



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: August 29, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Labor Day Holiday – City offices will be closed on Monday, September 1st in observance of Labor Day.

Summer Concert – The Sunset by the Lake Summer Concert Series continues on Sunday, August 31st at City Hall with two bands performing. The concert begins at 5 p.m. with local youth band, Wild Guess, followed by the main act at 6 p.m. with The Big Jangle.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti, and its subcontractors are currently working on Stages 2A, 2B, 3A and 4A. Overall, the project is on schedule and anticipated to be completed in late September 2014.

Current Buskirk Project Activities

Ghilotti Stages 2A, 2B, 3A and 4A Project Improvements (Ongoing – September 2014):

- Stage 2A – Ghilotti completed installing the underground storm drain improvements at the closed section of Hookston Road.
- Stage 2B - Ghilotti completed the new curb and gutter along the west side of Buskirk Avenue south of Hookston Road and will place and compact aggregate base material for the new roadway section of Buskirk Avenue. Ghilotti is scheduled to pave this roadway section the week of September 1st.

Traffic Alert:

- Stage 3A – Ghilotti will be closing a section of Hookston Road from Vincent Road to Buskirk/Clarie Drive over three weekend periods: August 30-31, September 6-7, and September 13-14. These closures will be from 9:00 am on Saturday to 6:00 pm on Sunday

each weekend. The closures are part of the contract staging plans and are needed to allow for the installation of the new storm drain improvements, new concrete island and curb and gutter, and the reconstruction of the roadway section in this area. Local traffic will be allowed in the road closure area. Through traffic will be diverted to Mayhew and Vincent Road. Residents in the area have been notified by flyers. Detour signs and message boards will be in place to route vehicular traffic around the closure area. Please expect delays.

Subcontractor work item:

- Takehara Landscape will install irrigation conduits and sleeves along the west side of Buskirk Avenue south of Hookston Road.

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.

Geary Road Improvements – This is a joint project between the cities of Pleasant Hill and Walnut Creek. For the construction phase, the City of Walnut Creek is handling the daily construction management of the project. The Project Contractor, Bay Cities Paving & Grading (BAY), and its 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

A significant number of construction activities are simultaneously occurring on Geary Road and Putnam Boulevard.

BAY continues concentrating its construction efforts on installing new underground storm drain pipes on the Pleasant Hill side of Geary Road between Pleasant Hill Road to Putnam Drive and then also along a short section of Putnam Boulevard. Additionally, following completion of the storm drain system in each area, new underground wiring for street and pedestrian lighting, sidewalks, curb and gutter will be installed

Two of the immediate priorities from the City of Pleasant Hill for the project are the completion of improvement work along: a) the Mary Jane preschool, located between the blocks of Vessing Drive and Bonnie Lane, prior to their reopening for fall session; and b) the north/east side of Geary Road/Pleasant Hill Road intersection. Walnut Creek has the construction lead in coordinating with BAY to complete this work to help improve traffic flow through construction work zone.

Please expect traffic delays, lane shifts, flaggers and detours to be in place at times during this construction work. We appreciate your patience during the construction of these important street improvements.

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 Walnut Creek's Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or via email at rcook@walnut-creek.org.

NPDES Stormwater Program - Staff has completed the NPDES Annual Report, which is required to be submitted to the San Francisco Bay Regional Water Quality Control Board (RWQCB) in order for the City to be compliant with the Municipal Regional Permit (MRP). The report documents the City's efforts in protecting water quality over the past year, as outlined in the MRP. This includes citywide and countywide activities related to municipal operations, new development, industrial and commercial inspections, illicit discharge control, new construction public outreach, water quality monitoring, pesticide use, and trash reduction. One of the highlights in this year's report include the City's efforts to reduce trash by using grant funds to install full trash capture devices in the Downtown Area, and requiring developers to install these same devices on their projects, such as the Dick's Sporting Goods store. The City gets credit for these reductions, at little or no cost to the City.

Encroachment Permits

- AT&T – 333 Civic Drive & Taylor Boulevard – Traffic control to access manholes and excavate at two locations to repair broken conduit
- EBMUD – Lucinda Lane – Work on replacement water main and new water services is underway. Work requires temporary traffic control and areas of “no parking” when work is in progress. Residents could experience some minor delays
- EBMUD – 100 Devon Avenue at Donegal Way – Final paving repair
- Contra Costa Water District – Final paving repair at water main dig up
- CCCSD -- 1536 North Marta Drive - Excavate in roadway to repair sewer main
- CCCSD – 1642 Wendy Drive – Excavate in roadway to repair sewer main

Planning Division

Planning Commission

Meeting cancelled.

Zoning Administrator

PLN 12-0020 – Home Occupation Permit, Hearing to Consider Modification of Conditions, or Permit Revocation, at 25 Mazie Drive

Hearing on the request of the Zoning Administrator to review compliance with permit conditions and consider modification, or revocation, of Home Occupation PLN 12-0020 in compliance with Section 18.135.040 of the provisions of the Pleasant Hill Municipal Code (PHMC). The 7,650 square foot project parcel, addressed as 25 Mazie Drive, is zoned R-7 Single Family Residential – High Density. APN 150-123-006.

Note: Home Occupation Permit PLN 12-0020 was originally approved in March 2012 to allow swimming lessons to occur on-site, with one-on-one instruction, with no more than two children

at any time; no more than six lessons per weekday.

Action: The item was continued to the September 25, 2014 meeting date. The Zoning Administrator collected testimony from the applicant and from public speakers at the meeting. The applicant presented additional information to the Zoning Administrator in response to concerns noted in the staff report. The matter was continued to a later meeting date to allow additional time for the applicant to respond to the concerns noted in the staff report and at the public hearing. In addition, a site visit with City staff is to be scheduled to verify compliance with conditions of approval. Four residents spoke at the meeting.

Appeal Period: None, since the item was continued.

Tree Removal Permits Approved:

- 1849 Helen Drive – one Incense Cedar tree

Architectural Review Commission

No meeting scheduled.

Code Compliance

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

New Inquiries:

- **Location:** Ardith Street
Complaint: Occupied recreational vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Dudley Court
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Kiki Drive
Complaint: Waste receptacles left out at collection point.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Linda Lane

Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Marguerite Avenue
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Morello Avenue (1)
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Morello Avenue (2)
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Morello Avenue (3)
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Oak Park Lane
Complaint: Noisy Bird.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Shirley Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Helen Road
Observation: Weeds.
Action: Owner notified.

Outcome: Pending re-inspection.

- **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:** Ardith Road (1)
Complaint: Occupied structure.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ardith Road (2)
Complaint: Vehicles on unpaved surface.
Action: Vehicles stored on paved surface.
Outcome: **Case closed.**
- **Location:** Audrey Lane (1)
Complaint: Vehicle stored on unpaved surface.
Action: Vehicles stored on paved surface.
Outcome: **Case closed.**
- **Location:** Audrey Lane (2)
Complaint: Vehicle stored on unpaved surface.
Action: Vehicles stored on paved surface.
Outcome: **Case closed.**
- **Location:** Audrey Lane (3)
Complaint: Vehicle stored on unpaved surface.
Action: Vehicles stored on paved surface.
Outcome: **Case closed.**
- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.

- **Location:** Chaucer Drive
Complaint: Unpermitted structure.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection the Building Division.
- **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: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Donna Drive
Complaint: Junk/debris and inoperable vehicle.
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:** Home repaired.
Outcome: Case closed.
- **Location:** Geraldine Drive
Complaint: Graffiti.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **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 Contra Costa Fire Protection District (CCCFPD)).
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Hookston Road
Complaint: Bushes obstructing public right-of-way.
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:** 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: Inspection complete.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **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.
Outcome: Pending hearing.
 - **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.
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:** 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:** Richie Drive
Complaint: Occupied structure.
Action: No violation.
Outcome: **Case closed.**
 - **Location:** Ruth Drive
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Santa Cruz Drive (1)
Complaint: Right-of-way obstruction, accessory structures and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Santa Cruz Drive (2)
Complaint: Weeds. (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Santa Cruz Drive (3)
Complaint: Weeds. (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Santa Lucia Drive
Complaint: Tree obstructing street light.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **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:** Sylvia Drive
Complaint: Occupied structure.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Theo Lane
Complaint: Unpermitted home occupancy; inoperable vehicles.
Action: Inspection complete.
Outcome: Continue to monitor and re-inspect.

Graffiti Removal:

No graffiti removal this week.

