



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: November 10, 2011

SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- 50th Anniversary City Hall Open House – Just a reminder that the 50th Anniversary Open House will be held at City Hall this Sunday, November 13th from Noon to 5:00 pm. This event will feature live music; photographic and art exhibits; award presentations to the Winners of the Art, Writing & Photography Contests; face painting; Pleasant Hill Library Storytime; City Hall tours; and free hotdogs, popcorn, cookies and bottled water.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Tenant Improvement (1720 Linda Drive) – Tenant improvement plans have been submitted for review and approval for Village Music School. The facility was previously known as the Art-Gecko Creative Studio.
- Downtown Area (55 “A” Crescent Drive) – A final inspection approval has been completed by the Consolidated Fire Protection District, Environmental Health Department and the Building and Planning Divisions for Togo’s. They should be open next week.

Engineering Division

- Recreation and Park District: Senior & Teen Center – The Recreation and Park District has completed a new driveway entrance on Gregory Lane for the Teen Center project. In addition, the Contra Costa Water District has completed the utility work associated with both the Senior Center and Teen Center projects. Patch paving for all of this work along Cleveland Road and Gregory Lane is scheduled to be completed this week. Lane closures along both Cleveland Road and Gregory Lane will be in effect.

- Pleasant Hill Police Department Security Fence Project No. 11-11 – The City’s contractor has substantially completed the installation of a new seven-foot iron fence around the perimeter of the back parking lot of the Police Department facility, including a section of new wood fence adjacent to the rear storage area. Work also included relocating the existing sprinkler system, replacing existing signage and minor landscaping work. Minor punch list items remain.
- Contra Costa Boulevard/Boyd Road Signal Repair Update – Staff has recently replaced the damaged signal controller and other communication hardware at the intersection of Contra Costa Boulevard and Boyd Road, which was struck by lightning a few weeks ago. Replacement parts had to be specially ordered and tested prior to installation. Signal coordination timing at the intersection has been restored with the rest of the Contra Costa Boulevard corridor.
- Encroachment Permits Underway

Private

Ernie’s Plumbing – New sewer lateral at 107 Mazie Drive

Sewers for Less – New sewer lateral at 140 Chaucer Drive

Ferry’s Asphalt Maintenance – Replace curb and gutter at 70 Doray Drive

Roto Rooter – New sewer lateral at 242 Boyd Road

Utilities

EBMUD – Replace water service at 268 Croyden Drive

PG&E – New gas service at 104 Price Lane

Maintenance Division

- Clean Up – Staff teamed together with the Civic Corps to clean up an accumulation of litter and debris from the landscaped area under the Contra Costa Boulevard flyover. Aggressive trimming and clearing was done to the shrubbery to increase the visibility of the area.
- Paint Repairs – Staff stripped the old blistering paint off of the second-story window sills at City Hall. The needed repairs were made and the sills were primed and painted.

Planning Division

- **Planning Commission**

Lang Reasonable Accommodation Request (2060 Buttner Road) – Public hearing to consider approval of a reasonable accommodation request for an approximate 360-square-foot addition to an existing residence that would accommodate the living needs of a disabled person. The addition would consist of an accessible bedroom and bathroom and would maintain the existing, legal non-conforming, five-foot setback

where the zoning ordinance requires a 15-foot setback and an aggregate side yard setback of approximately 16 feet, where 35 feet is required.

Action: The Planning Commission provided direction to the Zoning Administrator to approve the request with appropriate findings and conditions of approval.

Appeal Period: The appeal period will end on Monday, November 21st at 5:00 p.m.

Amendment to Existing Priority Development Areas (Diablo Valley College Transit Area and Buskirk Avenue Corridor) – Public hearing to consider recommendations to the City Council for approval of modifications to the boundaries of both City Priority Development Areas (PDA’s), including the Diablo Valley College PDA and the Buskirk Avenue Corridor PDA. The purpose of the proposed modification is to ensure that the boundaries more accurately reflect areas designated for consideration of future development consistent with the City’s General Plan and Redevelopment Plan.

Action: Adopted a resolution recommending the City Council amend both PDA’s.

Appeal Period: None, since the amendment will be reviewed by the City Council.

Temporary Use Permit Zoning Ordinance Amendments – Public hearing to consider recommendations to the City Council for approval of amendments to the zoning ordinance that are intended to update and clarify existing ordinance provisions by adding new temporary uses (Sections 18.20.020 and 18.25.020), modifying regulations related to live entertainment (Section 18.25.090) and streamlining the review process for temporary uses (Sections 18.100.010 and .050).

Action: Adopted a resolution recommending the City Council adopt the ordinance amendment.

Appeal Period: None, since the ordinance amendment will be reviewed by the City Council.

Temporary Signs Zoning Ordinance Amendments – Public hearing to consider recommendations to the City Council 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 or Federal laws.

Action: Adopted a resolution recommending the City Council adopt the ordinance amendment.

Appeal Period: None, since the ordinance amendment will be reviewed by the City Council.

- **Zoning Administrator**

No meeting scheduled this week

- **Architectural Review Commission**

No meeting scheduled this week

- **Miscellaneous**

Mr. M's I-Zone (508 Contra Costa Boulevard) – An appeal of a Zoning Administrator's (ZA) determination was filed by a representative for the business. The ZA determined that the new business is a *commercial recreation and entertainment* based on the description and observation of activities occurring within facility, thus requiring a conditional use permit to locate in the *Retail Business (RB)* zoning district. The appeal is scheduled to be reviewed by the Planning Commission at the December 13th meeting.