



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: January 12, 2012

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- 2011 Community Awards Night – The 41st Annual Community Awards Night will be held on Thursday, January 19th at Back Forty Restaurant. Awards will be presented to the Businessperson of the Year, Citizen of the Year, Community Plus Award, Educator of the Year and Teen of the Year. Anyone wishing to attend the event should RSVP to Katrina Hunn at 682-0896 or email her at khunn@pleasanthillrec.com. Tickets are \$40 per person and the deadline is Friday, January 13th. Awards Night begins at 5:30 pm with a Social Hour followed by dinner at 6:30 pm and the awards program follows immediately after.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Safeway (707 Contra Costa Boulevard) – Safeway is working on the interior racking, shelving, sheetrock and painting, and the Starbucks area is complete. Finishing touches on the exterior lath and stucco are underway.
- Safeway Fuel Center (701 Contra Costa Boulevard) – The canopy and fuel tank stations have been installed; the kiosk is complete; and final touches need to be completed on the columns.
- Downtown Area (120 Crescent Drive) – Golfsmith has completed the electrical and mechanical work, and installation of the drywall is underway. The racking and shelving permit is ready for issuance.
- Recreation and Park District Teen Center (147 Gregory Lane) – The facility is in the framing stage of construction, and the roof sheathing complete.

Engineering Division

- Storm Drain Improvement Project – Storm drain improvement work on Marta/North Marta Drive and Elderwood Drive has been completed and minor punchlist items remain. The contractor is focusing work in the next couple of weeks on two other project locations:

Soule Avenue – Construction activities include the installation of two 16” storm drain pipes, storm drain inlets, curb, gutter and driveway approaches. The contractor has coordinated the work with the affected residents to allow access to their properties at all times.

Boyd Road – Construction activities include the installation of Diablo Vista Water System’s new 2” water main and services. Work is progressing satisfactorily, and paving of the sidewalk pathway will follow.

- Safeway Grocery Store and Fueling Center – The contractor is scheduled to begin construction of the southbound left-turn pocket extension (Phase I) on Contra Costa Boulevard at Golf Club Road. This is required because the new grocery store and fueling station are anticipated to generate additional traffic at this intersection, so more capacity is required to allow additional vehicles to queue.

Construction of Phase I of the turn-pocket extension (which includes removal of small median trees, relocation of the one street light pole and roadway widening work) will be completed in the next couple of weeks and prior to the new store opening. Work will occur during the day and be restricted to non-commute hours. A portion of the existing left-turn pocket will remain open to serve local businesses (CVS and Wells Fargo Bank). Phase II of the median construction work includes the relocation of obstructing Contra Costa Water District (CCWD) facilities. These facilities are being redesigned by the CCWD, and relocation work is anticipated to occur in early March, at which time the full capacity of the left-turn pocket will be available.

- Encroachment Permits Underway

Private

General Drainworks, Inc. – Replace sewer lateral at 424 Minton Court

Utilities

PG&E – Replace two deteriorated poles on Elinora Drive and one pole on Pleasant Hill Road

CCWD – Emergency water main repair on Morello Avenue at Ridgeview Drive

CCWD – Water main repair on Lisa Lane at the Ironhorse trail

Maintenance Division

- **Tree Trimming Class** – Staff had a courtesy visit from Joe McNeil, a local arborist. He volunteered to give a one-hour classroom type training to staff about the proper procedures for fall tree trimming, followed by a half-hour field training session.
- **Sinkhole Repair** – Staff is preparing to start work on a sinkhole that was found on the southwest corner of Pleasant Hill Road and Taylor Boulevard. USA (Underground Service Alert) North was contacted, and the utilities will be marked at the site before work begins. Staff will be attempting to identify the cause of the sinkhole before the area is repaired.
- **Bridge Rails** – Staff is preparing the Glulam bridge rails on Ellinwood Drive so they can be re-stained to preserve the wood and protect it from the elements.

Planning Division

- **Planning Commission**

Reconsideration of Previous Planning Commission Action Pertaining to a Proposed Zoning Ordinance Amendment Regarding Temporary Signs, Citywide – Public hearing to reconsider recommendations made to the City Council at the Commission’s November 8, 2011 meeting for approval of amendments to the sign ordinance related to temporary signs (Chapter 18.60 and Section 18.140.010), particularly provisions pertaining to signage for non-commercial speech and messages, to ensure conformance with applicable State and Federal laws.

Action: The Planning Commission adopted a resolution modifying its prior recommendations concerning the proposed ordinance by eliminating proposed provisions that would have placed a 30-square-foot cap on aggregate temporary freestanding sign area involving non-commercial messages/speech within residential zone districts. The Commission retained an 80-square-foot cap on aggregate temporary freestanding sign area involving non-commercial messages/speech in all non-residential zone districts. One member of the public spoke.

Appeal Period: Not applicable. The recommended ordinance amendment will be automatically forwarded to the City Council for consideration.

Amendments to the Zoning Ordinance Pertaining to Group Residential Living and Care Facilities, Citywide – Public hearing to consider a recommendation to the City Council to approve amendments to the zoning ordinance related to group residential living and care facilities throughout the City, including residential care, childcare, congregate care, transitional and supportive housing facilities, and single-room

occupancy housing. Amendments include related changes to parking requirements, use regulations and development standards.

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

Appeal Period: Not applicable. The recommended ordinance amendment will be automatically forwarded to the City Council for consideration.

Study Session Concerning Amendments to the Zoning Ordinance Pertaining to Emergency Shelter Facilities, Citywide – The Planning Commission conducted a study session to consider an amendment to the zoning ordinance pertaining to implementation of State law (Section 65583 of the Government Code – SB2) requiring all jurisdictions to identify at least one zoning district where *emergency shelters* may be established by-right, subject to specific development standards. The amendment would also implement Housing Element Program 4.4 which requires the City to establish land use regulations for *emergency shelters* in compliance with State law. The proposed amendment would: a) designate *emergency shelters* as a use permitted by-right within the *LI-Limited Industrial* zoning district (note: *emergency shelters* are currently a conditionally-allowed use within the *LI-Limited Industrial* zoning district); b) establish appropriate findings and development standards related to *emergency shelter* uses to ensure community compatibility; and c) incorporate various related amendments into corresponding sections of the Zoning Ordinance.

Action: No action was taken. The Planning Commission considered the proposed ordinance provisions and provided input to staff. The ordinance will be scheduled for public hearing on January 24, 2012. Three members of the public spoke.

Appeal Period: Not applicable.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Selected highlights of weekly activity:

Non-operational Vehicles – Staff has observed a number of vehicles that are parked on lawns in residential front yards in violation of ordinance requirements. The property owners are being notified that the vehicles need to be removed.

Temporary Signs – Several businesses along Contra Costa Boulevard were contacted regarding placement of non-permitted signage and banners on their property.

Vehicle Abatement Cost Recovery – The City recovered \$4,285.00 in administrative costs from the Vehicle Abatement Authority, which related to abatement of non-operational vehicles for the last quarter of 2011.

Number of Tasks Completed This Week – 60 (including 25 investigations, 1 courtesy notice, 8 sector patrols, 2 referrals 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).