



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: August 16, 2012
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- City Candidates in November Election – The nomination period for Pleasant Hill candidates for the November 6, 2012 election has closed. Eight candidates will be running for three City Council seats, and two candidates will be running for the City Clerk position. The office of City Treasurer (Mark Celio, Incumbent) will appear on the ballot but will be uncontested. The nominees are listed below in the order in which they will appear on the ballot (as determined by the random alphabet drawing conducted by the Secretary of State's Office):

City Council

Ken Carlson
Jeremy Cloward
David Durant
Tim Flaherty
Michael Flake
Matthew Rinn
Jim Bonato
Jessica Braverman

City Clerk

Kimberly Lehmkuhl
Michael Anthony Bepler

City Treasurer

Mark Celio

- Garage Band Concert at City Hall – Pleasant Hill Recreation and Park District will host the final Garage Band Concert on the lawn at City Hall on Friday August 17th from 7:00 pm to 9:00 pm. This is a free concert and will feature a number of youth bands from the Pleasant Hill area.
- Summer Concert at City Hall on Sunday – The Sunset at the Lake Summer Concert Series continues this Sunday, August 19th with local favorites, Cover 2 Cover, taking the stage at 6:00 pm. Food will be provided by Steel Smokin' BBQ and Cold Stone Creamery.

Sponsors for this event are Michael Harris, Dawn Block, Dallimonti's Restaurant and Lindsey Little (Keller Williams Realty).

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- ***Oasis Christian Fellowship Church (2551 Pleasant Hill Road)*** – Plans have been submitted for review and approval to build a two-story addition to the church, which will consist of a sanctuary, restroom and kitchen on the first floor and office spaces on the second floor. The octagonal building will be removed.
- ***Garden Park Apartment Community (2387 Lisa Lane)*** – Plans have been submitted for review and approval to build a two-story addition (1,690 square feet) to the existing multipurpose building. The addition will consist of offices and restrooms on the first floor and a two bedroom living unit on the second floor. The existing multipurpose building will be partially demolished on the interior to alter the area by incorporating a computer room, three offices and a multipurpose room.

Engineering Division

- **Citywide Trail Crossing Enhancement Project** – Sposeto Engineering (the City-hired contractor for the construction of the Citywide Trail Crossing Enhancement Project) is currently working on four of the six ramp crossing locations. New concrete curb ramps and connector sidewalks are being completed at the EBMUD Trail crossings at Astrid Drive and Oak Park Boulevard, and at the canal trail crossing at Oak Park Boulevard.

Sposeto Engineering has substantially completed the installation of new concrete sidewalks along the south side of Oak Park Boulevard, between the EBMUD Trail and Monticello Avenue intersection (with some concrete work remaining at Eccleston Avenue). This new sidewalk will provide a second pedestrian path of travel between the trail and the Pleasant Hill Middle School access road.

The City anticipates that all concrete facility work to be completed along Oak Park Boulevard within the next two weeks before the beginning of the new school year at the nearby Pleasant Hill Elementary and Middle Schools. Electrical and paving work will follow at those locations.

Sposeto Engineering has also begun the demolition and installation of new concrete ramps/sidewalks at the canal trail crossings at Boyd Road.

- **Astound – Telecommunication Network Installation Project** – Phase II of this project is underway. Astound's subcontract, H.P. Communication, continues to install

strands, cables and guy wires in the following areas: Ruth Drive, Viking Drive and Duke Circle area, Apollo Way, Mercury Way, Audrey Lane, Harvard Court, Alan Drive, Salter Court, Jeffrey Drive, Madeira Way, Del Vista Court, Carte Place and Hannan Drive.

In order to determine utility conflicts and prior to boring operations, Phase 3 Communications, another subcontractor, completed potholing on Pleasant Hill Road (between Linda Lane and Strand Avenue) and on Taylor Boulevard in front of the Police Department. This week, the City approved and issued an encroachment permit to bore between the front of the Police Department building and Gregory Garden School. This work is anticipated to start on August 20th.

- Pleasant Hill Recreation and Park District – New Community Center – Staff recently issued a grading permit for the new Community Center located on Civic Drive. The project will replace the previous two-story, 26,000-square-foot building with a new one-story, 21,950-square-foot facility. Other site improvements include parking lot improvements (i.e., ADA accessibility facilities), new pedestrian pathways and new drainage facilities to detain and filter stormwater runoff. Residents should be aware that a portion of the parking lot will be utilized as a construction staging area, and access to the site during peak pick up and drop off periods may be affected during construction.

Maintenance Division

- Irrigation Backflow Preventers – The annual inspection of the 11 irrigation backflow preventers was performed by a certified inspector. The inspection consists of making sure there is no damage, there is proper pressure, the relief valves are in working order and the shutoff valve functions properly. All units passed with no modifications needed.
- Open Space Clean-Up – Staff completed the Saddleridge Open Space clean-up with the assistance of the Civic Corps. This is the City's largest open space which spans from Alhambra Avenue to Paso Nogal Road and surrounds the Shetland Drive and Saddlebrook Lane area. Debris from a large Eucalyptus tree was removed, and the drainage swales were cleared of dirt and growth.
- Guest Speaker – The Maintenance Division received a request from Allison's Montessori School on Astrid Drive to have a guest speaker address the students for their Community Service Employees Week. Staff made a short visit to share with the student body what their normal work day entails.

Planning Division

- **Planning Commission**

Sprint Wireless – Conditional Use Permit (559 Contra Costa Boulevard) PLN 12-0148 (Continued from July 10, 2012) – A public hearing was conducted to consider approval of a use permit to allow for the modification of an existing roof-mounted Sprint wireless communication facility use. The proposed modifications would consist of: 1) replacement of three of the six existing panel antennas and removal of the other three antenna panels; 2) installation of six new RRU's (remote radio units); and 3) installation of new associated support equipment (all support equipment to be placed within the commercial building). In addition, two of the three existing sectors would be relocated on the roof-top and accommodate one antenna panel each. A use permit is also required to address the applicant's request for the following exception to the ordinance: location of the wireless communication facility within an airport safety zone (Buchanan Field Airport). A previous exception request for a reduction in the required setback for roof-top antennas from the edge of the roof is no longer proposed by the applicant. The project site is located in the *RB-Retail Business* zoning district. Assessor's Parcel Number 125-250-021.

Action: Approved with conditions. One member of the public spoke.

Appeal Period: The appeal period will end on Monday, August 27, 2012 at 5:00 pm.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

Meeting rescheduled to August 30th.

- **Code Compliance**

Selected highlights of weekly activity:

Health and Safety Issues – Staff is working with other agencies (such as Contra Costa County Adult Protective Services) to remedy issues regarding: 1) an uninhabitable condominium occupied by an elderly disabled person and 2) a residence with structural problems (and filled with junk and debris) which is occupied by an elderly couple and their caretaker.

Discarded Items in Front Yards – Old furniture and other discarded items are being placed in front of homes more frequently, with signs indicating that the items are

“free” to be picked up by anyone. Staff is addressing a number of complaints from neighbors.

Former Blondie’s Site (Taylor Boulevard at Contra Costa Boulevard) – Landscape installation is beginning on this site as part of the approved plans for remodeling the building and installing various site improvements. Staff continues to monitor progress to help expedite project completion.

Number of Tasks Completed This Week – 68 tasks completed (including 32 investigations, 5 courtesy notices, 5 sector patrols, 4 referral 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).