City of Pleasant Hill

M E M O R A N D U M

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: September 19, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

November General Election – In this year's general election on November 4th, Pleasant Hill residents will be voting on two items: City Council elections (2 seats) and Measure T, which was placed on the ballot by the City Council. The measure asks voters whether the City Clerk position should be appointed or elected. For more information about the general election please go to www.pleasant-hill.net/2014election.

Goals Workshop – The City Council will be holding a Council Goals Workshop on Saturday, September 20th from 9:30 a.m. to 11:30 a.m. in the Large Community Room at City Hall. The intent of the workshop is receive status reports from City staff and for the Council to consider revisions or updates to the goals. You can view the agenda for the workshop here.

Community Service Day – The 10th Annual Community Service Day takes place on Saturday, September 27th beginning at 7:30 a.m. with a pancake breakfast and registration at Pleasant Hill Park. There are currently 22 projects submitted which can be viewed at www.pleasant-hill.net/volunteer. Online registration for all of the projects can be completed at this link also. The first 600 hundred volunteers who register at the park will receive a free T-Shirt and other giveaways.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Shopping Center (552 Contra Costa Boulevard, #20) – Tenant improvement plans have been submitted to review and approve the interior remodel of Men's Wearhouse.

- Hillcrest Shopping Center (2227/2231 Morello Avenue) – Tenant improvement plans have been submitted to review and approve the expansion of Kinder's Deli into the adjacent space (previously known as Curves).

- New Single Family Residence (1941 Buttner Road) – Permit has been issued to construct a new two story single family residence (3,133 sq. ft. of living space, 783 sq. ft. for a 3-car garage, and 128 sq. ft. of porch space).

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, 2B, and 3A. Overall, the project is anticipated to be completed by early October 2014.

Current Buskirk Project Activities

Ghilotti Stages 2A, 2B, 3A Project Improvements (Ongoing – October 2014) –

- Stage 2A – Ghilotti completed placing concrete in the pedestrian pathway and continues to excavate and grade Bioretention Basin No. 1 within the closed section of Hookston Road. Ghilotti has removed existing sidewalk and curb and gutter and will form and pour the concrete improvements along the east side of Buskirk Avenue south of Hookston Road on Saturday, September 20th.

- Stage 2B - Ghilotti completed the paving of asphalt concrete and temporary striping for the roadway section along the west side of Buskirk Avenue south of Hookston Road. Vehicular traffic is now accessing the west side of Buskirk Avenue with the east side closed for construction. The 3-way stop at Hookston Road and Buskirk Avenue is no longer needed and has been removed, allowing traffic to flow more freely though the area.

Subcontractors work items include:

- Takehara Landscape continued working on the irrigation systems near Lamkin Lane.

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.

Additional Grant Funds awarded for the Golf Club Road Bridge Replacement Project –- The Golf Club Road Bridge Replacement Project is replacing the existing road bridge over Grayson Creek, and also includes pavement overlay, concrete sidewalk, street light installation, and streetscape enhancements along Golf Club Road between College Drive and east of Old Quarry Road. The bridge replacement is occurring on one side of the bridge at a time, in two separate construction stages - Stage II in 2014 and Stage III in 2015.

The City had secured two construction grants totaling $3,849,400 from a Federal bridge grant ($3,541,200) and Contra Costa Transportation Authority Measure J funds (MJ) ($308,200) for the project. The lowest bidder's (Bay Cities Paving and Grading, Inc.) bid at $3,882,624.85 was 4.8% more than the Engineer's Estimate. The City, after the bid opening, submitted an application to

Caltrans for additional funds to close the shortfall and allow for additional construction contingencies monies. Staff was recently awarded an additional $593,427 of Federal Bridge construction funds to help offset local funds to complete the project.

Golf Club Road Bridge Replacement Project – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Stage II, which is primarily the removal and reconstruction of the north side of the Golf Club Road Bridge and approaching roadway. The Stage II project is on schedule for completion in early December.

Subcontractors work items:
MCM completed the construction of false-work forms for the northern half of the bridge deck and is currently placing reinforcing steel within the forms. Additionally MCM has formed and poured a portion of the new retaining wall #2 along the eastern creek bank. This wall will support the adjacent maintenance access road when completed. Concrete is scheduled to be poured early next week for the new bridge deck.

For additional project information, visit the project webpage at 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) - Ghilotti Brothers, Inc. (Ghilotti) has substantially completed all new sidewalk installation along both sides of Contra Costa Boulevard (CCB), between Viking Drive and Chilpancingo Parkway, except for some sections caused by a delay in work required to be done by PG&E. These sections are being protected by plywood and will be completed once PG&E has completed its work. New decorative median street lights have been erected, and existing street lights have been removed. The contractor is preparing the site to begin the installation of new median concrete curb within the project limits. Ghilotti will pour a new 8-inch concrete median curb throughout the project limit, and complete intersection geometry modification at CCB/Golf Club Road intersection next week. Planting of new street trees is underway throughout the project limits.

East Bay Municipal Utility District (EBMUD) - MCK Services, the contractor hired by EBMUD, completed approximately 13,000 square feet of 3" deep asphalt pavement repairs this past week on Lucinda Lane. These asphalt pavement repairs were part of the new 6" water main replacement that EBMUD installed on this street.

Grading Permit – 323 Third Avenue South - Engineering has reviewed and approved the grading plans for the new single family home located at 323 Third Avenue South. The existing 12,235 square foot site is currently undeveloped. The project proposes to construct a new 2,414 square foot one-story single family home. In order to meet the City's stormwater requirements, the grading plans include construction of a small detention basin and underground pipe detention facilities in the front yard.

Encroachment Permits:

- AT&T – Contra Costa Boulevard, Chilpancingo Parkway & Golf Club Road – A permit was issued to access 28 existing manholes to rod and pull inner liner ducts. Some locations may require temporary lane closures.
- AT&T – 333 Civic Drive & Taylor Boulevard – Locate and repair broken conduit in roadway
- 100 Devon Avenue at Donegal Way – Paving repair at two driveway approaches
- 149 Diablo Court – Sewer later repair in the roadway

Planning Commission

No meeting scheduled.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits Approved: None.

Architectural Review Commission

- ***PLN 14-0344, MOBIL GAS STATION, ARCHITECTURAL REVIEW AND SIGN PERMITS – 1616 OAK PARK BOUELVARD***

  Public hearing to consider a proposal for an Architectural Review and Sign Permit for the following exterior improvements to an existing gas station: a new/replacement fascia, colors and signage on the existing food mart building; re-branded signage on the existing monument sign; and replacing the existing gas station canopy fascia to by installing a new fascia 36-inches in height with new signage (re-branding). The new fascia would also include a new 24-inch LED illuminated blue band on three sides of the canopy. The property is located within the *NB-Neighborhood Business* zone district; Assessor's Parcel Number 149-253-028.

  Action: Approved with Conditions. Three members of the public spoke on the item. The Commission did not approve an LED band on the gas station canopy and reduced the number of signs on the canopy from the three proposed to two.

  Appeal Period: Through Monday, September 9, 2014.

- ***PLN 14-0302, ARIBA INVESTMENTS NEW SINGLE FAMILY HOME, 1900 BUTTNER ROAD***

  Study session to provide design review input on a proposed new single family residence at 1900 Buttner Road. The project involves the demolition of the existing residential

structure, and in-ground swimming pool, and the construction of a new two-story single family residence with 3,968 square feet of living space, 606 square feet of garage area, and 762 square feet of covered porch area. No action will be taken on the item since this is a study session. The property is located within the *R-20 Single Family Residential* zone district; Assessor Parcel Number 164-052-001.

Action: No action taken since this was a study session. Two members of the public spoke on the project. Comments provided by the Commission included positive feedback on (1) the overall architectural design (to include the proposed building height, particularly in relation to adjacent residential sites) and (2) site planning in regards to designing the home in conjunction with the site's topographical pattern

Appeal Period: Not applicable since no action taken.

Code Compliance

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

New Inquiries:

- **Location:** Ardith Drive
  Complaint: Vehicle on unpaved surface.
  Action: Owner notified.
  Outcome: Pending re-inspection.

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

- **Location:** Gladys Drive
  Complaint: Inoperable vehicle.
  Action: No violation.
  Outcome: **Case closed.**

- **Location:** Helen Road
  Complaint: Junk/debris.
  Action: No violation.
  Outcome: **Case closed.**

- **Location:** Kahrs Avenue

Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Mesa Verde Place
  Complaint: Garbage/recycling cans left out near collection point.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Rampo Court
  Complaint: Weeds and brush.
  Action: Owner notified.
  Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Buxton Circle
  Observation: Trash/debris.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Gregory Lane
  Observation: Inoperable vehicle.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Kathleen Drive
  Observation: Vehicle stored on an unpaved surface.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Mazie Drive
  Observation: Overgrown weeds and trash/debris.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Taylor Boulevard
  Observation: Overgrown weeds, trash/debris and lack of garbage service.
  Action: Trash/debris and weeds removed; garbage service active.

Outcome: **Case closed.**

Status of Prior Inquiries:

- **Location:** Ardith Drive (1)
  Complaint: Occupied structure.
  Action: No violation.
  Outcome: **Case closed.**

- **Location:** Ardith Drive (2)
  Complaint: Occupied recreational vehicle.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Buxton Circle
  Complaint: Junk/debris.
  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:** Chianti Place
  Complaint: Broken window, peeling exterior paint and missing guardrail.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Donna Drive
  Complaint: Junk/debris and inoperable vehicle.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Douglas Terrace
  Complaint: Garbage service.
  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:** Greenwich Drive
  Complaint: Weeds (Via CCCFPD).
  Action: Weeds removed.
  Outcome: **Case closed.**

- **Location:** Gregory Lane
  Complaint: Dead vegetation (Via CCCFPD).
  Action: Owner notified.
  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: Occupied recreational vehicle.
  Action: No violation.
  Outcome: **Case closed.**

- **Location:** Hoover Avenue (3)
  Complaint: Junk/debris and collection containers.
  Action: Owner notified.

Outcome: Pending re-inspection.

- **Location:** Hubbard Avenue
  Complaint: Tree branch obstructing street sign
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Kiki Drive
  Complaint: Waste receptacles left out at collection point.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Linda Lane
  Complaint: Junk/debris.
  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:** Luella Drive
  Complaint: Occupied accessory structure built without permit.
  Action: Structure unoccupied. Case referred to Building Division.
  Outcome: **Case closed.**

- **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 (1)
  Complaint: Occupied accessory structure built without permit.

Action: Structure unoccupied. Case referred to Building Division.
Outcome: **Case closed.**

- **Location:** Mazie Drive (2)
  Complaint: Unpermitted home occupancy.
  Action: Public Hearing.
  Outcome: Pending hearing on 9/25/14.

- **Location:** McKissick Street
  Complaint: Basketball structure in front yard setback.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Morello Avenue
  Complaint: Vegetation obstructing sidewalk.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **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:** Ruth Drive
  Complaint: Inoperable vehicle.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Santa Cruz Drive
  Complaint: Right-of-way obstruction, accessory structures and inoperable vehicle.
  Action: Vehicles removed; accessory structure relocated.
  Outcome: **Case closed.**

- **Location:** Santa Monica Drive
  Complaint: Unpermitted home occupancy.
  Action: No violation.
  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:** Sylvia Drive
  Complaint: Occupied structure.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Theo Lane
  Complaint: Unpermitted home occupancy; inoperable vehicles.
  Action: Inspection complete.
  Outcome: Continue to monitor and re-inspect.

Graffiti Removal:

No graffiti removed this week.