



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: June 13, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Downtown Plaza Concert** – The concert series in the Downtown Plaza (between Sweet Tomatoes and Jack’s Restaurant) begins next Thursday, June 19th with the band ‘Groove Thang’. The concerts are held the third Thursday of June, July, August and September from 6:30 p.m. to 8:30 p.m. The Chamber of Commerce will also host a wine booth during each concert.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- **Buskirk Avenue Widening Phase 2 Improvement Project** – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stage 1C (closed sections of Buskirk Avenue and Elmira Drive). Overall, the project is on schedule and anticipated to be completed in September 2014. Current project activities include:

Current Buskirk Project Activities

Ghilotti Brothers Stage 1C Project Improvements (Ongoing – June 2014) – Ghilotti is working on the cobble lining in the median of Buskirk Avenue. Ghilotti is also installing the metal artwork panels within the closed sections of Buskirk Avenue, and will begin the removal of 13 existing trees within the landscape median between Lamkin Lane and Monument Boulevard. This work is necessary in order to prepare for the narrowing of the median along this section, which will ultimately allow for a free turn movement from eastbound Monument Boulevard to southbound Buskirk Avenue. Ghilotti will have a single lane closure on northbound Buskirk Avenue between 8:00 a.m. and 3:00 p.m. Please expect delays.

Subcontractors work items include:

Saint Francis Electric (SFE) continues to install electrical wires for the new street lighting

on Buskirk Avenue between Clarie Drive and Monument Boulevard.

Takehara Landscape continues with landscape planting along the east side of Buskirk Avenue from Hookston Road to Lamkin Lane. Takehara will have a single lane closure on northbound Buskirk Avenue between 8:00 a.m. and 3:00 p.m. Please expect delays.

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.

- **Golf Club Road Bridge Replacement Project (GCRBRP)** –The Contractor, Bay Cities Paving and Grading, Inc. (BAY), is working on permitting and project submittals required before actual field work can proceed, which is anticipated in late June. A public informational meeting has been rescheduled for **June 23, 2014** at 6:00 p.m. to 7:30 p.m. at the City Hall's Community Room by the lake. The purpose of the meeting is to provide adjacent businesses and residents an opportunity to gather information about the project and to ask any questions they may have. For additional project information and updates, please visit the City's CGRBRP website page at <http://www.ci.pleasant-hill.ca.us/golfclub>.
- **Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway)** - The City's contractor (Ghilotti Brothers, Inc.) has completed the majority of the new sidewalk/curb/gutter installation along the west side of Contra Costa Boulevard (CCB), between Golf Club Road and Viking Drive. Final concrete pours for new sidewalk/curb ramps at the southwest corner at CCB/Golf Club Road intersection and the southeast corner at CCB/Viking Drive intersection will be completed shortly, and the entire length of the new sidewalk should be open to pedestrian traffic by the early part of next week. The contractor will continue with the sidewalk/curb/gutter replacement north of Golf Club Road, working primarily at night. The night work is intended to minimize impact to nearby business driveways and regional daytime traffic along CCB. Minor concrete work (e.g. setting of forms for sidewalk) will be performed during the day.

New foundations for the new street lights will continue to be poured between Viking Drive and Golf Club Road during the day time, as well as irrigation installation south of Golf Club Road.

- **2014 Sidewalk Repair Project** - The contractor, FBD Vanguard Construction, has completed approximately 85% of the 14,000 square feet of Phase I sidewalk work within the Sidewalk Zone One (high pedestrian areas, routes to school, and routes to senior facilities) in the City and also within Assessment District 20. The contractor has started the tree well enlargements along Pleasant Hill Road, Contra Costa Boulevard and Gregory Lane. Additional work includes coordinating with AT&T to provide new utility boxes in the Downtown Area prior to replacing the sidewalk, and working in conjunction with the contractor's certified arborist to root trim at select locations, prior to replacing the concrete sidewalk. Remaining Phase I construction activities include sawcutting,

removal and replacement of approximately 1,800 square feet of concrete sidewalk on Viking Drive, along the frontage of College Park High School. Staff requested the contractor delay work at this location until school was out for the summer session. All Phase I work is expected to be completed by June 20, 2014.

Encroachment Permits

- PG&E - Camelback Road neighborhood – Continue potholing on various streets for underground electric replacement
- PG&E – Chilpancingo Parkway, Camelback Road, Chollo Court & Tempe Court – Continue trenching and installation of new facilities
- AT&T – Contra Costa Boulevard north of Harriet Drive – Continue repairs on conduit at two locations in roadway
- AT&T – Monument Boulevard east of Buskirk Avenue – Access manhole in roadway to splice cable
- 140 Jackson Way – Pour replacement sidewalk

Planning Division

Planning Commission

- *PLN 13-0349 Safeway Fuel Station Expansion – Use Permit (707 Contra Costa Blvd.)*

The Planning Commission conducted a public hearing to consider a Use Permit for the installation of, or modifications to, two underground fuel storage tanks (consisting of two 30,000 gallon tanks) and associated fuel dispensers. The existing fuel storage tanks are not proposed to be enlarged or expanded. The existing six double-sided fuel dispensers (12 fuel nozzles) are proposed to be increased to ten double-side fuel dispensers (a total of 20 fuel nozzles) The existing fuel island canopy is proposed to be extended by 50 feet to the south (3,000 square feet) and new vehicular stacking areas, modifications to the existing on-site circulation pattern, parking design and landscape plan are proposed. The project site is located in a *Retail Business (RB)* zoning district. Assessor Parcel Number: 153-230-005.

Action: Conditionally approved. No members of the public spoke on the item.

Note: The Architectural Review Commission will also be considering this project on June 19, 2014.

Appeal: Appeal period ends at 5 pm on Monday June 23, 2014.

Zoning Administrator

No meeting scheduled.

Administrative Actions:

- **PLN 14-0117, Sprint Wireless Zoning Permit, 2800 Pleasant Hill Road** - On June 9, 2014, the Zoning Administrator approved a Zoning Permit for various modifications to an existing roof-mounted telecommunications facility at an existing office building pursuant to the streamlined permit review process prescribed by Federal law involving the following:

Installation of three new panel antennas and radio remote heads (RRH) with the following dimensions:

Equipment	Height	Width	Depth	Quantity
2.5 Panel Antenna	61”	12”	4.3”	3
RRH	21”	15”	8”	3

Also included in the approval is the installation of 63.5 feet of eight foot tall Fiber Reinforced Plastic (FRP) screening to match the existing wood screen on the roof of the building. With the installation of the three antenna panels proposed, the resulting amount of panel antennas at the site will be nine, the same numbers originally approved in 1997.

Action: Approved with conditions.

Appeal Period/Call for Review: Through Thursday, June 19, 2014.

Tree Removals Approved:

- Three Redwoods Trees in the Hillcrest HOA Common Area (NE corner of Mercury Way and Hillcrest Circle)

Architectural Review Commission

No meeting scheduled.

Miscellaneous

- **Administrative Permit Activity:** For the month of May, Planning staff reviewed the following applications: 21 Zoning Permits (7 new businesses, 6 commercial plan checks and 8 residential plan checks), 3 Home Occupation Permits, 4 Temporary Sign Permits, 2 Special Event Permits, and 6 Tree Removal Permits.

Code Compliance

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

New Inquiries:

- **Location:** Chianti Place
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Greenock Lane
Complaint: Barking dog.
Action: Owner notified.
Outcome: Continue to monitor.

- **Location:** Kiki Drive
Complaint: Weeds (Via CCCFPD).
Action: Weeds removed.
Outcome: **Case closed.**

- **Location:** Santa Cruz Drive
Complaint: No garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Shirley Drive
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Valley High Drive
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Allen Way
Observation: Bushes obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Diablo Court
Observation: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Marta Drive
Observation: Fence exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mazie Drive
Observation: Inoperable vehicle stored in public view.
Action: Vehicle scheduled for removal.
Outcome: Pending re-inspection.
- **Location:** Ramona Drive
Observation: Inoperable vehicle.
Action: Time extension granted.
Outcome: Pending re-inspection.
- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Owner notified, weeds partially removed.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Allen Way
Complaint: Bushes obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Banbridge Place
Complaint: Fallen tree and damaged fence.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Barbara Court

- Complaint:** Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Belva Lane
Complaint: Junk/debris, inoperable vehicles and vehicles stored on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Barnett Circle
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Beatrice Road (1)
Complaint: Inoperable vehicles.
Action: Vehicles are operable.
Outcome: **Case closed.**
 - **Location:** Beatrice Road (2)
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Bramblewood Lane
Complaint: Bushes obstructing sight of traffic.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Buttner Road
Complaint: Weeds (Via CCCFPD).
Action: Weeds removed.
Outcome: **Case closed.**
 - **Location:** Byron Drive
Complaint: Low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Under review.
- **Location:** Chianti Place
Complaint: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Cleaveland Road
Complaint: Weeds (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Cleopatra Drive
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Diablo Court
Complaint: Overgrown lawn and inoperable vehicles.
Action: Lawn trimmed and inoperable vehicles removed.
Outcome: **Case closed.**
- **Location:** Diablo View Road
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Diana Court
Complaint: Tree obstructing light pole.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elda Court
Complaint: Hedge exceeding height limit.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Elderwood Drive
Complaint: Accessory structure.
Action: Inspection request sent to property owner.
Outcome: Pending inspection.
 - **Location:** Grayson Road
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
 - **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Hook Avenue
Complaint: Vehicle stored on an unpaved surface.
Action: Vehicle removed.
Outcome: **Case closed.**
 - **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
 - **Location:** Hubbard Avenue
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Luella Drive
Complaint: Occupied accessory structure built without permit.

- Action:** Contacted owner to discuss.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Marta Drive (1)
Complaint: Fence exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Marta Drive (2)
Complaint: Fence exceeding height limit.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Marvin Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending inspection.
 - **Location:** Mayhew Way
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mazie Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection the Building Division.
 - **Location:** Mazie Drive (2)
Complaint: Unpermitted home occupancy.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** McKissick Street
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mohar Court
Complaint: Unpermitted fence.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Oak Park Lane
Complaint: Noisy bird.
Action: Owner notified.
Outcome: Continue to monitor.
- **Location:** Odin Place
Complaint: Barking dog.
Action: Owner notified.
Outcome: Continue to monitor.
- **Location:** Paradise Lane
Complaint: Bushes obstructing public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Patterson Boulevard
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (1)
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Pleasant Hill Road (2)
Complaint: Junk/debris.
Action: Remodeling project in progress.

- Outcome:** Case closed.
- **Location:** Pleasant Hill Road (3)
Complaint: Dead vegetation, deteriorated roof, damaged fence and garage conversation.
Action: Contact with the property management company; clean-up and repairs in progress.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
 - **Location:** Pleasant Hill Road (4)
Complaint: Commercial vehicle on residential property.
Action: Owner contacted. Time extension granted.
Outcome: Pending re-inspection.
 - **Location:** Poshard Street
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection request sent.
Outcome: Pending inspection.
 - **Location:** Sherman Drive
Complaint: Unsecure structure, weeds and damaged fence.
Action: Notification returned; identify ownership.
Outcome: Continue to monitor and re-inspect.
 - **Location:** Skander Court
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Case under review.
 - **Location:** Sky Ranch Lane
Complaint: Junk/debris.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

- **Location:** Skyview Drive
Complaint: Unpermitted home occupancy.
Action: No signs of a home occupancy.
Outcome: **Case closed.**
- **Location:** Slater Avenue
Complaint: Abandoned house with weeds and debris.
Action: Bank notified.
Outcome: Continue to monitor and re-inspect.
- **Location:** Vivian Drive
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

Graffiti Removal:

No graffiti removal this week.