



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: October 4, 2013

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Art Jazz & Wine Festival** – The 11th annual Art, Jazz & Wine Festival takes place this weekend in Downtown Pleasant Hill. The two day event is organized by the Chamber of Commerce and features live music, arts & crafts vendors on Crescent Drive, a childrens' entertainment section on Trelaney Road, and premium wine pavilion in the Downtown Plaza. The event runs from 10 a.m. to 6:00 p.m. on Saturday and 10 a.m. to 5:00 p.m. on Sunday. For more information go to the [event website](#).
- **Navigation Middle School Forum** – The Pleasant Hill Education Commission is hosting a Navigating Middle School Forum for parents on Wednesday, October 9th at 6:30 p.m. in the Multi-use Room at Pleasant Hill Middle School. This event is part of the Pleasant Hill Education Initiative and is open to all parents with students in grades 4-8. To submit questions for the event or to rsvp go to www.pleasant-hill.net/nvm.

ECONOMIC DEVELOPMENT

Attached is the Economic Development monthly activities report that was presented to the Economic Development Committee on September 26.

[Monthly Activities Report – September 2013](#)

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- **Caltrans I-680 Freeway Noise Abatement Project Update** – Construction along I-680 continues this week, and Caltrans contractor has completed the replacement of broken concrete slabs in both northbound and southbound directions along the freeway between Monument Boulevard and SR-242 split. Over the next two to three weeks, the contractor will be working on the concrete surface grinding and grooving operation, which will ultimately reduce overall noise level and improve vehicle tire traction. All of the 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

- **2013 Street Resurfacing Project, Phase II** - The Contractor, American Asphalt has substantially completed the work on this project. Remaining items of work include final thermoplastic striping, painting of red curb, valve adjustment and final site cleanup. Work is expected to be completed by mid-October.
- **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.

Buskirk Avenue Traffic Alert for Friday, October 4, 2013

PG&E’s contractor, All Day Electric (ADE), will be topping the utility poles (cut and remove the top section of the poles) along the east side of Buskirk Avenue from Monument Boulevard to Hookston Road on Friday, October 4, 2013. Buskirk Avenue between the Marshalls store and Hookston Road will be partially closed and flagged to one-way traffic during construction work, so please expect some delays during this utility pole topping work. The work is scheduled between 8:00 am to 5:00 pm, but some work may occur outside these times depending on weather, field conditions and work conflicts.

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

PG&E successfully completed the fourth electrical cutover on September 28, 2013. This cutover energized the new underground system between the new PG&E riser pole at Geraldine Avenue and the existing riser pole east of Elmira Lane.

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

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.

- **Community Rating System** - Staff compiled and recently submitted the City's annual re-certification for FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS). This is a voluntary program that requires documentation and annual reporting of the City's work related to public education, creek and storm drainage system maintenance, and implementation of policies that protect the floodplain. The report submitted verifies the City has maintained its current CRS classification of 8, which gives our residents a 10% discount on flood insurance rates.

Encroachment Permits

315 Strand Avenue – PG&E re-route portion of gas main and service
90 Santa Barbara Road – Remove and replace sidewalk and driveway approach
2387 Lisa Lane – Pothole to determine depth of gas line

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator

Tree Removals Approved:

53" diameter Valley Oak at 1999 Oak Park Blvd. (arborist report indicates tree has significant decay in the trunk).

Architectural Review Commission

- ***ARC 10-029, AT&T New Wireless Communication Facility - 0 Paso Nogal Court (Continued from August 18, 2011 and August 15, 2013)*** - Public hearing to consider an architectural review permit application for a wireless communications facility consisting of a 35-foot monopine (with 9 to 12 antenna panels) that would be located on the crest of the hill at the Contra Costa Water District project site at 0 Paso Nogal Court. In addition, the proposal includes a 20-foot by 30-foot (600 square foot) leasing area delineated by a 7-foot high redwood fence enclosure. Assessor's Parcel Number 154-022-015 (project site).

In response to City Council direction to consider additional alternatives, the applicant also submitted one alternative design for the project site and two alternative site photo-simulations at nearby locations for review and comment by the Commission. These three alternatives are as follows:

- A 45-foot monopine with nine panel antennas (55" height x 12" width x 7" depth). In addition, there would be six equipment cabinets (6' 6" in height, or

lower) which are proposed to be located within an 18' by 35' fenced lease area. The facility would be located on CCWD property, northwest and downslope from the applicant's originally proposed project.

- A 38-foot monopine at Paso Nogal Park, southeast of the applicant's originally proposed project, with appurtenant ground mounted support facilities similar to the proposed project.
- A 43-foot monopine at the New Falconpointe HOA site, west of the applicant's originally proposed project, with appurtenant ground mounted support facilities similar to the proposed project.

Action: Study Session. No action taken. Four members of the public spoke on the item. The ARC provided direction to the applicant to modify various design components related to the proposed site. The ARC also reaffirmed that its comments from August 2011 and August 2013 remain applicable to the project. Furthermore, the ARC directed the applicant to: (1) provide at a minimum a conceptual design and landscape plan for each of the alternative sites; (2) provide a cross-section of the 45' tall monopine on the CCWD site, to indicate it's profile into the hillside, and consider an enclosure shape (other than rectangular) that blends more with the natural contours of the hillside's topography; (3) install story poles, and provide GPS coordinates at all four locations for viewing by staff, the public and the Commission; and (4) provide verification that all of the consultant's (Jonathan Kramer's) comments have been satisfied on the plan sets. The item was continued to an unspecified date, pending the submittal of revised information, with a target date of December 5, 2013. Lastly, the ARC directed the applicant to provide a progress report to be heard at the November 7, 2013 ARC meeting.

Appeal Period: Not applicable. No action taken.

Miscellaneous

Administrative Permit Activity: For the month of September, Planning staff reviewed the following administrative permit applications: 26 Zoning Permits (6 new businesses, 4 commercial plan checks, and 17 residential plan checks), 2 Home Occupation Permits, 1 Temporary Sign Permit, 1 Special Event Permit, and 5 Tree Removal Permits.

Quarterly Phone and Counter Activity:

Planning Phone and Counter Statistics*				
	4th Qtr - 2012	1st Qtr - 2013	2nd Qtr - 2013	3rd Qtr - 2013
General Telephone Inquiries	230	241	246	260
Public Counter Inquiries	195	245	292	289

(*) Does not include telephone calls directly to individual planners or code enforcement.

Code Compliance

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

Follow-ups on Prior 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 next week.**
- Belmont Court: Complaint regarding collection containers stored in public view. Some containers still remain. **Re-inspect property this 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 exercise trespass letter to have occupants removed. **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.**
- Fieldcrest Drive: Complaint regarding brush pile. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Greenock Lane: Complaint regarding excessive barking dogs. Re-inspection complete. No signs of barking dogs. **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. **Case under review.**

- Jennie Drive – Case 1: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Conditions unchanged. Discussed issue with property owner. **Re-inspect property next week.**
- Jennie Drive – Case 2: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Hedges/bushes trimmed. **Case closed.**
- 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 this week.**
- Linda Drive: Complaint regarding overgrown hedges obstructing the view of oncoming traffic. Re-inspection complete. Hedges trimmed. **Case closed.**
- Luella Drive – Case 1: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Left business card. **Re-inspect property next week.**
- Luella Drive – Case 2: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Hedges/bushes trimmed. **Case closed.**
- Luella Drive – Case 3: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Hedges/bushes trimmed. **Case closed.**
- Luella Drive – Case 4: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Hedges/bushes trimmed. **Case closed.**
- Marcia Drive: Complaint regarding noisy fowl. Site inspection complete. Continue to try and make contact with property owner to schedule inspection. **Re-inspect property this 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 this week.**
- Merian Drive: Complaint regarding trailers stored at front yard on an unpaved surface. Re-inspection complete. Trailers removed. **Case closed.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Vehicle unchanged. Contact made with property owner to confirm the 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 this 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. – Case 1: Complaint regarding overgrown weeds and debris. Re-inspection complete. Some progress made. **Re-inspect property next week.**
- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Conditions unchanged. **Case under review.**
- 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. Property owner's mailing address located. Notify Letter sent to property owner. **Re-inspect property next week.**

- Roberta Avenue: Complaint regarding junk and debris. Re- inspection complete. Junk and debris removed. **Case closed.**
- Ruth Drive: Complaint regarding overgrown vegetation and debris. Contact made with property owner. Violations scheduled to be corrected this week. **Re-inspect property 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.**
- Sky Ranch Lane: Complaint regarding overgrown weeds and debris. Re-inspection complete. Conditions unchanged. Contact 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. Junk and debris unchanged. Contact property owner for update on removal of junk and debris. **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.**
- Sylvia Drive – Case 2: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Hedges/bushes trimmed. **Case closed.**
- Sylvia Drive – Case 3: Complaint regarding overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Left business card. **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 this 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. **Case closed.**
- Wendy Drive: Complaint regarding inoperable vehicles and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property next week.**

New Inquiries:

- Contra Costa Blvd.: Complaint regarding overgrown weeds. Site inspection complete. Contact property manager. **Re-inspect property next week.**
- Dudley Court: Complaint regarding junk and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**
- Monument Blvd.: Complaint regarding damaged fence. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**
- Patterson Blvd. – Case 2: Complaint regarding overgrown hedges obstructing the view of oncoming traffic. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property next week.**

Proactive Work:

- Barbara Court: Proactive case opened for junk and debris on driveway. Additional items removed. Painting work in progress. **Re-inspect property in two weeks.**
- 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 next week.**
- Luella Drive: Proactive case opened for inoperable vehicle. Left door hanger. Re-inspection complete. Vehicle unchanged. Contact made with property owner who requested an extension. Extension granted. **Re-inspect property in two weeks.**

- Santa Lucia Drive – Case 1: Proactive case opened for inoperable vehicle. Re-inspection complete. Vehicle removed. **Case closed.**
- Shirley Drive – Case 1: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Conditions unchanged. Left business card. **Re-inspect property next week.**
- Shirley Drive – Case 2: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Discussed issue with property owner. **Re-inspect property next week.**
- Shirley Drive – Case 3: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Re-inspection complete. Hedges/bushes trimmed. **Case closed.**

Graffiti Removal:

No graffiti removal this week.