittal requirements, procedures necessary to implement the proposed ordinance and related administrative provisions.

Action: The Planning Commission adopted a resolution recommending approval of the proposed ordinance amendments. One member of the public spoke.

Appeal Period: Not applicable. The ordinance amendment will be forwarded to the City Council for review and final action.

*City-Wide Housing Element Update Study Session* – A study session was held to review the highlights of the proposed Housing Element update for the City of Pleasant Hill. 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. Staff is requesting feedback and comment on the draft Housing Element.

Action: No action was taken by the Planning Commission on this item. One member of the public spoke. A public hearing on the Housing Element will be held on June 14, 2011.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Selected highlights of weekly activity:

*Abatements* – The following abatements have been completed:

- Weed and non-operational vehicle removal on Cleopatra Drive.
- Clean up and vehicle removal on a commercial property near the Post Office.
- Landscaping issues at the Post Office.
- Damaged awnings at a shopping center on Contra Costa Boulevard.
- Weeds at a vacant lot at Patterson Boulevard and Oak Park Boulevard.

*Number of Tasks Completed This Week* – 80 (including 26 investigations, 9 courtesy notices, 11 sector patrols, 5 referrals to assist other agencies/divisions and various miscellaneous activities such as phone calls, emails, internal requests for service and attendance at training sessions).

## **REDEVELOPMENT**

- Redevelopment Payment to State – This week the Redevelopment Agency sent a check for \$392,483.00 to the County Auditor for our second (final) payment required by State legislation enacted in 2009 to help balance the State budget. Our first payment, last year, was \$1,906,348.00. The \$2,298,831.00 paid by the Pleasant Hill Redevelopment Agency over the past two years is our share of the total \$2.05 billion raid of local redevelopment agency property tax funds approved by the State legislature. While the legislation was challenged as unconstitutional, and litigation is winding its way through the courts, even if successful we see little chance of recouping the lost local funds any time soon.