



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: January 27, 2011
SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Recreation & Park District (320 Civic Drive) – As a temporary solution for the Recreation and Park Community Center, a permit has been issued to shore up the first and second floor of the building.
- Pleasant Hill Shopping Center (556 Contra Costa Boulevard) – Tenant improvement plans have been resubmitted for review and approval for Ross Dress For Less (in the space previously occupied by Marshall's).

Engineering Division

- 2010 Drainage Facilities Repair – J.J.R. Construction has substantially completed the work on the 2010 Drainage Facilities Repair Project. The scope of work included: sidewalk, valley gutter, curb and gutter repair and replacement, in addition to miscellaneous storm drain pipe and drainage inlet repairs and upgrades at various locations throughout the City. The project's final repair quantity included over 425 square feet of valley gutter replacement, 380 linear feet of curb and gutter replacement, and over 560 square feet of sidewalk replacement. The contractor has completed the work, within the allotted project time, to the Engineering Division's satisfaction.
- Geary Road Widening – Engineering staff met recently with Walnut Creek staff to discuss the Joint Exercise of Powers Agreement (JEPA) for the Geary Road Widening project. This project proposes to install bike lanes, street parking and sidewalks along Geary Road between Pleasant Hill Road and Putnam Boulevard. A JEPA is necessary,

since the project is located in both Pleasant Hill and Walnut Creek, and Measure J funds appropriated (\$9.1 million) for the project were granted to both cities.

Preliminary discussions on the JEPAs specify each City's roles and responsibilities in conducting environmental review, design, bidding and construction of the project. Preliminary engineering is currently underway with environmental review to follow next year. Design is scheduled to be completed in 2012, with the bidding and award of the contract anticipated in 2013.

- Encroachment Permits Underway

Private

Williams Plumbing – Replace sewer lateral at 43 Vivian Drive

Mr. Rooter Plumbing – Replace sewer lateral at 1009 Ruth Drive

Utilities

PG&E – Repair Gas leak at 2191 Norse Drive

PG&E – Repair burned out main line at Netherby Drive

Maintenance Division

- Street Trees – Two 24-inch box Trident Maple trees were installed on Contra Costa Boulevard near the intersection of East Vivian Drive. These newly-installed trees are replacements for Silver Maple trees that needed to be removed due to decay. This variety of Maple tree was chosen for this location due to its limited size and exceptional fall color. An existing irrigation system was located nearby to provide water during the summer months. Once established, the trees will need little or no irrigation during the dry summer months.
- Grayson Woods – Maintenance staff installed several low-water-use shrubs along a pedestrian path at Grayson Woods subdivision. These climate-appropriate plantings will provide several residences with a buffer from Reliez Valley Road vehicular traffic. The City maintains the landscaping surrounding the homes.

Planning Division

- Planning Commission

Safeway Sign Variance (703-707 Contra Costa Boulevard) – The Planning Commission held a continued public hearing to consider approval of a revised Variance for excess wall sign area, electronic fuel price signs and excess monument sign area at a proposed Safeway food store and fuel station in the *RB Retail Business* zoning district.

Action: The Commission took the following actions:

1. Determined that electronic fuel price signs such as the Safeway fuel price signs are not considered reader boards so no variance is required for that issue;
2. Denial of the variance request for excess sign area on the monument sign along Contra Costa Boulevard and provide guidance to the Architectural Review Commission that this sign be required to accommodate multiple tenants as part of the design review process; and
3. Approved the variance request to allow an excess of 126 square feet of wall sign area divided between two separate signs to be located on the east side of the building to provide for freeway identification.

Appeal Period: The appeal period will end on Monday, February 7th at 5:00 pm.

Roche Accessory Structure Size and Driveway Paving Variance (1671 Stanmore Drive) – A public hearing was held to consider approval of a Variance to allow an 1,195-square-foot, detached garage/exercise room to exceed the 600-square-foot maximum size limitation for detached accessory structures prescribed by Section 18.20.050.A and to allow pervious driveway paving where paved driveways are required. The project site is located in the *R-7 Single Family, 7,000 sq. ft. lots* zoning district.

Action: The Commission provided input (support for the impervious paving variance and concerns with the magnitude of the accessory structure size variance) and continued the request to March 8, 2011 to allow the applicant additional time to modify or reconsider the request based on input provided by the Commission.

Appeal Period: None since no action was taken.

Study Session for Proposed City-Wide Sign Ordinance Amendments – The Commission considered 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 Commission completed their discussion on the proposed amendments and provided additional comments and direction to staff. No one from the public spoke, and no action was taken. Additional revisions will be brought back to the Commission for subsequent comment and review.

Appeal Period: Not applicable.

Study Session for Proposed City-Wide Miscellaneous Zoning Ordinance Amendments – A study session was scheduled to review and discuss revised language for proposed modifications to the zoning ordinance based on previous input and direction from the Commission, as well as review and input from the City Attorney’s office. The modifications are intended to address miscellaneous corrections, clarifications and minor substantive revisions to the zoning ordinance for the purpose of improving the clarity and administration of the ordinance.

Action: The Commission continued the study session, without discussion, to the February 8, 2001 meeting.

Appeal Period: Not applicable.

Discussion of Various Projects Completed in 2010 and Upcoming Projects for 2011 – Staff provided a summary of various Planning projects and tasks completed in 2010 and provided a preview of expected Planning projects and tasks for 2011. The Commission subsequently held a discussion on the information provided by the Planning staff.

Action: No action taken.

Appeal Period: Not applicable.

- **Zoning Administrator**

Pacific Dental Medical Office (2380 Monument Boulevard) – The Zoning Administrator held a public hearing to review a request for a Minor Use Permit to approve a medical office use on the ground floor of a tenant space in the *RB-Retail Business* zoning district (*Planning Unit District 790* requires all land use requested to be governed in accordance with *RB* zoning district standards) because it exceeds 25% of the ground floor tenant space. The site is zoned *PUD 790*. No one spoke on this item.

Action: Approved with conditions.

Appeal Period: The appeal period will end on Monday, February 7th at 5:00 pm.

- **Architectural Review Commission**

No meeting scheduled this week.

- **Code Compliance**

Temporary Signage – Staff has once again contacted commercial businesses throughout the City who have signage that has exceeded the time limits.

Plaza Azul – Contact has been made with the Playa Azul attorneys and the real estate company that manages the building. The property should close by the end of the month but they will take action to start removing all signage in the next week or so.

Roadside Food Vendors – Fruit vendors are once again being addressed by City staff and Police Department and Contra Costa Environmental Health officers. One vendor was issued a citation for operating without a City business license.

Number of Tasks Completed This Week – 47 (includes phone calls, emails, courtesy notices, investigations, site visits, area patrols, internal requests for service, attendance at training sessions and other miscellaneous activities).

- Miscellaneous

Pleasant Hill Recreation & Parks District Community Center Tree Removal (320 Civic Drive) – On January 21st, at the discretion of the Zoning Administrator, a request for a Tree Removal Permit was conditionally approved (without a public hearing) for 30 trees to be removed in association with the future demolition of the Pleasant Hill Recreation & Park District Community Center. The list of trees to be removed includes one Valley Oak tree with a 6.4-inch diameter measured at 24 inches above grade level. The remaining trees approved for removal are non-oak species. The Community Center is located in a *PAO Professional & Administrative Office* zoning district.

Action: Approved with conditions.

Appeal Period: The appeal period will on Monday, January 31st at 5:00 pm. Any appeals would be heard by the Planning Commission.