



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: April 12, 2012
SUBJECT: **WEEKLY UPDATES**

GENERAL UPDATE

- Amazing Race of Pleasant Hill – The Foundation for Pleasant Hill Education will host its inaugural “Amazing Race of Pleasant Hill” on Saturday, April 21st from 10:00 am to 4:00 pm with the finale of the race taking place at City Hall. The race will involve teams exploring Pleasant Hill while participating in games that are challenging and fun for all.

HOW IT WORKS: On the morning of the event, teams will receive the first clue by email, with race rules and instructions. As teams proceed through the course, each stop will challenge them with clues and activities. The winners will be announced at City Hall around 4:00 pm. Teams may register for the race at www.fphe.org.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- Diablo Vista Water System (DVWS) – DVWS was formed in 1950 to provide untreated canal water for irrigation to over 470 homes in the Poet’s Corner area, bounded roughly by Oak Park Boulevard, Contra Costa Canal, Boyd Road and Patterson Boulevard. Every year the system is turned off in December by the Contra Costa Water District (CCWD) for maintenance of the Contra Costa Canal, which provides the water for the system. DVWS engineers tested the system and equipment for proper operation in early April. On Sunday, April 8th the system was activated and is now fully operational for this 2012 season. DVWS sent a “Notify Me” message to registered customers and reminded them to continue to conserve wisely by remembering to modify the frequency and duration of the individual watering cycles. Conserving water where possible helps reduce the costs associated with purchasing the water and running the pumps. They also included contact information for DVWS staff.

- CCWD Lisa Lane Water Line Repair – CCWD is working this week on Lisa Lane and is scheduled to abandon-in-place a section of older water pipeline. The CCWD plan is to complete most of the work during the Fair Oak Elementary School Spring Break to minimize disruption to the residents and school. This section of pipeline has experienced numerous water line breaks along Lisa Lane near the Iron House Pedestrian Trail. Recently, a water break required CCWD to completely restore a large section of sidewalk and shoulder in the area. A plan to complete remaining restoration work in the Lisa Lane shoulder area is being developed by CCWD for implementation in the near future.

Planning Division

- **Planning Commission**

Goforth Fence – Minor Variance Request (1912 Geary Road) PLN 11-0280 – Adoption of a resolution conditionally approving a proposed minor variance to allow a six-foot tall fence within the required 20-foot front yard setback in a location specified by the Planning Commission. Section 18.20.040H of the Zoning Ordinance requires fences, located within the minimum 20-foot front yard setback, to be no more than three feet in height. The project site is located in the *R-10 – Single Family Residential, 10,000 square foot lots*. Assessor’s Parcel Number 170-242-001.

Action: Resolution adopted conditionally approving the minor variance. No members of the public spoke.

Appeal Period: The appeal period ends on Monday, April 23, 2012 at 5:00 pm.

Use Permit for Major Sign Adjustments – Pleasant Hill Recreation and Park District Community, Teen and Senior Centers (320 Civic Drive, 147 Gregory Lane & 233 Gregory Lane) PLN 12-0084 – Public hearing to consider approval of a use permit for major sign adjustment for the recently-approved Community, Senior and Teen Centers. The proposed adjustments are for excess sign area and number of freestanding signs for the Community Center (320 Civic Drive); excess sign area for freestanding signs at the Senior Center (233 Gregory Lane); and excess number of freestanding signs and sign height for directional signs at the Teen Center (147 Gregory Lane) and Senior Center. The project sites are located in the *PAO Professional and Administrative Offices and R-7 Single Family Residential, 7,000 square foot lots*. Assessor’s Parcel Numbers 153-050-064, 150-141-006 and -007.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, April 23, 2012 at 5:00 pm.

2250 Morello Medical Office Building Parking Reduction – Use Permit Request, (2250 Morello Avenue) PLN 12-0062 – Public hearing for a proposed use permit for reduced parking for single uses in accordance with Section 18.55.050 of the Zoning Ordinance. The project includes converting general office uses to medical office uses throughout the existing 6,702-square-foot office building. The request would allow the conversion to medical offices without the provision of the additional seven parking spaces that would otherwise be required. The project site is located in the *NB – Neighborhood Business*. Assessor’s Parcel Number 152-240-020.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: The appeal period will end on Monday, April 23, 2012 at 5:00 pm.

Johnson Aquatic Ventures – Use Determination, Zoning Permit Analysis (2475 Estand Way) PLN 12-0112 – Referral from the Zoning Administrator requesting the Planning Commission to determine the appropriate use classification(s) for a proposed use involving biomechanical swimming stroke analysis, physiologic and metabolic testing and evaluation, swimming lessons, and ancillary retail and office uses that would be located within the *LI-Limited Industrial* zoning district at 2475 Estand Way. Assessor’s Parcel Number 148-360-08.

Action: The Planning Commission’s consensus was that the proposed use can be considered an allowed use within the *LI-Limited Industrial* zoning district. The primary use could be considered a combination of Research and Development Services, Limited Industry, and Laboratory use. The fitness and retail uses can be considered as a secondary, ancillary uses, subject to compliance with the L-8 and L-12 use limitations prescribed by the zoning ordinance for such uses in the *LI* zone district. Two members of the public spoke in favor of the proposed use.

Appeal Period: Not applicable. The Planning Commission provided guidance to the Zoning Administrator regarding a use determination. No action was taken regarding the proposed project.

Study Session Concerning Potential Zoning Ordinance Amendment Regarding Minor Encroachments and Projections Into Garages, Citywide – Study session to consider comments provided by the Housing, Neighborhoods and Planning (HNP) Committee regarding a potential amendment to the zoning ordinance to provide greater flexibility for minor encroachments and projections into the minimum required dimensions of conforming and nonconforming single-family residential garages.

Action: The Study Session was continued without discussion to May 22, 2012. No members of the public spoke.

Appeal Period: Not applicable. No action was taken.

- **Zoning Administrator**

No meeting scheduled this week.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Selected highlights of weekly activity:

Miscellaneous Neighborhood Concerns – Staff followed up on correspondence received from a concerned resident of the Strand Avenue neighborhood regarding various issues, including parking of vehicles, boats and recreational vehicles, placement of temporary “pop-up” boat and vehicle covers in driveways, placement of storage containers in front yards and other related concerns. The investigation did not identify any violations of City ordinances; however, staff will continue to periodically monitor the area.

Smoking – Smoking in close proximity to business entrances has become a concern in the DVC Plaza area. Staff has contacted the businesses involved, and they are working cooperatively to come into compliance with the City’s smoking ordinance.

Number of Tasks Completed This Week – 64 tasks completed (including 30 investigations, 5 sector patrols, 5 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).

- **Miscellaneous**

Administrative Permit Activity – For the month of March, Planning staff reviewed the following applications: 9 Zoning Permits (2 new businesses and 7 residential plan checks), 5 Home Occupation Permits, 5 Temporary Sign Permits and 5 Tree Removal Permits.