



MEMORANDUM

TO: Mayor and City Council
FROM: John Moore, Acting City Manager
DATE: June 21, 2013
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Sunset by the Lake Concert – the third Summer Concert takes place on Sunday, June 23rd at 6 p.m. on the lawn at City Hall. The featured band is East Bay MUDD with food provided by Steel Smokin' BBQ.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Wiedow Office Building (2250 Morello Avenue) – Tenant improvement permit has been issued to renovate the office building and add a new elevator.
- Leong Dental Office Building (3159 Putnam Boulevard) – Tenant improvement permit has been issued to remodel the existing dental offices.
- New Single Family Residence (175 Jackson Way) – The new single family residence has received the final Certificate of Occupancy. The previous residence was demolished and a new residence was built in its place. It is a one story 2,835 square foot residence with a 465 square foot garage.

Engineering Division

- Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) started trench excavations for the underground storm drain improvements within the closed section of Buskirk Avenue.

Ghilotti's subcontractor, Saint Francis Electric, continued with their joint trench work north of the Crossroads driveway and with the installation of new PG&E electrical vaults.

In addition, the subcontractor began the horizontal directional drilling of two new eight inch conduits under the I-680 freeway for PG&E's electrical conduits.

On June 20, 2013 at about 9:20 a.m. the contractor working on the new storm drain system ruptured a 2" diameter gas line along Elmira Lane near Clarie Drive. PG&E was immediately contacted and quickly responded to the site. Our Police Department and maintenance staff were very responsive and provided necessary traffic control and detouring in the area. Responders including the Fire Department were able to determine that the ruptured line did not present an immediate hazard. As a precautionary measure our Police Department closed roadways in the area until 11:30 am when the gas line was capped and roadways were then re-opened. The repair work continued by PG&E within the construction area (behind the roadway) without impeding the flow of traffic. Further investigation will follow to determine the cause of the incident.

Additional information will follow in future Weekly Updates or on the City's website page for the project at www.pleasant-hill.net/buskirk.

- Oak Park Boulevard/I-680 Overcrossing Bridge Deck Resurfacing – Caltrans completed the concrete bridge deck sealing work along the Oak Park Boulevard overcrossing at I-680 this past Monday night. Temporary roadway striping has been installed, and final thermoplastic striping is tentatively scheduled to be installed during the week of July 8th. Caltrans will be maintaining the temporary roadway striping as needed until the final striping is installed. The original concrete surface has been determined to be in good condition, and the new concrete sealing will help protect the concrete surface and extend the life of the concrete for many years to come.

Encroachment Permits

The Engineering Division issued an encroachment permit to PG&E to repair the pavement, which was damaged in order to repair a gas leak, at 147 Gregory Lane and 509 Camelback Road.

The Engineering Division issued an encroachment permit to MCE to repair the driveway at 106 Moiso Lane.

Maintenance Division

- Natural Gas Leak - Staff responded to a call from the Police Department for traffic control on Buskirk Avenue and Monument Boulevard for a natural gas line leak. The west bound left turn lanes and west bound right turn lanes on Monument Boulevard onto Buskirk Avenue were blocked off. All the feeder streets and north bound Buskirk Avenue were blocked as well until P.G.&E. could handle the shutdown. Traffic was released once the area was made safe.
- American Flags - Staff fabricated new flag holders for the American flags that were set out on Flag Day, June 14th. The holders were designed to rotate in the wind so that the flags

would continue to hang straight instead of wrapping around the poles. We are happy to report that 99% of the flags that were removed on Monday were hanging as designed.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Tree Removals Approved: One Monterey Pine tree at 14 Halten Court

Architectural Review Commission

- ***Study Session For PLN 13-0149, Safeway Fuel Station Expansion And Sign Modification, 701 Contra Costa Boulevard***

Study session to discuss an Architectural Review Permit to expand an existing fuel station that currently has twelve service pumps (consisting of six two-sided fuel dispensers). The applicant is proposing to add eight new service pumps (consisting of four new two-sided fuel dispensers), for a total of 20 service pumps. In addition, to accommodate the four new fuel dispensers, the island canopy would be increased by 3,000 sf to a total of 7,200 sf. Note: The fuel station currently consists of a 450 sf fuel station kiosk and associated 4,200 sf gas island canopy. Furthermore, modifications are proposed to the current signage, landscape design, and parking and circulation pattern in order to improve identification and access to the fuel station and to provide additional on-site queuing area. Assessor Parcel Number: 153-230-005. No action will be taken.

Action: No action was taken as this item was a study session. Comments provided by the ARC included the following (no members of the public spoke):

- a) Provide additional traffic analysis.
- b) Provide maximum stacking area possible.
- c) No additional fuel pumps should be added to the north end of the fuel island.
- d) The proposed canopy is too extensive and impacts the Nordstrom Rack storefront. Consider expanding to the east rather than to the north and south.
- e) Revise circulation pattern, especially the exit point near the Nordstrom Rack entrance.
- f) Improve keypads on fuel pumps to assist in faster service to reduce stacking.

Appeal Period: Not applicable as no action was taken.

- *Study Session For ARC 03-019 & S 03-044, Rasputins & Blondies Pizza Color Change New Signage, 1035 Contra Costa Boulevard*

Study session to discuss an Architectural Review Permit to modify ARC-approved exterior building colors, and to provide feedback on a Sign Permit for new signage, on an existing multi-tenant commercial building. Assessor Parcel Number: 153-134-025 & 026. No action will be taken.

Action: No action was taken as this item was a study session (no members of the public spoke).

The conceptual sign elevations, and proposed color change to the building, were acceptable to the ARC. Furthermore, the ARC directed the applicant to submit detailed plans to the Zoning Administrator for final review and approval in accordance with ARC comments.

Appeal Period: Not applicable as no action was taken.

Code Compliance

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

Follow-ups on Prior Inquiries:

- Belinda Drive: Complaint regarding damaged fence. Re-inspection complete. Fence unchanged. Contact made with tenant. Extension granted. **Re-inspect property next week.**
- Charlton Drive. Inquiry in reference to the status of an existing violation regarding the roof of a residence. Site visit complete. Violation not resolved. **Case under review.**
- S. Cody Lane: Complaint regarding a rooster at the property. Inspection complete. Rooster removed. **Case closed.**
- Contra Costa Blvd.: Complaint regarding low hanging tree branch across public sidewalk. Site inspection complete. Branch removed. **Case closed.**
- Cortsen Road: Complaint regarding trash and debris and possible inhabitants residing at residence without active electrical service. Property posted, “Do Not Enter, Unsafe to Occupy” at public entrances. Bank contacted and in process of hiring a vendor to remove trash and debris. Vendor on site to provide estimate for debris removal. **Continue to monitor property and coordinate future actions with Building and Police Department.**

- Duke Circle: Complaint regarding overgrown vegetation. Re-inspection complete. Overgrown weeds and vegetation removed. Exterior of house painted. **Case closed.**
- Elinora Drive: Complaint regarding vegetation obstructing line of site. Re- inspection complete. Two out of the four hedges trimmed. **Re-inspect property next week.**
- Gladys Drive: Complaint regarding junk and debris, inoperable vehicles and garbage containers blocking public view. Re-inspection complete. Junk, debris and vehicle removed. Garbage containers stored out of public view. **Case closed.**
- Hook Avenue: Complaint regarding accessory structure converted without a Building permit. Additional contact made with property owner. **Site inspection rescheduled for this week.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris removed. Electrical service panel inspected by Building Department and approved. Electrical service reinstated by PG&E. Contact made with tenant who is continuing to remove debris from the property. **Re-inspect property next week.**
- Jeffery Drive: Complaint regarding overgrown weeds. Site inspection complete. Contact made with tenant who stated weeds will be removed this weekend. **Re-inspect property next week.**
- Kiki Court: Complaint regarding containers left out near collection point. **Re-inspect property next week.**
- Marcia Drive: Complaint regarding junk and debris. Re-inspection complete. Junk and debris removed. **Case closed.**
- Masfield Drive: Site inspection conducted this week. Observed crews beginning to clean up property. **Continue to 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. Contacted tenant who stated they may remove the structure per the owner's request. **Continue monitoring progress and coordinate final inspection with Building Department.**
- Oakvue Road: Complaint regarding overgrown vegetation obstructing traffic. Contact made with owner who requested additional time to remove the debris. Vegetation scheduled to be trimmed next week. **Re-inspect property next week.**

- Odin Place: Complaint regarding overgrown weeds and debris at the rear yard. Violations include overgrown vegetation, hedges obstructing the public sidewalk and peeling exterior paint. Contact made with property owner. Hedges trimmed and overgrown weeds removed from front yard. **Re-inspect property next week.**
- Patricia Drive: Complaint regarding junk and debris and lack of garbage service. Site inspection complete. Garbage service active. No signs of debris at front yard. Fire damage at the residence. **Monitor property during cleanup and repairs and coordinate final inspection with Building Department.**
- Peggy Drive: Complaint regarding junk and debris and damaged fence. Re-inspection complete. Violations unchanged. Letter sent to property owner. **Re-inspect property in two weeks.**
- Pleasant Hill Road: Complaint regarding junk and debris in a front yard and overgrown weeds. Contact made with owner's daughter who stated she will have the debris and weeds removed. **Re-inspect property next week.**
- Pleasant Valley Drive: Debris, accessory structures and additional RV removed from property. Garbage service still not active. Contacted property owner. **Check to confirm active garbage service this week.**
- Santa Lucia Drive: Complaint regarding multiple boarders and debris. Remaining boarders scheduled to move from the property by the end of the month. Debris at front yard removed. **Re-inspect property next week.**
- Sherman Drive: Complaint regarding junk and debris. Re-inspection complete. Junk and debris removed. **Case closed.**
- Shirley Drive: Complaint regarding damaged garage door. Re-inspection complete. Debris removed but garage door unchanged. Contacted contractor. New garage door on order. **Re-inspect property in two weeks.**
- Skander Drive: City Attorney contacted listing agent. Property scheduled to have escrow close this week. Illegal accessory structures to be removed by new owner. **Continue to monitor progress on a weekly basis until violations are corrected.**
- Stevenson Drive: Site inspection conducted this week. Observed crews beginning to clean up property and repair residence. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Exterior paint unchanged. Left business card at property requesting an update. **Re-inspect property next week.**

- Twinview Drive: Owner requested additional time to donate vehicle. Grant additional week. **Re-inspect property next week.**
- Waterberry Drive: Complaint regarding vehicles parked on an unpaved surface and commercial vehicle stored at residence. No signs of commercial vehicle. Vehicle stored on unpaved surface scheduled to be removed. **Re-inspect property next week.**
- Westover Drive: Complaint regarding hedges obstructing the public street. Hedges removed. **Case closed.**

New Inquiries:

- Belle Avenue: Complaint regarding commercial vehicle stored in residential area. Site inspection complete. Discussed issue with property owner. Vehicle will be removed. **Re-inspect property next week.**
- Bramblewood Lane: Complaint regarding overgrown weeds. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Cleaveland Road: Complaint regarding overgrown weeds. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Fieldcrest Circle: Complaint regarding overgrown weeds. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Gregory Lane: Complaint regarding overgrown weeds. Site inspection complete. Violations included overgrown weeds, inoperable vehicles and debris. Sending Notify Letter. **Re-inspect property in two weeks.**
- Stratford Court: Complaint regarding construction dust. Site inspection complete. Contacted property owner who stated the grinding work is completed. Informed them to contain dust in the future. Property has active building permit. **Case closed.**

Proactive Work:

- Barbara Court: Proactive case for junk and debris on driveway. Additional debris and weeds removed. Letter sent to property owner. **Re-inspect property in two weeks.**

Graffiti Removal:

No graffiti removal this week.