



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: May 30, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Citywide Garage Sale** – The second Annual Citywide Garage Sale takes place Saturday, May 31st from 9:00 a.m. to 3:00 p.m. at multiple locations throughout Pleasant Hill. As of May 30th, 224 homes have registered through the online website, www.pleasanthillgaragesale.com, to participate in the event. All sales are listed on the website along with a map of all locations. The event is organized by the Pleasant Hill Civic Action Commission in partnership with Republic Services and Prudential Realty.

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 completed asphalt concrete paving within the current construction stage and re-opened Clarie Drive (between Elmira Drive and Geraldine Drive) to traffic on May 28th. Ghilotti is working on the placement of cobble stones within the median of Buskirk Avenue and Elmira Avenue.

Subcontractors work items include:

Saint Francis Electric (SFE) will pull electrical wires for the street lighting on Buskirk Avenue between Clarie Drive and Monument Boulevard. SFE will be removing and replacing the internally illuminated street name signs and traffic signal safety lighting 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 systems along the east side of Buskirk Avenue south of Lamkin Lane and along the median in the same area. 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 - Ghilotti Brothers, Inc. (Ghilotti) poured concrete for curb, gutter and sidewalk along the west side of Contra Costa Boulevard from the northwest corner of Viking Drive and Contra Costa Boulevard intersection to the bus stop along the west side of Contra Costa Boulevard, just north of Viking Drive. They have completed all of the curb, gutter and sidewalk replacement work on the west side of Contra Costa Boulevard from Viking Drive to the northern driveway at the College Center Shopping center, except for three locations, where the sidewalk portions were blocked off for upcoming signal and bus stop shelter work. Those areas will be completed in the coming weeks. Ghilotti is continuing with installing irrigation and electrical systems on the project for new landscaping and street lighting.

For more project information, please see future Weekly Updates, visit the City's Contra Costa Boulevard web page at www.pleasant-hill.net/ccb or contact the City's Construction Manager, Jaemin Park at (925) 818-3756 or by email at jpark@park-eng.com.

- Geary Road Improvements - Construction activities included the removal of the old storm drain piping system and the forming and placing of concrete for a new retaining wall, sidewalk, curb and gutter on the north side of Geary Road, between Pleasant Hill Road and Barnett Terrace. While excavating for the new improvements, two large tree roots were discovered to be within the limits of the new sidewalk and retaining wall. In order to accommodate these new improvements the City of Walnut Creek's arborist determined that the trees would have to be removed, as they were older trees, close to the end of their life span, and would not survive any root pruning measures. Engineering staff met with the property manager for the Pleasant Terrace complex, whose own arborist concurred with this conclusion. Once construction is complete, replacement trees will be planted.

Traffic Alert

Due to recent resident concerns, the speed limit on Geary Road has been lowered, and "share the road" signs have been added to make vehicles more aware that they are not the only user of the travel lanes. Project staff is also working with the City of Walnut Creek and Pleasant Hill Police Departments to help slow vehicles down. In addition, radar

trailers have been placed along Geary Road to make vehicles aware of their speed. These measures have made a significant impact and appear to be helping slow down vehicles, which in turn will provide a safer environment for commuters and workers within the construction zone. Police officers have increased their presence on site and have been issuing moving violations to motorists as a further deterrent to speeding through the work zone.

Bicycles riding along Geary Road may take the entire lane for their safety. Although it is recommended to use alternate routes during construction whenever possible, it is understood that alternate routes typically mean a longer route to get to their destination.

Encroachment Permits

- PG&E - Camelback Road neighborhood – Continue potholing on various streets for underground cable replacement
- PG&E – Camelback Road, Chollo Court & Tempe Court – Trenching for new facilities
- PG&E - Camelback Court – Boring for new facilities
- CCWD – 660 Tempe Court – Water line repair
- CCWD – 123 Hardy Circle – Water main repair
- 10 Golf Club Rd – Trenchless sewer lateral repair
- 785 Cumberland – Remove & replace modified driveway approach

Planning Division

Planning Commission

- *2014-2019 Capital Improvement Plan Determination of Conformance with City Of Pleasant Hill General Plan*

Public hearing pursuant to Government Code Section 65401 to review the two-year budget (FY 2014/2015 and FY 2015/2016) of the 2014-2019 Capital Improvement Plan and make a determination regarding consistency with the City of Pleasant Hill General Plan.

Action: The Planning Commission adopted a resolution determining that the CIP consistent with the General Plan. No members of the public spoke.

Appeal Period: Not applicable. The Capital Improvement Program will automatically be forwarded to the City Council for review and approval.

- *City Of Pleasant Hill Housing Element Update Study Session and Public Outreach Meeting, City-Wide*

Study session & Outreach Meeting to review the highlights of the proposed Housing Element update and receive public input. The Housing Element update was prepared in

accordance with Article 10.6 of the California Government Code that requires the City of Pleasant Hill to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs, and identify adequate sites to accommodate its share of regional housing needs. No action will be taken by the Planning Commission on this item.

Action: No action was taken since this was a study session only. Two members of the public spoke.

Appeal Period: Not applicable. No action was taken.

Zoning Administrator

No meeting scheduled.

Tree Removals Approved:

- 111 Allen Way, one Siberian Elm Tree.

Miscellaneous

PLN 14-0042, Hilton Homewood Suites, Planned Unit Development District (PUD Rezoning), 650 Ellinwood Way – The applicant will hold a second neighborhood meeting on Thursday, June 5, 2014 to provide an update on the proposed project (three and four story, 131 guest rooms, hotel with building height up to 50 feet) and invite further neighborhood input. The neighborhood meeting will be from 5:30PM to 7:00PM and will be held nearby at JFK University (100 Ellinwood Way), in Room N154. For further information regarding this project, contact Troy Fujimoto, project planner, tfujimoto@ci.pleasant-hill.ca.us.

Architectural Review Commission

No meeting scheduled.

Code Compliance

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

New Inquiries:

- **Location:** Barbara Court
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending inspection.

- **Location:** Barnett Circle
Complaint: Weeds (Via CCCFPD).
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Beatrice Road
Complaint: Weeds (Via CCCFPD).
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Buttner Road
Complaint: Weeds (Via CCCFPD).
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Beatrice Road
Complaint: Inoperable vehicles.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Cleaveland Road
Complaint: Weeds (Via CCCFPD).
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Diana Court
Complaint: Tree obstructing light pole.
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Gregory Lane
Complaint: Weeds (Via CCCFPD).
Action: Inspection scheduled.
Outcome: Pending.
- **Location:** Hook Avenue
Complaint: Vehicle stored on an unpaved surface.
Action: Owner notified.
Outcome: Pending inspection.

- **Location:** Marvin Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending inspection.
- **Location:** Odin Place
Complaint: Barking dog.
Action: Owner notified.
Outcome: Continue to monitor.
- **Location:** Second Street
Complaint: Unpermitted home occupancy.
Action: Inspection request sent.
Outcome: Pending inspection.
- **Location:** Sunspring Court
Complaint: Dog feces.
Action: Left business card.
Outcome: Pending re-inspection.
- **Location:** Vivian Drive
Complaint: Junk/debris and weeds.
Action: Inspection scheduled.
Outcome: Pending.

Proactive Work:

- **Location:** Diablo Court
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mazie Drive
Observation: Inoperable vehicle stored in public view.
Action: Tenant/vehicle owner contacted.
Outcome: Pending re-inspection.
- **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: Weeds removed.
Outcome: **Case closed.**
- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.

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: Junk/debris removed and vehicle stored on a paved surface.
Outcome: **Case closed.**
- **Location:** Bramblewood Lane
Complaint: Bushes obstructing sight of traffic.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Camelback Road
Complaint: Lack of garbage service.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Charles Avenue
Complaint: Illegal occupied shed.
Action: No violation.
Outcome: **Case closed.**
- **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: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Diablo Court
Complaint: Overgrown lawn and inoperable vehicles.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Duke Circle
Complaint: Overgrown weeds and inoperable vehicle.
Action: Weeds and vehicle removed.
Outcome: **Case closed.**
- **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:** Elderwood Drive
Complaint: Accessory structure.
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:** Lena Court
Complaint: Brush pile.
Action: Brush pile removed.
Outcome: **Case closed.**
 - **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:** Mayhew Way
Complaint: Weeds.
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:** Morello Avenue (1)
Complaint: Weeds and junk/debris.
Action: No violation.
Outcome: **Case closed.**
 - **Location:** Morello Avenue (2)
Complaint: Waste containers left at collection point.
Action: Inspection complete.
Outcome: Continue to monitor.
 - **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Second notice sent to owner.
Outcome: Pending re-inspection.

- **Location:** Oak Park Lane
Complaint: Noisy bird.
Action: Left business card.
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: Contact with 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: Weeds and vegetation removed.
Outcome: **Case closed.**
- **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.

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.