



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: May 24, 2013
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- Memorial Day Observance - This year's Memorial Day Ceremony in Pleasant Hill will commence at 1:00 p.m. on Monday, May 27th at the Soldier's Monument at the corner of Boyd Road and Contra Costa Blvd.

Ensign Zachary Dahlke, a member of the graduation class of 2013 from the U.S. Naval Academy at Annapolis, will deliver the Memorial Day Address. Zachary's sister, Annie, will sing the National Anthem. Color Guard Naval Sea Cadets will open the program followed by veterans' organizations' Color Bearers. A firing party will be provided by the Military History Preservation Group. Following the program, refreshments will be served and the general public is welcome to attend.

- Summer Concerts - The Sunset by the Lake Summer Concert Series begins on Sunday, May 26. Sponsored by the Civic Action Commission, the concerts are held every other Sunday through Labor Day Weekend from 6 to 8 p.m. on the lawn at City Hall. The opening concert features the band Tender Mercies and food will be provided by Los Gallos Express and Cold Stone Creamery.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Downtown (35 Crescent Drive #A) – The tenant improvement for Corner Bakery Café has passed their final inspections from the Building, Planning, & Engineering Divisions, as well as the Environmental Health Department, Consolidated Fire District, and Contra Costa Water District. They received the Certificate of Occupancy and are open for business.

- New Single Family Residence (327 Valley View Road) – The new single family residence has received the final Certificate of Occupancy. The original residence suffered fire damage and was demolished down to the existing foundation. The residence was rebuilt with the original 1,439 square feet and an additional 731 square feet of living space. The garage is 551 square feet.
- Cresthill Subdivision (off Mercury Way and Little Lane) – Cresthill Homeowners Association is reroofing all 98 units (25 Buildings) in three phases. They have started on Phase 1 - Kimberly Circle, Scenic Place, Park Place, and Corrie Place (36 Units – 9 Buildings).
- Two Worlds II (Mozden Lane/91 Gregory Lane) – Two Worlds II Homeowners Association is completing the third phase of their reroofing project which encompasses 4 buildings – 8 units.

Engineering Division

- Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) closed a section of Buskirk Avenue (known as the “S” curve) at the south end of the Crossroads Shopping Center between Elmira Avenue and Hookston Road on May 20th. Vehicular traffic is now detoured through Elmira Avenue and Hookston Road. The Crossroads Shopping Center’s two driveways at the south end are also closed (this was coordinated with the shopping center property owners). The Buskirk road closure is expected to be in place through December, 2013. Within the closed section of Buskirk Avenue, Ghilotti will begin constructing the new project improvements including new traffic signals, storm drain and sewer systems, utility joint trench, sidewalks, street pavement, curbs, driveways and street lighting.

Ghilotti’s subcontractor, Saint Francis Electric, continues with their utility joint trench work at the north end of the project. They will begin trenching across Buskirk Avenue from Lamkin Lane towards the Crossroads Shopping Center with single lane closures to be set up at the northbound and southbound directions of Buskirk Avenue. Most lane closures at the northbound direction will be from 8:00 a.m. to 3:00 p.m. Lane closures at the southbound direction will be from 9:30 a.m. to 4:00 p.m. Expect delays due to construction in the area.

- 1930 Peggy Drive Storm Drain Sink Holes – Staff was notified recently of two sink holes adjacent to concrete storm drain pipes on private properties. One sink hole was located in the front yard adjacent to a concrete driveway at 1930 Peggy Drive and the other is located across the street. Maintenance and Engineering Division staff conducted preliminary inspections at each site. At this time there does not appear to be any visible property damage, other than the lost soil. The property owner has placed some plywood over the larger of the two holes. Our Maintenance Division will provide additional

materials such as plywood, sandbags and barricades to cover the sink holes, if requested by the property owners, as appropriate for each location. Staff after gathering information will consulting with the City Attorney's office to determine the next steps regarding the City's responsibilities related to the two sink holes as they are located within private drainage reserves and at this time have not been determined to be public easements. Staff will contact the respective property owners with follow-up information.

- Geary Road Improvements – Design is progressing on schedule and it is anticipated that the design will be completed by summer. Staff and City of Walnut Creek continue to meet on a regular basis in order to address the various design challenges and keep the project moving forward. The project will provide for roadway improvements; including roadway widening and new asphalt pavement, concrete sidewalk, drainage, traffic signals, bike lanes, ADA improvements, lighting and landscape improvements between Pleasant Hill Road and Putnam Boulevard.

Over the past couple of months, City staff has met with residents on an individual basis, to provide information and to inform them of how their property may be affected by the project. For example, some residents were informed that on-street parking in the vicinity of their home would be eliminated in order to accommodate new landscaping, or that minor work would be done on their driveway approach, in order to conform to the new sidewalk. Feedback from residents staff met with has been positive and residents are looking forward to much needed roadway improvements.

Another public meeting will be held with residents to review updated design plans and to gather final comments on May 29 from 6:30 P.M. TO 8:00 P.M. at the City's Large Community Room. The project is on schedule for early 2014 construction.

Maintenance Division

- Discing - The discing contractor has completed the City's Open Space fire breaks in the Ridgeview and Morello parcels. Staff has finished up the final weeding in these perimeter areas and will continue to work on the Fire Protection District's required Minimum Weed Abatement Standards throughout the City.
- Veterans Monument Celebration - Staff has prepared the signs and traffic controlling delineation for the Memorial Day Celebration at the Monument.
- Street Light Outages - Staff has been working with PG&E to repair several street light outages. Staff has reported the burnouts at Hodur Court, Monti Circle, Strand Avenue, and Contra Costa Boulevard.

Planning Division

Planning Commission – No meeting scheduled.

Zoning Administrator

- *PLN 13-0102, Home Occupation, Bengtsson Cottage Food Operation, 2331 Heritage Hills Drive* - Public hearing to consider approval of a Home Occupation permit to allow a Cottage Food Operation in an existing single family residence (involving cooking and preparation of various food items for off-premises sale and consumption). Assessor's Parcel Number: 166-372-006.

Action: Approved with conditions. Two members of the public spoke and one member of the public provided written comments.

Appeal Period: Through Friday, June 7, 2013

Tree Removal Permits: 527 Masefield Drive – A Black Locust tree

Architectural Review Commission – No meeting scheduled.

Code Compliance

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

- Barnett Terrace: Complaint regarding junk and debris and multiple garage sales. Site inspection complete. Notify Letter sent to property owner. **Re-inspect next week.**
- Belinda Drive: Complaint regarding vehicle parked on unpaved surface. Re-inspection complete and gravel observed at the area. Debris removed. **Case closed.**
- Belinda Drive: Complaint regarding damaged fence. Re-inspection complete. Fence unchanged. **Re-inspect in next week.**
- Best Road: Complaint regarding trash and debris at front yard. Notify Letter sent to owner. Trash and debris removed. **Case closed.**
- Byron Drive: Complaint regarding overgrown vegetation and inoperable vehicles. Site inspection complete. Notify Letter sent to owner. Re-inspection complete. All vehicles are in operable condition. **Case closed.**

- Charlton Drive. Inquiry regarding the status of an existing violation regarding the roof of a residence. Site visit complete. Violation not resolved. **Case under review.**
- Charlton Drive: Complaint regarding debris and overgrown weeds. Site inspection complete. Contact made with property owner. **Site inspection scheduled for this week.**
- Chaucer Drive: Complaint regarding collection containers stored in public view. Site inspection complete. Notify Letter sent to owners. Re-inspection complete and containers unchanged. **Contact property owner to discuss case.**
- Chianti Place: Complaint regarding a dead tree. Site inspection complete. Contacted property owner. Owner scheduled contractor to remove tree. **Re-inspect property next week.**
- Clarie Drive: Complaint regarding overgrown weeds. Re-inspection complete. Weeds are partially removed. Contact made with property. Granting additional time to remove remaining weeds. **Re-inspect in two weeks.**
- Elinora Drive: Complaint regarding vegetation obstructing line of site. Site inspection complete. Notify Letter sent to owner. **Re-inspect next week.**
- Geary Road: Complaint regarding bad odor coming from residence. Contact made with joint property owner who lives out of state. No access to interior or contact with joint owner occupying the residence. No access to interior or evidence of bad odor. **Staff is continuing to monitor this situation in consultation with the Police Department.**
- Gladys Drive: Complaint regarding overgrown weeds. Site inspection complete and overgrown weeds and vegetation obstructing the public right-of-way observed. Weeds removed and vegetation trimmed out of public right-of-way. **Case closed.**
- Gloria Drive: Complaint regarding recreational vehicle obstructing the public street. Site inspection complete. Recreational vehicle removed. **Case closed.**
- Hook Avenue: Complaint regarding accessory structure converted without a Building permit. Site inspection complete. **Site inspection scheduled for next week.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Violations observed during inspection include debris, inoperable vehicles, vehicle

- stored on unpaved surface and uncomfortable accessory structures. Property confirmed to be without electrical service. Owner contacted and 72 hour notice posted at property. **Re-inspection scheduled for next week.**
- Jeffery Drive: Complaint regarding overgrown weeds. Site inspection complete. Contact made with tenant. Weeds partially removed. **Re-inspect next week.**
 - Masfield Drive: Dilapidated residence. Appears that property has sold and plans will be submitted shortly by the new owner to remodel the dwelling. **Will monitor progress on a monthly basis until violations are corrected.**
 - Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. **Continue monitoring progress and combine final inspection with Building Department.**
 - Monivea Road: All violations corrected except lack of garbage service. Contact made with property owner who stated they are having trouble obtaining service. **Re-inspect next week.**
 - Morello Avenue: Complaint regarding shrubs and other vegetation obstructing the public sidewalk. Re-inspection complete. Shrubs and vegetation trimmed out of public sidewalk. **Case closed.**
 - Morello Avenue: Complaint regarding overgrown vegetation obstructing the public sidewalk. Site inspection complete. Shrubs and vegetation trimmed out of public sidewalk. **Case closed.**
 - Mountain View Court: Complaint regarding Home Based Business. Site inspection complete. Contact made with property owner. Additional complaints received from neighbors. **Continue to monitor property.**
 - Pleasant Hill Road: Complaint regarding junk and debris in a front yard and overgrown weeds. Contact made with realtor who has a possible buyer. Property in probate. Contact made with owner's daughter who stated she will have the debris and weeds removed. **Re-inspect property in two weeks.**
 - Pleasant Hill Road: Complaint regarding overgrown weeds and debris. Site inspection complete. Weeds and debris removed. **Case closed.**

- Pleasant Valley Drive: Debris, accessory structures and additional RV removed from property. Remaining RV stored at rear behind fence on gravel. Garbage service still not active. Contacted property owner. Owner stated garbage service to be active next week. **Re-inspect property next week.**
- Richie Court: Complaint regarding rooster. Site inspection complete. Notify Letter sent to owner. **Re-inspect next week.**
- Ryan Place: Complaint regarding violation of the City Smoking Ordinance. Site inspection complete. Owners and property manager confirming to City smoking ordinance. **Case Closed.**
- Santa Cruz Drive: Complaint regarding an unsightly yard at a residence. Notify Letter sent to property owner. Junk and debris removed from driveway but some remains at front yard. Contacted property owner and they are organizing help to remove the remaining items. **Re-inspect next week.**
- Santa Lucia Drive: Complaint regarding multiple boarders and debris. Contact made with tenant who confirmed there are multiple boarders at the property. Tenant stated they are in the process of finding alternative lodging for the boarders and should have an update by next week. **Re-inspect property next week.**
- Shirley Drive: Complaint regarding damaged garage door. Site inspection complete. Violations include debris at front yard and peeling exterior paint on garage door. Re-inspection complete. Violations unchanged. Contact made with contractor at the property stating they will have the violations corrected next week. **Re-inspect property next week.**
- Skander Drive: Follow up with a property owner representative regarding correction of unpermitted construction. Contacted owner's representative. **Abatement Notice posted at property.**
- Stevenson Drive: Staff contacted owner representative and the property has been sold and will be cleaned up and repaired by new owner. **Will monitor progress on a monthly basis until violations are corrected.**
- Suzanne Place: Violations consist of an inoperable vehicle stored on the driveway, vehicles stored on unpaved surface and overgrown weeds. Notify Letter sent to owner. Overgrown weeds removed and vehicles stored on a paved surface. Contact made with owner who stated they will provide proof the vehicle in question is operable. **Re-inspect property next week.**

- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Notify Letter sent to owner. Re-inspection complete. Weeds removed. Contact made with new owner confirming the house is vacant. House scheduled to be repainted next week. **Re-inspect next week.**
- Twinview Drive: Complaint regarding junk in front yard and overgrown vegetation at a residence. Junk and debris removed. Owner requested additional time to donate vehicle. **Re-inspect property in two weeks.**
- Waterberry Drive: Complaint regarding vehicles parked on an unpaved surface and commercial vehicle stored at residence. Site inspection complete. Damaged vehicle stored partially on paved surface and debris at front yard. Contact made with owner and extension granted. **Re-inspection in two weeks.**
- Westover Drive: Complaint regarding hedges obstructing the public street. Site inspection complete. Door hangers placed at properties. **Re-inspection this week.**
- Woodsworth Lane: Complaint regarding junk and debris and occupied accessory structures. Site inspection conducted. **New inspection date scheduled for next week.**

New Inquiries:

- Beatrice Road: Complaint regarding a protected tree being removed without a permit. Site inspection complete. Contact made with owner and the tree is being trimmed away from power lines, not removed. Instructions given to owner to contact Planning staff if he intends on removing the tree. Planning staff confirmed the owner met with them and discussed the requirements. **Case closed.**
- Contra Costa Blvd: Complaint regarding illegal banner and debris. Site inspection complete and owner notified. Banner and debris to be removed. **Re-inspect this week.**
- Kathleen Drive: Complaint regarding overgrown vegetation and debris. Site inspection complete. No debris observed but two large hedges at the front yard are obstructing the view of oncoming traffic. Notify Letter sent to owner. **Re-inspect next week.**

- Maureen Lane: Complaint regarding overgrown shrubs blocking the public sidewalk. Site inspection complete. Left door hanger. **Re-inspect in two weeks.**
- Odin Place: Complaint regarding overgrown weeds and debris at the rear yard. Site inspection complete. Violations include overgrown vegetation, hedges obstructing the public sidewalk and peeling exterior paint. Notify Letter sent to property owner. **Re-inspect next week.**
- Oak Park Blvd: Complaint regarding outdoor seating obstructing the public right-of-way. Site inspection complete. Contact made with business owner who is to reduce the number of seats to provide adequate clearance for pedestrians. **Re-inspect property next week.**
- Oakvue Road: Complaint regarding overgrown vegetation obstructing traffic. Site inspection complete. Notify Letter sent to owner. **Re-inspect in two weeks.**
- Patterson Blvd: Complaint regarding low hanging branches over Public Street. Site inspection complete. Left door hanger. **Re-inspect in two weeks.**
- Rose Lane: Complaint regarding debris in a trailer stored on front lawn. Site inspection complete. Owner notified. **Re-inspect this week.**
- Santa Barbara Road: Complaint regarding overgrown shrubs blocking the public sidewalk. **Site inspection scheduled for this week.**

Proactive Work:

- Barbara Court: Proactive case for junk and debris on driveway. Contact made with tenant. **Re-inspect this week.**
- Duke Circle: Proactive case for vehicle stored on an unpaved surface. Notify Letter sent to property owner. Re-inspection complete. Vehicle stored on paved surface. **Case closed.**
- Morello Avenue: Multiple proactive cases in conjunction to complaint for overgrown vegetation obstructing the public sidewalk. Re-inspection complete. Vegetation trimmed out of public sidewalk at all locations. **Cases closed.**

- Pleasant Hill Road: Proactive case in conjunction to complaint for overgrown vegetation. Site inspections complete observing overgrown weeds and debris. Weeds and debris removed. **Cases closed.**
- Santa Lucia Drive: Proactive case for camper stored on driveway. Notify Letter sent to property owner. Camper removed. **Cases closed.**

Graffiti Removal: No removals this week.