



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: September 27, 2012  
SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- City Council Candidates Forum – The Pleasant Hill Chamber of Commerce is hosting a Forum for Pleasant Hill City Council Candidates in the City Council Chambers on Wednesday, October 3<sup>rd</sup> from 7:00 to 9:00 pm. The Forum will be moderated by Contra Costa Times Political Columnist, Lisa Vorderbrueggen. There are eight candidates contesting three seats on the City Council in the general election to be held on November 6, 2012. The Forum will be broadcast on the City Channel on Comcast Channel 28, AT&T U-verse Channel 99 and Astound Channel 29. The airdates and times will be announced next week. A video recording of the Forum will also be posted on the City’s website.

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Downtown Area (140 Gregory Lane) – An interior tenant improvement permit has been issued for Zachary’s Pizza. The exterior tenant improvement plans are under review.
- Downtown Area (65 Crescent Drive #A) – Plans have been submitted for an interior remodel for Peet’s Coffee and Tea.
- The Courtyard (2150 Contra Costa Boulevard) – A tenant improvement permit has been issued for Sprint to occupy one of the two spaces which were divided. The previous tenant was Blockbusters.
- Oak Creek Center (2624 Pleasant Hill Road) – Tenant improvement plans have been submitted to review and approve the space for New Life Spa. The previous tenant was Oak Creek Flowers.

- Pleasant Hill Plaza (1892 Contra Costa Boulevard) – A tenant improvement permit has been issued to expand Silk Nail Spa into the adjacent vacant space (1888 Contra Costa Boulevard).

### **Engineering Division**

- Citywide Trail Crossing Enhancement Project – With the exception of the Contra Costa Canal Trail crossing at Boyd Road, the City’s contractor (Sposeto Engineering) has substantially completed all concrete improvements at the various trail crossings along the EBMUD Trail and the Contra Costa Canal Trail. Pavement grinding and paving for the new “raised” crosswalk at the two trail crossings along Oak Park Boulevard will also be completed by early next week. The contractor’s electrical subcontractor will be erecting new sign poles and light-emitting diode (LED) signs at the various trail crossings over the next two weeks, as well as pulling electrical wires and conductors in anticipation for PG&E’s crew to pull power to the various trail crossings. Concrete work will resume at the Boyd Road trail crossing next week and should be completed by the middle of October. The entire project should be substantially completed by the end of October.
- Asphalt Pavement Repair – MCE Engineering completed approximately 5,000 square feet of needed asphalt pavement repairs on Mazie Drive, Kathryn Drive and Patricia Drive this week. These repairs were necessary as the asphalt pavement was failing and had become a safety hazard to vehicles and pedestrians.
- Astound – Phase 3 Communication completed bores on Cleaveland Road at Babette Court and Hookston Road, and is installing a bore across Monument Boulevard at Ramona Drive and Buskirk Avenue this week.
- Garden Park Apartments – Staff has received and reviewed the grading and drainage plans for the proposed facility center at the Garden Park Apartments, located on Lisa Lane. In order to accommodate the new building, the applicant is proposing to install new landscaping, drainage improvements and new Americans with Disability Act (ADA) compliant parking facilities. The Fire District also requires a new fire hydrant to be installed on Lisa Lane. Staff is also coordinating with the Water District to locate the new hydrant in the vicinity of the water main to avoid trenching on recently-reconstructed Lisa Lane, which will save the applicant considerable money as well. Construction is anticipated to begin in Fall 2012.
- Encroachment Permits

*PG&E* – Remove old pole, replace with new pole and install new wire at Taylor Boulevard and Ruth Drive

*PG&E* – Set new pole and transformer at 201 Viking Drive

## **Maintenance Division**

- **Asphalt Repair** – Staff removed 443 square feet of damaged asphalt in front of 189 Charlton Drive, re-compacted the base and laid in ten tons of asphalt. This area had been slowly deteriorating due to the use of the heavy garbage trucks.
- **Community Center** – Staff constructed a small ramp for pedestrian use where the construction fence at the Community Center has changed the normal route of traffic.
- **Creek Letters** – Staff has mailed the second notice to the non-compliant residents for the annual creek clean up. Only 17 letters had to be sent out this year.

## **Planning Division**

- **Planning Commission**

***PLN 12-0250, Rivera Reasonable Accommodation, 111 Buxton Circle*** – A public hearing was conducted to consider a referral from the Zoning Administrator of a request for a Reasonable Accommodation to approve a 408-square-foot conversion of existing crawl space/storage space within a residence to create a ground-floor accessible living room, bedroom and bathroom for use by a disabled person. The reasonable accommodation request is required because the proposed conversion would result in a recalculation of the floor area ratio (FAR) for the residence, resulting in an increase in the FAR from .45 to .52 where the zoning ordinance requires a maximum FAR of .40. The request does not include an increase in the lot coverage (footprint) of the home. The project site is located in the *Hillside Planned Unit Development District #279* zoning district. Assessor's Parcel Number 152-322-008.

**Action:** The Planning Commission provided direction to staff to prepare findings and conditions for approval for review at the October 9<sup>th</sup> meeting. No members of the public spoke.

**Appeal Period:** Not applicable.

***Reasonable Accommodation Ordinance Review*** – The Commission reviewed the Reasonable Accommodation requests that have been processed by the City since the ordinance was adopted in April 2009.

**Action:** No action was taken as this was a discussion item. One member of the public spoke and provided suggestions and observations regarding the reasonable accommodation process.

**Appeal Period:** Not applicable.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

The Code Enforcement Officer was on vacation this week.

- **Miscellaneous**

*Tree Removal Approved* – A tree removal permit was issued for the removal of one Aleppo Pine (22 inches in diameter) at 12 Horten Court.