



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: September 20, 2013
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **City Council Goals Workshop** – The City Council will conduct a Budget Goals Update Workshop on Saturday, September 21st from 1:00p.m. to 4:00 p.m. in the Large Community Room at City Hall. The agenda for the workshop is available online at www.pleasant-hill.net/goals.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Shopping Center (552 Contra Costa Boulevard, #90) – Tenant improvement plans have been submitted for review and approval for a Homegoods Store which was formerly Barnes & Noble.
- Crossroads (2316 Monument Boulevard) – Plans have been submitted for review and approval to install seismic upgrades to the exterior walls for a future tenant (Previously known as Bally's Total Fitness).
- Downtown (25 Crescent Drive #D) – Tenant improvement plans have been approved and a permit has been issued to Sally Beauty Supply.
- Hookston Square (3480 Buskirk Avenue #205) – Tenant improvement plans have been approved and a permit has been issued to Youth Homes.
- AT&T (100 Mayhew Way) – Permit is ready to be issued to remove the underground fuel tanks.

Engineering Division

- **National Flood Insurance Program (NFIP)** - In July 2012, the U.S. Congress passed the Biggert-Waters Flood Insurance Reform Act of 2012 which requires FEMA to make changes to the NFIP. Most importantly, these changes require the NFIP to raise insurance rates to reflect true flood risk.

Currently, most property owners in Pleasant Hill were grandfathered into a subsidized or discounted rate because they purchased flood insurance prior to the Flood Insurance Rate Map (FIRM) update in 2003. New property owners, who were not able to purchase insurance at that time, currently pay a standard rate (which reflects their true flood risk).

How will this affect property owners in Pleasant Hill?

If you have a subsidized (grandfathered) policy on your **primary residence** in a flood zone, then you can keep the subsidized rate until: 1) the property is sold (non-transferrable); 2) the policy lapses due to lack of payment; 3) you suffer repeated flood losses; 4) you purchase a new policy from another insurance carrier.

If you have a subsidized flood policy on: 1) non-primary residences (rental), 2) have experienced severe or repeated flood losses in the pasts (filed flood claims); or 3) are a business or non-residential/commercial property, then you will see 25% annual increase on your policy until the rate meets the new insurance rate premium (standard rate). In order to determine your new standard rate, you will be required to provide an Elevation Certificate to the insurance company, which they will use to calculate the new standard rate. In order to obtain an Elevation Certificate, you will need to hire a CA licensed surveyor to determine your property's elevation in relation to the flood elevation. This rate revision program will take effect starting this year (October 1, 2013).

Staff will be placing an article in the upcoming Outlook to inform residents of this new program. For more information visit the City web site www.ci.pleasant-hill.ca.us/flood, or contact the City's Floodplain Manager at (925) 671-5261.

- **Buskirk Avenue Widening Phase 2 Improvement Project** – The Project Contractor, Ghilotti Bros., Inc., 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

Buskirk Avenue Traffic Alert for Monday, September 23 to September 27, 2013

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

23. There will be flaggers to provide traffic control through the work zone, but expect some traffic delays. This work is scheduled to be completed by September 27, 2013.

PG&E, Comcast, AT&T Utility Cutovers (Ongoing – December 2013) – On schedule

PG&E is scheduled to perform the fourth electrical cutover on September 24, 2013 between 8:00 a.m. and 5:00 p.m. This cutover will energize the new underground system between the Crossroads Shopping Center and the existing PG&E riser pole located at Contra Costa Boulevard and West Hookston Road. This cutover will not affect any PG&E customers so work can be performed during normal working hours.

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

Ghilotti continues to construct concrete curb and gutter within the closed section of Buskirk Avenue “S” curve. Saint Francis Electric continues to install street light and traffic signal conduits and pole foundations.

For more project information, please 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.

- **2013 Street Resurfacing, Phase II** - The contractor, American Asphalt, Inc. began the microsurfacing on Thursday, September 19, 2013 and will continue through Thursday, September 26, 2013. The contractor has notified all directly affected residents by a hand delivered door hanger. If a scheduled street is not completed on the date indicated it will be scheduled for the following day or later as noticed. American Asphalt, Inc. will re-notify residents and change dates on "No Parking" signs if the schedule changes significantly. Resurfacing streets will be closed or partially closed to all traffic during resurfacing work.

To not impact the weekday commute and local schools, the microsurfacing of Oak Park Boulevard between Contra Costa Boulevard and Monticello Avenue is scheduled for Sunday, September 22, 2013. Any unforeseen circumstances work will resume on Monday during non-commute hours. Large information signs are posted on Oak Park Boulevard to notify motorists of the scheduled Sunday work. About ten days after the microsurfacing work has been completed the Contractor will apply the final traffic striping and legends. The project is expected to be completed early October. For additional information including schedules please see the project web site at "www.ci.pleasant-hill.ca.us/2013capeseal".

- **Caltrans I-680 Freeway Construction Update** - Construction along the I-680 continues this week as the Caltrans contractor focuses this week to replace the broken concrete slabs in both northbound and southbound lanes between the Monument on-ramp and the I-680/SR242 split. The contractor is tentatively scheduled to begin the concrete grooving operation sometime next week. All I-680 construction work will continue to be done at night, and residents are encouraged to be on the lookout for freeway on/off-ramp closures

and signed detours during this time. For any questions in regards to the I-680 construction work, please utilize the Caltrans contacts listed below:

Project Noticing/Public Relations Issues
Adam Priest, Caltrans Public Information Officer
(510) 286-5543

General Project Inquiries
Asghar "Oscar" Rezaei, Caltrans Project Manager
(925) 602-9023

- **Contra Costa Water District Repair** - The Contra Costa Water District shutdown their water main on Margie Drive on Thursday, September 19, 2013. The shutdown is required in order for the CCWD to repair a service leak at the main at 203 Margie Drive. Approximately 40 homes on Margie Drive and Susan Lane will be affected. The CCWD had notified all affected residents of the scheduled work and its impacts on the residents.

Encroachment Permits

- 15 Chenin Court – Remove and replace driveway approach
- 885 Ruth Drive – Repair sewer lateral
- 777 Charlton Drive – Excavate for gas service repair to house
- 15 Eric Court – Make pavement repair at sewer lateral

Maintenance Division

- Sidewalk Inspections - Staff has started the first phase of the Zone #1 sidewalk inspections. Staff will walk the City looking for damaged or raised sidewalk areas, measure, mark, and turn the results over to the Engineering Division for owner notification and repairs.
- Creek Inspections - Staff is preparing for the annual creek inspections which will start next week. Staff will walk the 6.5 miles of the creek systems within the City looking for potential hazards before the rainy season starts. The residents will be notified with a second letter of non-compliance if problems are found.
- Irrigation - Staff is in the process of replacing an outdated 2" irrigation backflow device on Taylor Boulevard east of Apollo Way. This unit was discovered during the required annual inspections.

Planning Division

Planning Commission

- **Historical and Cultural Resources Workshop:** The Planning Commission held a special meeting on September 17, 2013 to conduct a public workshop to review and

discuss the City's historical and cultural resources policies and related issues. Fifteen members of the public addressed the Commission. The Planning Commission considered the comments received and discussed potential recommendations to the City Council. The Commission requested staff to prepare a written summary of the discussion items for further consideration at the October 22, 2013 Planning Commission meeting.

Zoning Administrator

Tree Removals Approved:

- One large oak tree at 311 Flaming Oak Drive (exempt: due to trunk split and public safety concern).

Administrative Determinations:

- **PLN 11-0284, Diablo Crossfit/Fitness Engineering Minor Use Permit, 2432, 2447 & 2448 Estand Way** - The Zoning Administrator determined that a 4,100 square foot expansion to the existing approved use (involving use of the existing adjacent tenant space) will constitute a minor change to the approved plans and can be found in substantial conformance with the approved minor use permit. The project site is located at 2432, 2447 and 2448 Estand Way in the LI-Limited Industrial zoning district.

Action: Approved with conditions.

Appeal Period: Through Thursday, September 26, 2013.

- **PLN 12-0221, Sprint Zoning Permit, 2255 Contra Costa Boulevard** - On September 18, 2013, the Zoning Administrator approved a Zoning Permit for various modifications to an existing roof-mounted telecommunications facility pursuant to the streamlined permit review process prescribed by Federal law involving the following:

Removal of :

- The existing 15 foot tall unscreened roof-top radome tower.
- Three existing panel antennas (four feet in height by eight inches in width) installed inside the existing ten inch diameter radome.
- Two existing associated equipment cabinets and global positioning system (GPS) units.

Installation of :

- Three new roof-mounted panel antennas (six feet in height, six inches in depth and eleven inches in width) and associated remote radio units (RRU) and filter installed behind the new fiber reinforced plastic (FRP) screening.
- New FRP transparent screening will replace three sections of the existing screen

wall/penthouse (where the antennas will be located) and will be textured and painted to match the existing structure.

- Two new cabinets consisting of one battery back-up unit (BBU) and a Code Division Multiplier Access (CDMA).
- One new GPS unit.

Action: Approved with conditions. The approved project was determined to comply with the existing conditions of approval for the original project (see UP 03-017 and ARC 03-018 attached to the Staff Memo dated September 17, 2013). Additional project specific conditions were also approved by the Zoning Administrator in consultation with the City's third party technical reviewer (Kramer.Firm).

Appeal Period: Through Friday, September 27, 2013.

Architectural Review Commission

- **PLN 13-0068, Villa Montanaro Signage, 201-203 Coggins Drive**

Public hearing to consider approval of a Sign Permit for one new freestanding sign, to consist of sign copy reading *W Villa Montanaro Apartment Homes* on an existing masonry wall, and a sign face replacement on an existing monument sign located at the northeast corner of the intersection at Buskirk Avenue and Coggins Drive. The applicant is also requesting a Minor Sign Adjustment involving not more than a 20% change from any provision of Chapter 18.60 (Signs). Specifically, the minor sign adjustment consists of proposed sign copy that would be placed on an existing 82-inch high masonry wall where the sign ordinance limits freestanding signs in a Residential district to a height of 72-inches (6 feet). Assessor Parcel Number: 148-100-064.

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

Appeal Period: Ends on Monday, September 30, 2013 at 5 pm.

- **ARC 10-029, Architectural Review Permit for a proposed AT&T New Wireless Communication Facility - 0 Paso Nogal Court** (*Continued From August 18, 2011 And August 15, 2013*)

Progress report on the applicant's response to Commission direction to address various design issues and provide alternatives for consideration regarding a proposal for a 35-foot artificial pine tree (monopine) which would have twelve panel antennas (75" height x 10" width x 5.5" depth). *Note: Item was continued at the August 15th study session, to a specific date of October 3, 2013, with direction to staff to provide a progress report on September 19, 2013. Also, note that the use permit related to this item was previously appealed and was considered by the City Council. The City Council directed that the applicant consider alternatives and seek input from the ARC prior to further consideration of the appeal by the City Council.*

Action: No action taken since this agenda item was only a progress report on this project. The applicant has submitted plans for three alternative sites for the proposed telecommunication facility including: a) a new location on the Contra Costa Water District site (45 foot monopine height); b) a location on Pleasant Hill Recreation and Park District property (38 foot monopine height); and c) a location within the New Falconpointe Home Owner Association property (43 foot monopine height). The information provided by the applicant will now be referred to the City's independent third party technical reviewer, Kramer.Firm, for analysis prior to the October 3, 2013 ARC continued hearing on this project. Further information concerning the alternatives and the third party review will be available prior to the October 3 hearing. Five members of the public spoke.

Appeal Period: Not applicable since no action was taken.

Code Compliance

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

Follow-ups on Prior 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 next week.**
- Banbridge Place: Complaint regarding junk and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property next week.**
- Barnett Terrace: Complaint regarding junk and debris. Re-inspection complete. Some items removed. Left my card requesting the owner contact me to discuss case. **Re-inspect property next week.**
- Belmont Court: Complaint regarding collection containers stored in public view. Re-inspection complete. Some containers still remain. **Re-inspect property next week.**
- Boyd Road: Complaint regarding overgrown weeds. Site inspection complete. Left door hanger. **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 this week 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. Re-inspection complete. Debris and dog feces 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. Additional message left for property owner to contact me to re-schedule the inspection. **Re-scheduled site inspection for next 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.**
- 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 next week.**
- Morello Ave.: Complaint regarding overgrown weeds. Site inspection complete. Contacted property owner. Owner to removed overgrown weeds this week. **Re-inspect property next week.**
- Oak Park Blvd.: Complaint regarding bushes obstructing the public sidewalk. Site inspection complete. Re-inspection complete. Bushes trimmed. **Case closed.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Re-inspection complete. Vehicle unchanged. Left additional message with property owner to confirm removal of the vehicle. **Re-inspect property next 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. Painting work not in progress. Left additional message with property owner to confirm start date. **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.**
- 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 next 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 next week.**
- Ruth Drive: Complaint regarding overgrown vegetation and debris. Re-inspection complete. Conditions unchanged. **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. Contacted EBMUD to have them clean up additional trash and debris. **Trash and debris removed. Continue to monitor the area periodically.**
- 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. Property has active building permit. **Case closed.**
- 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. Contact made with property owner requesting an extension. Extension granted. **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 not in progress. Left additional message with property owner to confirm start date. **Re-inspect property next week.**
- Twinview Drive: Complaint regarding junk and debris at front yard. Re- inspection complete. Junk and debris removed. **Case closed.**
- 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:

- Doray Drive: Complaint regarding illegal structure. Site inspection complete. Review issue with Building Department. **Re-inspect property next week.**
- Greenock Lane: Complaint regarding excessive barking dogs. Site inspection complete. Contact made with property owner and issued discussed. Monitor property. **Re-inspect property next week.**
- Linda Drive: Complaint regarding overgrown hedges obstructing the view of oncoming traffic. Site inspection complete. Notify Letter send to property owner. **Re-inspect property in two weeks.**
- Merian Drive: Complaint regarding trailers stored at front yard on an unpaved surface. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Patterson Blvd.: Complaint regarding overgrown weeds and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**

- Roberta Avenue: Complaint regarding junk and debris. **Site inspection scheduled for this week.**
- Sky Ranch Lane: Complaint regarding overgrown weeds and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**

Proactive Work:

- Barbara Court: Proactive case opened for junk and debris on driveway. Additional items removed. Painting work not in progress. Left additional message with property owner to confirm start date. **Re-inspect property next week.**
- Geraldine Drive: Proactive case opened for overgrown weeds and debris. Re-inspection complete. Overgrown weeds removed. Debris unchanged. Contact property owner to discuss case. **Re-inspect property next week.**
- Santa Lucia Drive – Case 1: Proactive case opened for inoperable vehicle. Left door hanger. **Re-inspect property in two weeks.**
- Santa Lucia Drive – Case 2: Proactive case opened for occupied RV. Discussed issue with property owner. RV scheduled to be removed by the end of the week. **Re-inspect property in next week.**

Graffiti Removal:

No graffiti removal this week.