



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: August 15, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Summer Concert** – The 7th Sunset by the Lake Summer Concert takes place on Sunday, August 17th on the lawn at City Hall from 6 p.m. to 8 p.m. The featured band is The Fundamentals.
- **Downtown Plaza Concert** – The third concert in the Downtown Plaza Concert series will be held on Thursday, August 21st from 6:30 p.m. to 8:30 p.m. The featured band is the Dave Martin House Party Band.

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 Stages 2A, 2B and 4A. Overall, the project is on schedule and anticipated to be completed in September 2014. Current project activities include:

Current Buskirk Project Activities

- Ghilotti Stages 2A, 2B and 4A Project Improvements (Ongoing – August 2014) – Stage 2A – Ghilotti will be completing roadway excavation and rough grading for new detention basins within the closed section of old Hookston Road between Buskirk Avenue and new Hookston Road.
- Stage 2B - Ghilotti will continue with underground storm drain improvements on the west side of Buskirk Avenue south of Hookston Road. Ghilotti will also work on modifying the top slab of the existing storm drain junction box located on the west side of Buskirk Avenue at Hookston Road.

- Stage 4A – Ghilotti is placing concrete for the pedestrian pathway at the southeast corner of Buskirk Avenue and Lamkin Lane; for the curb and gutter and pedestrian passageway at the pork chop island at the intersection of Buskirk Avenue and Monument Boulevard; and footings at the new bus stop seat wall. A temporary lane closure is being implemented near the pork chop island work location to allow Ghilotti to perform their work safely. Ghilotti will start demolition and reconstruction of the existing curb ramps at the northwest and northeast corners of Monument Boulevard and Ramona Drive. The sidewalk on the north side of Monument Boulevard between Contra Costa Boulevard and the City limit near the City of Concord will be temporarily closed to pedestrians. Pedestrians heading westbound or eastbound on Monument Boulevard crossing Buskirk Avenue will be detoured to the south side of Monument Boulevard.

Subcontractors work items include:

- Saint Francis Electric will start installing electrical conduits and foundations for the street lights along the west side of Buskirk Avenue in Stage 2B.

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) – Work began in June 2014 replacing the northern portion of the bridge and roadway approaches. All traffic has shifted to the south side of the roadway during construction on the north side, reducing Golf Club Road at the bridge to one lane in each direction of travel.

Current Construction Activities

- The project contractor, Bay Cities Paving & Grading (BAY), and their subcontractors continue working on Stage 2, BAY is concentrating efforts on installing two new reinforced concrete pipes (RCP) through concreted bridge abutment 3 and connecting to the existing storm drain system on Golf Club Road.

Subcontractors work items:

- MCM Construction (MCM) have constructed the bridge abutment 3 and are starting to work on finishes to the concrete surface.
- The middle row of piles (Bent 2 piles) arrived earlier this week and MCM was able to drive all of the bent 2 piles into place. MCM will start removing the pile driving access platform that was built over the creek and will follow with pile driving at abutment 1, this will complete the pile driving operation for the northern portion of the bridge.

Traffic Alert

Please expect traffic delays on Golf Club Road and adjacent Contra Costa Boulevard within the construction zones. Please use alternate routes to Diablo Valley College (DVC) campus, Changeable Message Boards along Contra Costa Boulevard are being modified to notify motorists heading to DVC and the surrounding area to use alternate routes. Alternate routes

include:

- Chilpancingo Parkway to Old Quarry Road to access north side of DVC, or;
- Taylor Boulevard to Morello Avenue to Paso Nogal to Golf Club Road to access both the south and north sides of the DVC.

For additional project information and Alternative Route map, visit the City's CGRBRP website page at <http://www.ci.pleasant-hill.ca.us/golfclub> or contact the City's Construction Manager, Jaemin Park at (925) 818-3756 or by email jpark@park-eng.com.

Geary Road Improvements – This is a joint project between the City of Pleasant Hill and Walnut Creek. The project contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Phase 1: Construction of improvements on the north side (Pleasant Hill side), which is scheduled to be completed in late 2014.

Current Project Activities and Traffic Alert

- BAY is concentrating their construction efforts on installing new underground storm drain pipes on the Pleasant Hill side of Geary Road between Pleasant Hill Road to Daphne Court. Additionally, following completion of the storm drain system in each area will be the construction underground street and pedestrian lighting, sidewalks, curb and gutter.
- BAY is finishing the replacement of the 72 inch storm drain pipe (SDP) crossing underneath Geary Road at the intersection of Larkey Lane. To facilitate this work, Larkey Lane at Geary Road intersection has been closed to traffic. It is anticipated that this work will be completed by the end of next week.

Utility Project Activities

- Contra Costa Water District (CCWD) crews are installing water line isolation valves near the Geary Road/Putnam Avenue intersection. Additionally CCWD are lowering a number of water lines to avoid conflicts with the new storm drain pipe system being constructed along Putnam Avenue.
- Pacific Gas and Electric Company (PG&E) crews will continue relocating a number of Geary Road joint utility poles (shared with other utilities, such as AT&T and Comcast) to provide room for new storm drain and sidewalks.
- A significant amount of construction activities are simultaneously occurring on Geary Road. Please expect traffic delays, lane shifts, flaggers and detours to be in place at times during this construction work.

For additional project information, visit the City's Geary Road Improvement website page at www.ci.pleasant-hill.ca.us/geary. Any questions or concerns related to project construction should be directed to the Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or via email at rcook@walnut-creek.org.

Encroachment Permits

- EBMUD – Lucinda Lane – Work on replacement water main is complete and work on the water service laterals is scheduled to begin next week. Work requires temporary traffic control and areas of “no parking” when work is in progress. Residents could experience some minor delays
- EBMUD – Donegal Way at Devon Avenue – Water leak repair in roadway
- Astound – Norse Drive north of Viking Drive – Paving restoration is underway where new conduits were installed in roadway
- 2131 Ramona Drive – Sewer lateral repair in the roadway

Planning Division

Planning Commission

- ***DP 10-005, UP 10-014 & VAR 11-002, Oasis Christian Fellowship Church Expansion – 12-Month Time Extension, 2551 Pleasant Hill Road***

The property owner is requesting a third 12-month time extension of Development Plan DP10-005, Use Permit UP10-014 and Variance VAR 11-002 which was previously approved by the Planning Commission to allow for the expansion of the existing Oasis Christian Fellowship Church at 2551 Pleasant Hill Road (Assessor Parcel Number: 164-030-005 & 008).

Action: Approved. No members of the public spoke.

Appeal Period: Through Monday, August 25, 2014.

- ***Study Session Concerning Potential Changes To View And Privacy Regulations, City-Wide, (previously discussed at July 15, 2014 Meeting)***

Study session regarding potential improvements or modifications that can be considered to the Zoning Ordinance and/or Residential Design Guidelines to address residential privacy and view concerns, at the direction of the City Council. No action will be taken on the item since this is a study session.

Action: The Planning Commission generally agreed with the feedback provided by the Architectural Review Commission and provided the following feedback.

- Existing City ordinance development standards and design guidelines are adequate to address privacy and view concerns;
- A view ordinance could result in removal of vegetation or restrict development of properties in an unfair manner;

- A view ordinance could result in a significant demand on City resources to enforce/regulate;
- Story pole installation should be completed on a project by project basis as needed. In general, story poles should not be a requirement for every project. However, when story poles are required, they should at a minimum show the building outline, including the roof line.

No members of the public spoke.

Appeal Period: Not applicable.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits Approved:

None.

Architectural Review Commission

No meeting scheduled.

Code Compliance

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

New Inquiries:

- **Location:** Audrey Lane (1)
Complaint: Vehicle stored on unpaved surface.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Audrey Lane (2)
Complaint: Vehicle stored on unpaved surface.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Audrey Lane (3)
Complaint: Vehicle stored on unpaved surface.
Action: Inspection scheduled.
Outcome: Pending inspection.

- **Location:** Donegal Drive
Complaint: Unpermitted home occupancy.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Richie Drive
Complaint: Occupied structure.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Santa Lucia Drive
Complaint: Tree obstructing street light.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Sheryl Court
Complaint: Junk/debris.
Action: No violation.
Outcome: **Case closed.**
- **Location:** West Hookston Road
Complaint: Junk/debris.
Action: Inspection scheduled.
Outcome: Pending inspection.

Proactive Work:

- **Location:** Doris Drive
Observation: Inoperable vehicle.
Action: Inoperable vehicle removed.
Outcome: **Case closed.**
- **Location:** Geraldine Drive
Observation: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Hazel Drive

Observation: Vehicle on unpaved surface.

Action: Owner notified.

Outcome: Pending re-inspection.

- **Location:** Helen Road (1)

Observation: Weeds.

Action: Owner notified.

Outcome: Pending re-inspection.

- **Location:** Helen Road (2)

Observation: Debris.

Action: Debris removed.

Outcome: **Case closed.**

- **Location:** Taylor Boulevard

Observation: Overgrown weeds, trash/debris and lack of garbage service.

Action: Final notice sent to owner.

Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Alhambra Avenue

Complaint: Barking dog; additional complaint for dead trees.

Action: Owner notified.

Outcome: Pending re-inspection.

- **Location:** Ardith Road (1)

Observation: Occupied structure.

Action: Owner notified.

Outcome: Pending re-inspection.

- **Location:** Ardith Road (2)

Observation: Vehicles on unpaved surface.

Action: Owner notified.

Outcome: Pending re-inspection.

- **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: Case under review.
 - **Location:** Carolyn Drive
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Chianti Place
Complaint: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Diablo View Road
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Dorothy Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Douglas Terrace
Complaint: Garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elderwood Drive
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elinora Drive
Complaint: Home in poor condition.

- Action:** Owner notified.
Outcome: Pending re-inspection.
- **Location:** Flaming Oak Drive
Observation: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
 - **Location:** Geraldine Drive
Complaint: Graffiti.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Gladys Drive (1)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Gladys Drive (2)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Gladys Drive (3)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Gladys Drive (4)
Observation: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
 - **Location:** Grayson Road (1)
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
 - **Location:** Grayson Road (2)

- Complaint:** Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
- **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Helen Road (1)
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Helen Road (2)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Helen Road (3)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
 - **Location:** Lorenzo Drive
Complaint: Occupied shed.
Action: Shed no longer occupied.
Outcome: **Case closed.**
 - **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Luella Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Inspection complete.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Luella Drive (2)
Observation: Barking dog
Action: Owner notified.
Outcome: **Case Closed** (referred to Animal Control).
- **Location:** Madeira Way
Complaint: Junk/debris and inoperable vehicles.
Action: Junk/debris and inoperable vehicles removed.
Outcome: **Case closed.**
- **Location:** Marcia Drive
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Margie Drive
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Marta Drive
Complaint: Storage container.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mary Drive
Complaint: Rooster.
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: Public Hearing to review permit compliance.
Outcome: Pending hearing August 28, 2014.
 - **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mohar Court
Complaint: Unpermitted fence.
Action: Fence modified.
Outcome: **Case closed.**
 - **Location:** Mozden Lane
Observation: Damaged wall.
Action: Wall repaired.
Outcome: **Case closed.**
 - **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
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:** Dead vegetation, deteriorated roof, damaged fence and garage conversion.
Action: Property for sale.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Pleasant Hill Road (3)
Complaint: Commercial vehicle on residential property.
Action: Commercial vehicle removed.
Outcome: **Case closed.**
 - **Location:** Rose Lane (1)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Rose Lane (2)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Santa Cruz Drive
Complaint: Right-of-way obstruction, accessory structures and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Scottsdale Road
Complaint: Weeds and damaged fence.
Action: HOA notified. Weeds removed and fence repaired.
Outcome: **Case Closed.**
 - **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
 - **Location:** Sky Ranch Lane
Complaint: Junk/debris.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

- **Location:** Slater Avenue
Complaint: Abandoned house with weeds and debris.
Action: Property sold; new owner notified.
Outcome: Continue to monitor and re-inspect.
- **Location:** Soule Avenue
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Theo Lane
Observation: Unpermitted home occupancy; inoperable vehicles.
Action: Inspection complete.
Outcome: Continue to monitor and re-inspect.
- **Location:** Westover Drive
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

Graffiti Removal:

No graffiti removal this week.