

CITY MANAGER'S WEEKLY UPDATE

October 12, 2012

McDONALD'S REMODEL

Planning staff approved the site plan (remodel of dual drive thru and removal of playground area) and building elevations for the McDonalds on Pine St. They are expected to submit for a building permit in the near future.

PERMIT STREAMLINING

The Building Division implemented a new plan check comment process. In the past, applicants would receive review comments in multiple formats from each department. The new process compiles all comments into one document which is then sent to the applicant. This new process addresses one of our permit streamlining goals and has been very well received from the development community.

BUILDING PERMITS

Building permits issued in the 1st quarter of this fiscal year (July-Sept.) are up approximately 16% from last year's 1st quarter. There has been an increase in permits issued for swimming pools, patio covers and photovoltaic.

CODE ENFORCEMENT

Demolition is currently underway on the blighted residence located at 326 Oak Avenue. The rear section of the residence has been removed and placed into a dumpster on the property. PG&E will be onsite Monday, Oct. 15th, to remove an existing gas line on the property, thereby allowing the property owner to complete the demolition.

ENTERTAINMENT COMPLEX

The Community Development Department hired a consultant to prepare the CEQA analysis for the project, met with the development team to discuss floor plan issues, and is working on a revised fee estimate to address the increased size of the building (59,840 s.f. in two stories) and the revised list of entertainment uses that will be included.

FAIRWAY OAKS

City Council adopted the Fairway Oaks Initial Study/Mitigated Negative Declaration and approved the Fairway Oaks project rezone at its meeting on October 2, 2012. Staff continues to work with the applicant to resolve right-of-way issues along Cornell Road. At this time, the map approval for the project is expected to go before the Planning Commission on November 8, 2012.

WALMART

Planning staff met with Public Works staff to review mitigation measures and conditions for the Walmart project. Walmart is on schedule for compliance with the mitigation measures and conditions. Most are required at or before construction. They completed required burrowing owl studies and have started the process of obtaining mitigation for Swainson's Hawk habitat loss. Public Works staff is putting together a spread sheet to track traffic related mitigation and Planning staff will suggest to Walmart that they remove the Eucalyptus trees in the non-breeding season for tree nesting birds so as not to potentially delay construction plans.

CENTRAL GALT INTERCHANGE

The ribbon cutting was held on Friday October 12. Final work efforts will continue on the

project with on-going clean up, roadside and median grading, striping and traffic signal work. The interchange will be opened to traffic in phases over the next several weeks as traffic control systems become functional. The City's largest construction project in its history will finish under budget and almost 6 months ahead of schedule.

TWIN CITIES WIDENING

The initial study/mitigated negative declaration documents for the widening project are scheduled to be released for public review and comment from October 17 through November 16. Following receipt of comments, final recommendations will be presented for City Council consideration.