



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: September 12, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Goals Workshop – The City Council will be holding a Council Goals Workshop on Saturday, September 20th from 9:30 a.m. to 11:30 a.m. in the Large Community Room at City Hall. The intent of the workshop is receive status reports from City staff and for the Council to consider revisions or updates to the goals. The current goals can be viewed on the City website at www.pleasant-hill.net/goals.

Community Service Day – The 10th Annual Community Service Day takes place on Saturday, September 27th beginning at 7:30 a.m. with a pancake breakfast and registration at Pleasant Hill Park. There are currently 21 projects submitted which can be viewed at www.pleasant-hill.net/volunteer. Online registration for all of the projects can be completed at this link also. The first 600 hundred volunteers who register at the park will receive a free T-Shirt and other giveaways.

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 3A. The project is anticipated to be completed by early October 2014.

Current Buskirk Project Activities

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

- Stage 2A – Ghilotti continued placing concrete curb and gutter, sidewalk and driveways along Hookston Court and within the Hookston Square property. Ghilotti also paved Hookston Square's northeastern driveway. Ghilotti will be paving Hookston Court on Saturday, September 13th.

- Stage 2B – Ghilotti completed the paving of asphalt concrete for the roadway section along the west side of Buskirk Avenue south of Hookston Road. Striping will follow and vehicles will be shifted to this new section the week of September 15th. This will allow for roadway deconstruction work along the east side to begin.
- Stage 3A – Ghilotti will be closing a section of Hookston Road from Vincent Road to Buskirk/Clarie Drive on September 13th and 14th to reconstruct the roadway section (grind and pave) on Hookston Road.

Traffic Alert:

- Stage 3A – Ghilotti will be closing a section of Hookston Road from Vincent Road to Buskirk/Clarie Drive from 9:00 am on Saturday, September 13th to 6:00 pm on Sunday, September 14th. The closure is part of the contract staging plans and is needed to allow for the reconstruction and paving of the roadway in this area. Local traffic will be allowed in to the road closure area. Through-traffic will be diverted to Mayhew and Vincent Road. Residents in the area have been notified by flyer. Detour signs and message boards will be in place to route vehicular traffic around the closure area.

Subcontractors work items include:

Takehara Landscape continued working on the irrigation system near Lamkin Lane.

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.

Oak Park Boulevard/Patterson Boulevard Intersection Modification – In an effort to further enhance traffic circulation and reduce vehicle queuing at the intersection of Oak Park Boulevard and Patterson Boulevard during the morning commute time, staff has recently implemented a number of striping and traffic signal modifications in the north/south directions to speed up the cycling of the traffic signal and reduce overall delay at the intersection. A new dedicated southbound left turn lane was striped at the Patterson Boulevard approach (between Oak Park and Longfellow Drive) to add additional storage capacity for the vehicle movement, and a new dedicated left turn signal phasing has been added for both northbound and southbound directions.

To accommodate the new left turn lane, County Connection is using a smaller bus (29-foot long) for this route. The smaller bus can now turn safely into northbound Patterson Blvd and fit in one lane, allowing the additional space to be used to accommodate two southbound lanes. In addition, the northbound/southbound left turn movement can now make a “yield on green” turn when a gap presents itself in the opposing through-signal phasing. The new turn lane and signal phasing modifications are designed to increase the cycling rate of the traffic signal by approximately 20%, which will indirectly reduce the delay experienced by the eastbound traffic in the morning commute time and overall intersection efficiency. Staff will continue to monitor the intersection operation in the upcoming weeks and make minor timing modifications as needed.

Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway) – Ghilotti Brothers, Inc. will substantially complete all of the new concrete curb/gutter/sidewalk installation along the entire project limit this week, and will begin installing new median curb in the upcoming week. A new northbound left turn lane will also be constructed in the upcoming week at the Contra Costa Boulevard/Golf Club Road intersection, which will better accommodate the heavy traffic demand in that direction. In an effort to accelerate the project construction process, the contractor has begun working on Saturdays (between 8:30 am and 4:00 pm). The paving operation is scheduled to begin in two weeks starting on the week of September 22nd.

Traffic Alert:

Due to installation of new median improvements, lanes in the north and southbound directions will be reduced at times to one lane at sections along the project limits. Please expect traffic delays and lane shifts to be in place at times during this construction work.

Geary Road Improvements – This is a joint project between the City 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 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

A significant number of construction activities are simultaneously occurring on Geary Road and Putnam Boulevard. BAY will be grinding additional asphalt pavement along the north side of Geary Road from Putnam Boulevard to Larkey Lane beginning next week.

With the start of the new school year, early morning traffic volumes combined with temporary reduction in traffic lanes has resulted in longer queues in the south bound Pleasant Hill Road direction. At the request of Pleasant Hill staff, Walnut Creek staff early this week modified and increased the signal “green” time to clear the morning peak hour queue in the southbound Pleasant Hill Road direction. This change has significantly reduced delays.

BAY and their subcontractors continue removing old sidewalk and vegetation, installing new storm drain piping, pedestrian light foundations, grading and forming for new concrete sidewalk. It is anticipated that new sidewalk will be poured over the next two weeks between Pleasant Hill Road and Vessing 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 Walnut Creek’s Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or via email at rcook@walnut-creek.org.

Grading Permit – 1941 Buttner Road – Engineering has reviewed and approved the grading plans for the new single family home located at 1941 Buttner Road. The existing 22,540 square foot lot is currently undeveloped and features a 10-foot wide public storm drain easement that runs through the middle of the parcel. The project proposes to construct a new 3,206 square foot two-story single family home. In order to meet the City’s stormwater requirements, the grading plans include installation of a new underground pipe detention facility in the backyard.

Encroachment Permits

- PG&E -- Camelback Road neighborhood – Work continues on new underground electric facilities continues. Contractor is working to finish the remaining trenching and conduit work upgrades. Some work may require temporary traffic control and “no parking” areas. Residents could experience some minor delays.
- PG&E – Devon Avenue at Gail Drive – Replace concrete sidewalk at underground electric repair.
- AT&T – 333 Civic Drive & Taylor Boulevard – Traffic control to excavate in roadway to locate and repair broken conduit.
- EBMUD – Lucinda Lane – Water main replacement complete. Paving contractor is scheduled to begin street pavement repairs late this week. Residents should anticipate limited vehicular access along the street while this work is in progress.
- CCWD – 16 Marlee Road – Emergency repairs to leaking water main.
- 181 Lucinda Lane – Final paving repair where sewer later was repaired.
- 3016 Vessing Road – Remove and replace concrete sidewalk along frontage.
- 100 Devon Avenue at Donegal Way – Remove and replace two driveway approaches.

Planning Division

Planning Commission

- ***Resolution Recognizing the Service of Former Commissioner Steve Wallace on the Planning Commission***

Adopt a resolution recognizing the service of former Commissioner Steve Wallace and the 11 years he served on the Planning Commission.

Action: Resolution adopted.

Appeal Period: Not applicable.

- ***PLN 13-0385, CC Spa, Minor Use Permit Revocation, 1515 Contra Costa Boulevard***

Public Hearing to consider revocation of a previously approved Minor Use Permit for a personal service business (CC Spa) within the Professional and Administrative Office Zoning District based on the findings of a recent investigation conducted by the Pleasant Hill Police Department. Section 18.135.040 of the Zoning Ordinance provides for the revocation or modification of a minor use permit if there are grounds for this action. The subject site is located at 1515 Contra Costa Boulevard, Assessor Parcel Number 153-223-016.

Action: Withdrawn from the agenda at the request of the City Attorney to explore pursuing abatement as a public nuisance.

Appeal Period: Not applicable. No action taken.

Zoning Administrator

Meeting cancelled.

Tree Removal Permits Approved:

- 233 Southwind Drive: Removal of 28-inch diameter Raywood Ash
- Two Worlds Common Area (adjacent to 1 Mozden Lane, along Cleaveland Road): Removal of one Coastal Redwood 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:** Buxton Circle
Complaint: Junk/debris.
Action: Inspection scheduled.
Outcome: Pending inspection.

- **Location:** Greenwich Drive
Complaint: Weeds. (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hoover Avenue
Complaint: Junk/debris and collection containers.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hubbard Avenue
Complaint: Tree branch obstructing street sign
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Liahona Court
Complaint: Tree branch obstructing sidewalk.
Action: Tree trimmed.
Outcome: **Case closed.**
- **Location:** Santa Monica Drive
Complaint: Unpermitted home occupancy.
Action: Inspection scheduled.
Outcome: Pending inspection.

Proactive Work:

- **Location:** Helen Road
Observation: Weeds.
Action: Weeds 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:** Ardith Drive (1)
Complaint: Occupied structure.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ardith Drive (2)
Complaint: Occupied recreational vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **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:** Donna Drive
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Dorothy Drive
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**

- **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:** Geraldine Drive
Complaint: Graffiti.
Action: Graffiti 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: Real Estate signs.
Action: Agents notified.
Outcome: **Case closed.**
- **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hookston Road
Complaint: Bushes obstructing public right-of-way.
Action: Bushes trimmed.
Outcome: **Case closed.**
- **Location:** Hoover Avenue (1)
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

- **Location:** Hoover Avenue (2)
Complaint: Occupied recreational vehicle.
Action: Inspection complete.
Outcome: Pending re-inspection.
- **Location:** Jeffery Drive
Complaint: Home in poor condition.
Action: No violation.
Outcome: **Case closed.**
- **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:** 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 to consider permit revocation.
Outcome: Pending hearing on 9/25/14.
- **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Morello Avenue (1)
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: **Case closed.**
- **Location:** Morello Avenue (2)
Complaint: Vegetation obstructing sidewalk.
Action: Owner notified.
Outcome: **Case closed.**
- **Location:** Morello Avenue (3)
Complaint: Vegetation obstructing sidewalk.
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: **Closed.**
- **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:** Ruth Drive
Complaint: Inoperable vehicle.
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:** 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:

Contra Costa Blvd. – Exterior wall.