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MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: April 12, 2013  
SUBJECT: **WEEKLY UPDATE**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- **College Park Center** (716 Contra Costa Boulevard) – Tenant improvement permit has been issued for Round Table Pizza which was previously occupied by Café Milano. Round Table Pizza is relocating from the DVC Plaza.
- **Tenant Improvement** (3159 Putnam Boulevard) – Tenant improvement plans have been submitted to review and approve an extensive remodel of the existing dental offices. The main portion of the building will be occupied by Dr. Leung, DDS and the existing tenant, Dr. Albert Cu, DDS will relocate within the building.

**Engineering Division**

- **Buskirk Avenue Widening Phase 2 Improvement Project** – The City's hired Project Management Consultants, Ghirardelli Associates (GA) and the Project Contractor, Ghilotti Bros., Inc. (GBI) held their first weekly progress meeting on Thursday, April 4th. The meeting was attended by representatives from GA, GBI and their subcontractor Saint Francis Electric (SFE). The main meeting discussions were regarding SFE's horizontal directional drilling (HDD) work to install electrical conduits underneath the Caltrans 680 freeway and the review of project submittals. The HDD work occurs during the first stage of construction and the construction team wanted to identify and discuss any potential concerns. SFE will be submitting a Request for Information (RFI) to the City to clarify their proposed means and method to perform the work.

GBI will continue to provide GA for review the initial sets of project submittals over the next two weeks prior to the start of construction. The project will be constructed in phases

as major infrastructure is built such as new underground of utilities, two signalized intersections, new traffic lanes and street alignment, sidewalk, street lighting and landscaping. GBI continues to work with GA on modifying construction staging to achieve construction goals and minimize the construction impact to the public. Once the staging plan is approved, GBI will submit a baseline construction schedule for review and approval.

It is anticipated that GBI will begin construction after April 15, 2013 and continue working over the next 18 months. The City is planning a public informational project construction meeting with surrounding residents and stakeholders to be conducted prior to the start of major construction. Additional information will follow in further Weekly Updates or on the website page for the project at [www.pleasant-hill.net/Buskirk](http://www.pleasant-hill.net/Buskirk).

- **Taylor Boulevard Bridge Barrier at Grayson Creek** - On Tuesday, April 9, 2013 at approximately 5:30 p.m., the new bridge barrier on the westbound side of the Taylor Boulevard Bridge at Grayson Creek was hit and damaged by a motor vehicle. The Police Department was contacted for a police report and it was determined that this was a hit and run accident, and no information on the driver or the vehicle is available. The Engineering Division will work with the Maintenance Division to have the crash cushion replaced as soon as possible.

### **Maintenance Division**

- **Fallen Tree** - Staff responded to a large Eucalyptus tree that went down early Monday morning on Ridgeview Drive. The tree fell across the street and onto a Toyota truck. Staff cut and cleared the tree from the road. The Ridgeview Home Owners Association had a tree service finish the work.
- **Street Repairs** - Staff removed damaged sections of roadway on Douglas Court, Elaine Drive, and Loralee Place and then repaired with new base rock and asphalt.
- **Collision Cushion Damage** - Staff cleaned up after a hit and run accident on Taylor Boulevard and the Grayson Creek Bridge where there was damage to the collision cushion. These repairs will have to be made by a state certified contractor.

### **Planning Division**

- ***PLN 12-0266 Use Permit Salvation Army Portable Collection Container Use Permit, 1806 Linda Drive*** (Continued from March 26, 2013)

Note: The Planning Commission received public testimony on this item on March 26, 2013 and then closed the public hearing.

Consider adoption of a resolution for approval of a Use Permit for the location of a portable container that will be used to collect and store donations. The proposed metal storage container would be 20 feet long by eight feet wide and seven feet in height and is proposed to be placed against the north exterior wall of the building (along Doris Drive). The container would only be opened for public use when a Salvation Army employee is present. Assessor's Parcel Number: 150-102-014.

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

Appeal Period: Through Monday, April 22, 2013.

- ***Appointment of a Planning Commission Representative to the Economic Development Subcommittee:***

Action: The Planning Commission considered appointment of a Commissioner to the Economic Development Subcommittee to replace Commissioner Bonato as he recently resigned from the Subcommittee. The Planning Commission discussed the appointment and then continued consideration of this issue to the April 23, 2013 meeting. No members of the public spoke.

Appeal Period: Not applicable.

### **Zoning Administrator**

No meeting scheduled.

### **Architectural Review Commission**

No meeting scheduled.

### **Miscellaneous**

- ***Sywest Redevelopment, Crossroads at Pleasant Hill, Subarea II, 2314-2316 Monument Boulevard:*** On April 8, 2013, an appeal of the Planning Commission decision approving this project was filed by Martha Ross on behalf of "Save the Pleasant Hill Dome" and on the same day, Mayor Harris called up the Architectural Review Commission's approval of this project for City Council review. The City Council will conduct a public hearing to consider the appeal and the Mayor's call for review in May.
- **Tree Removal Permits**

1743 Shirley Drive – One Monterey Pine tree.

65 McKissick Street – Three Oak trees (species unknown: each 18 inches in diameter or less)

## Code Compliance

Inquiries received and follow-up items being addressed this week include the following:

### Follow-ups on Prior Inquiries:

- **Stevenson Drive:** Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance. A follow-up visit was made to the site this week by Planning staff. The property owner will be re-contacted to request further clean-up. Re-inspection pending. Staff contacted owner representative and the property has been sold and will be cleaned up and repaired by new owner. **Will monitor progress on a monthly basis until violations are corrected.**
- **Skander Drive:** Follow up with a property owner representative regarding correction of unpermitted construction. Contacted owner's representative. **Case under review.**
- **Charlton Drive:** Inquiry regarding the status of an existing violation regarding the roof of a residence. Site visit complete. Violation not resolved. **Case under review.**
- **Pleasant Valley Road:** Second anonymous complaint regarding the condition of a residential property and potential use of a trailer as a dwelling. Re-inspected. Property has junk and debris located on the driveway and side yard. RV observed on driveway with possible occupancy. Contact was made with owner and site visit conducted. The various violations and corrective actions were discussed. Notify Letter sent to owner. **Re-inspect property in three weeks.**
- **Claire Drive:** Complaint regarding vehicles/trash/carts in a front yard of a residence. Trash and debris located at front yard next to driveway remain. Property has no active garbage service. Notify Letter sent to owner. **Re-inspect next week.**
- **Masefield Drive:** Dilapidated residence. Re-checked this week. Yard clean up in progress. Will monitor progress on a monthly basis. Appears that property has sold and plans will be submitted shortly by the new owner to remodel the building. **Will monitor progress on a monthly basis until violations are corrected.**
- **Mazie Drive:** Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. Re-inspection last week, observed construction of structure. **Will continue to monitor progress.**
- **Belinda Drive:** Vehicles parked on a lawn in the front yard. Re-inspection completed this week. Vehicles remain. Notify Letter sent to owner. **Re-inspect next week.**
- **Twinview Drive:** Complaint regarding junk in front yard and overgrown vegetation at a residence. Site visit this week indicates progress being made. Inoperable vehicle

observed stored on driveway. Contacted owner and will grant two week extension.  
**Re-inspect property in two weeks.**

- **Jeffrey Drive:** Complaint regarding possible squatters/hoarders and junk in the front yard. Contacted tenant who stated cleanup should be completed by the end of the week. **Re-inspect next week.**
- **Shelly Drive:** Complaint regarding odor and overflowing trash containers. Re-inspection conducted. Junk and debris found on driveway and garbage container left near collection point. Re-opened in response to new complaint. Notify Letter sent to owner. Re-inspection complete and conditions unchanged. Contact made with property owner and violations reviewed along with corrective actions. **Re-inspect next week.**
- **Scottsdale Road and Chilpancingo Parkway:** Follow up inquiry regarding a damaged trash enclosure and related debris. Planning staff previously contacted the homeowner association to request them to repair the trash enclosure and clean up the debris. Staff re-contacted the association this week to determine when the work will be completed. The association indicated that they are waiting for an insurance claim to be processed and will commence work shortly. Site visit conducted. Debris cleaned up. Trash enclosure repaired. **Case closed.**
- **Santa Cruz Road:** Complaint regarding a junk car parked in a driveway at a residence. Scheduled for site visit next week. Notify Letter mailed to owner. Re-inspection complete and vehicle removed from property. **Case closed.**
- **Santa Cruz Road:** Complaint regarding an unsightly yard at a residence. Scheduled for site visit next week. Notify Letter mailed to owner. Contact made with owner and two week extension granted. **Re-inspect in two weeks.**
- **Charles Avenue:** Complaint regarding junk cars and trash in a front yard. Staff visited the site and confirmed the violation. Notify Letter mailed to owner. Re-inspection complete. Met with the owner and reviewed the violations. Most of the debris removed and the vehicle is stored on a paved surface. Granted an extension until next week to have the remaining debris removed. **Re-inspect next week.**
- **Gregory Village Shopping Center:** Report of a large “For Lease” sign at blocking intersection visibility. Referred to Engineering Division. Contacted leasing agent and met at site. Signs will be moved out of the sight triangle. **Re-inspection scheduled for next week.**
- **Monivea Road:** Trash and debris located at side yard and on driveway, camper in public fire on driveway, overgrown weeds at front yard, vegetation obstructing the public sidewalk, low hanging branches over sidewalk, poor exterior paint condition and no garbage service. Owner has corrected a number of the violations but has requested an extension to complete the correction of the remaining violations. Extension granted. **Re-inspection scheduled for next week.**

- **Pleasant Hill Road:** Complaint regarding junk and debris in a front yard and overgrown weeds. Re-inspection complete. Some signs of activity at the property but the violations have not been corrected. **Continue to try and contact property owner or representative.**
- **Hoover Ave:** Complaint regarding junk and debris and inoperable vehicles. Site inspection complete. Violations observed during inspection include debris, inoperable vehicles, vehicle stored on unpaved surface and uncomfortable accessory structures. Notify Letter sent to owner. **Inspected and provided direction to owner. Re-inspection in thirty days.**
- **Byron Drive:** Complaint regarding overgrown vegetation and inoperable vehicles. Site inspection complete. Notify Letter sent to owner. Contact made with owner and a two week extension granted to address violations. **Re-inspect in two weeks.**
- **Woodsworth Lane:** Complaint regarding junk and debris and occupied accessory structures. Site inspection conducted. Owner contacted and requested an additional two weeks to correct the violations. **Inspection of the rear yard scheduled in two weeks.**
- **Mazie Drive:** Complaint regarding home occupation operating beyond the scope of the original approval. Second site inspection complete. Owner contacted. Violation corrected. **Case closed.**
- **Best Road:** Complaint regarding trash and debris at front yard. Site inspection complete. Notify Letter sent to owner. Owner contacted staff and requested an extension to correct the violations due to health problems. Extension granted. **Re-Inspection in six weeks.**
- **Entrance to Sherman Acres:** Complaint regarding dilapidated sign. Site visit complete. **Contact possible HOA to discuss the issue.**
- **Pleasant Hill Road:** Complaint regarding removal of three trees. Site inspection complete and contact made with owner. Owner stated no trees removed from property. Site inspection complete. No violation. **Case closed.**
- **Maureen Lane:** Complaint regarding overgrown vegetation obstructing the public sidewalk. Site visit complete. Notify Letter sent to owner. **Re-inspection scheduled for next week.**
- **Geary Road:** Complaint regarding bad odor coming from residence. Re-inspection complete and contact made with owner. No access to interior. **Contact property owner to gain access.**
- **Westover Drive:** Complaint regarding outdoor fires in rear yard. Site inspection complete. Contact made with tenant and regulations to outdoor burn discussed. Tenant to comply with regulations going forward. **Case closed.**

- **Audrey Drive:** Complaint regarding a pickup truck with trailer full of junk parked at the front of property. Site inspection complete. Notify Letter sent to owner. **Re-inspection scheduled for next week.**
- **Contra Costa Blvd:** Complaint regarding loud noise. Site inspection completed. Contacted tenants and discussed noise issue. **Will monitor on a monthly basis.**
- **Starlyn Drive:** Complaint regarding debris, overgrown weeds and loud noise. Site inspection complete. No debris found at property but there were overgrown weeds and a basketball stand located in the public street. Property owner contacted and violations discussed along with corrective actions. Weeds to be removed and basketball stand to be removed from the public street. **Re-inspection next week.**
- **Mary Drive:** Complaint regarding chickens and inoperable vehicle. Site inspection complete. Notify Letter sent to owner. **Re-inspect in two weeks.**
- **Audrey Drive:** Proactive case opened in conjunction with complaint for junk and debris on driveway. Site inspection complete and violations observed. Violations consist of junk and debris, vehicle stored on unpaved surface and garbage cans left out near collection point. Notify Letter sent to owner. **Re-inspection scheduled for next week.**
- **Best Road:** Complaint regarding junk and debris and unpermitted retaining wall. Site inspection complete. No debris found at property but there were overgrown weeds. Retaining wall not in violation. Property Management Company contacted and weeds scheduled to be removed. **Re-inspect property next week.**
- **Contra Costa Blvd:** Complaint regarding illegal signs in public right-of-way. Site inspection complete. Contact made with property manager and signs scheduled to be removed next week. Re-inspect complete and signs removed. **Case closed.**
- **Gregory Lane:** Complaint regarding excessive noise. **Site inspection scheduled for this week.**
- **Chianti Place:** Complaint regarding a dead tree. Site inspection complete. **Contact property owner.**

**New Inquiries:**

- **McKissick Street:** Complaint regarding broken tree branch. Site inspection complete. Contacted property owner. Damaged tree limb removed. **Case closed.**
- **Duke Way:** Complaint regarding vehicle stored on an unpaved surface. Site inspection complete. Contacted property owner. Area paved at the end of the month. **Re-inspect at the end of the month.**
- **Duke Circle:** Complaint regarding garbage cans left out in public view. Violation corrected. **Case closed.**

- **Shirley Drive:** Complaint regarding trash and debris located on property. Site inspection complete. No debris found during inspection but overgrown weeds are present at the property. Notify Letter sent to owner. **Re-inspect in two weeks.**
- **Anelda Drive:** Complaint regarding trash and debris located on property. Site inspection complete. Contact made with property owner who stated the debris is scheduled to be removed in two weeks by the garbage company. **Re-inspect on two weeks.**
- **Maureen Lane:** Complaint regarding retaining wall/fence and potential violation of home occupancy permit. **Site inspection scheduled for next week.**
- **Pleasant Hill Road:** Complaint regarding inoperable vehicles, auto repairs and violation of home occupancy permit. Site inspection complete. No visible violations observed. **Property will be monitored on a weekly basis.**