



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: February 21, 2013

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- Garden Park Apartments – Contra Costa Water District (CCWD) has completed the installation of the fire hydrant for the multi-purpose room addition, which was a condition of approval required by the Fire District. The hydrant was also required to be installed prior to demolition and the start of framing. Repair of the air conditioning (AC) work related to the fire hydrant installation is scheduled to begin this week. Due to the proximity to the school, construction and traffic control will only be allowed during non-peak hours.
- Pleasant Hill Recreation and Park District – Community Center – CCWD has completed the installation of the fire hydrant on Taylor Boulevard required by the Fire District to serve the new Community Center. Repair of the AC work related to the fire hydrant is scheduled to begin this week. Due to the traffic on Taylor Boulevard, construction and traffic control will be limited to non-commute hours.
- Safeway Gas Station – With the anticipated Nordstrom Rack opening later this year, the City has been working with Safeway and the shopping center owner on potential solutions to ongoing problems with traffic and queuing at the gas station. Staff met last week with Safeway representatives and the General Manager for Sunvalley Mall (Taubman) to further discuss the problem. Safeway representatives agreed that a modification is needed and presented conceptual plans to increase the number of fuel dispensers and change the access traffic pattern away from the new Nordstrom Rack frontage and along and parallel to Contra Costa Boulevard. This would require the reconfiguration of the parking lot in front of Safeway. More defined plans are to be forthcoming for staff's review in the next few weeks. All parties agreed that the changes are necessary and should be scheduled/incorporated prior to the opening of the

Nordstrom Rack. Some interim on-site striping and circulation improvements were also discussed, as a short-term measure, to minimize the vehicular conflicts and movements that the gas station is creating during high demand periods.

- **Encroachment Permits**

CCWD – Repair concrete driveway at 570 Contra Costa Boulevard (In-N-Out Burger)
PG&E – Replace deteriorated pole at West Hookston and Contra Costa Boulevard
CableCom – Potholing at 1902 Contra Costa Boulevard

Maintenance Division

- **Graffiti** – Staff responded to a resident’s request to cover up a large graffiti Tag in the Gallery Walk green belt area. Usually the businesses are notified to take care of the cover up, but due to the size and circumstance, staff responded before the graffiti could escalate.
- **Curb Painting** – Staff repainted the red curb on Gregory Lane and Cleaveland Road. The markings had become faded, and illegal parking was becoming a problem.

Planning Division

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

Meeting canceled.

- **Code Compliance**

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

Follow-ups on Prior Inquiries

- Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance on Stevenson Drive: A follow-up visit was made to the site by Planning staff; property owner was re-contacted to request

further clean-up; and re-inspection was conducted. **Will monitor progress on a monthly basis.**

- Construction of three fences in violation of height and/or setback requirements on Lorenzo Drive: Planning staff sent letters to the property owners with fence issues explaining options for resolving the issue. Planning staff had follow up contacts with two property owners to discuss options for resolving the fence issues. Planning staff was contacted by the third property owner to discuss options for resolving the fence violation. Further conversations with the affected owners occurred regarding compliance options. One of the fences has been brought into compliance. Second fence in the process of being brought into compliance. **Second notice of violation being prepared for third site.**
- Follow-up with a property owner's representative regarding correction of unpermitted construction on Skander Drive: Responded to an email from the complaining party and discussed next steps with the Chief Building Official and City Attorney. Sent status update to City Manager and requested status update from property owner's representative. Sent follow up email to property owner's representative requesting immediate response prior to City initiating legal action. Received email from property owner's representative indicating that resolution of the violation is imminent. Further contact made with owner's representative. **Second notice of violation being prepared.**
- Inquiry regarding the status of an existing violation regarding the roof of a residence on Charlton Court: **Follow-up inspection scheduled next week.**
- Second anonymous complaint regarding the condition of a residential property on Pleasant View Road and potential use of a trailer as a dwelling: Visited site and noted multiple violations. Police Department also checked the site. Notice of violation sent. Pending response from property owner. Re-checked site and noted clean-up is in progress. **Scheduled for re-check next week.**
- Contact made with a residential property owner on Hill Lane regarding the status of a nuisance clean-up that is currently in progress: Scheduled for re-check. **Will monitor progress on a monthly basis.**
- Complaint regarding vehicles/trash/carts in a front yard of a residence on Clarie Drive: Planning staff visited the site. Notice of violation sent. Site re-checked. Pending response from property owner. Re-checked and violation not resolved. Second notice sent. **Scheduled for re-check next week.**
- Complaint regarding sight distance issue (bushes) at Millburn and Lucille Drive: Site visit made and violation confirmed. Notice of violation sent by Planning staff. Re-checked; violation not resolved; second notice sent. **Owner contacted the City and indicated bushes have been trimmed. Scheduled for re-check.**
- Inquiry regarding contractor signs placed on new fences at Ellinwood and Contra Costa Boulevard and at Pleasant Hill Road near Barnett Drive: Re-checked; signs not removed; sign contractor contacted by Planning staff. **Scheduled for re-check next week.**
- Dilapidated residence on Masefield Drive: Re-checked; yard clean-up in progress. **Will monitor progress on a monthly basis.**

- Trailer, garbage cans and vehicle parked in the front yard on Duke Way: Planning staff conducted site visit. **Notice of violation being prepared.**
- Accessory structures without approval in a rear yard on Mazie Drive: Planning staff conducted a site visit. Notice of violation issued. Follow-up contact with the property owner and tenant regarding permit requirements. Further contact with resident. **Plans submitted this week for review.**
- Vehicles parked on the lawn in a front yard near Belinda/Ramona Drive: Site visit conducted and violation confirmed. **Notice of violation sent. Scheduled for re-check in two weeks.**
- Vehicles parked on the lawn in a front yard near Belinda/Ahneita Drive: Site visit conducted and violation confirmed. **Notice of violation sent. Scheduled for re-check in two weeks.**
- Vehicle parked on front lawn on Elinora Drive: Site visit conducted. No violation noted. **Scheduled for re-check in two weeks.**
- Noise complaint regarding maintenance activities at a convalescent care facility on Oak Park Boulevard: Code enforcement staff previously mediated a resolution to this issue. Planning staff contacted facility manager to arrange an on-site meeting to discuss concerns. Staff also responded to two emails from adjacent residents and coordinated with the Police Department. **Meeting scheduled with facility manager upon his return from sick leave.**
- Trash cans stored in the front yard in public view on Patterson Boulevard and Dudley Court: Site visit conducted. Trash cans out; however, since it was trash pick-up day, re-check to be scheduled. **Re-checked and will be tagged with courtesy notice this week.**
- Roofing business being operated from a residence on Boyd Drive: Pending investigation. **Site visit conducted.**
- Complaint regarding junk in front yard and overgrown vegetation at a residence on Twinview Drive: Planning staff conducted a site visit. Notice of violation sent. **Owner contacted staff and has indicated clean-up will commence. Staff will monitor progress.**
- Jeffrey Drive complaint regarding possible squatters/hoarders and junk in the front yard: Pending site visit. **Site visit conducted.**
- Paint spraying at residence on Hazel Street: Checked twice by Building and Planning staff. No sign of violation. Will re-check. **Requested Bay Area Air Quality Management District (BAAQMD) to check. BAAQMD could not find evidence of chemical odors but recommended follow-up regarding 55 gallon drums noted in front yard.**
- Jenny Drive complaint that a large recreational vehicle covered with a tarp has been parked on the street for the last few months with an electrical code running to the adjacent residence: Site visit conducted. Violation confirmed. Referred to the Police Department. Building Inspector will also contact owner regarding the electrical cord. **Building inspector confirmed electrical cord has been removed. Closed.**

- Shelly Drive complaint regarding odor and overflowing trash containers: Pending site visit. **Site visit conducted.**

New Inquiries This Week

- Dog feces reported along Canal Trail: **Referred to Maintenance Division for follow-up with EBMUD and Flood Control District.**
- Graffiti on buildings near Gallery Walk: **Maintenance Division painted over and contacted property owner.**
- Inquiry from apartment resident regarding concerns about heating and air conditioning functionality and odd buzzing sound within her unit: **Building Division staff contacted apartment management on behalf of the resident to request follow-up.**
- Barnett Terrace inquiry concerning an ongoing garage sale: **Scheduled for follow-up next week.**
- Donegal Court inquiry regarding status of apartment that had been declared uninhabitable due to fire damage: **Building Division staff responded to the inquiry.**
- Early morning noise at Oak Park Shopping Center: **Contacted Shopping Center manager for follow-up. Manager working with tenants to address concern.**