



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: May 31, 2013
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- Corner Bakery – The Corner Bakery Café will open for business on Monday, June 3rd. The new location is at 35 Crescent Drive in Downtown Pleasant Hill.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. is currently removing existing roadway pavement on Buskirk Avenue between Hookston Road and Elmira Avenue and the driveway approach to the Crossroads Shopping Center. Contractor has also begun late this week clearing and grubbing operations.

Ghilotti's subcontractor, Saint Francis Electric, continues with their utility joint trench work at the north end of the project on southbound Buskirk Avenue from Lamkin Lane driveway to the Crossroads intersection/driveway. Expect delays due to construction in the area.

Additional information will follow in future Weekly Updates or on the City's website page for the project at www.pleasant-hill.net/Buskirk.

- Diablo Valley College (DVC) Engineering staff has issued an encroachment permit to Goodland Landscape Construction, Inc., a Diablo Valley College (DVC) hired contractor, to access DVC's baseball field from Viking Drive. DVC is rehabilitating their existing baseball and softball fields this summer, and the Viking Drive entrance is the only viable access point for equipment and materials. Goodland Construction has also obtained a

permit from the Contra Costa County Flood Control District. The permit's conditions of approval limit the hours of access to 9:00 a.m. to 2:00 p.m. while school is in session.

Planning Division

Planning Commission

- ***City Of Pleasant Hill Capital Improvement Projects Update*** - City of Pleasant Hill Engineering Staff provided the Planning Commission with an update and overview of current Capital Improvement Projects throughout the City.

Action: The Planning Commission received the presentation. No action was taken.

Appeal Period: Not applicable.

- ***General Plan Amendment, Growth Management Element*** - Public hearing to consider a recommendation to the City Council on a proposed General Plan Amendment to update the Growth Management Element of the City of Pleasant Hill General Plan. The purpose of the proposed General Plan Amendment is to incorporate new policies and language in the City's Growth Management Element to comply with Contra Costa County's Measure J (half-cent transportation sales tax) requirements, and to add new multi-modal transportation accommodation policies for future projects in the City.

Action: The Planning Commission adopted a resolution recommending approval of the proposed General Plan Amendment to the City Council. No members of the public spoke.

Appeal Period: Not applicable. The proposed amendment is automatically referred to the City Council for consideration and final action.

Zoning Administrator

- ***Bengtsson Cottage Food Operation, Home Occupation, (2331 Heritage Hill Drive), PLN 13-0102*** - 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.

Note: State Assembly Bill (AB) 1616 became effective on January 1, 2013, which allows individuals to prepare and/or package certain non-potentially hazardous foods in private-home kitchens referred to as "cottage food operations." The law requires the California Department of Public Health (CDPH) to carry out certain tasks associated with implementation, and imposed certain responsibilities on local planning and environmental health jurisdictions related to this use.

Action: Approved with conditions. One neighbor spoke at the hearing.

Appeal Period: The appeal period will end on June 7, 2013.

Architectural Review Commission – No meeting scheduled.

Miscellaneous

- *Appeal of Crowley New Single Family Home, (89 Isabella), PLN 13-0109* – On May 17, 2013 the City received an appeal of the Architectural Review Commission's approval of this project from the adjacent neighbor at 97 Isabella Lane. The project is an Architectural Review permit for construction of a new, single story, 2,141 square foot home (1,676 square feet of living space and a 465 square foot garage). The proposed lot coverage would be 30%, where the maximum allowed is 30% and the proposed floor area ratio (FAR) would be .23 where the maximum allowed is .40. This appeal is tentatively scheduled to be heard by the City Council on July 1, 2013.
- *Pleasant Hill Senior Center Tree Removal* –A 30-inch diameter “protected” Cedar tree was removed from the front (south) portion of the Senior Center's parking facility on Thursday May 23rd: According to the Pleasant Hill Recreation & Park District, the tree was removed due to damage incurred during the construction phase of the new Senior Center facility. As a result, a few months ago the tree was determined to be “dead” by a Park District Supervisor. In response, the District will install two replacement trees.

Code Compliance

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

Follow-ups on Prior Inquiries:

- Barnett Terrace: Complaint regarding junk and debris and multiple garage sales. Re-inspection complete. Junk and debris removed along with garage sale sign. **Case closed.**
- Belinda Drive: Complaint regarding damaged fence. Re-inspection complete. Fence unchanged. Contact made with tenant. Extension granted. **Re-inspect in two weeks.**
- 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. Site inspection complete. Debris and weeds removed. **Case closed.**
- Chaucer Drive: Complaint regarding collection containers stored in public view. Re-inspection complete and containers unchanged. Contact made with tenant who will have the containers moved by next week. **Re-inspection next week.**
- Chianti Place: Complaint regarding a dead tree. Re-inspection complete. Tree still not removed. **Contact property owner for update on tree removal.**
- 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 next week.**
- Contra Costa Blvd: Complaint regarding illegal banner and debris. Site inspection complete and owner notified. Banner and debris removed. **Case closed.**
- Elinora Drive: Complaint regarding vegetation obstructing line of site. Re-inspection complete. Hedges unchanged. Left business card at property requesting an update on violation. **Re-inspection 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.**
- Hook Avenue: Complaint regarding accessory structure converted without a Building permit. Site inspection rescheduled. **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. Electrical service scheduled to be reinstated. **Combined inspection with Building Department this week.**
- Jeffery Drive: Complaint regarding overgrown weeds. Site inspection complete. Contact made with tenant. Weeds partially removed. **Re-inspect this week.**

- Kathleen Drive: Complaint regarding overgrown vegetation and debris. Re-inspection complete. Hedges trimmed. **Case closed.**
- Masefield Drive: Dilapidated residence. Appears that property has sold and plans will be submitted shortly by the new owner to remodel the dwelling. Site inspection this week. Conditions unchanged. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Maureen Lane: Complaint regarding overgrown shrubs blocking the public sidewalk. Site inspection complete. Left door hanger. **Re-inspect next week.**
- 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.**
- Mountain View Court: Complaint regarding Home Based Business. Site inspection complete. Contact made with property owner. Additional complaints received from neighbors. Follow-up inspection complete. No signs of HBB activities. **Continue to monitor property.**
- Oak Park Blvd: Complaint regarding outdoor seating obstructing the public right-of-way. Re-inspection complete. Number of seats reduced and required pedestrian pathway maintained. **Case closed.**
- Oakvue Road: Complaint regarding overgrown vegetation obstructing traffic. Contact made with owner who requested additional time to remove the debris. Vegetation scheduled to be trimmed next week. **Re-inspect in four 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. Contact made with property owner. Two week extension granted. **Re-inspect property in weeks.**
- Patterson Blvd: Complaint regarding low hanging branches over Public Street. Re-inspection complete. Tree trimmed. **Case closed.**

- 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 next week.**
- Pleasant Valley Drive: Debris, accessory structures and additional RV removed from property. RV removed from property. Owners contacted Disposal Service Company to activate garbage service. **Contact Disposal Service Company at the end of the week.**
- Richie Court: Complaint regarding roosters. Re-inspection complete. Roosters removed. **Case closed.**
- Rose Lane: Complaint regarding debris in a trailer stored on front lawn. Re-inspection complete. Trailer with debris removed. **Case closed.**
- Santa Barbara Road: Complaint regarding overgrown shrubs blocking the public sidewalk. Site inspection complete. Shrubs trimmed out of sidewalk. **Case closed.**
- Santa Cruz Drive: Complaint regarding an unsightly yard at a residence. Re-inspection complete. Contacted property owner again 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. Tenants moved from property. Debris at front yard needs to be removed. **Re-inspect property next week.**
- Shirley Drive: Complaint regarding damaged garage door. Re-inspection complete. Debris removed but garage door unchanged. **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. **Abatement warrant under review by City Attorney.**
- Stevenson Drive: Staff contacted owner representative and the property has been sold and will be cleaned up and repaired by new owner. Site inspection this week. Conditions unchanged. **Continue to 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. Inoperable vehicle removed. **Close case.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Notify Letter sent to owner. Re-inspection complete. House rescheduled 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 next week.**
- Waterberry Drive: Complaint regarding vehicles parked on an unpaved surface and commercial vehicle stored at residence. Re-inspection complete. Secondary contact made with owner and extension granted. **Re-inspect property in two weeks.**
- Westover Drive: Complaint regarding hedges obstructing the public street. Re-inspection complete. Hedges unchanged. Left business card at property requesting an update on violation. **Re-inspection next week.**
- Woodsworth Lane: Complaint regarding junk and debris and occupied accessory structures. Site inspection rescheduled. **New inspection date scheduled for next week.**

New Inquiries:

- Ardith Drive: Complaint regarding hedges at corner blocking view of traffic. Site inspection complete. Left door hanger. **Re-inspect in two weeks.**
- S. Cody Lane: Complaint regarding a rooster at the property. Site inspection complete. No access to rear yard. **Sending inspection request to property owner.**
- Charlton Drive: Complaint regarding junk and debris Site inspection complete. Left door hanger. **Re-inspect in two weeks.**
- Cortsen Road: Complaint regarding junk and debris. Site inspection complete. No junk or debris observed in front yard. **Coordinate re-inspection next week with the Police Department.**

- Fair Oaks Drive: Complaint regarding a damaged fence. Site inspection complete. No violation. **Case closed.**
- Marcia Drive: Complaint regarding junk and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect in two weeks.**
- Peggy Drive: Complaint regarding junk and debris and damaged fence. Site inspection complete. Left door hanger. **Re-inspect in two weeks.**

Proactive Work:

- Barbara Court: Proactive case for junk and debris on driveway. Contact made with tenant. Re-inspection complete. Some debris removed. **Re-inspect next week.**

Graffiti Removal:

No removals this week.