



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: June 6, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Gateways Project Community Workshop** – The first workshop of the Gateways Project is being held on Thursday, June 12 from 6:30 to 8:00 p.m. in the Large Community Room at City Hall. The Gateways Project is intended to design a series of enhancements and gateway features marking the entries to Pleasant Hill. This workshop is an opportunity for the general public to contribute their ideas and to participate in an open discussion about the unique qualities that shape our city's identity, and how that might be translated into entry way features. For more information contact Kelly Calhoun at (925) 671-5213 or by email at kcalhoun@ci.pleasant-hill.ca.us.
- **Sunset by the Lake Summer Concert** – The second summer concert at City Hall takes place on Sunday, June 8th from 6:00 to 8:00 p.m. with the Dave Martin House Party as the featured band. Food is provided by La Mordita restaurant and series sponsors are Cold Stone, Republic Services and Dawn Block & Michael Harris.

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 – June 2014) – Ghilotti continues to work on the placement of cobble stones within the median of Buskirk Avenue and Elmira Drive. Ghilotti will start installing the metal artwork panels within the closed section of Buskirk Avenue.

Subcontractors work items include:

Saint Francis Electric (SFE) continues to install electrical wires for the new street lighting on Buskirk Avenue between Clarie Drive and Monument Boulevard.

Takehara Landscape continues with the installation of irrigation systems along the east side of Buskirk Avenue between Clarie Drive and Lamkin Lane. Takehara will start planting along the east side of Buskirk Avenue the week of June 9th. There will be 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.

- Golf Club Road Bridge Replacement Project (GCRBRP) – The Contractor, Bay Cities Paving and Grading, Inc. (BAY), is continuing their preconstruction activities with their subcontractors and developing the baseline project schedule submittal. A pre-construction meeting was held on June 4th with BAY, subcontractors and utility company representatives. Public notices will be mailed to adjacent property owners and affected neighbors shortly.

Another public informational meeting is being scheduled for 6:00 to 7:30 P.M. on June 17, 2014 for interested parties to learn about the project, express their concerns and ask questions. Construction is tentatively scheduled to begin in the latter part of June, pending approval of BAY required project schedule and submittals. For additional project information and updates, please visit the City's CGRBRP website page at <http://www.ci.pleasant-hill.ca.us/golfclub>.

- Geary Road Improvements - Construction activities included the forming and placing of the concrete foundation for the new sidewalk and retaining wall along the north side of Geary Road between Pleasant Hill Road and Barnett Terrace. Bay Cities Paving and Grading completed the installation of the temporary 8" PVC storm drain diversion pipe across Geary Road from Larkey Lane to the north side of Geary Road by the Fire Station. This work was necessary for the new storm drain improvements that will be added along Geary Road as a part of the project. PG&E continued to work on the pole replacement along the north side of Geary Road. Construction activities next week include the forming and placing a new concrete retaining wall along the north side of Geary Road between Pleasant Hill Road and Barnett Terrace.

Traffic Alert

City of Walnut Creek and Pleasant Hill Police Departments continue to maintain a presence in the work zone to help slow vehicles down and make the road safer for everyone during construction as a deterrent to speeding through the construction area. In

addition to the construction area signs and devices, flaggers continue to assist motorists and pedestrians through the work zone.

Encroachment Permits

- PG&E - Camelback Road neighborhood – Continue potholing on various streets for underground cable replacement
- PG&E – Camelback Road, Chollo Court & Tempe Court – Continue trenching for new facilities
- AT&T – Contra Costa Boulevard north of Ellinwood Drive - Excavate in roadway to repair conduits
- AT&T – Monument Boulevard east of Buskirk Avenue – Access manhole in roadway to splice cable
- CCWD – Oak Park Boulevard west of Manor Avenue – Water main repairs
- 10 Golf Club Road – Trenchless sewer lateral repair
- 205 Douglas Lane – Trenchless sewer lateral repair
- 107 Cynthia Drive – Trenchless sewer lateral repair
- 140 Jackson Way – Remove & replace sidewalk

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Tree Removals Approved: None.

Architectural Review Commission - Meeting canceled.

Miscellaneous

- ***PLN 14-0042, Hilton Homewood Suites, Planned Unit Development District (PUD Rezoning), 650 Ellinwood Way*** – The applicant held a second neighborhood meeting on Thursday, June 5, 2014 to provide an update on the proposed project (three and four story, 131 guest room, hotel with building height up to 50 feet) and to invite further neighborhood input. The neighborhood meeting was held from 5:30PM to 7:00PM at JFK University (100 Ellinwood Way), in Room N154. Five members of the public attended the meeting in addition to City staff. The City Council will be conducting a public hearing on the proposed PUD Rezoning on June 16, 2014. For further information regarding this project, contact Troy Fujimoto, project planner, tfujimoto@ci.pleasant-hill.ca.us.
- ***Sign Ordinance Amendment*** – The City Council conducted a public hearing on June 2, 2014 to consider proposed amendments to the sign ordinance primarily addressing

temporary signage regulations. The City Council voted to introduce the ordinance, as modified pursuant to City Council direction. The ordinance will be considered for final adoption on the June 16, 2014 City Council agenda. For further information regarding this project, contact Troy Fujimoto, project planner, tfujimoto@ci.pleasant-hill.ca.us.

- ***Tree Preservation Ordinance Amendment*** – The City Council conducted a public hearing on June 2, 2014 to consider proposed amendments to update the tree preservation ordinance. The City Council voted to introduce the ordinance, as modified pursuant to City Council direction. The ordinance will be considered for final adoption on the June 16, 2014 City Council agenda. For further information regarding this project, contact Jeff Olsen, project planner, jolsen@ci.pleasant-hill.ca.us.
- ***Firearms and Ammunition Ordinance Amendment*** – The City Council will be conducting a public hearing at a special meeting on June 9, 2014 to consider introducing proposed amendments to ensure that the zoning ordinance is consistent with recently adopted provisions in PHMC Chapter 9.35 (Firearms). For further information regarding this project, contact Troy Fujimoto, project planner, tfujimoto@ci.pleasant-hill.ca.us.

Code Compliance

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

New Inquiries:

- **Location:** Banbridge Place
Complaint: Fallen tree and damaged fence.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Belva Lane
Complaint: Junk/debris, inoperable vehicles and vehicles stored on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Byron Drive
Complaint: Low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Diablo View Road
Complaint: Junk/debris and weeds.

- Action:** Owner notified.
Outcome: Pending re-inspection.
- **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mazie Drive
Complaint: Unpermitted home occupancy.
Action: Left business card.
Outcome: Pending re-inspection.
 - **Location:** Mohar Court
Complaint: Unpermitted fence.
Action: Inspection scheduled.
Outcome: Pending.
 - **Location:** Paradise Lane
Complaint: Bushes obstructing public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Skyview Drive
Complaint: Unpermitted home occupancy.
Action: Owner notified.
Outcome: Monitor property.
 - **Location:** Vivian Drive (1)
Complaint: Junk/debris and weeds.
Action: Inspection scheduled.
Outcome: Pending.
 - **Location:** Vivian Drive (2)
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**

Proactive Work:

- **Location:** Diablo Court
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Marta Drive
Observation: Fence exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mazie Drive
Observation: Inoperable vehicle stored in public view.
Action: Owner notified.
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: Weeds, debris and trailer removed.
Outcome: **Case closed.**

- **Location:** Santa Cruz Drive (2)
Observation: Two vehicles stored on an unpaved surface.
Action: Vehicles stored on a paved surface.
Outcome: **Case closed.**

- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Owner notified, weeds partially removed.
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.
Action: Owner notified.
Outcome: Pending inspection.
- **Location:** Barnett Circle
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Beatrice Road (1)
Complaint: Inoperable vehicles.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Beatrice Road (2)
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Bramblewood Lane
Complaint: Bushes obstructing sight of traffic.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Buttner Road
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-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:** Cleaveland Road
Complaint: Weeds (Via CCCFPD).
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:** Diana Court
Complaint: Tree obstructing light pole.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Duke Court
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Elda Court
Complaint: Hedge exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elderwood Drive
Complaint: Accessory structure.
Action: Inspection request sent to property owner.
Outcome: Pending inspection.

- **Location:** Grayson Road
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
- **Location:** Gregory Lane
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hook Avenue
Complaint: Vehicle stored on an unpaved surface.
Action: Owner notified.
Outcome: Pending inspection.
- **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:** 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:** Marvin Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending 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
Complaint: Waste containers left at collection point.
Action: Inspection complete.
Outcome: **Case closed.**
 - **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: Inspection request sent to property owner.
Outcome: Pending inspection.

- **Location:** Odin Place
Complaint: Barking dog.
Action: Owner notified.
Outcome: Continue to monitor.
- **Location:** Patterson Boulevard
Complaint: Junk/debris and weeds.
Action: Owner notified.
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: Bushes trimmed.
Outcome: **Case closed.**
- **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection request sent.
Outcome: Pending 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:** Sunspring Court
Complaint: Dog feces.
Action: Inspection complete.
Outcome: **Case closed.**

Graffiti Removal:

Utility Box: Elinwood Drive