



*City of Pleasant Hill*

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## MEMORANDUM

TO: Mayor and City Council  
FROM: June Catalano, Manager  
DATE: September 13, 2013  
SUBJECT: **WEEKLY UPDATE**

### **GENERAL UPDATE**

- Goals Workshop – The City Council will conduct a Goals Workshop on Saturday, September 21 at 1:00 p.m. in the large Community Room at City Hall. The purpose of the workshop is to review the current goals and objectives that were adopted as part of the 2012-14 budget process, receive status updates on the goals from City Departmental staff, and receive public input.

### **ECONOMIC DEVELOPMENT**

- Downtown Plaza Concert – The final concert of the Downtown Plaza Concert Series takes place on Thursday, September 19<sup>th</sup> at 6:30 p.m. The featured band is The Fundamentals and the Chamber of Commerce will be hosting a Wine Booth in the plaza area.
- Nordstrom Rack Grand Opening – The Grand Opening of the new Nordstrom Rack on Contra Costa Blvd. took place on Thursday, September 12<sup>th</sup> at 9:00 a.m. Many hundreds of shoppers lined up around the building to gain access to the 47,000 sq.ft. retail center. No parking or traffic flow issues were reported during the first day of shopping at the store.

### **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 1B (closed sections of Buskirk Avenue). Overall, the project is on schedule and anticipated to be completed by September 2014.

## **Current Buskirk Project Activities**

### Elmira Lane Traffic Alert for September 3 to September 13, 2013

Ghilotti and Saint Francis Electric completed the installation of underground joint trenching across Elmira Lane near Hookston Road on September 11<sup>th</sup>. The southbound right turn pocket from Elmira Lane to westbound Hookston Road has been re-opened after the last PG&E vault was installed.

Ghilotti and Saint Francis Electric are installing the final joint trench for AT&T and Comcast across Buskirk Avenue near the Marshalls store starting the week of September 16. There will be flaggers to provide traffic control through the work zone, but please expect some traffic delays. This work is expected to be completed by September 20, 2013.

### PG&E, Comcast, ATT Utility Cutovers (Ongoing – December 2013) – On schedule

PG&E is scheduled to perform the third night-time cut over on September 13, 2013 between 11:30 p.m. and 6:00 a.m. PG&E has notified all the shopping center tenants that will be affected by the power interruption. In addition, PG&E notified residents along the east side of Buskirk Avenue that PG&E work crews will be accessing the overhead poles directly behind their backyards to remove the old facilities. PG&E's subcontractor, All Day Electric, is working to complete cable and hardware installation into the new conduits and electrical vaults for the scheduled cutover on September 13, 2013.

### Ghilotti Brothers Stage 1B Project Improvements (Ongoing – December 2013)

Ghilotti constructed a new temporary pedestrian pathway along I-680 Freeway side of the project. This enables Ghilotti to construct the new concrete sidewalk where the old pedestrian pathway was located. With all the Stage 1B underground improvements now in place, Ghilotti will be starting final roadway grading and continue with site concrete work. Saint Francis Electric continues the installation of street light and traffic signal conduits within the closed section of Buskirk Avenue "S" curve. Takehara Landscape, Inc. has completed the installation of the irrigation sleeves underneath the new roadway section within this construction stage.

For more project information, please see future Weekly Updates, visit the City's Buskirk Avenue web page at [www.pleasant-hill.net/buskirk](http://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](mailto:jeff@ghirardelliassoc.com).

- Geary Road Improvements – Phase III - The plans and specifications for the Geary Road Improvement project (Phase III) were completed and signed last week by staff. This joint project between the City of Pleasant Hill and City of Walnut Creek will provide for the reconstruction of Geary Road, between Pleasant Hill Road and Putnam Boulevard. Other improvements to Geary Road will include providing a continuous left turn lane, new bike lanes, new pedestrian sidewalks, landscaping and decorative lighting.

The project is out to bid by the City of Walnut Creek. The bid opening is scheduled for

Thursday, October 24. The project is scheduled to be awarded in November, with construction to begin in early 2014. Project updates will be available through the City's website during construction.

- NPDES Stormwater Program - Staff completed and submitted the NPDES Annual Report to the San Francisco Bay Regional Water Quality Control Board (RWQCB). This report is necessary annually for the City to be compliant with the Municipal Regional Permit (MRP). The report documents the City's efforts in protecting water quality over the past year, as outlined in the MRP. This includes citywide and countywide activities related to municipal operations, new development, industrial and commercial inspections, illicit discharge control, new construction public outreach, water quality monitoring, pesticide use, and trash reduction. Based on feedback from RWQCB staff, special attention this year will focus on new development requirements (Provision C.3) -where new projects are required to install treatment facilities such as bio-swales; and trash reduction requirements (Provision C.10) - where the City is required to install full trash capture devices.
- 2013 Street Resurfacing Repair Project, Phase II – The Contractor America Asphalt, Inc. and his subcontractor have substantially completed this week approximately 1 million square feet or chip seal (microsurfacing will follow in a week) in roughly 35 streets (residential and some collectors) in various locations in the City. The microsurfacing of Pleasant Hill Road between Boyd Road and Gregory Lane, and the Senior Center rear parking lot is scheduled for Saturday, September 14, 2013. The work on Pleasant Hill Road is scheduled for Saturday due to the significant traffic volumes during the weekdays. No Parking signs have been put in place, and all residents have been notified by a hand delivered flyer. Some P.H. Road traffic lanes will be closed during the work and motorists should expect some delays. The complete schedule of the remaining other project microsurfacing work will be posted on the project web site [www.ci.pleasant-hill.ca.us/2013capeseal](http://www.ci.pleasant-hill.ca.us/2013capeseal) prior to start.

#### Encroachment Permits

- 15 Eric Court – Repair sewer lateral
- 3052 Vessing Road – Repair sewer lateral
- 2401 Pleasant Hill Road – Sidewalk and paving repairs
- 164 Lucinda Lane – Re-route portion of gas main
- 281 Lucinda Lane – EBMUD repair leaking water main
- 309 Skyview Drive – AT&T emergency repairs
- 1693 Pleasant Hill Road – PG&E replace gas service. Work requires temporary one-way traffic control with flaggers
- 10 Paradise Lane – EBMUD replace water service
- 106 Southwind Drive – AT&T emergency cable repairs
- 1876 Maybelle Drive – PG&E emergency electric transformer replacement

## **Planning Division**

### **Planning Commission**

Meeting Canceled.

### **Zoning Administrator**

Tree Removals Approved:

- One Aleppo Pine at 1108 Black Pine Lane
- One (Exempt) Arizona Cypress along the Contra Costa Canal (behind 17 Fawn Creek Court) – CCWD is the applicant
- One Monterey Pine at 186 Elderwood

Public Hearings

- ***PLN 13-0241, Juicy Rhythms Minor Use Permit, 548 Contra Costa Boulevard***

Public hearing to consider approval of a Minor Use Permit to allow a *fitness studio* use in an existing building in a RB- Retail Business zoning district. Note: Schedule 18.25.020 of the Zoning Ordinance requires use permit approval for *fitness studio* uses in an *RB- Retail Business* zoning district. Assessor's Parcel Number: 153-030-089.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: Through Monday, September 23, 2013.

### **Architectural Review Commission**

No meeting scheduled.

### **Miscellaneous**

- ***Historical and Cultural Resources Workshop:*** On Tuesday, September 17, 2013 at 6:30 p.m., the Planning Commission will hold a special meeting to conduct a public workshop to review and discuss the City's historical and cultural resources policies and related issues. All interested members of the public are encouraged to attend and participate. The Planning Commission will subsequently make recommendations concerning these issues for future consideration by the City Council. For further information, contact Troy Fujimoto at 925-671-5224 or [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

## Code Compliance

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

### Follow-ups on Prior Inquiries:

- Banbridge Place: Complaint regarding junk and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**
- Barnett Terrace: Complaint regarding junk and debris. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Belmont Court: Complaint regarding collection containers stored in public view. Notify Letter sent to property owner. **Re-inspect property next week.**
- Charlton Drive: Inquiry in reference to the status of an existing violation regarding the roof of a residence. Contact made with property owner and the roof issue was discussed. **Case under review.**
- Cortsen Road: Complaint regarding trash and debris and possible inhabitants residing at residence without active electrical service. Utilities reinstated. Property occupied. Contact made with executor. Executor scheduled to inspect property and address violations. **Continue to monitor property and coordinate future actions with Building and Police Department.**
- Elaine Drive: Complaint regarding junk and debris. Site inspection complete. Violations consist of debris throughout the property and excessive dog feces. Notify Letter sent to property owner. **Re-inspect property this week.**
- Esther Drive: Complaint regarding an illegal accessory structure. Accessory structure and debris removed. **Case closed.**
- Gladys Drive: Complaint regarding accessory structure built in the side yard set-back. Re-inspection complete. Accessory structure removed. **Case closed.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed. Property owner not available for scheduled inspection. Message left for property owner to contact me to re-schedule the inspection. **Re-scheduled site inspection for this week.**

- Liahona Court: Complaint regarding junk and debris. Violations include junk/debris, inoperable vehicles, damaged fencing and peeling exterior paint on house. Some debris removed from property and initial prep work for painting in progress. Vehicles unchanged. Property owner requested addition time to correct violations. **Re-inspect property next week.**
- Masefield Drive: Site inspection conducted this week. Building permit obtained. **Case closed.**
- Maureen Drive: Complaint regarding pallets left out at front yard. Pallets removed from the driveway and front yard. **Case closed.**
- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. Contacted tenant who stated they may remove the structure per the owner's request. **Continue monitoring progress and coordinate final inspection with Building Department.**
- McKissick Street: Complaint regarding a permanent basketball structure. Re-inspection complete. Structure unchanged. Contact property owner. **Re-inspect property this week.**
- Morello Ave.: Complaint regarding overgrown weeds. Site inspection complete. Left message for Property owner. **Re-inspect property this week.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Re-inspection complete. Vehicle unchanged. Discussed case with property owner. **Re-inspect property this week.**
- Odin Place: Complaint regarding overgrown weeds and debris at the rear yard. Violations include overgrown vegetation, hedges obstructing the public sidewalk and peeling exterior paint. Debris and overgrown weeds removed. Exterior paint preparation work in progress. Painting work to begin this week. **Re-inspect property next week.**
- Patricia Drive: Complaint regarding junk and debris and lack of garbage service. Re-inspection complete. Garbage service active. Fire damage at the residence. Construction work in progress for interior repairs. **Monitor property during cleanup and repairs and coordinate final inspection with Building Department.**

- Patterson Blvd.: Complaint regarding rats located on property. Contact made with property owner and vector control. Vector control inspected the property and advised owner on preventative measures. **Case closed.**
- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Contacted owner’s daughter and discussed case. Debris and weeds scheduled to be removed this week. **Re-inspect property this week.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Site inspection complete. Violations consist of junk and debris throughout the property and an inoperable vehicle at the front yard. Conditions unchanged. Message left with property owner. **Re-inspect property this week.**
- Ruth Drive: Complaint regarding overgrown vegetation and debris. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Location behind *Smart & Final and Staples* has homeless camp. Re-inspection complete. Additional homeless camp observed. Original camps removed along with trash and debris. Contact EBMUD to have them clean up additional trash and debris. **Re-inspect location next week.**
- Skander Drive: Illegal accessory structures. City Attorney contacted listing agent. Property has not been sold. Contact made with bank and discussed the removal of the structures. **Continue to monitor progress on a weekly basis until violations are corrected.**
- Stevenson Drive: Site inspection conducted this week. Additional clean-up observed this week. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Strand Avenue: Complaint regarding junk and debris at front and side yards and inoperable vehicles. Debris removed. Vehicles repaired. Contact made with property owner. Property owner requested additional time to address remaining violations. **Re-inspect property next week.**
- Sylvia Drive: Complaint regarding sight obstruction. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**

- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Weeds removed. Painting work to begin this week. **Re-inspect property next week.**
- Waterberry Drive: Complaint regarding debris, vehicles stored on an unpaved surface and auto repairs. Re-inspection complete. Debris removed and vehicles stored on paved surface. **Continue to monitor property.**

New Inquiries:

- Audrey Lane: Complaint regarding overgrown weeds. Site inspection complete. Violations consist of overgrown weeds and garbage containers left out near collection point. Left door hanger. **Re-inspect property in two weeks.**
- Boyd Road: Complaint regarding overgrown weeds. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Jeffery Drive: Complaint regarding basketball stand left out on the public street. Site inspection complete. Property owner moved stand out of the public street. **Case closed.**
- Oak Park Blvd.: Complaint regarding bushes obstructing the public sidewalk. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Sheryl Court: Complaint regarding overgrown vegetation. Site inspection complete. No violations. **Case closed.**
- Soule Avenue: Complaint regarding removal of a protected tree. Site inspection complete. Staff determined it not to be a protected tree. **Case closed.**
- Twinview Drive: Complaint regarding junk and debris at front yard. Site inspection complete. Left door hanger. **Re-inspect property next week.**

Proactive Work:

- Barbara Court: Proactive case opened for junk and debris on driveway. Additional items removed. Exterior paint unchanged. Secondary contact made with tenant to discuss case. Granting additional two week extension. **Re-inspect property this week.**



- Geraldine Drive – Case 2: Proactive case opened for low hanger branches over Public Street. Tree trimmed. **Case closed.**
- Geraldine Drive – Case 3: Proactive case opened for overgrown weeds and debris. Re-inspection complete. Overgrown weeds and debris unchanged. Contact property owner to discuss case. **Re-inspect property next week.**
- Santa Cruz: Proactive case opened for inoperable vehicle, debris and overgrown weeds. Weeds and debris removed. Vehicle repaired. **Case closed.**

Graffiti Removal:

No graffiti removal this week.