



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: July 1, 2010
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Independence Day – This Sunday, the Fourth of July festivities will begin with the Firecracker 5K Fun Run at 7:30 a.m. along Crescent Drive. The parade will start at 9:00 am followed by the festival at Pleasant Hill Park. There will be live entertainment, games, food from Back Forty Texas BBQ and special activities for the kids. The fireworks begin at approximately 9:00 pm at the College Park High School soccer field. Before the fireworks, the Diablo Valley College Pops Band will be playing popular and patriotic music, and food will be available for sale from Smokin Okie's BBQ Restaurant. More information about the day's activities is available at: <http://www.phjuly4.com>.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Downtown Area (60 "A" Crescent Drive) – The interior tenant improvement work for Jack's Restaurant & Bar has been completed and the restaurant is open for business. Work is progressing on the outdoor Garden Room area.
- Downtown Area (2255 Contra Costa Boulevard) – The tenant improvements have been completed for Cool Tops Cuts for Kids, located in the Citibank building.
- Pleasant Hill Police Department Dispatch/Lobby Upgrades (330 Civic Drive) – The contractor is at the completion stage of the upgrades with only minor corrective work to be done. Furniture has been installed, and police staff is starting to set up and move case files and office equipment into the new dispatch area.

Engineering Division

- Taylor Boulevard/Apollo Way Traffic Signal Power Outage – The traffic signal at this intersection was affected by a neighborhood-wide power disruption on Thursday, June 24th. The signal was left on flashing red overnight until PG&E crews were able to restore a power line to the signal cabinet. Normal signal operation was restored on the morning of Friday, June 25th. There was no significant traffic backup or traffic disruption as a result of the signal operating on emergency backup mode.
- Proposed Safeway Supermarket (707 Contra Costa Boulevard) – Staff has reviewed the revised site plan for the Safeway project that would be located in the former Mervyn's Department Store space. Preliminary comments on the site plan were provided; however, staff is still waiting for submittal of the traffic impact analysis and stormwater treatment control plan before comments and conditions of approval can be finalized.
- Encroachment Permits Underway

Private

CableCom LLC – Bore to place conduits for Comcast service to 396 Civic Drive

Utilities

AT&T – Splice fiber cables at manholes near Contra Costa Boulevard and Sunvalley Boulevard

PG&E – Install new utility pole at 500 Contra Costa Boulevard

AT&T – Expose manhole (paved over) at 139 Flame Drive

PG&E – Completed repairs of five damaged street light poles on the north side of Golf Club Road (College Square Shopping Center to bridge on Grayson Creek)

Maintenance Division

- Residential Street Repairs – City street crews repaired a 7-foot by 15-foot section of roadway pavement on Dellwood Court. The pavement at the end of the court had deteriorated due to delivery trucks, garbage trucks and other vehicles making frequent turning movements. The damaged asphalt pavement was removed and replaced with new hot asphalt and compacted with a roller. This new patch paving should provide a stable driving surface for many years.
- Graffiti Removal – A large amount of graffiti has occurred recently on Contra Costa Boulevard from Second Avenue South to Golf Club Road. Maintenance crews removed the graffiti on utility boxes, signal poles, street signs and bridge structures. The objective is to remove graffiti within 48 hours of it being found or reported.

- US Flags Installed – Over 180 US flags will be installed on City Street lights along Contra Costa Boulevard on Friday, July 1st, in honor of Independence Day on Sunday. The flags will be removed after the holiday weekend on Tuesday, July 6th.
- Electric Bike Storage – A bike locker has been delivered to the Corp Yard that will be installed in the main parking lot of City Hall. The storage locker will house two electric propelled bicycles to be used by staff for transportation around the City. The electric bikes are a further element of the City’s Green Pleasant Hill program. Both the lockers and bikes were funded through a grant from 511 Contra Costa to promote alternate commute modes.

Planning Division

- **Architectural Review Commission (ARC)**

Clearwire Wireless Antenna (199 Brandon Road – Christ the King Campus) – The applicant is requesting design review approval to install a wireless communication facility on the roof of an existing auditorium/gymnasium building and inside a proposed 7-foot wide by 8-foot long by 10-foot high cupola. Three 3-foot tall panel antennas, two microwave antennas, three RRU units and one GPS unit are proposed to be installed inside the cupola. The associated equipment cabinet will be installed inside the attic of the existing building.

Action: The item was continued to August 5, 2010 to allow the applicant ample time to redesign the cupola component to be more proportionate with the existing building and to allow co-location for future wireless companies. Other than the applicants, no one from the public spoke.

Appeal Period: Not applicable.

Crowley New Single-Family Residence (235 Pleasant View Drive) – The applicant requested design review approval to construct a new 2,948 square foot single-story, single-family home on a vacant 10,380 square foot lot. The proposed home consists of 2,423 square feet of living space and an attached 525 square foot garage. The site is located on the east side of Pleasant View Drive, within an R-10 Single Family Residential zoning district.

Action: The ARC unanimously approved the request with conditions and referred it back to the Zoning Administrator for final review of the revised plans to confirm consistency with ARC direction. One member of the public spoke in support of the application.

Appeal Period: The appeal period will end on Monday, July 12th at 5:00 pm.

Study Session Regarding Temporary Portable Signs, Citywide – The City Council recently allowed the Zoning Administrator to temporarily suspend enforcement of temporary, portable, freestanding signs in the retail business zones and downtown areas provided that such signs meet certain design standards. Prior to finalizing the standards, staff is seeking input from the ARC. The signs will be allowed to be displayed in most commercial districts and in the Downtown area through January 2011.

Action: The ARC reviewed and discussed the proposed design specifications for temporary, portable, free-standing signs and requested that the proposed graphics be clarified to eliminate photographs of signs that are not ADA compliant, and to emphasize that sign placement must not obstruct any required path of travel, entrance or exit. Handwritten text was also discouraged. No action was taken as this was a study session item. One member of the public spoke in support of the item.

Appeal Period: Not applicable.

Study Session Regarding Sign Ordinance Amendments, City-Wide (continued from the June 17, 2010 meeting) – The Commission held a study session on proposed amendments to the existing sign ordinance, specifically Chapters 18.60, 18.105 and 18.140 of the Pleasant Hill Municipal Code. The proposed amendments are intended to make minor corrections and clarifications, integrate references to the City’s Design Guidelines and streamline review procedures to improve administration of the ordinance.

Action: The ARC reviewed and commented on draft revisions to the City’s sign ordinance. No action was taken as this was a study session item. No members of the public spoke regarding this item.

Appeal Period: Not applicable.

- **Code Compliance**

Selected highlights of weekly activity:

Gregory Gardens Neighborhood – Staff has concluded an extensive investigation and abatement of a limousine service that was being conducted from a residence in this neighborhood.

Apollo Drive – An abatement to address unsafe conditions at a residence was completed.

Geary Road – Staff is currently addressing storage of salvaged vehicles on a residential property.

Training – Staff attended a web-based training course on home foreclosures and how to effectively work with the banks and loan companies in resolving property maintenance issues.

Smoking Ordinance – Code Compliance has been assigned the responsibility of working with the public on implementation of the smoking ordinance in regards to businesses and apartments. Staff has developed: a) fliers for businesses with details regarding the ordinance; b) templates for businesses showing the content and basic design of signage for posting on the properties; and c) first-warning notices for violators.

Weeds/Fire Hazards – Staff is working with the Fire Protection District to address high fire hazard weeds in the area of Hook, Belle and other areas throughout the City. Cooperation and voluntary corrective action is going well.

Number of Tasks Completed This Week – 64 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).