



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: April 11, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Atlas & Athena and Sally Beauty Supply are now open for business in Downtown Pleasant Hill.

Pacific Coast Farmers' Market Association has submitted their Special Event Application for processing. The expected opening date of the 2014 Farmers' Market is scheduled for Saturday, May 3 at 9:00 a.m.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Destination XL (DXL) (651 Contra Costa Boulevard) – Two separate permits have been issued for (DXL) tenant improvement for the interior and exterior of the building which was previously the Big & Tall Casual Male.
- Children's Dental Fun Zone (675 Contra Costa Boulevard) – Tenant improvement permit has been issued to the Children's Dental Fun Zone which was previously the Oak Warehouse.
- Deutscher Office Park (395 Civic Drive) – Tenant improvement permit has been issued to Advanced Eye Care (an optometrist office).
- Blondies Pizza and Market (1025 Contra Costa Boulevard) – Tenant improvement permit has been issued to Blondies Pizza & Market which is adjacent to Rasputin's.

Engineering Division

Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stage 1C (closed sections of Buskirk Avenue and Elmira Drive). Overall, the project is on schedule and anticipated to be

completed by September 2014.

Current Buskirk Project Activities

Ghilotti Brothers Stage 1C Project Improvements (Ongoing – May 2014) – Ghilotti resumed working on the curb, gutter and sidewalk improvements along Clarie Drive between Elmira Drive and Geraldine Drive and along Elmira Drive between Clarie Drive and Hookston Road.

Subcontractors work items include:

Saint Francis Electric continues with the potholing of street light pole bases along the east side of Buskirk Avenue between Clarie Drive and Lamkin Lane and installation of underground conduits for the modified traffic signals at Buskirk/Crossroads and Buskirk/Lamkin Lane. A single lane closure will be set up at the northbound direction of Buskirk Avenue between Crossroads and Lamkin Lane. The lane closure will be from 8:00 a.m. to 3:00 p.m. Expect delays due to construction in the area.

Takehara Landscape continues installation of irrigation sleeves within the closed sections of the project.

Project Alert

Saint Francis Electric accidentally damaged existing AT&T communication lines along the east side of Buskirk Avenue on April 9, 2014. AT&T has since been working around the clock to restore its facilities. AT&T anticipates that customers who have been affected by this service disruption will have their service reconnected as early as Friday evening on April 11th or through the weekend. For questions regarding your service, please call 611.

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.

Contra Costa Boulevard Improvement Project - Ghilotti Brothers Inc. has completed the removal of all existing trees and low level vegetation within the project limit (between Viking Drive and Chilpancingo Parkway) that will be in conflict with the proposed project improvements, and has completed the potholing for existing utilities. Demolition of existing concrete facilities is scheduled to begin next week near Viking Drive/Contra Costa Boulevard (CCB) intersection and along the west side of CCB north of Viking Drive, with work to be done primarily during the day.

2014 Sidewalk Repair Project - The Engineering Division issued the Phase I Notice to Proceed for the 2014 Sidewalk Repair Project on April 8, 2014. The scope of work will provide for the repair of approximately 25,000 square feet of damaged sidewalk, curb, gutter, and tree grates within City sidewalk Zone 1 and other publicly maintained facilities in two separate phases. The Phase I work will include city maintained sidewalk repairs; sidewalk repair in Assessment

District 20; and privately owned commercial sidewalks within Zone 1 (whose property owners have already submitted payment to the City for the repairs); tree grate and treewell enlargements, and limited curb and gutter repair. The contractor, FBD Vanguard has been on site this week re-marking repair locations, and mobilizing for the work. The Phase I work is expected to begin the week of April 14, 2014 and be completed by the end of May 2014.

The Phase II Notice to Proceed for this project will be issued to the contractor when the outstanding payments have been collected by staff from the remaining property owners. These property owners who did not submit a timely payment for the Phase I work, will be included in the Phase II work and issued a separate notice by our Code Enforcement staff reminding them to submit a timely payment.

Encroachment Permits

- 509 Shelly Drive – Trenchless sewer lateral repair in roadway
- 1967 Helen Drive – Trenchless sewer lateral repair in roadway

Maintenance Division

- Blocked Pipe - Staff has been working on solving a blocked pipe issue on Hargate Court. Water was exiting the manhole in the backyard of a residence on Pleasant Hill Road and causing erosion issues. Staff pumped out the pipe and found a large three (3) gallon cooking pot in the pipe. The pot was removed and the flow was restored.
- Weed Abatement - Staff is continuing with the required weed abatement to meet the May 29th deadline for the Contra Costa County Fire Prevention District. The weeding should be completed this week.

Planning Division

Planning Commission

Meeting canceled.

Zoning Administrator

No meeting scheduled.

Tree Removals Approved:

- 113 Poshard Street – One Deodor Cedar tree and one Tulip tree.

Architectural Review Commission

No meeting scheduled.

Miscellaneous

- ***PLN 13-0187, Addenmatten New Single Family Residence - 1941 Buttner Road (Appeal)*** – Appeal by Ron Wotus to the City Council of the Architectural Review Commission’s decision to approve an approximate 3,200 square foot two-story single family home with a 780 square foot attached 3-car garage. Assessor’s Parcel Number 164-051-020.

Action: The City Council considered the appeal, on both February 3, 2014 and March 10, 2014. On March 10th the Council provided direction to staff to prepare a resolution to deny the appeal, but to include modifications to the ARC’s conditions of approval, primarily in regards to: (1) the placement/orientation of the home in respect to the privacy of neighboring homes, and (2) placement and orientation of the home to respect the views of neighboring homes and the streetscape corridor. The resolution was originally to be considered on March 24th, but was continued. On April 7th, the City Council adopted the resolution to deny the appeal, and modify the ARC’s conditions of approval accordingly, on a 3-2 vote.

- ***PLN 13-0330, Vink Minor Exception, 143 Jennie Drive*** – Appeal by Steven Vink of the Planning Commission’s decision to deny a Minor Exception for a 15% reduction in the required 20 foot front yard setback to accommodate the expansion of the existing master bedroom and the addition of a master bathroom (152 square feet). Assessor’s Parcel Number: 153-201-008.

Action: The City Council adopted a resolution (3-2) to deny the appeal, and thus uphold the Planning Commission’s decision to deny, the minor exception request.

Code Compliance

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

Follow-ups on Prior Inquiries:

- Camelback Road: Complaint regarding lack of garbage service. Site inspection complete. Staff confirmed the property does not have active garbage service. Staff was contacted by property owner requesting additional time to obtain service. Extension granted. **Pending follow up inspection.**
- Charlton Drive – Case 1: Inquiry in reference to the status of an existing violation regarding the roof condition at the residence. Staff sent Violation Letter to property owner. Re-inspection complete. Roof condition and debris at front yard unchanged. **Case under review.**

- Charlton Drive – Case 2: Complaint regarding low hanging tree branches over the public thoroughfare. Site inspection complete. Staff observed low hanging branches over the public street and sidewalk. Staff left door hanger. **Pending follow up inspection.**
- Cortsen Court: Compliant regarding overgrown weeds and dirty swimming pool. Site inspection complete. Staff observed overgrown weeds throughout the property and a swimming pool at the rear yard. Staff confirmed there was fencing preventing the general public access to the rear yard and contacted Contra Costa Mesquite Abatement and Vector control to report the pool condition. Vector control confirmed the pool has been treated. Staff sent Notify Letter to property owner. **Pending follow up inspection next week.**
- Croyden Drive: Complaint regarding junk and debris. Re-inspection complete. Staff confirmed the junk and debris have been removed. **Case closed.**
- Elinora Drive: Complaint regarding junk and debris. Re-inspection complete. Staff confirmed the junk and debris have been removed. **Case closed.**
- Esther Drive: Complaint regarding a rooster on the property. Site inspection complete. Staff contacted property owner and discussed the case. Staff was informed by the property owner that the rooster has been removed. Staff will inspect the property next week to confirm. **Pending re-inspection.**
- Fair Oaks Drive: Complaint regarding issues associated with an adult care facility. Re-inspection complete. Staff confirmed that there are still violations present at the property. Staff contacted property owner and discussed remaining violations. Staff granted extension through next week to correct violations. **Pending re-inspection.**
- Grayson Road: Complaint regarding an illegal fence built at the front of the property. Site inspection complete. Staff observed a newly constructed fence built over the allowable height limit in the front yard setback. Property owner has applied for a minor exception with the Planning Division. **Staff will continue to monitor property and coordinate final inspection with Planning Division.**
- Helen Road: Complaint regarding junk/debris, broken window and a vehicle stored on an unpaved surface. Re-inspection complete. Staff confirmed garbage service is active and junk/debris removed. Staff observed the front window has been repaired. Staff received additional complaint in reference to illegal repairs at the property. Staff re-inspected the

property with Building Division and confirmed there are building code violations present at the property. Property owner has been instructed to obtain the required building permit to complete the repairs. **Staff will continue to monitor the property and coordinate final inspection with Building Division.**

- Hoover Avenue – Case 1: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed from the property. Staff sent Second Notice to property owner. Staff granted extension through next week to correct violations. **Pending re-inspection.**
- Hoover Avenue – Case 2: Complaint regarding an occupied recreational vehicle. Site inspection complete. Staff contacted property owner. Property owner informed staff the recreational vehicle is not occupied. **Pending re-inspection next week.**
- Keats Circle: Complaint regarding overgrown bushes obstructing the view of oncoming traffic. Re-inspection complete. Staff confirmed some of the overgrown bushes have been trimmed. Staff contacted the property owner to discuss case. Staff granted extension through next week to correct violations. **Pending re- inspection.**
- Kinder Lane: Complaint regarding an illegal home occupancy. Site inspection complete. Staff did not observe any signs of a home occupancy. Staff sent Inspection Request Letter to property owner. **Pending re-inspection.**
- Luella Drive: Complaint regarding an occupied shed at the rear yard. Staff re-inspected the shed with Building Division and confirmed it not occupied. Property owner was instructed to obtain a building permit to complete the construction of the shed. **Staff will continue monitoring progress and coordinate final inspection with Building Division.**
- Mazie Drive: Staff instructed the tenant to remove all junk and debris and complete the structure per building code regulations. **Staff will continue monitoring progress and coordinate final inspection with Building Division.**
- McKissick Street: Complaint regarding a permanent basketball structure built within the front yard setback. Re-inspection complete. Structure unchanged. Staff contacted property owner and discussed case. Planning Commission denied the consideration on revising the zoning ordinance to allow such structures in the front yard setback. **Staff scheduled to inspect the property with the Engineering Division.**

- Oak Park Boulevard – Case 1: Complaint regarding junk/debris and grading issues. Re-inspection complete. Staff confirmed the violations have not been corrected. Staff sent Second Notice to property owner. **Pending re-inspection at the end of the month.**
- Oak Park Boulevard – Case 3: Complaint regarding junk and debris. Re-inspection complete. Staff confirmed the violations have not been corrected. Staff contacted property owner and reviewed the violations. **Pending re-inspection.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Re-inspection complete. Staff confirmed the vehicle has been removed. **Case closed.**
- Old Vine Court: Complaint regarding an illegal home occupancy. Site inspection complete. Staff left business card requesting the property owner make contact to discuss the matter. Staff sent Inspection Request letter to property owner. **Pending follow up inspection.**
- Patterson Boulevard: Complaint regarding overgrown weeds and debris. Re-inspection complete. Staff observed some progress has been made cleaning up the property. Staff left message with property owner to discuss case. **Pending re-inspection.**
- Pleasant Hill Road – Case 1: Complaint regarding junk/debris and overgrown weeds at the front yard. Staff observed the conditions are unchanged. Staff contacted property owner and was informed the violations will be corrected. **Pending re-inspection.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Re-inspection complete. Staff observed some of the refuse and the inoperable vehicle have been removed. Staff observed no further progress. Staff contacted property owner and discussed case. **Pending re-inspection.**
- Pleasant Hill Road – Case 3: Complaint regarding dead vegetation, deteriorated roof damaged fence and illegal garage conversation. Site inspection complete. Staff contacted property manage and discussed violations. Staff received information the property no longer involved in litigation. Staff sent Notify Letter to new property owner. **Pending re-inspection.**
- Pleasant Hill Road – Case 4: Complaint regarding a commercial vehicle stored on a residential property. Re-inspection complete. Staff observed the commercial vehicle has not been removed. Staff contacted property owner and discussed case. **Pending re-inspection.**

- Poshard Street: Complaint regarding barking dogs. Site inspection complete. Staff observed two barking dogs at the property. Staff left business card requesting the owner contact them to discuss the issue. **Pending follow up inspection.**
- Shelly Drive: Complaint regarding two trees removed without proper permits. Re-inspection complete. Staff was contacted by property owner confirming they will obtain a tree removal permit from the Planning Division next week. **Staff will continue monitoring progress and coordinate final inspection with Planning Division.**
- Sherman Drive: Complaint regarding an unsecure structure. Staff sent Second Notice to property owners. Second Notice Letter returned. Re-inspection complete. Staff confirmed the property appears secure. Staff left door hanger to address damaged section of fencing. **Pending re-inspection.**
- Skander Court: Complaint regarding illegal accessory structures. City Attorney contacted listing agent. Property has not been sold. Staff contacted bank and discussed the removal of the structures. **Case under review.**
- Sky Ranch Lane: Complaint regarding junk and debris. Re-inspection complete. Staff confirmed the junk and debris are still on the driveway and front porch and the overgrown weeds remain at the front yard. Staff sent Second Notice to property owner. **Pending re-inspection.**
- Slater Avenue: Complaint regarding abandon house. Site inspection complete. Staff contacted the bank responsible for the property and instructed them to remove all trash and debris, cut and remove overgrown weeds and install fencing around the property. **Pending follow up inspection.**
- Taylor Boulevard: Complaint regarding a home in disrepair. Staff observed painting preparation work in progress. Staff contacted property owner. Property own requested additional time to complete repairs. Staff granted extension. **Pending re- inspection.**
- Treadway Lane: Complaint regarding an illegal fence. Site inspection complete. Staff confirmed fencing along the side of the property is in violation of the City's fence height ordinance. Staff sent Notify Letter to property owner. **Pending follow up inspection.**

New Inquiries:

- Elda Court: Complaint regarding an illegal fence. Site inspection complete. Staff confirmed fencing along the side of the property is in violation of the City's fence height ordinance. Staff sent Notify Letter to property owner. **Pending follow up inspection.**
- Elderwood Drive: Complaint regarding brush piles at the side of the property. Site inspection complete. Staff confirmed there is a brush pile at the side of the property. Staff left door hanger. **Pending follow up inspection.**
- Helen Road: Complaint regarding lumber at the front of the property. Site inspection complete. Staff confirmed there are pieces of lumber located in the gutter at the driveway entrance. Staff left door hanger. **Pending follow up inspection.**
- Hubbard Aveune: Complaint regarding a permanent basketball structure built within the front yard setback. Site inspection complete. Staff left business card and was contacted by property owner. Staff scheduled to meet with property owner next week to discuss the issue. **Pending follow up inspection.**
- Ilene Drive: Complaint regarding items left out at the front yard. Site inspection complete. The property has an active building permit and the items at the front porch and driveway are associated with the repairs. **Case closed.**
- Pleasant Hill Road – Case 1: Complaint regarding an open/failing septic tank. Staff was also contacted by Contra Costa County Health Department informing them the area around the septic tank was contaminated. Site inspection complete. Staff confirmed there is an open septic tank located at the front yard. Staff contacted the property owner and discussed the issue. **Pending follow up inspection.**
- Pleasant Hill Road – Case 2: Complaint regarding an illegal fence. Site inspection complete. Staff confirmed fencing along the side of the property is in violation of the City's fence height ordinance. Staff sent Notify Letter to property owner. **Pending follow up inspection.**
- Poshard Street: Complaint regarding a permanent basketball structure built within the front yard setback. Site inspection complete. Staff reviewed the issue with the property owner. **Pending follow up inspection.**

Proactive Work:

- Ardith Drive: Proactive case opened for junk and debris on driveway. Re-inspection complete. Staff confirmed the junk and debris have been removed. **Case closed.**

- Astrid Drive – Case 1: Proactive case opened for junk/debris and an inoperable vehicle. Staff sent Notify Letter to property owner. **Pending follow up inspection.**
- Astrid Drive – Case 2: Proactive case opened for an inoperable vehicle stored at the front yard. Re-inspection complete. Property owner contacted staff requesting an extension to have the vehicle repaired. Extension granted. **Pending re-inspection.**
- Doray Drive: Proactive case opened for a trailer stored on an unpaved surface at the front yard. Re-inspection complete. Staff confirmed the trailer has been removed. **Case closed.**
- Elinora Drive: Proactive case opened for a vehicle stored on an unpaved surface. Re-inspection complete. Staff confirmed the vehicle has been removed. **Case closed.**
- Esther Drive: Proactive case opened for junk and debris on driveway and side of garage. Re-inspection complete. Staff confirmed the junk and debris is still in public view. Staff contacted property owner. Property owner requested additional time to remove junk and debris from the property. Staff granted extension. **Pending re-inspection.**
- Kathleen Drive – Case 1: Proactive case opened for vehicle stored on an unpaved surface. Re-inspection complete. Staff confirmed the vehicle remains on the unpaved area next to the driveway. Staff sent Second Notice to property owner. **Pending re-inspection.**
- Kathleen Drive – Case 2: Proactive case opened for an inoperable vehicle and junk/debris at front yard. Re-inspection complete. Staff confirmed the vehicle and debris remain on the driveway in public view. Staff was contacted by property owner requesting an extension to repair the vehicle. Extension granted. **Pending re-inspection.**
- Kathleen Drive – Case 3: Proactive case opened for a vehicle and trailer stored on an unpaved surface at front yard. Re-inspection complete. Staff confirmed the vehicle and trailer have been removed. **Case closed.**
- Mazie Drive: Proactive case opened for an inoperable vehicle stored in public view. Re-inspection complete. Staff confirmed the vehicle is unchanged. Staff will contact property owner to discuss the case. **Pending re-inspection.**

- Pleasant Hill Road: Proactive case opened for overgrown weed at the front yard. Staff left door hanger. **Pending follow up inspection.**
- Price Lane: Proactive case opened for a junk/debris and overgrown weeds throughout the property. Staff sent Notify Letter to property owner. **Pending follow up inspection.**
- Ramona Drive: Proactive case opened for an inoperable vehicle. Re-inspection complete. Property owner contacted staff requesting an extension to have the vehicle repaired. Extension granted. **Pending re-inspection.**
- Sherman Drive – Case 1: Proactive case opened for vehicle stored on an unpaved surface at front yard. Re-inspection complete. Staff confirmed the vehicle has been removed. **Case closed.**
- Sherman Drive – Case 2: Proactive case opened for vehicle stored on an unpaved surface at front yard. Staff confirmed the vehicle has been removed. **Case closed.**
- Shirley Drive: Proactive case opened for overgrown weed at the front yard. Staff left door hanger. **Pending follow up inspection.**
- Taylor Boulevard – Case 1: Proactive case opened for overgrown weed at the front yard. Staff left door hanger. **Pending follow up inspection.**
- Taylor Boulevard – Case 2: Proactive case opened for overgrown weed, trash and debris and lack of garbage service. Staff left door hanger. **Pending follow up inspection.**

Graffiti Removal:

No graffiti removal this week.

Contra Costa County Fire Protection District:

Weed Abatement inspections will start on May 30th 2014.