



*City of Pleasant Hill*

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## MEMORANDUM

TO: Mayor and City Council  
FROM: June Catalano, Manager  
DATE: August 16, 2013  
SUBJECT: **WEEKLY UPDATE**

## **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

### **Building Division**

- The Springs (Glenbridge Court, Sunspring Court, and Rock Creek Way) – Permits have been issued for the 19 condominium buildings located in Ellinwood Park to repair and replace siding at various locations.
- Nordstrom's Rack (703 Contra Costa Boulevard) – The final inspection has been completed for the interior work. The exterior has a few issues remaining.
- Rasputin/Blondies Pizza (1025 & 1035 Contra Costa Boulevard) – Permits have been issued to install signage and rooftop HVAC (heating, ventilating and air-conditioning) units.

### **Engineering Division**

#### ***Buskirk Avenue Widening Phase 2 Improvement Project***

The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stage 1B (closed sections of Buskirk Avenue). Ghilotti recently completed the construction of the new storm drain system, the rough grading of the site and the off hauling of surplus soil. Overall, the project is on schedule and anticipated to be completed by September 2014.

#### **Stage 1B Current Activities**

**Joint Trench Undergrounding Utilities (Ongoing - September 2013) – on schedule**

- Subcontractor, Saint Francis Electric (SFE) is installing new underground electrical conduit system for Pacific Gas and Electric Company (PG&E), Comcast and ATT. This work is part of the PG&E Rule 20A Program to convert overhead facilities to underground within the

Buskirk Avenue Project limits. Originally the R20A work called for the new underground system to be power fed from the south end of the project. PG&E modified Project Plans for SFE to install a secondary, redundant system from Monument Boulevard in the north for power reliability.

- SFE has completed the joint trench underground conduit work for reliability along Monument Boulevard, Marcia Drive, Fair Oaks Drive, Geraldine Drive, Lamkin Lane, Buskirk Avenue and into the closed Buskirk Avenue off “S” curve section. This additional extra work initially caused the joint trench work to fall behind its planned schedule. Now this work is allowing PG&E to begin cutting over electrical services (moving overhead service to new underground lines) to the Crossroad Shopping Center in multiple phases, earlier than planned. SFE continues working on installing the underground utility boxes and joint trench in the closed off “S” curve and is anticipated to be finished by September 2013

PG&E, Comcast, ATT Utility Cutovers (Ongoing – December 2014) – On schedule

- PG&E’s role in the project is to install electrical wiring in the new underground conduits and connect “cut over” power to their customers. PG&E is working on completing the first of four cut overs of electrical service to the Crossroad Shopping Center tenants on August 16<sup>th</sup>, which is on schedule. Power will be temporarily interrupted to the north end tenants of the shopping center (Monument Boulevard side). This cut over work is scheduled to start August 16, 2013 between 11:30 p.m. and 6:00 a.m. PG&E has notified all the shopping center tenants that will be affected by the power interruption. PG&E is also on schedule to complete the remaining three cut overs to the shopping center.
- Comcast and ATT will begin their cut over work after the conclusion of SFE joint trench work.

Additional information will follow in future Weekly Updates or please visit the City’s Buskirk Avenue construction web page for project updates, schedules and notices at [www.pleasant-hill.net/Buskirk](http://www.pleasant-hill.net/Buskirk).

***2013 Street Resurfacing, Phase I***

Construction activities last week included street resurfacing repairs along Sanko Road and within the Community Center Parking lot. In addition, the contractor also performed limited curb and gutter repair on Margie Drive, Mazie Drive, Vivian Drive, Hazel Drive, Leslie, Drive, Kathryn Drive, Patricia Drive, Faye Court, Valley Drive, Cumberland Drive and Hamilton Drive and crack sealing on Oak Park Boulevard, from North Main Street to Monticello Avenue, and Pleasant Hill Road from Boyd Road to Grayson Road. In order to meet the contract schedule and Phase II work, the contractor will be placing “asphalt plugs” this Saturday along newly poured sidewalk areas. The work next week will be substantially complete and only minor punch-list items will remain.

## ***2013 Street Resurfacing Phase II***

The Engineering Division issued a Notice to Proceed to American Asphalt and work began on August 12, 2013. Construction activities included tree trimming and the application of herbicide on all selected streets, this work is expected to be completed by August 30, 2013. The micro-surfacing of the Community Center Parking Lot is scheduled for Sunday, August 18, 2013, with striping to be completed by August 23, 2013. The Cap Seal operation is scheduled to begin on September 4, 2013. All residents will be notified by the Contractor of the schedule by a hand delivered door hanger prior to the start of work.

## ***Federal CMAQ Safe Routes to School – Cycle 2 Grant Award***

Staff recently secured \$395,000 in Federal CMAQ Safe Routes to School (SR2S) grant funds for the upcoming Boyd Road/Elinora Drive Sidewalk Installation Project. The project consists of constructing approximately 1,000 feet of new concrete sidewalk along the north side of Boyd Road (between Horten Court and Liahona Court) and along the west side of Elinora Drive (between Gladys Drive and Gregory Lane). The proposed sidewalk sections will provide new ADA compliant pedestrian path of travel for students, parents, and residents to and from the Sequoia Elementary School, Sequoia Middle School, and Strandwood Elementary School. The total project cost is estimated at \$575,000, of which City staff has already secured \$180,000 in other State transportation grant funding. The awarded Federal SR2S grant funds will fully fund the project implementation, which is tentatively scheduled to start design in Summer 2014.

## ***Encroachment Permits***

Pleasant Hill Road north of Devon Avenue – Survey of existing pipelines in roadway  
100 Roberta Avenue – Relocate portion of gas main in street (PG&E)  
113 Robert Avenue – Relocate portion of gas main in street (PG&E)  
1001 Hook Avenue – Reroute portion of gas main in street (PG&E)  
Kahrs Avenue at Gregory Lane – Work inside existing telephone manhole  
794 Ruth Drive – Utility pole replacement  
149 Cynthia Drive - Repair sewer lateral in street  
1567 Violet Way - Repair sewer lateral in street  
Ruth Drive at Taylor Boulevard - Pave (CCWD) water repair in street  
Ruth Drive at Harriett Drive - Pave (CCWD) water repair in street

## **Maintenance Division**

- **Parking Lot** - Staff is working with engineering to complete the Recreation and Park District Community Center parking lot, sealing the cracks in the lot before it is given a slurry seal top coat. Staff will seal all of the larger cracks that the top coat could not cover.
- **Tree Removal** - Staff removed a medium sized tree that died and fell onto the sidewalk and a portion of the street on Contra Costa Boulevard in front of the Post Office.

- Landscaping - Staff removed the turf from the median strips on Chilpancingo Parkway and replaced it with low maintenance shrubs, drip irrigation, and mulch. By removing the turf and changing the irrigation to a drip-type system, there will be a water cost savings and no more water waste due to overspray.

### **Planning Division**

**Planning Commission** - Meeting cancelled.

**Zoning Administrator** - No meeting scheduled.

Tree Removals Approved:

- One Canary Island Pine tree at 1125 Santa Lucia Drive

### **Architectural Review Commission**

Study Sessions:

- ***ARC 10-029, AT&T New Wireless Communication Facility - 0 Paso Nogal Court***

Study session to consider and comment on a proposal for a 35-foot artificial pine tree (monopine) which would have twelve panel antennas (75”(h) x 10”(w) x 5.5”(d)). Initially, four equipment cabinets (6’ 6” height) are proposed to be located within a 20’ by 30’ fenced lease area. The applicant also provided two alternative designs (although the applicant’s proposal remains the monopine). The two alternative designs, provided in photo simulation format only, consist of:

- A 35-foot high monopole designed as a faux eucalyptus tree
- A 35-foot high water tank structure

Assessor’s Parcel Number 154-022-015.

Action: Study Session. No action taken. Four members of the public spoke on the item. The ARC provided direction to the applicant to modify various design components related to the proposed site. The ARC also reaffirmed that its comments from August, 2011 remain applicable to the project. Furthermore, the ARC directed the applicant to provide a project design(s) for alternative sites in accordance with direction provided by the City Council on July 16, 2012. Lastly, the item was continued to the October 3, 2013 ARC meeting and a progress report will be provided to the ARC on September 19, 2013.

Appeal Period: Not applicable.

- ***PLN 13-0202, AT&T New Wireless Communication Facility - 400 Taylor Boulevard (California Cancer and Research Institute)***

Study session to consider and comment on a proposal for a new roof-mounted AT&T wireless communication facility use consisting of: (1) sixteen antenna panels; (2) twenty new RRU's (remote radio units) and two new GPS antennas; (3) one new ground-mounted support equipment enclosure on the west side of the site, and (4) relocation of two existing microwave antenna dishes. Note: *All new and existing roof-mounted equipment would be placed behind/within a new 8-foot tall screen wall on the east end of the existing three-story medical office building.* Assessor's Parcel Number 153-050-059.

Action: Study Session. No action taken. One member of the public spoke regarding the proposal. The Commission made the following suggestions: *Strongly consider, and research, installing the cable tray inside the building walls; alternatively, provide a modified tray design, in the event that the cables cannot feasibly be located within the building walls. Furthermore, in the event that the cable tray is proposed to be located on the outside of the building, the depth of the cable tray shall be indicated on the plans. Provide additional details for the exterior 8-foot high screen wall to include the proposed design, material(s) and color(s) of the screen. Consider contacting the building's original developer/contractor in order to research the existing materials (i.e. stone element, granite or marble) used on the exterior of the building.*

Appeal Period: Not applicable.

- ***PLN 13-0261, The Melt – 100 Crescent Drive***

Study session to consider and comment on a proposal for exterior building improvements, including a new outdoor seating area, new façade treatments (building colors, awnings, exterior materials, etc.), and new signage. The project does not include any increase in building square footage. Assessor's Parcel Number 150-300-012.

Action: Study Session. No action taken. No members of the public spoke. The ARC provided the following design comments:

- a) Consider elimination of the planter box and the table at the corner of the patio nearest the street.
- b) Consider elimination of most of the orange color.
- c) Consider using black awnings.
- d) Railings:
  - Consider white panels rather than orange panels
  - Alternatively, consider open panels (not solid)
  - Incorporate flower/planter boxes along railing

- e) Signage:
  - Redesign wall signs to comply with allowed size.
  - Consider incorporating an artistic element to the wall signs (similar to Shaadzee mosaic)
- f) Consider impact on visibility of Golfsmith sign/entrance from Crescent Drive in patio design.

Appeal Period: Not applicable.

### Miscellaneous

- ***PLN 13-0156, Valley Property New Single Family Residence - 1900 Buttner Road***

An appeal was filed on August 12, 2013 by Sandy McClaskey (1892 Buttner Road) challenging the Architectural Review Commission's approval of this permit for a new 4,346 square foot two-story single family home (3,508 square feet of living space, 748 square feet of garage area, and 90 square feet of covered porch). Assessor's Parcel Number 164-052-001. The appeal will *tentatively* be considered by the City Council on September 9, 2013.

### Code Compliance

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

#### Follow-ups on Prior Inquiries:

- Agnes Way: Complaint regarding vehicle repairs. Re-inspection complete. Most of the debris removed. **Re-inspect property next week.**
- Belle Avenue: Complaint regarding commercial vehicle stored in residential area. Commercial vehicle unchanged. Contacted property owner again to discuss the removal of the commercial vehicle. Owners stated they will make arrangements to have it removed. **Re-inspect property this week.**
- Buxton Circle: Complaint regarding debris and lack of garbage service. Verified garbage service active. Some debris remains. Contacted property owner to discuss case. **Re-inspect property this week.**
- Charles Avenue: Complaint regarding an occupied RV on the property. Site inspection complete. Debris removed from front yard. No signs of occupant in RV. Contacted property owner. Additional debris to be removed from rear yard. **Re-inspect property next week.**

- Charlton Circle: Complaint regarding debris and overgrown weeds. Re-inspection complete. Debris and overgrown weeds removed. **Case closed.**
- Charlton Drive: Inquiry in reference to the status of an existing violation regarding the roof of a residence. Contact made with property owner and the roof issue was discussed. **Case under review.**
- Cortsen Road: Complaint regarding trash and debris and possible inhabitants residing at residence without active electrical service. Property posted, “Do Not Enter, Unsafe to Occupy” at public entrances. Bank contacted and in process of hiring a vendor to remove trash and debris. Vendor on site to provide estimate for debris removal. **Continue to monitor property and coordinate future actions with Building and Police Department.**
- Diablo Court: Complaint regarding junk and debris. Site inspection complete. No violations observed. **Case closed.**
- Falcon Court: Complaint regarding a rooster on the property. Site inspection complete. Property owners made arrangements to have rooster removed from the property. **Re-inspect property in two weeks.**
- Helen Road – Case 1: Complaint regarding junk and debris. Debris removed. **Case closed.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed. Contacted property owner. **Site inspect re-scheduled for this week.**
- Leslie Drive: Complaint regarding overgrown vegetation causing a site obstruction. Vegetation trimmed. **Case closed.**
- Liahona Court: Complaint regarding junk and debris. Initial inspection complete. Violations include junk/debris, inoperable vehicles, damaged fencing and peeling exterior paint on house. Re-inspection complete. Some debris removed from property and initial prep work for painting in progress. Vehicles unchanged. Granted extension to property owner. **Re-inspect property in two weeks.**

- Masefield Drive: Site inspection conducted this week. Observed crews beginning to clean up property. Additional clean-up observed this week. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. Contacted tenant who stated they may remove the structure per the owner's request. **Continue monitoring progress and coordinate final inspection with Building Department.**
- McKissick Street: Complaint regarding a permanent basketball structure. Site inspection complete. Issue discussed with property owner. Owner to review structure with planning staff. **Re-inspect property next week.**
- Mohar Court: Complaint regarding inoperable vehicle and debris at front yard. Re-inspection complete. Debris removed and garbage service active. Contact property owner to verify vehicle is operable. **Re-inspect property this week.**
- Nancy Lane: Complaint regarding junk and debris at front yard. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Oak Park Blvd.: Complaint regarding unsecured building. Re-inspection complete. Door still unsecure. Contact property owner. **Re-inspect property next week.**
- Oakvue Road – Case 1: Complaint regarding an inoperable vehicle. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Oakvue Road – Case 2: Complaint regarding an inoperable vehicle. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Odin Place: Complaint regarding overgrown weeds and debris at the rear yard. Violations include overgrown vegetation, hedges obstructing the public sidewalk and peeling exterior paint. Debris and overgrown weeds removed. Exterior paint preparation work in progress. Contact property owner's son to discuss case. **Re-inspect property this week.**
- Patricia Drive: Complaint regarding junk and debris and lack of garbage service. Re-inspection complete. Verified garbage service active. Fire damage at the residence. Owner stated the insurance claim is being processed. Storage container on site for personal belonging during repairs. Construction work in progress for interior repairs.



**Monitor property during cleanup and repairs and coordinate final inspection with Building Department.**

- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Set up meeting with owner’s daughter to discuss case. **Re-inspect property this week.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Site inspection complete. Violations consist of junk and debris throughout the property and an inoperable vehicle at the front yard. Left notice at property. Conditions unchanged. **Re-inspect property next week.**
- Ruth Drive: Complaint regarding overgrown weeds. Site inspection complete. Notify letter sent to property owner. Re-inspection complete. Weeds unchanged. Left business card. **Re-inspect property next week.**
- Santa Lucia Drive: Complaint regarding multiple boarders and debris. No progress made in reducing the number of boarders. Contacted property owner. Final tenants will be moved out this week. **Re-inspect property next week.**
- Skander Drive: City Attorney contacted listing agent. Property scheduled to have escrow close this week. Illegal accessory structures to be removed by new owner. **Continue to monitor progress on a weekly basis until violations are corrected.**
- Stevenson Drive: Site inspection conducted this week. Additional clean-up observed this week. Property completely clear of any debris, vehicles or dead vegetation. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Strand Avenue: Complaint regarding junk and debris at front and side yards and inoperable vehicles. Debris removed. Property owner repairing vehicles. Additional extension granted. **Re-inspect property next week.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Exterior paint unchanged. Cleanup of debris and pruning of overgrown vegetation in progress. Contact property owner to discuss case. **Re-inspect property this week.**
- Waterberry Drive: Complaint regarding vehicles parked on an unpaved surface and commercial vehicle stored at residence. Vehicle removed. No signs of auto repairs. **Case closed.**

### New Inquiries:

- Apollo Way: Complaint regarding overgrown weeds and debris at front yard. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- College Way: Complaint regarding overgrown weeds at front yard. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Creekside Road: Complaint regarding dumpster obstructing the public street. Site inspection complete. Dumpster removed. **Case closed.**
- Donegal Way: Complaint regarding an illegal home occupancy. Site inspection complete. No outward signs of a home occupancy. **Re-inspect property in two weeks.**
- Geraldine Drive – Case 1: Complaint regarding overgrown weeds. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Helen Road – Case 2: Complaint regarding junk and debris at front yard. Site inspection complete. Notification letter sent to property owner. **Re-inspect property in two weeks.**
- Helen Road – Case 3: Complaint regarding a coach left out on the driveway. Site inspection complete. Coach covered up with tarp. Discussed issue with property owner who stated it will be removed within two weeks. **Re-inspect property in two weeks.**
- Marcia Drive: Complaint regarding junk and debris and inoperable vehicle. Site inspection complete. Discussed violations with property owner. **Re-inspect property in two weeks.**
- Maureen Drive: Complaint regarding pallets left out in front yard. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Powell Avenue: Complaint regarding an illegal home occupancy. Site inspection complete. No visible signs of an active home occupancy. **Re-inspect property in two weeks.**
- Roberta Avenue: Complaint regarding a home in disrepair. Site inspection complete. Violations include inoperable vehicle and illegal accessory structure at front yard. Left door hanger. **Re-inspect property in two weeks.**

### Proactive Work:

- Barbara Court: Proactive case opened for junk and debris on driveway. Contact made with tenant. Extension granted to remove remaining items and paint house. Additional items removed. Exterior paint unchanged. Contact tenant again to discuss case. **Re-inspect property this week.**
- Diablo Court: Proactive case opened for debris pile and inoperable vehicle. Debris removed and vehicle repaired. **Case closed.**
- Elinora Drive: Proactive case opened for damaged fence. Contacted property owner. Fence to be repaired this week. **Re-inspect property next week.**
- Geraldine Drive – Case 2: Proactive case opened for overgrown weeds. Left door hanger. **Re-inspect property in two weeks.**
- Geraldine Drive – Case 3: Proactive case opened for low hanger branches over Public Street. Property vacant and for sale. Contacted Real Estate agent who will have the tree trimmed. **Re-inspect property in two weeks.**
- Helen Road: Proactive case opened for junk and debris at front yard. Property has active building permit. **Case closed.**
- Santa Cruz – Case 1: Proactive case opened for inoperable vehicle and debris in truck bed. Contacted property owner and granted an additional week to correct violations. **Re-inspect property this week.**
- Santa Cruz – Case 2: Proactive case opened for inoperable vehicle, debris and overgrown weeds. Weeds and debris removed. Vehicle unchanged. Contacted property owner who stated they will have the vehicle removed by next week. **Re-inspect property this week.**
- Santa Cruz – Case 3: Proactive case opened for debris on driveway and side yard. Re-inspection complete. Conditions unchanged. Contacted tenant. Debris unchanged. Contact property owner to discuss case. **Re-inspect property this week.**

### Graffiti Removal:

No graffiti removal this week.