



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: August 30, 2013

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- Labor Day Observance – Pleasant Hill City Offices will be closed on Monday, September 2nd for the Labor Day Holiday.
- Summer Concert – The final concert of the Sunset by the Lake Series will be held on Sunday, September 1st from 6 p.m. to 8 p.m. on the lawn at City Hall. The featured band is Gumbo Stew (Cajun/Zydeco/Blues). This concert series is organized by the Pleasant Hill Civic Action Commission.

ECONOMIC DEVELOPMENT

- California Business Briefing & Networking Event - The first California Business Briefing & Networking event held on Friday, August 23 at the Pleasant Hill Senior Center was attended by 148 individuals representing business, government and non-profit sectors in both Contra Costa and Alameda Counties. The business briefing provided an opportunity to learn more about the new California business incentives and Health Care Reform.

Mayor Harris served as the "Master of Ceremonies" for the event and other speakers included Mark Quinn, Regional Administrator of the Small Business Administration, Karen Mitchoff, Contra Costa County Supervisor, District IV, and Kish Rajan, Director of Governor's Office of Business & Economic Development. The next California Business Briefing will be held in the City of Hayward in November.

- Nordstrom Rack Grand Opening - Staff has been working with Nordstrom Rack and property owner Taubman properties on the coordination of the Grand Opening for the store on Thursday, September 12.
- Possible EV Charging Station for Downtown Pleasant Hill - Staff is coordinating with Pacific Gas and Electric (PG&E) and the Downtown property owner, UBS, on the

possible installation of a high speed QC 50 Fast Electric Vehicle charging station in the Downtown Parking garage. If Pleasant Hill is selected as a potential site the charging station unit and installation is being covered by a grant from General Motors to PG&E.

- Shop Pleasant Hill Advertising in CC Times - On Wednesday, August 28th another 'Shop Local, Discover Pleasant Hill' ad was published in the Contra Costa Times to promote local shopping and local Pleasant Hill businesses.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Crossroads (2314 Monument Boulevard) – Rebar was placed and the slab (550 yards of concrete) were poured this week at Dick's Sporting Goods.
- Pleasant Oaks Park (2 Santa Barbara Road) – Pleasant Hill Recreation & Park District's Pleasant Oaks Park remodel has been inspected for the reclaimed water and electrical conduits and is starting to backfill to prepare for the sod installation.

Engineering Division

- Night Work Along Interstate 680 Freeway - Starting as early as the night of September 3, 2013, or soon after, the California Department of Transportation (Caltrans) will start construction of a project along the Interstate 680 (I-680) freeway through the City of Pleasant Hill (between Monument Boulevard and the I-680/SR-242 split). The project scope consists of replacing a large amount of failed and broken concrete slabs (which cause a significant amount of the noise as vehicle tires go over the cracks), as well as grinding the concrete surface and lips between the slabs to ensure a smoother riding surface. The final project work will provide grooves in the concrete roadway surface to help reduce freeway noise and improve overall roadway traction.

Caltrans has used this grind and groove method on freeways through other jurisdictions with good results. Caltrans has reported that residents along other projects have "*perceived the roadway grinding and grooving improvements to be quieter*". Caltrans understands that the project will not eliminate the noise concern, but it will help to reduce the overall freeway noise levels.

Due to the heavy daytime traffic on I-680 freeway, project construction work must be performed at night. All three phases of work (demolition of broken concrete slabs, grinding operations, and final grooving) **are noisy activities in the immediate vicinity of work area**. Construction vehicles and operations will also contribute to higher levels of noise for adjacent neighbors during the construction period. Caltrans will monitor the noise and work with City residents to address their concerns during the construction period.

Depending on the location of work along the freeway, I-680 off-ramps and on-ramps may be temporarily closed during project work hours with detours established through city streets. Caltrans advises that during project construction periods, all residents be on the alert for workers, detour signs, and reduced speed zones near the construction area. Information regarding road closures will be sent to the media and posted on the Caltrans website at www.dot.ca.gov/dist4. This is a Caltrans, not City project, so please forward all project related questions to Caltrans directly:

Project Noticing/Public Relations Issues

Adam Priest, Caltrans Public Information Officer
(510) 286-5543

General Project Inquiries

Asghar "Oscar" Rezaei, Caltrans Project Manager
(925) 602-9023

You can also contact the Engineering Division, for additional information or concerns.

- Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stage 1B (closed sections of Buskirk Avenue). Overall, the project is on schedule and anticipated to be completed by September 2014.

Current Buskirk Project Activities

Elimira Lane Traffic Alert for September 3 to September 13, 2013

Ghilotti and Saint Francis Electric will be installing underground electrical vaults and joint trenching across Elmira Lane near Hookston Road from September 3 to September 13, 2013. As part of this work the southbound right turn pocket from Elimira to Hookston will be removed for the placement of a new the PG&E vault.

This is the final joint trench conduit work required by PG&E to complete their conversion of overhead electrical wiring to underground through this project area. AT&T and Comcast will subsequently follow with the installation their underground wiring and then "cutover" of their facilities to underground. After all the cutovers are performed joint utility poles will be removed along Buskirk Avenue and Hookston Road.

Elmira Lane will be partially closed and flagged to one-way traffic during construction work hours, so expect some delays at times. Typical construction work days and hours are Monday thru Friday, 8 AM to 5 PM, with some work that may occur outside these listed days and times depending on weather, field conditions and work conflicts

PG&E, Comcast, ATT Utility Cutovers (Ongoing – December 2013) – On schedule

PG&E's role in the project with their subcontractor, All Day Electric (ADE), is to install electrical wiring in the new underground conduits and connect "cut over" power to their customers. PG&E successfully completed two of three cut overs of electrical service to the Crossroad Shopping Center tenants on August 17, 2013 and August 25, 2013. PG&E is scheduled to perform the third night-time cut over on September 13, 2013 between 11:30 p.m. and 6:00 a.m. PG&E will be notifying all the shopping center tenants that will be affected by the power interruption.

In addition to the work listed above, ADE is working on the pulling of new electrical wiring into the conduits installed underneath the I-680 Freeway. PG&E joint trench wiring is ahead of schedule and it is anticipated to be completed in October 2013.

Ghilotti Brothers, Inc. Project Improvements (Ongoing – December 2013) – On schedule

Saint Francis Electric is also installing street light and traffic signal conduits within the closed section of Buskirk Avenue "S" curve. This work is scheduled to be completed by October 2013.

Takehara Landscape, Inc. is beginning the installation of irrigation sleeves and piping within the closed section of Buskirk Avenue.

For more project information, please visit the City's Buskirk Avenue web page at www.pleasant-hill.net/buskirk or contact the City's Construction Manager, Jeff Ocampo at (925) 671-5208 or by email at jeff@ghirardelliassoc.com.

Encroachment Permits

- 2396 Pleasant Hill Road (at Gregory Lane) – The contractor replacing a sewer lateral damaged the water main last Friday. CCWD repaired the main line late Friday. Work this week includes installation of the new sewer lateral, and repair and re-paving of the trench. This will require temporary lane diversions on northbound Pleasant Hill Road.
- 2401 Pleasant Hill Road – Work to abandon seven monitoring wells in the roadway began this week. This will require temporary traffic control and lane closures over the next two weeks.
- 309 Skyview Drive – Emergency telephone repairs (AT&T)
- 205 Barbara Court – Repair gas leak (PG&E)
- 1949 Pleasant Hill Road – Reroute portion of gas main (PG&E)

Maintenance Division

- New plants - Staff installed new plants and mulched the Netherby Drive median. The irrigation had not been working properly in this media. Staff made the necessary repairs prior to the replanting and mulching.
- Tree Removal Project - Staff completed the tree removal project at Golf Club Road and MacGregor Road by installing boulders around where the tree had been located. The boulders were placed in a formation to create a planter for the Star Jasmine and a Bradford Pear.
- Fallen Branch - Staff responded to a report of a large tree branch that had fallen onto the roadside of Paso Nogal Road east of Alhambra Avenue. The branch was removed.

Planning Division

Planning Commission

Meeting canceled.

Zoning Administrator

No meeting scheduled.

Tree Removals Approved:

- One tree in the front yard at 166 Margie Drive (tree species undetermined as this is an after the fact permit).

Administrative Determinations:

- ***ARC 09-018 Safeway Fuel Station, Minor Amendment Revision, 701 Contra Costa Boulevard***

Action: On August 23, 2013, the Zoning Administrator administratively approved further revisions to the circulation plan for the existing Safeway fuel station (note: the Zoning Administrator had originally approved revisions on July 19, 2013). The changes are intended to be temporary to help remedy existing concerns regarding vehicle stacking/queuing onto public streets during peak periods. The temporary circulation plan includes reversing the direction of traffic flow into the fuel station so that entry will occur from the south rather than from the north. Related minor changes to striping and directional signage were also approved. No changes to the existing number of fuel pumps, the existing canopy or existing fuel station signage were approved (those changes will require review and approval by the ARC and/or PC).

Appeal: The deadline for any appeal or call for review for this item is Monday, September 6, 2013.

Architectural Review Commission

No meeting scheduled.

Miscellaneous

- YMCA – Swimming Pool Expansion (350 Civic Drive) – The design review aspects of this proposal (architecture, landscaping, colors/materials) were reviewed and approved by the ARC on August 1, 2013. Currently, the project is pending Planning Commission review for consideration of a use permit (expanded swimming pool use and potential parking reduction). A parking study, prepared by an outside consultant was recently completed and reviewed by staff addressing the existing and future conditions of the project site at the YMCA facility. The parking study indicates that the site is already impacted by a lack of adequate parking and the proposed pool expansion would contribute additional parking demand at the site. To address this concern, the applicant is currently exploring various parking management solutions to address existing and future parking demand at the site. The project will be scheduled for Planning Commission review once the applicant completes their review of potential parking solutions and submits a revised parking proposal for Planning Commission consideration.

Code Compliance

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

- Agnes Way: Complaint regarding vehicle repairs. Most of the debris removed. Contact made with tenant in reference to vehicle repairs. **Re-inspect property next week.**
- Apollo Way: Complaint regarding overgrown weeds and debris at front yard. Re-inspection complete. Weeds and debris removed. **Case closed.**
- Belle Avenue – Case 1: Complaint regarding commercial vehicle stored in residential area. Commercial vehicle unchanged. Contacted property owner again to discuss the removal of the commercial vehicle. Owner stated they will make arrangements to have it removed. **Re-inspect property this week.**
- Charlton Drive: Inquiry in reference to the status of an existing violation regarding the roof of a residence. Contact made with property owner and the roof issue was discussed. **Case under review.**

- College Way: Complaint regarding overgrown weeds at front yard. Re-inspection complete. Weeds 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.**
- Falcon Court: Complaint regarding a rooster on the property. Site inspection complete. Property owners made arrangements to have rooster removed from the property this week. **Re-inspect property this week.**
- Geraldine Drive – Case 1: Complaint regarding overgrown weeds. Re-inspection complete. Overgrown weeds removed. **Case closed.**
- Helen Road – Case 1: Complaint regarding junk and debris at front yard. Re-inspection complete. Debris removed. **Case closed.**
- Helen Road – Case 2: Complaint regarding a coach left out on the driveway. Re-inspection complete. Coach removed. **Case closed.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed. Contacted property owner. **Site inspect re-scheduled for this week.**
- Liahona Court: Complaint regarding junk and debris. Violations include junk/debris, inoperable vehicles, damaged fencing and peeling exterior paint on house. Re-inspection complete. Some debris removed from property and initial prep work for painting in progress. Vehicles unchanged. Granted extension to property owner. **Re-inspect property this week.**
- Marcia Drive: Complaint regarding junk and debris and inoperable vehicle. Re-inspection complete. Debris and inoperable vehicle removed. **Case closed.**

- Masfield Drive: Site inspection conducted this week. Observed crews beginning to clean up property. Construction in progress. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Maureen Drive: Complaint regarding pallets left out at front yard. Re-inspection complete. Pallets left on driveway removed. I contacted the property owner who stated the remaining pallets are going to be reused as fencing materials. **Re-inspect property in two weeks.**
- 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.**
- McKissick Street: Complaint regarding a permanent basketball structure. Site inspection complete. Issue discussed with property owner. Owner moving structure out of setback. **Re-inspect property this week.**
- Mohar Court: Complaint regarding inoperable vehicle and debris at front yard. Re-inspection complete. Debris removed and garbage service active. Vehicle operable. **Case closed.**
- Morello Ave.: Complaint regarding overgrown weeds. Site inspection complete. Contact Property owner. **Re-inspect property this week.**
- Nancy Lane: Complaint regarding junk and debris at front yard. Re-inspection complete. Debris removed. **Case closed.**
- Oak Park Blvd.: Complaint regarding unsecured building. Building secured. **Case closed.**
- Oakvue Road – Case 1: Complaint regarding an inoperable vehicle. Re-inspection complete. Vehicle unchanged. Discussed case with property owner. Extension granted. **Re-inspect property this 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. Debris and overgrown weeds removed. Exterior paint

preparation work in progress. Painting work to begin next week. **Re-inspect property next week.**

- Patricia Drive: Complaint regarding junk and debris and lack of garbage service. Re-inspection complete. Garbage service active. Fire damage at the residence. Construction work in progress for interior repairs. **Monitor property during cleanup and repairs and coordinate final inspection with Building Department.**
- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Reschedule meeting with owner’s daughter to discuss case. **Re-inspect property this week.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Site inspection complete. Violations consist of junk and debris throughout the property and an inoperable vehicle at the front yard. Conditions unchanged. Try and make contact with property owner. **Re-inspect property next week.**
- Powell Avenue: Complaint regarding an illegal home occupancy. Re-inspection complete. Contacted property owner. No violation. **Case closed.**
- Roberta Avenue: Complaint regarding a home in disrepair. Re-inspection complete. Debris and accessory structure removed. **Case closed.**
- Santa Lucia Drive: Complaint regarding multiple boarders and debris. Progress has been made in reducing the number of boarders. Contacted property owner. Final tenants will be moved out this week. **Re-inspect property next week.**
- 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. Additional clean-up observed this week. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Strand Avenue: Complaint regarding junk and debris at front and side yards and inoperable vehicles. Debris removed. Vehicles repaired. Additional complaint in reference to storage of recreational vehicle. **Re-inspect property next week.**

- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Weeds removed. Painting work to begin next week. **Re-inspect property next week.**

New Inquiries:

- Belle Avenue – Case 2: Complaint regarding an occupied RV. Site inspection complete. Owner confirmed RV was occupied for past two weeks. No present signs of the RV being occupied. Informed property owner not to use RV as primary occupancy. **Re-inspect property in two weeks.**
- Elaine Drive: Complaint regarding junk and debris. Site inspection complete. Violations consist of debris throughout the property and excessive dog feces. Notify Letter sent to property owner. **Re-inspect property in two weeks.**
- Esther Drive: Complaint regarding an illegal accessory structure. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**
- Location behind Smart & Final and Staples has homeless camp. PHPD has been notified and will investigate the individuals residing at the camp. EBMUD has been contacted and instructed to clean up remaining junk and debris. **Re-inspect location next week.**
- Patterson Blvd.: Complaint regarding rats located on property. Contact made with property owner and vector control. Vector control inspected the property and advised owner on preventative measures. **Continue to monitor property.**

Proactive Work:

- Barbara Court: Proactive case opened for junk and debris on driveway. Additional items removed. Exterior paint unchanged. Secondary contact made with tenant to discuss case. Granting additional two week extension. **Re-inspect property in two weeks.**
- Belle Avenue – Case 3: Proactive case opened for inoperable vehicle and debris on driveway. Left door hanger. **Re-inspect property in next week.**

- Geraldine Drive – Case 2: Proactive case opened for overgrown weeds. Re-inspection complete. Overgrown weeds unchanged. **Re-inspect property next week.**
- Geraldine Drive – Case 3: Proactive case opened for low hanger branches over Public Street. Re-inspection complete. Branches weeds unchanged. **Re-inspect property next week.**
- Geraldine Drive – Case 4: Proactive case opened for overgrown weeds and debris. Re-inspection complete. Overgrown weeds and debris unchanged. **Re-inspect property next week.**
- Santa Cruz – Case 1: Proactive case opened for inoperable vehicle and debris in truck bed. Contacted property owner and granted an additional week to correct violations. **Re-inspect property this week.**
- Santa Cruz – Case 2: Proactive case opened for inoperable vehicle, debris and overgrown weeds. Weeds and debris removed. Vehicle unchanged. Contacted property owner who stated they will have the vehicle removed by next week. **Re-inspect property this week.**
- Santa Cruz – Case 3: Proactive case opened for debris on driveway and side yard. Contacted property owner who stated the junk and debris will be removed. **Re-inspect property this week.**

Graffiti Removal:

No graffiti removal this week.