



City of Pleasant Hill

MEMORANDUM

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

GENERAL UPDATE

Holiday period observances - City offices will be closed on Tuesday, December 24, Wednesday December 25 and New Year's Day, Wednesday, January 1, 2014.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors completed the project improvements within the current Stage 1B (closed sections of Buskirk Avenue) on December 18, 2013. Overall, the project is slightly ahead of schedule and anticipated to be completed by September 2014.

Buskirk Avenue Widening Phase 2 Improvement Project – First Phase Completed

The Buskirk Avenue project which started construction in May of 2013 has completed the First Stage of the project. Two lanes on Buskirk Avenue southbound are now open to traffic.

Traffic heading to Buskirk Avenue - southbound (towards Best Buy) should “Keep Right” and use the new widened section of Buskirk Avenue. Changeable Message Boards have been installed on Buskirk Avenue (southbound) near Lamkin Lane directing traffic continuing onto Buskirk Avenue to “Keep Right”.

Traffic heading towards Hookston Road - eastbound should stay left and continue to use the current lane configuration through Elmira Drive to Hookston Road.

There are two new shopping center driveways (one entrance and one exit) on Buskirk Avenue near Marshalls store that are now open. To access the new entrance to the shopping center use the new single lane widened section of Buskirk Avenue. Also the southern access to the shopping center is open to all shopping center customers.

New decorative street and pedestrian light poles within the new widened section of Buskirk Avenue have been energized.

The new roadway traffic configuration is temporary, and will be adjusted early next year with the next Stage of construction. The project is now shut down for the holiday season from December 20, 2013 through January 5, 2014.

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.

- Traffic Safety Commission Discussion on Neighborhood Street Parking near Diablo Valley College (DVC) Campus - On Tuesday, December 10th, the Traffic Safety Commission had its first of four meetings to discuss options in regards to the frequent on-street parking along various neighborhood streets near the DVC campus. Several options were developed to be studied, including: conditional no-parking zones, time based parking restriction zones (e.g. two hour parking), metered parking, permit parking, and others. This past week, the Traffic Safety Commission had extensive discussion in regards to the benefits and costs associated with the implementation of conditional no-parking zones and time-based parking restriction zones. Over the course of the next three months, the Commission will be evaluating the metered parking and permit parking options, and soliciting input from residents living in the neighborhoods about the various options.
- Recreation & Park District – Community Center - The project is nearing completion. The contractor has completed asphalt paving around the circular entrance. Interior painting, trims, and electrical continue to be installed. Landscape material has been ordered, and anticipated to be installed shortly. The Community Center is on schedule to be opened the last week of January 2014.

Encroachment permits

- Golf Club Road & College Drive – PG&E work on gas regulating station is complete. Replacement of concrete sidewalk, curb and gutter is underway.
- 1949 Pleasant Hill Road – Asphalt concrete walkway repairs (PG&E)
- 208 Devon Avenue – Replace underground electric enclosure (PG&E)

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator

Tree Removals: One Siberian Elm tree at 535 Shelly Drive

Architectural Review Commission

- **PLN 13-0156, Valley Property Single Family Residence - 1900 Buttner Road** (Previously approved by ARC on August 1, 2013; appealed to City Council and heard by City Council on September 9, 2013; referred to ARC by the City Council for review of revised plans as a Study Session item, prior to further consideration by the City Council)

Study session to provide design input on an Architectural Review permit for revised plans for a new two-story single family home (3,508 feet of living space, 783 square feet of garage area, and 90 square feet of covered porch). The proposed project also includes new landscape improvements for the front yard. Assessor's Parcel Number: 164-052-001.

Action: Since this is a study session, no action was taken. The ARC provided the following comments on the revised plans:

- *Size and Massing:* The majority of the ARC agreed that the proposed size and massing of the building is appropriate. Two commissioners indicated that further consideration could be given to shifting the massing of the second story portion of the building further away from the appellant's property.
- *Height:* The ARC did not express any concerns about the proposed height. One Commissioner suggested that the ceiling height within the structure could be reduced from 10 feet to nine feet to further lower the overall building height.
- *Design and Materials:* The applicant's design was considered "attractive" and "appropriate" and the applicant's choice of exterior materials was commended.
- *Ground Floor Elevation:* The ARC indicated that the ground floor elevation as proposed was appropriate. One Commissioner noted that he believed it had been lowered too much and made the building seem like it was sinking down into the site. It was also noted that lowering the ground floor elevation further could result in drainage issues.
- *Privacy:* One member of the ARC suggested that the applicant could consider eliminating or further reducing the windows on the second story of the building facing toward the appellants' property.
- *Building Location:* The ARC did not express any concerns about the applicant's proposal to shift the building five feet in response to the appellants' concerns. One Commissioner questioned the impact on the surrounding trees from moving the building.

The two appellants (the McClaskey's) and two members of the public spoke to express concerns about the size, height, massing and design of the building and requested that the applicant seek further input from the neighborhood. The appellants questioned the

accuracy of the photo-simulations provided by the applicant and indicated that they believed the revised plans do not adequately address the issues identified by the City Council when their appeal was previously heard. The appellants suggested redesign to lower the portion of the building nearest their property, preferably to single story. One additional member of the public spoke noting that the Floor Area Ratio (FAR) of the proposed building would be substantially less than the maximum FAR allowable in the zone district (18% proposed versus 40% allowable).

Appeal Period: Not applicable. This application has already been appealed to the City Council. The comments summarized above will be provided to the City Council for consideration when the public hearing on the pending appeal resumes at the City Council.

- ***PLN 13-0405, “Homegoods” Store (Remodel Of Existing Tenant Space) – 552 Contra Costa Blvd.*** Public hearing to consider approval of an Architectural Review permit for façade, and other related exterior building, improvements to an existing 21,165 square foot retail tenant space (currently Barnes and Noble Book Store).

Proposed improvements include new automatic doors, a color change, and removal of the existing chain-link trash enclosure and small planter adjacent to the truck dock to be replaced with a new trash compactor concrete pad and a new metal framed door through the existing CMU wall. Additionally, the proposal includes two new accessible parking spaces. Assessor’s Parcel Number: 153-030-106.

Action: The ARC considered the proposal and then continued action to January 16, 2014 so that the applicant could consider revisions to the proposed building colors to better accent the architectural features of the building, prepare a landscape plan and consider revisions to the spandrel glass (milky white) storefronts. No members of the public spoke.

Appeal Period: Not applicable. No action was taken.

Miscellaneous

- ***ARC 10-029, AT&T Wireless Communication Facility - 0 Paso Nogal Court – “Call for Review”***

On December 5, 2013, the Architectural Review Commission (ARC) conditionally approved an architectural review permit for the proposed wireless communication facility. No appeals were filed by the applicant or members of the public; however, on Monday December 16, 2013, Mayor Flaherty called the ARC action up for City Council review. As a result, the ARC’s action will be reviewed by the City Council simultaneously with the Use Permit appeal for this project currently pending before the Council. The date for the public hearing on these matters has not yet been determined. Public notice will be issued at least 20 days prior to the public hearing date. For further information, contact Jeff Olsen, project planner.

Code Compliance

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

Follow-ups on Prior Inquiries:

- Apollo Way: Complaint regarding tent trailer stored on an unpaved surface. Re-inspection complete. Staff confirmed the trailer has been moved to the driveway. **Case closed.**
- Banbridge Place: Complaint regarding junk and debris and no garbage service. Trash and debris removed at side yard. Garbage service active. Exterior painting work in progress. Staff received additional complaint for trash at rear yard. Re-inspection complete. Staff contacted property owner and discussed violations. **Staff scheduled to re-inspect property next week.**
- Brandon Road: Complaint regarding low hanging branches obstructing the public street. Site inspection complete. Staff observed low hanging branches from two separate trees obstructing the street and sidewalk. Staff left door hanger. **Staff scheduled to re-inspect property next week.**
- Charlton Drive: Inquiry in reference to the status of an existing violation regarding the roof of a residence. Staff sent Violation Letter to property owner. Re-inspection complete. Roof condition and debris at front yard unchanged. **Case under review.**
- Doray Drive: Complaint regarding illegal structure. Site inspection complete. Review issue with Building Department. **Case under review.**
- Elderwood Drive: Complaint regarding a rooster at the property. Site inspection complete. Staff confirmed the rooster has been removed from the property. **Case closed.**
- Fair Oaks: Complaint regarding issues with an adult care facility. Re-inspection complete. Staff met with tenant and sent an inspection request letter the property owners. **Staff scheduled to re-inspect property next week.**
- Grayson Road: Complaint regarding an occupied recreational vehicle. Site inspection complete. Staff contacted property owner and discussed case. **Staff scheduled to re-inspect property next week.**

- Hargate Court: Complaint regarding damaged/missing section of fence. Site inspection complete. Staff observed a section of fencing removed from the side of the property and the remaining fencing in good condition. No pool or other water source present on the property. During inspection staff observed an inoperable vehicle stored on the driveway. Staff left door hanger. **Staff scheduled to re-inspect property next week.**
- Helen Road: Complaint regarding junk/debris, broken window and a vehicle stored on an unpaved surface. Re-inspection complete. Staff confirmed garbage service is active and junk/debris removed. Staff observed the front window has been repaired. Staff contacted property owner and discussed the damaged fence. **Staff scheduled to re-inspect property next week.**
- Hoover Avenue: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed. **Case under review.**
- Isabella Lane: Complaint regarding junk and debris and possible home based business. Re-inspection complete. Staff observed more progress on the removal of the junk and debris but much remains. Staff contacted property owner in reference to a possible HBB at the property. Staff sent Second Notice to property owner. **Staff scheduled to re-inspect property next week.**
- Kiki Drive: Complaint regarding low hanging tree branches obstructing the street sign. Re-inspection complete. Staff confirmed the tree and bushes have been trimmed away from the street sign and sidewalk. **Case closed.**
- Liahona Court: Complaint regarding junk and debris. Staff met with property owner and confirmed the exterior paint is complete, the fencing has been repaired and the refuse at front yard have been removed. Property owner requested an additional two weeks to finish removing the refuse and weeds from the rear yard. **Staff scheduled to re-inspect property in two weeks.**
- Margie Drive: Complaint regarding inoperable vehicle. Re-inspection complete. Vehicle unchanged. Staff sent Notify Letter to the property owner. **Staff scheduled to re-inspect property next week.**
- Maureen Lane: Complaint regarding junk and debris. Re-inspection complete. Junk and debris unchanged. Staff sent second notice to property owner. **Staff scheduled to re-inspect property next week.**

- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. Staff contacted tenant who stated they may remove the structure per the owner's request. **Continue monitoring progress and coordinate final inspection with Building Division.**
- McKissick Street: Complaint regarding a permanent basketball structure. Re-inspection complete. Structure unchanged. Staff contacted property owner and discussed case. Property owner is requesting the Planning Commission consider revising the zoning ordinance to allow such structures in the front yard setback. **Case on hold pending Planning Commission consideration.**
- Oak Park Blvd: Complaint regarding inoperable vehicles, vehicles obstructing the public right-of-way and possible auto repair business at single family residence. Staff contacted property owner. Owner requested additional week to address remaining vehicle. Extension granted. **Staff scheduled to re-inspect property next week.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Vehicle unchanged. Staff sent vehicle abatement letter to property owner. **Staff scheduled to have the vehicle removed.**
- Patterson Blvd: Complaint regarding overgrown weeds and debris. Re- inspection complete. Some progress made. Staff sent Second Notice to property owner. **Staff scheduled to re-inspect property next week.**
- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Staff observed conditions unchanged. **Case under review.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Re-inspection complete. Staff observed some of the refuse and the inoperable vehicle have been removed. **Staff scheduled to re-inspect property next week.**
- Pleasant Hill Road – Case 3: Complaint regarding dead vegetation, deteriorated roof damaged fence and illegal garage conversation. Site inspection complete. Staff contacted property manage and discussed violations. Staff received information the property is involved in litigation. **Case under review.**

- Shelly Drive – Case 1: Complaint regarding two trees removed without proper permits. Re-inspection complete. Staff contacted property owner and discussed the case. Owner to provide arborist report associated with the removal of the two trees to the Planning Department. **Continue monitoring progress and coordinate final inspection with Planning Division.**
- Shelly Drive – Case 2: Complaint regarding junk/debris and garbage cans left out near collection point. Re-inspection complete. Conditions unchanged. Staff sent Second Notice to property owner. **Staff scheduled to re-inspect property next week.**
- Sherman Drive: Complaint regarding an unsecure structure. Site inspection complete. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property next week.**
- Skander Drive: Illegal accessory structures. City Attorney contacted listing agent. Property has not been sold. Staff contacted 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. Property owner contacted staff and requested extension. Staff granted extension. **Staff scheduled to re-inspect property next week.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Staff observed painting preparation work in progress. **Staff scheduled to re-inspect property next week.**

New Inquiries:

- Elinora Drive: Complaint regarding junk/debris on driveway. Site inspection complete. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property in two weeks.**
- Helen Road: Complaint regarding junk/debris on driveway. Site inspection complete. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property in two weeks.**
- Mercury Way: Complaint regarding junk a horse trailer stored on an unpaved surface. Site inspection complete. Staff confirmed there is a horse trailer stored next to the

driveway on an unpaved surface. Staff left door hanger. **Staff scheduled to re-inspect property next week.**

- Mohar Court: Complaint regarding junk and debris and lack of garbage service. Site inspection complete. Staff observed some debris and confirmed the property has not active garbage service. Staff left door hanger. **Staff scheduled to re-inspect property next week.**
- Shelly Drive: Complaint regarding a tree removed without proper permits. Site inspection complete. Staff contacted company removing the tree and discussed the issue. Owner to provide arborist report associated with the removal of the tree to the Planning Department. **Continue monitoring progress and coordinate final inspection with Planning Division.**
- Starlyn Drive: Complaint regarding a basketball stand left out on the public street. Site inspection complete. Staff observed the stand on the street in front of the property. Staff left door hanger. **Staff scheduled to re-inspect property next week.**

Proactive Work:

- Boyd Road: Proactive case opened for inoperable vehicle. Staff confirmed the vehicle is in the process of being repaired. **Staff scheduled to re-inspect property next week.**
- Diablo View Road: Proactive case opened for junk/debris at front yard and inoperable vehicle stored on driveway. Re-inspection complete. Staff observed the junk and debris has been removed. Staff confirmed the inoperable vehicle is scheduled to be removed next week. **Staff scheduled to re-inspect property next week.**
- Esther Drive – Case 1: Proactive case opened for junk and debris in public view. Re-inspection complete. Staff observed some junk and debris has been removed. Staff sent Second Notice to property owner. **Staff scheduled to re-inspect property next week.**
- Esther Drive – Case 2: Proactive case opened for inoperable vehicle on driveway. Re-inspection complete. Staff confirmed the vehicle has been repaired. **Case closed.**
- Esther Drive – Case 3: Proactive case opened for junk and debris on driveway. Re-inspection complete. Staff confirmed the junk and debris is still in public view. **Staff scheduled to re-inspect property next week.**

- Helen Road: Proactive case opened for dead vegetation. Re-inspection complete. Staff observed the dead vegetation has been removed. **Case closed.**
- Maureen Drive: Proactive case opened for inoperable vehicle and vehicle stored on an unpaved surface. Re-inspection complete. Staff observed the vehicle stored on an unpaved surface has been moved to driveway. Staff was contacted by property owner requesting a two week extension to address the inoperable vehicle. Staff granted extension. **Staff scheduled to re-inspect property next week.**

Graffiti Removal:

No graffiti removed this week.