



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: May 23, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Summer Concert Series** – The 16th annual Sunset by the Lake Summer Concert Series begins on Sunday, May 25th. The opening concert features original rock band, Tender Mercies. Food is provided by La Mordita restaurant. The Civic Action Commission is asking concert goers this year to bring non-perishable food items to donate to the Monument Crisis Center. Food collection barrels and volunteers from the Center will be at each concert to receive donations. The complete concert schedule is available at www.pleasanthillconcerts.com.
- **Memorial Day Observance** - The annual Memorial Day Observance at the Soldier's Monument on Contra Costa Blvd. takes place on Monday, May 26 at 1:00 p.m. The event honors veterans of all wars and conflicts. Included in the program are guest speakers from the state, county and local communities, a procession and massing of colors of veterans organizations in attendance from around the county, a Sea Cadets Color Guard, and Military History Preservation Society firing party for the traditional 21 gun salute and Taps.

City offices will be closed on Monday, May 26 for the Memorial Day holiday.

- **Off the Grid Food Market** - The first *Off The Grid* food truck market was held on Wednesday, May 21 on Trelany Road. Off The Grid staff indicated that they had over 400 online social media RSVP's from people planning to attend the event and crowd count estimates were 700-800 people visiting throughout the course of the evening from 5:00 to 9:00 p.m. Street closure went smoothly and there were no reported problems. City staff was at the event passing out Downtown Pleasant Hill merchant coupon books and reusable ShopPleasantHill.org bags. The event drew a younger demographic than what has been typically experienced at other City/Downtown events. There were many young families with young children that were using the lawn area at City Hall. Photos of the event are available on the City's Facebook page.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

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

Current Buskirk Project Activities

Ghilotti Brothers Stage 1C Project Improvements (Ongoing – May 2014) – Ghilotti is in the process of completing the paving of the new roadway sections of northbound Buskirk Avenue, Elmira Lane and Clarie Drive. Once completed Ghilotti will begin grading the landscape areas behind the new curb and gutter along the east side of Buskirk Avenue.

Subcontractors work items include: Saint Francis Electric (SFE) continues with the removal and replacement of street lights, mounted on the existing traffic signal poles, and the installation of new illuminated street name signs at Monument Boulevard and Buskirk Avenue. SFE will have a single lane closure on Monument Boulevard between 9:00 a.m. and 2:00 p.m. Please expect delays.

Takehara Landscape continues with the installation of irrigation improvements along the east side of Buskirk Avenue south of Lamkin Lane. Takehara will be placing soil amendments within the median section of Buskirk Avenue at Lamkin Lane. Takehara will have a single lane closure on northbound Buskirk Avenue between 8:00 a.m. and 3:00 p.m. Please expect delays.

For more project information, please see future Weekly Updates, 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.

- **Contra Costa Boulevard Improvements Project No. 02-12** - The contractor, Ghilotti Brothers, Inc. (Ghilotti) replaced curb, gutter and sidewalk on the west side of Contra Costa Boulevard between the old bus stop, just north of Viking Drive, and the row of pine trees half way up the block. Ghilotti moved the southern bus stop temporarily to just south of Viking Drive and coordinated with County Connection representatives to ensure that bus service is not disrupted. Ghilotti removed additional sections of curb, gutter and sidewalk on Contra Costa Boulevard from north of Viking Drive to the newly completed sections. They will continue with this work moving north towards Golf Club Road and up to Chilpancingo Parkway. Additional work being performed on the project includes installation of irrigation for the new trees and continued electrical work for the new light poles in the median.

Public Notice – Traffic Notice

Ghilotti has notified property owners and businesses of College Park Center at the southwest corner of Contra Costa Boulevard and Golf Club Road of planned work that will require the closure of two driveways along Contra Costa Boulevard. The driveways are being replaced as part of the work and will be closed to install new driveways. The driveways to College Park Center will have steel plates placed over them and reopened at the end of work day.

- **2014 Sidewalk Repair Project** - FBD Vanguard Construction began work on the 2014 Sidewalk Repair Project this week. Construction activities included traffic control, sawcutting, demolition and concrete replacement on Boyd Road, West Hookston Road, Cleveland Road, Gregory Lane and Kahrs Avenue. Remaining construction activities include sidewalk repair on Grayson Road, Viking Drive, Golf Club Road, Woodsworth Lane, Ellinwood Drive, Oak Park Boulevard, Patterson Boulevard, Putnam Boulevard and Contra Costa Boulevard. Treewell enlargement and the installation of decomposed granite in the Downtown area will also be completed as part of this project. Staff is coordinating with the contractor to minimize disruption to pedestrians especially near school corridors. The construction is expected to be completed at the end of June 2014.
- **Geary Road Improvements** - The contractor, Bay Cities, has completed the storm drain installation on the north side of Geary Road near Barnet Terrace. Construction of a new retaining wall, sidewalk, curb and gutter improvements began this week, on the north side of Geary Road, starting near Pleasant Hill Road and working eastward. The contractor encountered major roots while digging for the new retaining wall section along the north side of the road, which requires the removal of one or two Siberian Elm trees adjacent to the Pleasant Terrace apartment complex. Staff will be meeting with Property Manager to advise them of the need to remove the trees located in the public Right of Way in order to install new roadway improvements.

In order to accommodate roadway improvements temporary lane changes and striping have been implemented. Engineering staff is monitoring the project progress and traffic on Pleasant Hill Road daily, and any concerns are communicated to the City of Walnut Creek for implementation and coordination with the onsite construction management team.

PG&E has completed the utility pole relocation at the Dorothy Drive intersection, and continues to relocate the utility poles that are in conflict with the planned improvements at the Hillsdale Drive intersection. The Contra Costa Water District (CCWD) completed the installation of the concrete thrust blocks required to protect their water main during construction this week. East Bay Municipal Utility District (EBMUD) completed the installation of a water main offset at the Geary Road/Creston Road intersection. This offset is required to accommodate the new public improvements being constructed along the south side of Geary Road.

Traffic Alert

Due to planned construction activities, temporary lane changes and striping have been implemented along Geary Road and Pleasant Hill Road. On Geary Road lanes have been shifted to the south to allow for construction work to occur along the north side of the roadway. Temporary striping, glue-down delineators and signage have been placed along the project limits. The reconstruction of the median at the northeast corner of Geary Road and Pleasant Hill Road has necessitated striping changes along Pleasant Hill Road (north of Geary Road) to allow for one lane of traffic in each direction. A signal modification for longer time period for southbound Pleasant Hill morning commuters is also in place to minimize queues anticipated during the morning peak hours. Changeable Message Boards indicating delays due to construction and lane changes in the area are installed. Staff is working closely with the traffic control team to minimize traffic delays, especially during commute hours.

- **Golf Club Road Bridge Replacement Project (GCRBRP)** – The City Council at their May 12, 2014 meeting awarded the construction contract to Bay Cities Paving and Grading, Inc. (BAY). An Award letter was sent to BAY requesting signed contracts, bonding, insurance and proposed schedule. An introduction meeting with representatives of BAY and City staff was conducted on Tuesday, May 20th to begin discussions on project goals; project scheduling, permitting requirements and anticipated critical construction milestones. The contractor is eager to begin work and a pre-construction meeting with all parties involved is being scheduled, in addition to coordinating utility related work and public outreach efforts.

Encroachment Permits

- PG&E - Camelback Road neighborhood – Continue potholing on various streets for underground cable replacement
- PG&E - Chollo Court – Trenching for new facilities
- PG&E - Camelback Court – Boring for new facilities
- PG&E - Wendell Lane at Oak Park Boulevard - Set new wooden utility pole
- Astound - 3451 Vincent Road at Hookston Road – Paving and sidewalk repairs
- Astound - 2087 Norse Drive – Continue potholing to locate facilities prior to conduit installation
- AT&T - Contra Costa Boulevard N/O Harriet Drive – Excavate northbound lane on CCB to repair blocked conduits

Maintenance Division

- Staff was called in after hours for a water leak in the new median work area on Buskirk Avenue on May 21st. Staff discovered that the contractor had left a valve open resulting in water saturating the median area and flowing over into the street. The valve was closed and the contractor notified.

- Staff noticed a substantial amount of water running out of the Taylor Boulevard hillside between Dobbs Drive and Grayson Road on May 20th. Suspecting a main line water leak, staff checked the properties on Black Pine Lane and found the E.B.M.U.D. meter at 1110 Black Pine Lane was running constantly. The Homeowner was notified and the water was shut off by the utility company.
- Staff responded to a call from the Police Department on May 21st about a large branch that had broken off a residential tree at 2425 Marcia Drive. The branch was blocking a portion of the roadway and creating a pedestrian hazard. Staff cut and removed the hazard.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator

Public Hearings:

- ***PLN 14-0156 Advanced Eye Care Shared Parking Facility - Use Permit, 395 Civic Drive #G & H***

Public hearing to consider approval of a use permit to establish a Shared Parking Facility, in accordance with Section 18.55.040 of the Zoning Ordinance, between 367 & 395 Civic Drive. The request is associated with a new permitted *medical office* use proposed to be a tenant in the existing single-story office building located at 395 Civic Drive. No other exterior changes are proposed. The project site is located in the *PAO Professional & Administrative Office* zoning district. Assessor's Parcel Number 153-050-037.

Action: Approved with Conditions. No one from the public spoke on the item.

Appeal Period: Through Monday, June 2, 2014

Administrative Actions:

- ***UPDATE: PLN 14-0033, Corbett Minor Exception – 712 Grayson Road***

Minor exception application to allow a recently constructed fence and gate in the front and corner side yard areas to exceed the maximum allowed height (six feet) by one foot (to seven feet). The fence is solid wood up to a height of six feet with an open lattice feature (12 inches in height above the top of the solid portion of the fence). This design creates a semi-open appearance for the portion of the fence above the six foot height limitation. Section 18.111.020 of the Zoning Ordinance specifies that an increase in the

maximum allowable height of a fence or wall of not more than one foot may be considered through a minor exception.

Action: As of May 20, 2014 no requests to conduct a public hearing were received from the public in response to the City's notice. Two letters of support for the proposal were received from the public. However, upon further review of the site plan, a potential discrepancy in the measurement of a setback area was discovered by staff. Consequently, final action on the proposed minor exception is deferred until this issue is resolved.

Appeal Period: Not applicable until after a final decision is made by the Zoning Administrator.

Tree Removals Approved:

- 799 Grayson Road (Jehovah Witness Church) -- removal of one Coast Live Oak tree (26 inches in diameter), and seven Liquid Amber trees replaced with twenty-one (21) trees in accordance with the "approved" tree removal/replacement plan. More specifically, the tree replacement plan consists of 11 native trees (to include three oak species: California Live Oak, Valley Oak, and Blue Oak) and 10 non-native species.
- 26-A Richie Drive—removal of one Valley oak (48 inches in diameter).

Miscellaneous

PLN 13-0176, Megan Terrace Subdivision, 41 & 55 Katie Court and 160 & 170 Cleaveland Road – The application for a proposed project to construct a 28-unit multi-family townhouse-style, three story, residential subdivision/planned unit development use has been administratively closed out since the application has been incomplete and inactive for a prolonged period of time. Any future project on this site will require a new application submittal.

Architectural Review Commission

No meeting scheduled.

Code Compliance

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

New Inquiries:

- **Location:** Bramblewood Lane
Complaint: Bushes obstructing sight of traffic.
Action: Inspection scheduled.
Outcome: Pending.

- **Location:** Camelback Road
Complaint: Lack of garbage service.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Diablo Court
Complaint: Overgrown lawn and inoperable vehicles.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Elderwood Drive
Complaint: Accessory structure.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Mayhew Way
Complaint: Weeds.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Morello Avenue (1)
Complaint: Weeds and junk/debris.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Morello Avenue (2)
Complaint: Waste containers left at collection point.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Oak Park Lane
Complaint: Noisy bird.
Action: Inspection scheduled.
Outcome: Pending.

Proactive Work:

- **Location:** Esther Drive
Observation: Junk/debris on driveway and side of garage.
Action: Junk/debris removed.
Outcome: Case closed.
- **Location:** Marta Drive
Observation: Junk/debris on the driveway.
Action: Junk/debris removed.
Outcome: Case closed.
- **Location:** Mazie Drive
Observation: Inoperable vehicle stored in public view.
Action: Tenant/vehicle owner contacted.
Outcome: Pending re-inspection.
- **Location:** Price Lane
Observation: Junk/debris and overgrown weeds throughout the property
Action: Junk/debris and weeds removed.
Outcome: Case closed.
- **Location:** Ramona Drive
Observation: Inoperable vehicle.
Action: Time extension granted.
Outcome: Pending re-inspection.
- **Location:** Santa Cruz Drive (1)
Observation: Overgrown weeds, debris and a trailer stored on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Santa Cruz Drive (2)
Observation: Two vehicles stored on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Santa Lucia Drive
Observation: Overgrown weeds at the front yard.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Shirley Drive
Observation: Overgrown weeds at the front yard.
Action: Weeds removed.
Outcome: Case closed.
- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Inspected and violations remain.
Outcome: Pending re-inspection and further contact with owner.

Status of Prior Inquiries:

- **Location:** Allen Way
Complaint: Bushes obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Barbara Court
Complaint: Junk/debris and vehicle stored on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Barnett Terrace
Complaint: Excessive chickens.
Action: Property inspected. No violation.
Outcome: Case closed.
- **Location:** Charles Avenue
Complaint: Illegal occupied shed.
Action: Inspection request sent.
Outcome: Pending inspection.
- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Under review.
- **Location:** Chianti Place
Complaint: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.

Outcome: Pending re-inspection.

- **Location:** Cleopatra Drive
Complaint: Junk/debris.
Action: Second Notice sent.
Outcome: Pending re-inspection.
- **Location:** Diana Court
Complaint: Junk/debris, overgrown vegetation and inoperable vehicle.
Action: Junk/debris, overgrown vegetation and inoperable vehicle removed.
Outcome: **Case closed.**
- **Location:** Duke Circle
Complaint: Overgrown weeds and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Duke Court
Complaint: Overgrown weeds and dead vegetation.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elda Court
Complaint: Hedge exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Grayson Road
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
- **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Multiple contacts and Second Notice to owner.
Outcome: Ongoing monitoring as progress is made to resolve violations.
- **Location:** Hubbard Avenue
Complaint: Basketball hoop structure in front yard setback.

Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Keats Circle
Complaint: Overgrown bushes obstructing the view of oncoming traffic.
Action: Bushes trimmed.
Outcome: Case closed.

- **Location:** Lena Court
Complaint: Brush pile.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Luella Drive
Complaint: Occupied accessory structure built without permit.
Action: Contacted owner to discuss.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.

- **Location:** Marta Drive (1)
Complaint: Fence exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Marta Drive (2)
Complaint: Fence exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mazie Drive
Complaint: Occupied accessory structure built without permit.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection the Building Division.

- **Location:** McKissick Street
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Oak Creek Court
Complaint: Damaged fence, overgrown weeds and debris.
Action: Fence repaired; weeds and debris removed.
Outcome: Case closed.
- **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Second notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Patterson Boulevard
Complaint: Junk/debris and weeds.
Action: Contacted property owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (1)
Complaint: Junk/debris and weeds.
Action: Contacted property owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (2)
Complaint: Junk/debris.
Action: Contacted property owner; clean-up and repairs in progress.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Pleasant Hill Road (3)
Complaint: Dead vegetation, deteriorated roof, damaged fence and garage conversation.
Action: Contacted the property management company; clean-up and repairs in progress.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Pleasant Hill Road (4)
Complaint: Commercial vehicle on residential property.
Action: Owner contacted. Time extension granted.
Outcome: Pending re-inspection.
- **Location:** Poshard Street

Complaint: Basketball hoop structure in front yard setback.

Action: Owner notified.

Outcome: Pending re-inspection.

- **Location:** Saint Lawrence Way
Complaint: Bushes obstructing view of traffic.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Santa Lucia Drive
Complaint: Overgrown weeds and dead vegetation.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Sherman Drive
Complaint: Unsecure structure, weeds and damaged fence.
Action: Notification returned; identify ownership.
Outcome: Continue to monitor and re-inspect.

- **Location:** Skander Court
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Case under review.

- **Location:** Sky Ranch Lane
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Continue to monitor and re-inspect.

- **Location:** Slater Avenue
Complaint: Abandoned house with weeds and debris.
Action: Bank notified.
Outcome: Continue to monitor and re-inspect.

- **Location:** Treadway Lane
Complaint: Fence exceeding allowed height.
Action: Fence corrected.
Outcome: Case closed.

Graffiti Removal:

No graffiti removal this week.

Contra Costa County Fire Protection District:

Weed abatement for the Pleasant Hill area should be complete by Monday, June 2.