



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: October 18, 2013
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Regency Plaza (548 Contra Costa Blvd. #O) – Tenant improvement plans have been reviewed, approved, and permit issued for Juicy Rhythms (exercise work-out area to include Zumba classes).
- Crossroads (2316 Monument Boulevard) – Two separate permits have been issued in the space previously known as Bally's. One permit is for seismic adjustments to the existing exterior walls and the other is to demolish portions of the interior for a future tenant.
- AT&T (100 Mayhew Way) – A permit was issued to remove underground storage tanks.
- Crossroads (2350 Monument Boulevard) – Tenant improvement permit is ready to be issued for Opus Bank.

Engineering Division

- Geary Road Improvement Project – Phase 3A - The contractor has recently poured the new gateway entry wall, seat wall, and column at the northwest corner of the Pleasant Hill Road/Geary Road intersection, and has completed the general grading of the project site. The contractor has also completed the modification of the existing traffic signal at the intersection, and the signal operation will be officially switched over to the new pole/lights before the end of this week. The contractor will be completing the installation of the landscape irrigation pipes and valves, as well as final treatment of planting soil in the next two weeks in preparation for final planting. The contractor is on schedule to complete the project by the beginning of November.
- 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, ATT Utility Cutovers (Ongoing – December 2013) – On schedule

PG&E's contractor, All Day Electric (ADE), is scheduled to complete their fifth and final cutover on the evening of October 18, 2013. This work will allow PG&E to energize the underground facilities across the I-680 Freeway. The work will not affect services to any businesses or residents.

Additionally, ADE is scheduled to remove the redundant overhead electrical wiring across the I-680 Freeway which was replaced by underground facilities, this work is scheduled for the evening of October 20, 2013. CHP will assist in temporarily stopping traffic while the overhead wires are removed from the freeway.

Also, ADE is scheduled to remove the overhead wires from the utility poles at the north side of Hookston Road between Elmira Lane and Buskirk Avenue on the evening of October 21, 2013. PG&E is responsible for notifying residents of the night work. The westbound direction will be closed to enable work crews to access the overhead wires. There will be one-way flagging of traffic on Hookston Road during this work. The planned evening work hours are from 10:00 p.m. to 4:00 a.m. After the overhead wires are removed ADE is scheduled to top off (cut the top section) the utility poles along the north side of Hookston Road between Elmira Lane and Hookston Road on October 22 and 23, 2013 between 9:30 a.m. and 4:00 p.m. Again there will be one-way flagging of traffic on Hookston Road during this work. This completes the majority of PG&E's undergrounding work for the Buskirk Avenue Widening project

Comcast and AT&T are completing the installation of new data cables into new underground conduits in preparation for their cut over work along Buskirk Avenue, Elmira Drive and Hookston Road.

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

Ghilotti continues to construct concrete median curb, curb and gutter, and sidewalk within the closed section of Buskirk Avenue "S" curve.

Saint Francis Electric is installing new street light pole foundations along the west side of Buskirk Avenue between Rubio's and the existing bus stop. Lane closures will be set up at the southbound direction of Buskirk Avenue. Expect lane closures in the southbound direction to be typically from 9:30 a.m. to 4:00 p.m. Some variations in the lane closure hours can occur because of construction site and equipment issues along with weather conditions.

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.

- PG&E Encroachment Permit - The Engineering Division has issued an encroachment permit to Pacific Gas and Electric (PG&E) to install a new regulator station on College Drive as part of PG&E's system's upgrades. PG&E has obtained an easement from the property owner at 719 Golf Club Road to install a new regulator station north of the 7/11 store driveway on College Drive. The work will include the installation of the new vaults, a new monitoring station and two new vent stacks on College Drive, two new steel gas mains running from the new regulator station to the existing regulator station on Golf Club Road west of the Chevron Station. The existing regulator station will be abandoned. Additional work will include traffic control, excavation, backfill, sidewalk repair and repair of the existing roadway. Work is scheduled to begin on Monday, October 21, 2013 and be completed in early January 2014.

ENCROACHMENT PERMITS

- 351 Strand Avenue – PG&E re-route portion of gas main & service
- 1920 Oak Park Boulevard – AT&T rod and rope existing conduit
- 472 Monti Circle – PG&E to replace sidewalk
- 125 Crescent Drive – Temporary road closure on Crescent Drive between Crescent Plaza and Boyd Road to allow crane to install new AC units on the Century Theaters roof. Work is scheduled for early morning on Friday, 10/18. Roadway will be re-opened by 6:00 A.M.

Maintenance Division

- Creeks & Swales - Staff has started cleaning the city-maintained creeks and swales throughout the City in preparation for the rainy season. In the Saddlebrook Subdivision the swales were cleared of weeds and debris and the silt under the Boyd Road Murderers Creek was removed.
- Creek Inspections - Staff has completed the annual creek inspections and the second letters have been sent out to the residents needing additional cleaning.
- Hazardous Trees - Staff is working with Valley Crest Tree Service to remove a number of hazardous trees on Taylor Blvd. and Apollo Way before the seasonal weather starts. This includes two large Pine trees that are leaning over the south side of Taylor Boulevard by Apollo Way. Also, there are two very large Eucalyptus trees that are posing a potential hazard next to a property on Apollo Way. The trees are within a city-maintained easement and only a few feet away from a residence.

Planning Division

Planning Commission

No meeting scheduled.

Zoning Administrator

Tree Removals Approved:

- One Cottonwood tree at 105 Poshard Street.

Architectural Review Commission

- ***PLN 13-0340, Sun Valley Apartments Color Change, Architectural Review Permit, 1382-1400 Contra Costa Boulevard*** - Public hearing to consider a proposed color change (brown/earthtones) to all of the Sun Valley Apartment buildings. Assessor Parcel Number: 127-050-069.

Action: Approved with conditions, no one from the public spoke.

Appeal Period: Through Monday, October 28, 2013.

- ***ARC 08-016, Sun Valley Apartments – Grading And Site Improvements – Status Update, Architectural Review Permit Amendment & Time Extension, 1382-1400 Contra Costa Boulevard*** - Staff will provide a status update on the Architectural Review Permit ARC 08-016 for grading and site improvements related to the 2006 illegal fill of Ellinwood Creek. The update will include progress made since the ARC approved a permit amendment and time extension in June 2013 and the status of activity at the site. Assessor Parcel Number: 127-050-069.

Action: Discussion item only. No action taken.

Appeal Period: Not applicable.

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 and no garbage service. Re-inspection complete. Violations include trash and debris, lack of garbage service and poor exterior paint condition. Trash and debris removed. Garbage service active. Exterior paint preparation in progress. **Re-inspect property next week.**
- Belmont Court: Complaint regarding collection containers stored in public view. Some containers still remain. **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.**
- Contra Costa Blvd.: Complaint regarding overgrown weeds. Re-inspection complete. Conditions unchanged. **Re-inspect property next week.**
- Cortsen Road: Complaint regarding trash and debris and possible inhabitants residing at residence without active electrical service. Property vacant. **Property secured and cleanup work scheduled for this week. 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.**
- Dudley Court: Complaint regarding junk and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property next week.**
- Gregory Lane: Complaint regarding poor exterior paint condition. Contact made with property owner. Tenant will address paint condition next week. **Re-inspect property next week.**
- 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 staff to re-schedule the inspection. **Case under review.**
- 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 additional time to correct violations. **Re-inspect property this week.**
- Margie Drive – Case 1: Complaint regarding junk and debris. Site inspection complete. Discussed violation with property owner. **Re-inspect property in two weeks.**
 - Margie Drive – Case 2: Complaint regarding inoperable vehicle. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
 - 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. **Case under review.**
 - Monument Blvd.: Complaint regarding damaged fence. Site inspection complete. Notify Letter sent to property owner. Contact made with business manager. Fencing scheduled to be repaired. **Re-inspect property in two weeks.**
 - 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.**
- Patterson Blvd. – Case 2: Complaint regarding overgrown hedges obstructing the view of oncoming traffic. Re-inspection complete. Conditions unchanged. Left business card requesting that the owner contact staff to discuss the case. **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. Re-inspection complete. Violations consist of junk and debris throughout the property and an inoperable vehicle at the front yard. Conditions unchanged. Contact property owner again to get update on cleanup. **Re-inspect property next week.**
- Pleasant Hill Road – Case 3: Complaint regarding dead vegetation and illegal signage. **Initial inspection scheduled for this week.**
- Pleasant Hill Road – Case 4: Complaint regarding vegetation and debris obstructing the public sidewalk. Inspection complete. No violation. **Case closed.**
- Shelly Drive – Case 1: Complaint regarding two trees removed without proper permits. Site inspection complete. Left business card requesting information on the removal of two trees at the front yard. **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. Left business card at property requesting contact from 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. Re-inspection complete. Hedge trimmed. **Case closed.**
 - Sylvia Drive – Case 2: Complaint regarding occupied accessory structure. Contact made with property owner. **Initial inspection scheduled for the end of the month.**
 - 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.**
 - Wendy Drive: Complaint regarding inoperable vehicles and debris. Re-inspection complete. Some junk and debris removed. Contact made with property owner. Owner is in the process of removing the remaining debris and inoperable vehicles. Owner requested a two week extension. Extension granted. **Re-inspect property in two weeks.**

New Inquiries:

- Civic Drive: Complaint regarding possible dead or diseased tree. Site inspection complete. **Case under review.**
- Diablo Court: Complaint regarding junk and debris. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Esther Drive – Case 1: Complaint regarding junk/debris and inoperable vehicles in public view. Site inspection complete. Sending Notify Letter to property owner. **Re-inspect property next week.**
- Esther Drive – Case 2: Complaint regarding hedges obstructing the view of oncoming traffic. Site inspection complete. Sending Notify Letter to property owner. **Re-inspect property next week.**
- Esther Drive – Case 3: Complaint regarding junk/debris and bushes obstructing the view of oncoming traffic. Left door hanger. **Re-inspect property in two weeks.**

- Shelly Drive – Case 2: Complaint regarding junk/debris and garbage cans left out near collection point. 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 in progress. **Re-inspect property next week.**
- Esther Drive – Case 1: Proactive case opened for junk and debris in public view. Left door hanger. **Re-inspect property in two weeks.**
- Esther Drive – Case 2: Proactive case opened for junk/debris in public view and overgrown vegetation at front and side yards. Left door hanger. **Re-inspect property in two weeks.**
- Geraldine Drive: Proactive case opened for overgrown weeds and debris. Re-inspection complete. Overgrown weeds removed. Debris unchanged. **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 next week.**
- Shirley Drive: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Contact made with property owner. Hedges scheduled to be trimmed next week. **Re-inspect property next week.**

Graffiti Removal:

No graffiti removal this week.