



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: May 2, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Farmers' Market Grand Opening** – The Grand Opening of the 2014 Farmer's Market takes place on Saturday, May 3rd from 9:00 a.m. to 1:00 p.m. The market has moved to a new location this year on Trelany Road (adjacent to City Hall). The Chamber of Commerce will hold a ribbon cutting ceremony at 10:00a.m. on Saturday.
- **Grand Opening of Dick's Sporting Goods** - DICK'S Sporting Goods is celebrating their Grand Opening weekend on Friday, May 9 through Sunday, May 11 at the retailer's new location at The Crossroads (2314 Monument Blvd). Special extended store hours will be in effect all weekend. Store opens at 8:00 a.m. Friday and Saturday and 9:00 a.m. Sunday.

Throughout the weekend, DICK'S will host a variety of giveaways, including a free Under Armour Tech(TM) T-shirt for the first 100 people in line on Friday and a free Mystery Gift Card from \$5 to \$500 for the first 100 adults in line on Saturday and Sunday. Oakland Raiders defensive end Justin Tuck will appear in-store from 1:00 p.m. to 4:00 p.m. on Saturday. Visit www.DICKS.com/PleasantHill for more details.

- **New Store Opening in Downtown Pleasant Hill** - Also now open in Downtown Pleasant Hill on Crescent Drive is Gotta Eatta Pita which is located at 35 Crescent Dr, Pleasant Hill. Gotta Eatta Pita currently has one other store located in the East Bay Area in Danville. They are planning to open several more stores in the coming months.

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 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 project activities include:

Current Buskirk Project Activities

Ghilotti Brothers Stage 1C Project Improvements (Ongoing – May 2014) – Ghilotti is completing the removal and disposal of five abandoned PG&E vaults along the east side of Buskirk Avenue that are in conflict with the landscape improvements and new street light pole bases. After this work is completed and AT&T completes its final repair work, Ghilotti will resume with the curb and gutter improvements along the east side of Buskirk Avenue the week of May 5th.

Subcontractors work items include:

Saint Francis Electric continues with the installation of concrete pole foundations for street lights along the east side of Buskirk Avenue.

Takehara Landscape continues with the installation of irrigation improvements along Hookston Drive. In preparation for future planting, Takehara continues to mix soil amendments with existing soil material at various landscape areas.

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.

Planning Division

Planning Commission

No meeting scheduled this week.

Architectural Review Commission

- ***PLN 14-0053, Tuscany Apartment Remodel – 1460 Contra Costa Blvd.***

Public hearing to review an Architectural Review permit to modify the exterior of an existing multi-family development. The proposed modifications include a new paint palette; new exterior siding material for existing leasing office/pool storage building, replacing the existing cloth awnings with glass/acrylic and aluminum awnings, new landscape and hardscape, and a new trash enclosure. Additionally, the project includes enhancing the drainage on the site. No additional square footage is proposed.

Action: Approved with conditions. No members of the public spoke.

Appeal Period: Through Monday, May 12, 2014.

- ***PLN 13-0409 Contra Costa Country Club Renovation (801 Golf Club Road)***

The Architectural Review Commission conducted a public hearing for an Architectural Review permit request for various site improvements on the 159-acre project site. The project site is currently developed as an outdoor sports and recreational facility (*golf course*). The applicant is requesting to enhance the existing golf course, to include modifications to various tee boxes/fairways/greens and the re-shaping of two holes (including related grading and drainage improvements), removal and replacement of trees and an expansion of the existing driving range (which includes an increase in the height of the poles that support the netting around the driving range and an increase in the linear footage of the netting).

Action: Conditionally approved. Note: Three members of the public spoke on the item.

Appeal Period: Through Monday May 12, 2014.

- ***PLN 14-0042, Hilton Homewood Suites, Planned Unit Development District (PUD Rezoning), 650 Ellinwood Way***

A public hearing to consider a recommendation to the Planning Commission and City Council to establish a *Planned Unit Development District (PUD Rezoning)* application by WRSJG LLC. that would accommodate a new three and four story, 131 guest room, hotel project with building heights up to 50 feet (55 feet for architectural features). The establishment of a *Planned Unit District* would contain a concept plan that includes, but is not limited to, a land use regulation table, development regulation schedule and design criteria. The property is located at 650 Ellinwood Way. The property is currently zoned RB – Retail Business. Assessor Parcel No. 127-210-031

Action: Recommended approval of the PUD and Concept Plan to the Planning Commission with the provision that the height, bulk, mass, scale needs further study in relationship to surrounding properties to further improve compatibility. Six people spoke on the item.

Appeal Period: Not applicable. The proposed PUD and Concept Plan will automatically be reviewed by the Planning Commission and subsequently by the City Council for consideration.

Zoning Administrator

No meeting scheduled this week.

Administrative Actions:

None.

Tree Removals Approved:

None.

Code Compliance

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

Follow-ups on Prior Inquiries:

- Audrey Lane: Complaint regarding junk and debris. Site inspection complete. Staff confirmed there is junk and debris on the driveway. Staff left door hanger. **Pending follow up inspection.**
- Barnett Terrace: Complaint regarding an excessive number of chickens. Site inspection complete. Staff was not able to make contact with the owner and discuss the case. Staff sent Inspection Request Letter to property owner. **Pending site inspection.**
- Charles Avenue: Complaint regarding an illegally occupied shed at the rear yard. Site inspection complete. Staff was not able to make contact with the owner and discuss the case. Staff sent Inspection Request Letter to property owner. **Pending site 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. Staff met with the property owner on site and discussed possible corrections. Property owner informed staff that the roof condition will be addressed. **Case under review.**
- Charlton Drive – Case 2: Complaint regarding low hanging tree branches over the public thoroughfare. Re-inspection complete. Staff observed the low hanging branches have been trimmed. **Case closed.**
- Charlton Drive – Case 3: Complaint regarding hedges at the corner of the property obstructing the view of oncoming traffic. Re-inspection complete. Staff observed the hedges have been trimmed. **Case closed.**

- Cleopatra Drive: Complaint regarding junk and debris at the side of the house. Re-inspection complete. Staff observed a mattress and other discarded items still remain at the side of the house but the overgrown weeds at the front yard have been removed. **Pending re-inspection.**
- Cortsen Court: Compliant regarding overgrown weeds and dirty swimming pool. Re-inspection complete. Staff observed the overgrown weeds have been removed and the property is secure. **Case closed.**
- Diana Court: Complaint regarding junk/debris, overgrown vegetation and inoperable vehicles. Site inspection complete. Staff observed an inoperable vehicle on the driveway and debris at the front yard. Staff sent Notify Letter to property owner. **Pending follow up inspection.**
- Elda Court – Case 1: Complaint regarding an illegal fence. Re-inspection complete. Staff confirmed the fencing along the side of the property is unchanged. Staff discussed the case with the property owner. The fence is scheduled to be modified this week. **Pending re-inspection.**
- Elda Court – Case 2: Complaint regarding a hedge next to the driveway over the allowable height limit. Re-inspection complete. Staff confirmed the hedge located along the side of the driveway is unchanged. Staff was informed that the property owner is out of town. **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. Staff re-inspected the property with the Building Staff and confirmed there are building code violations present at the property. Staff confirmed the property has been sold and was contacted by the listing agent and informed the violations will be corrected by the new owner. **Staff will continue to monitor property and coordinate final inspection with Building Division.**
- Hoover Avenue – Case 1: Complaint regarding junk/debris and inoperable vehicles at the property. Staff re-inspected the property and found additional vehicles and debris

removed from the front yard. Staff left an additional message with property owner requesting an update. **Pending re-inspection.**

- Hoover Avenue – Case 2: Complaint regarding an occupied recreational vehicle. Site inspection complete. Staff contacted property owner. Staff re-scheduled to meet with property owner next week. **Pending re-inspection.**
- Hubbard Avenue: Complaint regarding a permanent basketball structure built within the front yard setback. Re-inspection complete. Staff observed the basketball structure remains in the front yard set-back. Staff will review the issue with the property owner. **Pending follow up inspection.**
- Keats Circle: Complaint regarding overgrown bushes obstructing the view of oncoming traffic. Re-inspection complete. Staff confirmed there has been no further progress. Staff will contact the property owner and discuss the case. **Pending re-inspection.**
- Lena Court: Complaint regarding brush piles. Site inspection complete. Staff observed a brush pile at the side of the property. Staff left door hanger. **Pending follow up inspection.**
- Luella Drive: Complaint regarding an occupied shed at the rear yard. Staff re-inspected the shed with the Building Division and confirmed it is no longer 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: Accessory structure built without approval at the rear yard. Plans have been submitted to the Building Division for review. Re-inspection complete. Staff met with the tenant and a Building Department staff member on site and observed the structure is not complete. There is junk and debris throughout the rear yard. 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 the violation. Planning Commission denied a consideration for revising the zoning ordinance to allow such a structure in the front yard setback. **Staff awaiting findings from the Engineering Division.**

- Oak Creek Court: Complaint regarding a damaged fence. Site inspection complete. Staff confirmed the property does have a damaged fence, junk/debris and overgrown weeds. Staff sent Notify Letter to property owner. **Pending follow up inspection.**
- Oak Park Boulevard: Complaint regarding junk/debris and grading issues. Re-inspection complete. Staff confirmed the violations have not been corrected. **Pending re-inspection.**
- Old Vine Court: Complaint regarding an illegal home occupancy. Re-inspection complete. Staff met with the property owner on site and confirmed there is no illegal home occupancy. **Case closed.**
- Patterson Boulevard: Complaint regarding overgrown weeds and debris. Re-inspection complete. Staff met with the property owner on site and observed the brush pile at the rear yard has been removed. The property owner is in the process of starting the exterior paint work and removing the remaining overgrown weeds. Staff will continue to monitor the property. **Pending re-inspection.**
- Pleasant Hill Road – Case 1: Complaint regarding junk/debris and overgrown weeds at the front yard. Staff conducted a re-inspection and confirmed the violations have not been corrected. Staff left additional message with property owner requesting an update. **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. Clean up of the property is pending approval for a new construction project at the site. The building plans are being reviewed by the Engineering Division. Staff will continue to monitor property and coordinate final inspection with Building and Planning Divisions. **Pending re-inspection.**
- Pleasant Hill Road – Case 3: Complaint regarding dead vegetation, deteriorated roof damaged fence and illegal garage conversation. Re-inspection complete. Staff confirmed the fencing has been repaired and the debris, weeds and overgrown vegetation have been removed. Staff was contacted by the property management company and was informed they are in the process of correcting the remaining violations. **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

been moved to the other side of the property. Staff met with the property owner and discussed the case. Staff granted a three week extension. **Pending re-inspection.**

- Poshard Street: Complaint regarding a permanent basketball structure built within the front yard setback. Re-inspection complete. Staff observed the basketball structure remains in the front yard set-back. Staff will review the issue with the property owner. **Pending follow up inspection.**
- Shelly Drive: Complaint regarding two trees removed without a tree removal permit. Staff confirmed the property owner has submitted the required documents to Planning and observed three new trees planted at the front of the property. **Case closed.**
- 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 observed the driveway and front porch have been cleaned up but the fence still needs to be repaired. **Pending re-inspection.**
- Skander Court: Complaint regarding illegal accessory structures located at the side of the house. Staff has been in contact with the listing agent and was informed that the property is scheduled to be sold and the accessory structures removed. **Case under review.**
- Sky Ranch Lane: Complaint regarding junk and debris. Re-inspection complete. Staff confirmed the violations remain. Staff will contact the property owner and discuss the case. **Pending re-inspection.**
- Slater Avenue: Complaint regarding issues associated with an abandoned house. Re-inspection complete. Staff confirmed the overgrown weeds and debris remain and there has been no progress securing the property. Staff received information from the complainant that the property is being sold. Staff will contact the bank and confirm the status of the property. **Pending re-inspection.**
- Treadway Lane: Complaint regarding an illegal fence. Re-inspection complete. Staff confirmed the fence has been altered but junk and debris remains at the front of the property. **Pending re-inspection.**
- Westover Drive: Complaint regarding junk and debris. Site inspection complete. Staff observed junk and debris next to the driveway. Staff left door hanger. **Pending follow up inspection.**

New Inquiries:

- Devonshire Court: Complaint regarding a tree removed without a tree removal permit. Site inspection complete. Staff was not able to make contact with the owner to discuss the issue. Staff left business card. **Pending follow up inspection.**
- Martha Drive – Case 1: Complaint regarding a fence built over the allowable height limit. Site inspection complete. Staff observed two fences at either side of the property that are both over the allowable height limit for the front yard setback. Staff sent Notify Letter to the property owner. . **Pending follow up inspection.**
- Martha Drive – Case 2: Complaint regarding a fence built over the allowable height limit. Site inspection complete. Staff observed a fence on the property over the allowable height limit for the front yard setback, a recreational vehicle stored on an unpaved surface and debris at the front yard. Staff sent Notify Letter to the property owner. . **Pending follow up inspection.**
- Merian Drive: Complaint regarding overgrown weeds. Site inspection complete. Staff observed overgrown weeds at the front of the property. Staff left door hanger. **Pending follow up inspection.**

Proactive Work:

- Esther Drive: Proactive case opened for junk and debris on driveway and side of garage. Re-inspection complete. Staff met with the property owner on site and discussed the case. The property owner requested a final two week extension to remove junk and debris from the property. Staff granted an 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 sent Notify Letter to property owner. **Pending re-inspection.**

- Mazie Drive: Proactive case opened for an inoperable vehicle stored in public view. Re-inspection complete. Staff confirmed the inoperable vehicle is unchanged. Staff contacted the tenant/vehicle owner and discussed the case. **Pending re-inspection.**
- Price Lane: Proactive case opened for a junk/debris and overgrown weeds throughout the property. Re-inspection complete. Staff confirmed the violations remain. Staff sent Second Notice to property owner. **Pending re-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.**
- Shirley Drive: Proactive case opened for overgrown weeds at the front yard. Re-inspection complete. Staff confirmed the overgrown weeds have not been removed. Staff sent Notify Letter to the property owner. **Pending re-inspection.**
- Taylor Boulevard: Proactive case opened for overgrown weeds, trash and debris and lack of garbage service. Re-inspection complete. Staff confirmed the overgrown weeds and debris have not been removed and there is still no active garbage service. Staff sent Second Notice to the property owner. **Pending re-inspection.**

Graffiti Removal:

No graffiti removal this week.

Contra Costa County Fire Protection District:

Weed Abatement to be completed by May 29th, inspections will start on May 30th.