



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: August 25, 2011

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Safeway (707 Contra Costa Boulevard) – A tenant improvement permit has been issued for a new Safeway store. This portion of the building was previously occupied by Mervyns.
- Play & Learn Center (1898 Pleasant Hill Road) – A permit was issued to build a 237-square-foot playhouse. This will be used for a pretend bank, kitchen, automotive repair and art area for the children. The goal is to have this project completed in order to celebrate the facility's 60-year anniversary.
- Recreation & Park District Community Center (320 Civic Drive) – Plans have been resubmitted to review and approve the demolition of the Community Center.

Engineering Division

- Lisa Lane Sidewalk Installation Project – The City's contractor, Sposeto Engineering, Inc., has completed installation of new concrete driveways, sidewalk and accessible curb ramps along the north side of Lisa Lane leading up to Fair Oaks Elementary School. This week the Contractor is completing the installation of a new chain link fence behind the new sidewalk in preparation for opening the sidewalk for residents and school children to access on the first day of school (August 30th). The Contractor is also working on re-establishing the south side of Lisa Lane dirt drainage swale; installing swale culverts and driveways; and constructing new manholes, storm drain inlet and accessible curb ramp at south/east Lisa Lane/Marcia intersection. Project work will continue through mid-September as the contractor works on completing roadway

pavement repairs, additional concrete work and punch-list items. After sidewalk improvement work is completed, Lisa Lane pavement is scheduled to be resurfaced and new traffic striping placed. During the remaining construction work, Lisa Lane will continue to be open to traffic. When access is limited, detour signs will be set up for motorists.

- 2011 Street Resurfacing, Phase I – Bay Cites has substantially completed the base failure repairs in the College Park and Ellinwood subdivisions, as well as the pothole repairs on the City’s arterials and collectors. Remaining work includes pothole repairs on Paso Nogal Road, and crack sealing in College Park and Ellinwood subdivision areas. Work is expected to be completed the first week in September.
- Oak Park Boulevard/Patterson Boulevard Intersection Improvement Project – The contractor has completed the installation of all new signal boxes and conduits at the intersection of Oak Park Boulevard and Patterson Boulevard, and will complete the pouring of new curb ramps at the northwest corner (empty lot), northeast corner (Safeway) and southeast corner (liquor store) of the intersection. The new ramps will be in place prior to the first day of school on August 30th. The contractor will then work on the excavation and replacement of the existing storm drain pipe and two drainage inlets at the southwest corner (automotive repair shop) of the intersection. Pedestrian traffic at the southwest corner of the intersection will be detoured around to the other three completed curb returns for safety purposes.
- Encroachment Permits Underway

Private

Pacific Surfacing Inc. – Left-turn lane closure on Contra Costa Boulevard into Sunvalley Mall

Williams Plumbing – Repair sewer lateral at 552 Maureen Lane

Utilities

CCWD – Repair water main at 412 Coleman Court

CCWD – Repair water main at 701 Hamilton Drive

CCWD – Repair water main at 747 Hamilton Drive

EBMUD – Repair gate valve on Pleasant Hill Road at Gregory Lane

EBMUD – Repair water main at 2281 Pleasant Hill Road

PG&E – Install new conduit on Netherby Drive and Janin Place

Maintenance Division

- Bridge Repair – The Chilpancingo Parkway bridge rail was damaged on Sunday by a hit-and-run driver. Staff will be making the repairs throughout the week as this is a specially-designed rail with metal posts and wood 6”x6” timbers for the rail portion. Four sections were damaged in the accident.

- Time and Expenses – Staff is working with the Engineering Division to put together the time and expenses spent on accident clean ups. This will include employee time, vehicle time and plant/material replacement costs for reimbursement.
- Painting – The repainting and new painting of the red curb around Diablo Valley College and College Park High School areas have been completed in time for the opening of the school year. The yellow pavement markings will be completed this week.

Planning Division

- **Planning Commission**

T-Mobile-Wireless Telecommunication Facility – Use Permit Request (801 Golf Club Road) – Public hearing to consider a request for a use permit to install a wireless telecommunication facility consisting of six panel antennas (60” tall x 14” wide x 4” deep), installed on an 85-foot-tall artificial pine tree. In addition, the proposed project would include four equipment cabinets (4’-6” wide x 5’ tall x 3’ deep) inside a fenced area (15’ long x 32’ wide). The project site is located at Contra Costa Country Club. The 153-acre site is located in Planned Unit District PUD 723.

Action: Continued with no discussion to a future date to be determined.

Appeal Period: Not applicable.

Oak Park Christian Center – Interpretation of Condition of Approval No. 10 from Use Permit No 08-001 (2073 Oak Park Boulevard) – Public hearing to review a request of the Zoning Administrator to clarify the intent of Condition No. 10 of Use Permit No. 08-001 relating to the limitation on occurrence of simultaneous activities/uses in conjunction with the approved religious assembly use. The property owner is proposing to conduct classes (for adults as well as children) simultaneously with scheduled worship services but proposes to have two separate services rather than a single service in order to ensure that parking demand would not exceed the available parking supply for the project. The property site is zoned *R-10 – Single Family, 10,000 square foot lots*.

Action: The Planning Commission determined to defer action on this request pending future submittal and review of a use permit amendment application by the Church. The Planning Commission concurred that the classes the Church is proposing to conduct simultaneously with two scheduled worship services can be held at this time (subject to compliance with all applicable conditions of approval of Use Permit No. 08-001) pending Planning Commission review of a future use permit amendment that would address various issues related to parking and the use of the facility. The Planning Commission indicated that the application for the use permit amendment should be submitted to the City by December 31, 2011.

Appeal Period: The appeal period will end on Tuesday, September 6, 2011 at 5:00 pm.

Reconsideration of Planning Commission's Prior Recommendations Concerning a Proposed Zoning Ordinance Amendment to Provide a Process for Approval of Minor Exceptions to Specified Development Standards – Public hearing to reconsider the previous Planning Commission recommendation to the City Council made on May 24, 2011, regarding a proposed new chapter in the zoning ordinance (PHMC Title 18), Chapter 18.54, Minor Exceptions, that would provide a process for consideration of minor exceptions to certain zoning ordinance development standards subject to approval of specified findings.

Action: Adopted a resolution recommending approval of the revised ordinance. Revisions made to the prior recommendation include increasing the potential maximum exception allowable from 10% to 20% of the applicable ordinance standards pertaining to landscaping and to other required dimensions.

Appeal Period: Not applicable. The Planning Commission's recommendation is automatically forwarded to the City Council for consideration. This item is scheduled to be heard by the City Council on August 29, 2011.

- **Zoning Administrator**

FAME Yamaha Music Center – Minor Use Permit (140 Mayhew Way, Suite A101) – Public hearing to consider approval of a request for a Minor Use Permit for a music and art studio (personal improvement service) in an existing building per Section 18.25.020 of the Zoning Ordinance. In addition, the Use Permit includes a request for approval of a shared parking facility per Section 18.55.040 of the Zoning Ordinance. The site is zoned *PAO Professional & Administrative Office* zoning district. Assessor's parcel numbers: 148-070-019 and 148-070-018.

Action: Approved with Conditions of Approval. Two persons spoke on this item.

Appeal Period: The appeal period will end on Tuesday, September 6th at 5:00 pm.

- **Architectural Review Commission**

No meeting scheduled.