



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, City Manager

DATE: October 10, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Columbus Day Holiday – City offices will be closed on Monday, October 13th in observance of the Columbus Day Holiday.

Gateways Project Workshop – The third workshop in the Community Gateways project was held on Tuesday, October 7. The City's consultants, WRT, provided an overview of the Community Survey results and noted that as of November 7 there had been 234 responses to the survey. WRT also presented their preliminary recommendations to narrow down the design concepts to two or three possible design scenarios. There is a focus group meeting scheduled for October 23 at 7:00 p.m. with the Pleasant Hill Recreation and Park District Board.

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 and 4A. Overall, the project is anticipated to be completed during October 2014.

Current Buskirk Project Activities

Ghilotti Stages 2A and 4A Project Improvements (Ongoing – October 2014)

- Stage 2A – (closed section east of Hookston Court and along Buskirk South) – Ghilotti completed grading the bioretention basins and the landscape areas. Ghilotti completed the concrete driveway, curb and gutter along the east side of Buskirk Avenue. Ghilotti will be paving the northbound section of Buskirk Avenue south of Hookston Court.

- Stage 4A - Ghilotti continues with forming and pouring the bus stop seat walls near Lamkin Lane. Ghilotti continues with the installation of the metal artwork panels in the median of Buskirk Avenue south of Crossroads.

Subcontractors work items include:

- Takehara Landscape completed installation of irrigation and planting near Lamkin Lane (Stage 4A). Takehara is installing landscape boulders, irrigation and planting along the closed section of Hookston Court
- Saint Francis Electric erected the street lights and pedestrian lights along the closed section of Hookston Road (new mini- park). These lights will be energized after October 10th.
- Bayside Stripe and Seal will be installing permanent striping and pavement markings on Buskirk Avenue south of Hookston Court the week of October 13th.

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 Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Stage 2, which is primarily the removal and reconstruction of the north side of the Golf Club Road Bridge and approaching roadway.

Starting next week, BAY will start grading the roadway approaches to the bridge by backfilling behind the abutments and placing base rock for the sidewalk approaches to the bridge. BAY will also be removing the creek diversion and restoring the creek area.

Subcontractors work items:

MCM placed the bridge deck concrete last week and has allowed for a 10 day cure period. The subcontractor also formed and placed concrete for the bridge end pilasters. Next week MCM will start forming and placing reinforcing steel for sidewalk, bridge barrier rail and seat wall, and pour concrete.

Utility Relocation Work:

Contra Costa Water District will be mobilizing crews to complete the relocation of their 8” water line into utility sleeves within the new concrete bridge deck. AT&T is also scheduling crews to relocate their temporary overhead lines that cross Grayson Creek to go into the utility sleeves within the new bridge deck.

For additional project information, 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.

Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway) -

The City's contractor, Ghilotti Brothers, Inc. (GBI), has completed the installation of all concrete median curb along Contra Costa Boulevard (CCB) within the project limit, and its electrical subcontractor is wrapping up final wiring work on the new traffic signal system at both Viking Drive and Golf Club Road intersections. Staff is awaiting PG&E to complete their portion of the work before energizing the new signals. GBI will perform street sweeping along CCB, in preparation for the pavement grinding/overlay operation that is scheduled to start the upcoming week.

On the night of October 12th (Sunday night), MCK Paving will begin grinding and base failure repair along CCB between Chilpancingo Parkway south to Taylor Boulevard intersection. Paving related activities will occur at night between Golf Club Road and Chilpancingo Parkway to minimize the impact to adjacent businesses, but paving activities will take place during the day between Golf Club Road and Taylor Boulevard during the day to minimize night time noise to the adjacent residences. Final lift paving will take place at night throughout the project limit to ensure a seamless and quality final pavement surface. Paving related activities is tentatively expected to take up to three weeks to complete.

Staff is notifying residents and businesses in the area of the scope of work and anticipated noise inconvenience.

Encroachment Permits

- PG&E – Camelback Road neighborhood – Traffic control at various roadway locations to continue installation of new underground electric facilities
- AT&T – Woodsworth Lane at Treadway Lane – Relocate phone box in the sidewalk area (for future wheelchair ramp)
- AT&T – Eastbound Taylor Boulevard at Civic Drive – Final paving repair in the roadway.
- MCI Verizon – Cleaveland Road, Gregory Lane & Contra Costa Boulevard – Potholes to determine locations of existing utilities for new fiber duct installation. Work requires temporary lane closures on Gregory Lane & Contra Costa Boulevard
- Central Sanitary District – Ardith Drive, Lucille Lane, Westover Drive, Pleasant Hill Road, Devon Avenue & Grayson Road – Pothole existing underground utilities at 30± locations for design of new trunk sewer line. Work includes temporary lane closures and traffic control at various locations
- EBMUD – 268 Croyden Drive – Paving repair in roadway
- CCWD – 12 St. Louis Lane – Water service replacement in roadway
- 232 Lucinda Lane - Sewer lateral repair in roadway

Planning Division

Planning Commission

No meeting scheduled.

Zoning Administrator

- ***PLN 14-0343 – Atlas & Athena Use Permit, For Outdoor Display Facility, At 45-A Crescent Drive***

Hearing by the Zoning Administrator to consider an *outdoor sales facility* use along the storefront of the Atlas & Athena clothing store in an existing multi-tenant stand-alone commercial building located in Downtown Pleasant Hill in accordance with Section 18.25.100 of the Zoning Ordinance. Specifically, the proposed 170 square foot (approximately 10' deep by 17' long) outdoor display area would display items such as: jewelry, hairpieces, small household décor items (i.e. pillows and candles), personal care items (i.e. lotions, perfumes and colognes), and seasonal appropriate clothing. The project site is zoned *Planned Unit District - Downtown Specific Plan*. Assessor's parcel number: 150-300-006.

Action: Approved, with conditions. No persons from the public spoke on the item.

Appeal Period: Expires at 5 p.m. on Monday October 20, 2014.

- ***PLN 12-0020, Home Occupation Permit, Hearing to Consider Modification of Conditions, or Permit Revocation, 25 Mazie Drive (Continued from September 25, 2014)***

Hearing by 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).

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 Zoning Administrator considered public testimony and determined that several conditions applicable to the permit shall be modified to address operational and neighborhood concerns. Two members of the public spoke on this item. The modifications required by the Zoning Administrator include the following:

- Hours of operation reduced to 11:00 am – 4:30 pm on weekdays, with all associated students, parents, and non-resident employee off the premises by 5:00 pm (the conditions originally specified hours of operation to be 9:00 am to 5:00 pm on weekdays).
- Classes reduced to five per weekday (the conditions originally allowed up to six classes per weekday).

- Elimination of all Saturday classes (the conditions originally allowed one Saturday morning class per month).
- A minimum of 25 minutes between classes (the conditions originally required at least 15 minutes between classes).
- Parking associated with the home occupation is limited to the two on-site driveways (clarified the original conditions which also required driveway use for parking).
- The home occupation to be reviewed every 3 months for compliance, with 4 consecutive positive reviews to revert to an annual review (the conditions originally required annual reviews for five years).

Appeal Period: Through Monday, 5:00pm, October 20, 2014.

Tree Removal Permits Approved:

- One Modesto Ash at 149 Adria Drive
- One Monterey Pine at 120 Price Lane
- One Deodor Cedar at 2054 Helen Road

Architectural Review Commission

No meeting scheduled.

Code Compliance

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

New Inquiries:

- **Location:** Twinview Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Audrey Lane
Observation: Trash/debris and vehicle parked on an unpaved surface.

Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Buxton Circle
Observation: Trash/debris.
Action: Trash/debris removed.
Outcome: **Case closed.**
- **Location:** Gregory Lane
Observation: Inoperable vehicle.
Action: Inoperable vehicle removed.
Outcome: **Case closed.**
- **Location:** Kathleen Drive
Observation: Vehicle stored on an unpaved surface.
Action: Vehicle moved to the public street.
Outcome: **Case closed.**
- **Location:** Mazie Drive
Observation: Overgrown weeds and trash/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ruth Drive
Observation: Vehicle parked on an unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Ardith Drive (1)
Complaint: Vehicle on unpaved.
Action: Vehicle moved to driveway.
Outcome: **Case closed.**
- **Location:** Ardith Drive (2)
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Barnette Terrace
Complaint: Unpermitted home occupancy.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Belle Avenue
Complaint: Waste receptacles left out at collection point.
Action: Inspection complete; no violations.
Outcome: **Case closed.**
 - **Location:** Buxton Circle
Complaint: Junk/debris.
Action: Owner Notified.
Outcome: Pending re-inspection.
 - **Location:** Camelback Drive
Complaint: Weeds (via Contra Costa County Fire Protection District (CCCFFD)).
Action: HOA notified.
Outcome: Pending re-inspection.
 - **Location:** Carolyn Drive
Complaint: 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:** Chaucer Drive
Complaint: Unpermitted structure.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection the Building Division.
 - **Location:** Donna Drive

- Complaint:** Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Dorothy Drive
Complaint: Unpermitted home occupancy.
Action: Inspection complete; no signs of business.
Outcome: Pending re-inspection.
 - **Location:** Douglas Terrace
Complaint: Garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elaine Drive
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
 - **Location:** Elinora Drive
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elderwood Drive
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Pending re-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: Dead vegetation removed.
Outcome: **Case closed.**

- **Location:** Halten Court
Complaint: Unpermitted home occupancy.
Action: Inspection complete; no signs of business.
Outcome: Pending re-inspection.
- **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: Low hanging tree branches.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Jeffery Drive
Complaint: Occupied recreational vehicle.
Action: Inspection complete; no signs of occupied RV.
Outcome: Pending re-inspection.
- **Location:** Kahrs Avenue
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Kathryn Drive
Complaint: Weeds and damaged fence.
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:** 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
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:** Mesa Verde Place
Complaint: Garbage/recycling receptacles left out near collection point.
Action: Garbage/recycling receptacles moved out of public view.
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 conversation.

Action: Property for sale.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.

- **Location:** Rambo Court
Complaint: Weeds and brush.
Action: Weeds and brush removed.
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
Complaint: Unpermitted home occupancy; inoperable vehicles.
Action: Owner notified.
Outcome: Pending re-inspection.

Graffiti Removal:

No graffiti removed this week.