



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: Andrew Murray, Assistant City Manager

DATE: July 18, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Summer Concert** – The 5th concert of the Sunset by the Lake Series takes place on Sunday, July 20th from 6:00 to 8:00 p.m. on the lawn at City Hall. The featured band is Fast Times.

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 2B and 4A. Overall, the project is on schedule and anticipated to be completed in September 2014. Current project activities include:

Current Buskirk Project Activities

Ghilotti Bros. Stages 2B and 4A Project Improvements (Ongoing – August 2014) –

Stage 2B - Ghilotti is scheduled to close the west side of Buskirk Avenue south of Hookston Road on July 18th. This will allow Ghilotti to work on the project improvements (storm drain, street lighting, landscape planting and irrigation, concrete curb and gutter, and roadway pavement). Two-way traffic will be maintained and shifted to the east side of Buskirk Avenue.

Stage 4A - Ghilotti continues with roadway excavation and grading along the median of Buskirk Avenue near Monument Boulevard. Starting the week of July 21st, Ghilotti will be forming and placing concrete curb and gutter for the new median on Buskirk Avenue between Monument Boulevard and the bus stop south of The Crossroads.

Subcontractors work items include:

Takehara Landscape will continue landscape planting within the bioswale sections of Buskirk Avenue.

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 (Viking Drive to Chilpancingo Parkway)** - The City's contractor (Ghilotti Brothers, Inc.) continues to form and pour new concrete sidewalk along the west side of Contra Costa Boulevard between Cottonwood Drive and Golf Club Road, and all the sidewalk along the west side of Contra Costa Boulevard is anticipated to be completed by early next week. The contractor is anticipated to start the sidewalk demolition, grading, forming, and pouring along the east side of Contra Costa Boulevard towards the end of next week, starting from Golf Club Road intersection and proceed north to Chilpancingo Parkway. Street light conduit and irrigation will also start to be installed next week along the east side of Contra Costa Boulevard north of Golf Club Road.
- **Geary Road Improvements** – 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

As with the previous weeks, BAY continues potholing the work site in order to locate any underground utilities which may potentially conflict with the new storm drain system. A number of utility conflicts were addressed and BAY will be mobilizing their storm drain crew soon to complete storm drain along the north side of Geary Road including finishing of the 72 inch storm drain pipe crossing underneath Geary Road at the intersection of Larkey Lane.

Upcoming Project Activities

As part of the engineering design for the construction of new roadway improvement, BAY will be grinding up existing asphalt pavement and using it as base material. During this construction process some existing paved parking and shoulder areas along the north side of Geary Road will not be available for on-street parking. Please adhere to posted traffic control and "No Parking" signage until these sections are reopened. The Contractor will provide additional notifications to affected properties. Thank you in advance for your patience.

Utility Project Activities

Contra Costa Water District (CCWD) crews will be shifting from their water line relocation work on Geary Road, adjacent to the Fire Station, to relocation work on Putnam Boulevard over the next few weeks to remove conflicts with new storm drain pipes.

For additional project information, visit the City's Geary Road Improvement website page at <http://www.ci.pleasant-hill.ca.us/geary>. Any questions or concerns related to project construction should be directed to the City's Construction Manager, Ryan Cook at (925)

943-5899 x2364 or via email at rcook@walnut-creek.org

Encroachment Permits

East Bay Municipal Utility District (EBMUD) - The Engineering Division issued an encroachment permit to the EBMUD to install a new 6" PVC water main (approximately 790 linear feet) on Lucinda Lane and Meier Road. The work will include excavation, the installation of the new pipe, adjustment of the existing laterals to the new water main, backfill, final paving and testing the new main and laterals. Upcoming construction activities include sawcutting, excavation, pipe installation and backfill. All affected residents have been notified by EBMUD via hand delivered flyer. All residents and emergency vehicles will have access to their homes at all times. Work requires temporary traffic control and areas of "no parking" when work is in progress. Residents could experience some minor delays at times. Work is expected to be completed in August 2014.

PG&E - Camelback Road neighborhood – Work continues on replacement of underground electric facilities. Install new conduit along Camelback Road using the boring method. Excavate on Tempe Court for conduit connections. Pothole existing utilities and prepare for upcoming boring work on Maricopa and Shadow Mountain Courts. Contractor's work requires temporary traffic control and areas of "no parking" along these streets. Residents could experience some minor traffic delays at times

PG&E – Elton Court at Banbridge Place – Final asphalt paving and concrete gutter repairs at new electric facilities

PG&E – Chilpancingo Parkway at Camelback Road – Asphalt paving repair

City of Martinez (Water Department) – 70 Devon Avenue - Water Main leak repair

EBMUD – Donegal Way at Devon Avenue – Water leak repair in roadway

EBMUD – 14 Banbridge Place – Water service replacement and temporary paving

CCWD – 329 Flaming Oak Drive – Concrete restoration at water leak repair

AT&T -- Taylor Boulevard east of Lucille Lane – Temporary traffic control and shoulder closure to access manholes and splice cable

Astound – Norse Drive north of Viking Drive – Install new conduit along street using the boring method. Install new cable service to Viking Park Apartments

529 Westover Lane – Install new sewer lateral in roadway

50 Del Vista Court – Replace existing sewer lateral in roadway

Planning Division

Planning Commission

- ***Adoption Of A Resolution Finding That A Sale Of 1,709 Square Feet Of Remnant Public Right Of Way Adjacent To 265 Cortsen Road Is In Conformance With The General Plan***

Pursuant to Article 7, section 65402 of the California Government Code, the Planning Commission is required to review the proposed sale of 1,709 square feet of remnant public right of way adjacent to 265 Cortsen Road is in conformance with the City of Pleasant Hill General Plan.

Action: Positive finding made by the Commission. No one from the public spoke on this item.

Appeal Period: Not applicable, as the subsequent sale of the property is to be reviewed by the City Council.

- ***Study Session Concerning Potential Changes to View and Privacy Regulations***

Study session regarding potential improvements or modifications that can be considered to the Zoning Ordinance and/or Residential Design Guidelines to address residential privacy and view concerns, at the direction of the City Council.

Action: No action was taken since this was a study session. The Planning Commission did not complete their discussion on the topic. Preliminary comments provided included the following:

- (1) Concerns with a view/privacy ordinance and the provisions that it could contain;
- (2) Began, but did not complete, a discussion of the use of story poles for new development.
- (3) Wanted to review and allow the Architectural Review Commission to provide their input on potential view, privacy and story pole provisions.

Appeal Period: Not applicable as no action was taken by the Commission.

Zoning Administrator

No meeting scheduled.

Tree Removals Approved:

- One Coast Redwood at 524 Boyd 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:** Barbara Court
Complaint: Inoperable vehicle and vehicles on unpaved.
Action: Inspection scheduled for this week.
Outcome: Pending inspection.

- **Location:** Dorothy Drive
Complaint: Boat on driveway.
Action: Inspection scheduled for this week.
Outcome: Pending inspection.

- **Location:** Geraldine Drive
Complaint: Graffiti.
Action: Inspection scheduled for this week.
Outcome: Pending inspection.

- **Location:** Grayson Road
Complaint: Shrubs obstructing traffic.
Action: Inspection scheduled for this week.
Outcome: Pending inspection.

- **Location:** Marcia Drive
Complaint: Weeds.
Action: Inspection scheduled for this week.
Outcome: Pending inspection.

- **Location:** Madeira Way
Complaint: Inoperable vehicle.
Action: Inspection scheduled for this week.
Outcome: Pending inspection.

- **Location:** Shadowood Drive
Complaint: Tree branches obstructing traffic.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Shirley Drive
Complaint: Trailers on unpaved and unpermitted tree removal.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Soule Avenue
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Twinview Drive
Complaint: Unpermitted building activity.
Action: Case referred to the Building Division.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.

Proactive Work:

- **Location:** Doray Drive (1)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Doray Drive (2)
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Doris Drive (1)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Doris Drive (2)
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hazel Drive (1)
Observation: Junk/debris, inoperable vehicle and vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hazel Drive (2)
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Kathryn Drive
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Margie Drive
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mary Drive
Observation: Vehicle on unpaved surface.
Action: Vehicle moved.
Outcome: **Case closed.**
- **Location:** Paradise Lane
Observation: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Susan Lane
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.

- **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:** Alhambra Avenue
Complaint: Barking dog.
Action: Dog barking reduced; additional complaint for dead trees.
Outcome: Pending re-inspection.
- **Location:** Byron Drive
Complaint: Low hanging tree branches and 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:** Chianti Place
Complaint: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Diablo View Road
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Doris Drive
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Elda Court

- Complaint:** Hedge exceeding height limit.
Action: Reviewed by staff.
Outcome: **Case closed.**
- **Location:** Elderwood Drive
Complaint: Accessory structure.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elinora Drive
Complaint: Home in poor condition.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Eloise Avenue
Complaint: Bushes obstructing the sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Fair Oaks Drive
Complaint: Junk/debris and weeds.
Action: Junk/debris and weeds removed.
Outcome: **Case closed.**
 - **Location:** Gladys Drive
Complaint: Inoperable vehicle.
Action: Vehicle repaired.
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: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.

- **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hazel Drive
Complaint: Junk/debris and occupied recreational vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Hubbard Avenue
Complaint: Basketball hoop structure in front yard setback.
Action: Complaint withdrawn.
Outcome: **Case closed.**
- **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Luella Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Contacted owner to discuss.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Luella Drive (2)
Complaint: Barking dog.
Action: Owner notified; barking reduced.
Outcome: **Case closed.**
- **Location:** Margie Drive
Complaint: Junk/debris.
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:** Mayhew Way
Complaint: Weeds.
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.
Outcome: Pending hearing.
 - **Location:** McKissick Street
Complaint: Basketball hoop structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mohar Court
Complaint: Unpermitted fence.
Action: Fence modified.
Outcome: Pending re-inspection.
 - **Location:** Oak Park Boulevard

- Complaint:** Junk/debris and grading.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Paradise Lane
Complaint: Bushes obstructing public right-of-way.
Action: Owner notified.
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: Contact with the property management company; clean-up and repairs in progress.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
 - **Location:** Pleasant Hill Road (3)
Complaint: Commercial vehicle on residential property.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Poshard Street
Complaint: Basketball hoop structure in front yard setback.
Action: Complaint withdrawn.
Outcome: **Case closed.**
 - **Location:** Santa Cruz Drive
Complaint: Right-of-way obstruction, accessory structures and inoperable vehicle.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Scottsdale Road
Complaint: Weeds and damaged fence.
Action: HOA notified.
Outcome: Pending re-inspection.
 - **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection complete; unable to make contact with owner.
Outcome: Pending re-inspection.
 - **Location:** Sherman Drive
Complaint: Unsecure structure and weeds.
Action: Structure secured and weeds removed.
Outcome: **Case closed.**
 - **Location:** Skander Court
Complaint: Unpermitted accessory structure.
Action: Property sold; accessory structure scheduled to be removed.
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:** Wedgewood Court
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.

Graffiti Removal:

No graffiti removal this week.