



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: September 27, 2013

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Community Service Day** – The 9th Annual Community Service Day takes place tomorrow beginning at 7:30 a.m. at Pleasant Hill Park with a pancake breakfast and project registration for volunteers. There are 26 registered projects for this year's event including ten schools, four Recreation & Park District projects, Contra Costa Food Bank Drive, a Bike Build a Thon, Ellinwood Creek clean up, Rodgers Ranch, CERT, and eleven projects helping senior residents. The complete list of projects can be viewed at www.pleasant-hill.net/volunteer.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- 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.
- The Crossroads (2310 Monument Boulevard) – Tenant improvement plans have been approved and a permit has been issued to remodel the dressing rooms at Marshalls.

Engineering Division

- 2013 Street Resurfacing Phase II, Project No. 02-13 - The Contractor, American Asphalt, completed approximately one million square feet of microsurfacing over the past two weeks on selected residential streets as well as Oak Park Boulevard, from Contra Costa Boulevard to Monticello Avenue and Pleasant Hill Road from Gregory Lane to Boyd Road. Final striping is ongoing and on schedule to be completed the first week of

October. Remaining work includes minimal valve adjustments for various utilities as well as punch-list items and final cleanup.

- 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

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

PG&E is scheduled to complete all electrical undergrounding including topping of PG&E poles (cutting poles above the AT&T overhead lines) along Buskirk Avenue and Hookston Road for this project by October 24, 2013.

PG&E is scheduled to perform another service cutover on September 28, 2013 between 11:30 p.m. and 6:00 a.m. PG&E has notified PG&E customers that will be affected by the power interruption. The City has also notified residents near Elmira Lane and Hookston Road about PG&E's scheduled cutover work. PG&E's contractor, All Day Electric, will be utilizing truck-mounted manlifts and light plants to access the top of the poles.

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

Ghilotti continues to construct concrete curb, gutter and sidewalk 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 see future Weekly Updates, 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.

- Geary Road Improvement Project – Phase 3A Update - To date, the City's contractor (Prism Engineering) has completed the installation of all new concrete facilities within the project site, including new sidewalk, curb/gutter, storm drain pipe, and a new concrete retaining wall along the west side of Pleasant Hill Road. Earlier this week, the contractor has formed and poured the new concrete gateway entry wall and seat wall, which are the signature gateway components located at the northwest corner of the Pleasant Hill Road/Geary Road intersection. The Contractor will also be erecting the new traffic signal poles and transfer the signal operation over to the new signal heads/poles in the upcoming week. JJ Nguyen, Inc., the landscape subcontractor for the project, has begun installation of new irrigation within the project limits in preparation for the upcoming landscape improvements. The project is on schedule to be substantially completed by late October 2013.

Encroachment Permits

- 125 Crescent Drive – Replacement of air conditioning units on the roof of Century Theaters. A lane will be closed to allow the crane to operate in the area, scheduled for early Friday morning (9/27). The traffic lane will be opened by 6:00 am
- Chilpancingo Parkway bridge over Grayson Creek – CCCSD work under bridge to repair and modify pipe hangers
- 15 Chenin Court – Remove and replace driveway approach
- 203 Margie Drive – CCWD repair water service leak
- 164 Lucinda Lane – PG&E re-route portion of gas service lines
- 1951 Peggy Drive – PG&E re-route portion of gas service lines

Maintenance Division

- Fallen Tree - Staff responded to a call from the Police Department regarding a large tree that had fallen earlier in the week on Beverly Drive. The tree was cut up and removed from the street. The homeowner was going to contact a tree service that morning.
- Traffic Accident - Staff received a call from the Police Department early Wednesday morning to respond to a traffic accident on Monument Boulevard. A pickup truck had knocked down two very large Sycamore Trees on the roadside. Staff chipped-up the trees to speed the cleanup process.

Planning Division

Planning Commission

Meeting cancelled.

Zoning Administrator

Tree Removals Approved:

Removal of one Siberian Elm at 202 Hazel Drive

Architectural Review Commission

No meeting scheduled.

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. Re-inspection complete. Weeds removed and garbage containers stored away from collection point. **Case closed.**
- Banbridge Place: Complaint regarding junk and debris. Re-inspection complete. Junk and debris removed. **Case closed.**
- Barnett Terrace: Complaint regarding junk and debris. Re-inspection complete. Remaining junk and debris removed. **Case closed.**
- Belmont Court: Complaint regarding collection containers stored in public view. Some containers still remain. **Re-inspect property next week.**
- Boyd Road: Complaint regarding overgrown weeds. Re-inspection complete. Weeds removed. **Case closed.**
- 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.**
- Doray Drive: Complaint regarding illegal structure. Site inspection complete. Review issue with Building Department. **Case under review.**
- Greenock Lane: Complaint regarding excessive barking dogs. Re-inspection complete. No signs of barking dogs. **Continue to monitor property.**
- 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 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.**
- Linda Drive: Complaint regarding overgrown hedges obstructing the view of oncoming traffic. Site inspection complete. Notify Letter send to property owner. **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.**
- Merian Drive: Complaint regarding trailers stored at front yard on an unpaved surface. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Morello Ave.: Complaint regarding overgrown weeds. Re-inspection complete. Weeds removed. **Case closed.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Re-inspection complete. Vehicle unchanged. Additional message left 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. **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 overgrown weeds and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property next week.**
- 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. Additional message left with property owner. **Re-inspect property next week.**
- Roberta Avenue: Complaint regarding junk and debris. Site inspection complete. Left door hanger. **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. Trash and debris removed. **Case closed.**
- 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.**
- Sky Ranch Lane: Complaint regarding overgrown weeds and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property next week.**
- 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 – Case 1: 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 next week.**
- 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.**
- 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. No signs of auto repairs. **Continue to monitor property.**

New Inquiries:

- Ardith Drive: Complaint regarding junk and debris in public view and vehicle stored on an unpaved surface. Site inspection complete. Left door hanger. **Re-inspect property in two weeks. (Spacing Problem)**
- Fieldcrest Drive: Complaint regarding brush pile. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Helen Road: Complaint regarding junk and debris in public view. Site inspection complete. No violations. **Case closed.**
- Jennie Drive – Case 1: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Jennie Drive – Case 2: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Site inspection complete. Left door hanger. **Re-inspect property next week.**

- Luella Drive – Case 1: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Luella Drive – Case 2: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Luella Drive – Case 3: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Luella Drive – Case 4: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Marcia Drive: Complaint regarding noisy fowl. Site inspection complete. Left message with property owner to discuss case. **Re-inspect property next week.**
- Maureen Lane: Complaint regarding junk and debris in public view. Site inspection complete. No violations. **Case closed.**
- Sylvia Drive – Case 2: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Sylvia Drive – Case 3: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Wendy Drive: Complaint regarding inoperable vehicles 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. Made contact 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 made with property owner. Granted a two week extension. **Re-inspect property in two weeks.**
- Luella Drive: Proactive case opened for inoperable vehicle. Left door hanger. **Re-inspect property next week.**
- Santa Lucia Drive – Case 1: Proactive case opened for inoperable vehicle. Left door hanger. **Re-inspect property next week.**
- Santa Lucia Drive – Case 2: Proactive case opened for occupied RV. Re-inspection complete. RV no longer occupied. **Case closed.**
- Shirley Drive – Case 1: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Left door hanger. **Re-inspect property next week.**
- Shirley Drive – Case 2: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Left door hanger. **Re-inspect property next week.**
- Shirley Drive – Case 3: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Left door hanger. **Re-inspect property next week.**

Graffiti Removal:

No graffiti removal this week.