



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: November 8, 2013
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- Citywide Re-striping - Due to favorable bid prices, the Engineering Division issued a change order to American Asphalt, and incorporated some of the priority work of the citywide re-striping project into the 2013 Street Resurfacing Phase II project. By performing the work now staff will add to the safety of city streets prior to the rainy winter season. The work focuses on re-striping at major intersections, including crosswalks, turn arrows, and channelizing lines; crosswalks close to schools; and areas with high pedestrian traffic within the City. Weather permitting the work will be completed by November 15, 2013
- Geary Road Improvement Project - The bid opening for the Geary Road Improvement Project was held on Thursday October 24, at 2:30 pm in Walnut Creek City Hall. This is a joint project between the City of Pleasant Hill and the City of Walnut Creek. Bids were submitted by 11 contractors. The apparent low bidder was \$6.3 million, Bay Cities Paving and Grading, which is below the Engineer's Estimate. The City of Walnut Creek is scheduled to award the contract to Bay Cities at its regularly scheduled Council meeting on November 19, 2013. Construction is scheduled to begin in February 2014.
- 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 Utility Cutover (Completed on October 21, 2013)

Comcast is installing and splicing new cables at Hookston Road/Elmira Lane on Monday, November 11th and Tuesday, November 12th. Westbound traffic on Hookston Road east of Elmira Lane will be shifted partially to the south to allow work equipment near the work zone. Two-way traffic will be maintained during this work. A traffic flagger will be employed to route traffic safely around the work zone. Work hours will be between 9:30 a.m. and 4:00 p.m. Some variations in the lane closure hours can occur because of construction site and equipment issues along with weather conditions. Comcast is scheduled to perform their final cutover on November 15th.

AT&T continues to splice their cables within their cable structures.

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

Ghilotti completed paving (asphalt concrete) along the old “S” curve on Buskirk Avenue. The driveway entrance to the shopping center at Buskirk Avenue and Elmira Lane (3 way stop) will be permanently closed starting Saturday, November 9th. A new temporary site access will be located on the south end of the shopping center (along the new paved section of Buskirk). This driveway will be accessible from both Buskirk Avenue and Hookston Road. Signage directing traffic to this new site access driveway and to the shopping center is underway. With this closure, Ghilotti will begin trench excavations and install needed underground storm drain improvements along the west side of Buskirk Avenue between Kohl’s and the old Bally’s Gym within the new construction closed work area.

Saint Francis Electric is scheduled to rock saw (trench cut) the roadway pavement across Buskirk Avenue near Lamkin Lane to install traffic signal and street light conduits Wednesday, November 13th and Thursday, November 14th. Single lane closures will be in place so please expect some delays during this work. Work hours will be between 8:00 a.m. and 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.

Encroachment Permits

- 2387 Lisa Lane – CCWD to install new fire service
- 110 Jackson Way – Pipe burst for sewer lateral repair (work location is on Gregory Lane)
- 419 Beatrice Road – Pipe burst for sewer lateral repair

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator

Administrative Actions:

- **Minor Exception PLN 13-0328:** On November 5, 2013 the Zoning Administrator issued a public notice of intent to conditionally approve a minor exception for a one foot increase for the allowable fence height within rear and side yards to legalize portions of an existing rear and side yard fence/gate at a single family residence located at 2913 Putnam Boulevard, Assessor Parcel Number: 170-242-003, R-10 zone district. Unless a public hearing is requested by an interested party, the Zoning Administrator will take final action on the application on November 26, 2013.

Action: Notice of Intent to Approve issued.

Appeal Period: Not applicable until final action is taken by the Zoning Administrator.

Architectural Review Commission

- **Pleasant Hill Village Exterior Improvements - (1885 Oak Park Boulevard) PLN 12-0161** - The applicant requested approval of an architectural review permit for a modification to the exterior of an existing multi-family development (Pleasant Hill Village). The project will include removal of the existing wood shake siding, to be replaced with smooth and texture panels and a plaster finish, new patio enclosures, new windows and trim, new wall lighting and a new color palette. No additional square footage is proposed.

Action: Approved with conditions.

Appeal Period: The appeal period will end on Monday, November 18, 2013 at 5:00pm.

- **Study Session for PLN 13-0187, Addenmatten New Single Family Residence - 1941 Buttner Road (Continued From August 1, 2013 and September 5, 2013)** - The Architectural Review Commission conducted a Study Session to provide design review feedback for an Architectural Review permit for a new 3,132 square foot two-story single family home (not including a 739 square foot attached 3-car garage). The project also includes a 105 square foot covered front porch area and new landscape improvements for the front yard. Assessor's Parcel Number 164-051-020.

Action: Study Session: No action will be taken. The Commission made the following comments on the project: Consider screening methods (i.e. fencing and vertical landscape) along the north side yard and provide revised plans (site, grading and roof) to accurately depict the relationship of the proposed second-story to the existing home to the north (1935 Buttner Road). Two members of the public spoke.

Appeal Period: Not applicable.

- **ARC 10-029, AT&T New Wireless Communication Facility - 0 Paso Nogal Court** (Continued from August 18, 2011, August 15, 2013 and October 3, 2013; Progress Report Provided on September 19, 2013)

Progress report on 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). Initially, four equipment cabinets (6’ 6” in height) are proposed to be located within a 20’ by 30’ fenced lease area. The applicant also provided three alternative designs. The three alternative designs consist of:

- A 45-foot monopine, on the project site, approximately 20-feet downslope from the preferred location
- A 38-foot monopine on the Paso Nogal Park site
- A 43-foot monopine on the New Falconpointe HOA site

Action: No action will be taken as the item was continued to a future date to be determined, pending submittal of revised plans in accordance with ARC direction. However, direction was given to staff to provide a progress report.

Appeal Period: Not applicable.

Miscellaneous

- **PLN 13-0371 Major Subdivision, HPUD Rezoning and Density Bonus**
Request/Waiver: Braddock & Logan has submitted applications for a *HPUD (Hillside Planned Unit District)* rezoning and a Major Subdivision to subdivide an undeveloped 8.43 acre area (consisting of 3 legal parcels) into 22 parcels (ranging from 6,000 s.f. to 11,600 s.f.) for the development of single family homes with 3.35 acres (39.7%) of common open space. The applicant’s proposal includes a request for a density bonus of four additional units, to the 18-unit base project (18 + 4 = 22 total units), primarily citing provisions contained in the *California Density Bonus Law* and in Section 18.20.150 of the Zoning Ordinance (*Density Bonus*). In conjunction with the Density Bonus request, the applicant is also seeking a waiver of HPUD development standards relating to grading and impervious surface area limitations. The site is located on the southeast corner of the intersection at Mercury Way and Taylor Blvd. in an *R-10 Single Family Residential District*. Assessor Parcel Nos: 152-070-010, 152-070-012 & 152-070-014.

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 painting work in progress. **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.**
- Diablo View Road: Complaint regarding a hedge obstructing the view of oncoming traffic. Site inspection complete. Contacted property owner and discussed violations. **Re-inspect property next week.**
- Doray Drive: Complaint regarding illegal structure. Site inspection complete. Review issue with Building Department. **Case under review.**
- Dudley Court: Complaint regarding junk and debris. Re-inspection complete. Conditions unchanged. Contacted property owner and discussed case. Extension granted. **Re-inspect property next week.**
- Duke Circle: Complaint regarding a rooster at the property. Re-inspection complete. Contacted property owner. Rooster removed. **Case closed.**
- Esther Drive – Case 1: Complaint regarding junk/debris and inoperable vehicles in public view. Re-inspection complete. Some junk and debris removed. Vehicles unchanged. Property owner requested an additional week. **Re-inspect property next week.**
- Esther Drive – Case 2: Complaint regarding hedges obstructing the view of oncoming traffic. Re-inspection complete. Hedges unchanged. Contacted property owner and discussed violation. Hedges scheduled to be trimmed next week. **Re-inspect property next week.**
- Hoover Ave. – Case 1: 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.**

- Hoover Ave. – Case 2: Complaint regarding recreational vehicle stored on an unpaved surface and possibly occupied. Re-inspection complete. Conditions unchanged. **Re-inspect property next week.**
- Liahona Court: Complaint regarding junk and debris. Remaining debris and vehicles removed from public view. Contacted property owner and discussed the additional violation of overgrown weeds and dead vegetation. Property owner requested additional time to correct violations. **Re-inspect property next week.**
- Luella Drive: Complaint regarding excessive leaf blowing. Re-inspection complete. Contacted property owner and discussed complaint. Continue to monitor. **Re-inspect property next week.**
- Margie Drive – Case 1: Complaint regarding junk and debris. Re-inspection complete. Junk and debris removed. **Case closed.**
- Margie Drive – Case 2: Complaint regarding inoperable vehicle. Re-inspection complete. Vehicle unchanged. Contacted vehicle owner. Owner to install new battery and schedule inspection for next week. **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. **Case under review.**
- Oak Park Blvd: Complaint regarding inoperable vehicles, vehicles obstructing the public right-of-way and possible auto repair business at single family residence. Site inspection complete. No signs of auto repairs. Left door hanger. **Re-inspect property next week.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Vehicle unchanged. Message left for vehicle owner informing them the vehicle will be towed if not removed or repaired by next week. **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. Exterior paint work complete. **Case closed.**

- 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. Property owner left message. Left return message and awaiting update. **Re-inspect property next week.**
- Patterson Blvd. – Case 2: Complaint regarding overgrown hedges obstructing the view of oncoming traffic. Re-inspection complete. Contacted property owner. Hedges scheduled to be trimmed next week. **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 made with property owner. The junk/debris and inoperable vehicle will be removed in two weeks. **Re-inspect property next week.**
- Pleasant Hill Road – Case 3: Complaint regarding dead vegetation and illegal signage. Re-inspection complete. Vegetation and banner removed. Sign unchanged. **Re-inspect property next week.**
- Price Lane: Complaint regarding junk/debris at front yard and driveway. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Shelly Drive – Case 1: Complaint regarding two trees removed without proper permits. Re-inspection complete. Contacted property owner and discussed the issue. Owner to provide arborist report associated with the removal of the two trees to the Planning Division. **Re-inspect property next week.**
- Shelly Drive – Case 2: Complaint regarding junk/debris and garbage cans left out near collection point. Re-inspection complete. Conditions unchanged. Left door hanger. **Re-inspect property in two weeks.**

- 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. **Case under review.**
- Sky Ranch Lane: Complaint regarding overgrown weeds and debris. Re-inspection complete. Some progress made in reference to the removal of the junk and debris. **Re-inspect property next week.**
- Strand Avenue: Complaint regarding junk and debris at front and side yards and inoperable vehicles. Junk/debris and inoperable vehicles removed. **Case closed.**
- Sylvia Drive: Complaint regarding occupied accessory structure. Contact made with property owner. **Initial inspection scheduled for next week.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Painting work not in progress. Contacted property owner. Owner stated the painting work was delayed due to health problems. **Re-inspect property next week.**
- Wendy Drive: Complaint regarding inoperable vehicles and debris. Re-inspection complete. Some junk and debris removed. Additional progress made on removal of remaining debris. Inoperable vehicles removed from property. Left message for owner to contact staff with an update. **Re-inspect property next week.**

New Inquiries:

- Golf Links Street: Complaint regarding basketball stand in the middle of the street obstructing the public right-of-way. **Site inspection scheduled for this week.**
- Grayson Road: Complaint regarding an occupied recreational vehicle. Site inspection complete. Contact property owner to discuss issue. **Re-inspect property next week.**
- Gregory Lane: Complaint regarding vehicle being used as a billboard sign. Site inspection complete. No signs of vehicle. **Case closed.**
- Greenwich Drive: Complaint regarding inoperable vehicle. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Isabella Lane: Complaint regarding junk and debris and possible home based business. **Site inspection scheduled for this week.**

- Jackson Way: Complaint regarding after-hour noise issue in a residential neighborhood. Site inspection complete. Referred case to Police Department. **Case closed.**
- Maureen Lane: Complaint regarding junk and debris. Site inspection complete. Contacted property owner and discussed violations. **Re-inspect property next week.**
- Oak Park Blvd: Complaint regarding junk/debris and lack of garbage service. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Pleasant Hill Road: Complaint regarding temporary banner and sign. Site inspection complete. Contacted property owner and discussed violations. **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 next week.**
- Diablo View Road: Proactive case opened for junk/debris at front yard and inoperable vehicle stored on driveway. Left door hanger. **Re-inspect property next week.**
- Esther Drive: Proactive case opened for junk and debris in public view. Re-inspection complete. Contacted property owner. Owner requested an additional week to remove remaining debris. **Re-inspect property next week.**
- Geraldine Drive: Proactive case opened for overgrown weeds and debris. Re-inspection complete. Overgrown weeds removed. Debris unchanged. Staff contacted the property owner and informed them the junk and debris must be removed by the end of next week. **Re-inspect property in two weeks.**
- Santa Cruz Drive: Proactive case opened for junk/debris in public view. Contacted property owner and discussed case. Remaining debris scheduled to be removed within two weeks. **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 partially trimmed. **Re-inspect property next week.**

Graffiti Removal:

No graffiti removal this week.