



*City of Pleasant Hill*

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## MEMORANDUM

TO: Mayor and City Council  
FROM: June Catalano, Manager  
DATE: December 12, 2014  
SUBJECT: **WEEKLY UPDATE**

### **GENERAL UPDATE**

**Commissioner & Volunteer Reception** – The City will host the annual Commissioner & Volunteer Reception at City Hall on Thursday, December 18<sup>th</sup> from 6:30 to 8:00 p.m. There are more than one hundred volunteers and commissioners who serve in various capacities in support of City programs and services.

**Tree Trimming and Caroling at City Hall** – The annual visit to City Hall by children and parents from Sequoia Elementary to sing carols and decorate the Holiday Tree will take place next week. The 1<sup>st</sup> grade class will visit on Wednesday, December 17<sup>th</sup> at 10:30 a.m. and the 2<sup>nd</sup> grade class will arrive on Thursday, December 18<sup>th</sup> at 10:30 a.m.

### **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

#### **ENGINEERING DIVISION**

**Golf Club Road Bridge Replacement Project (GCRBRP)** – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Stage 2, which is primarily the removal and reconstruction of the north side of the Golf Club Road Bridge and approaching roadway. Progress on certain construction activities is weather dependent.

BAY has completed making sub-grade and placed aggregate base material for the roadway on the east and west sides of the bridge in preparation for construction of curb, gutter and sidewalk, and placing hot mix asphalt to complete the roadway structural section, scheduled for January 2015.

#### **Utility work items:**

PG&E worked over the past week reconnecting the gas main line that runs through the new north side of the bridge. PG&E should complete their tie-in this week or next week. AT&T will remobilize after PG&E work is completed to transfer fiber optic lines through the bridge and tie-in to existing lines. The majority of utility underground work should be completed within the month, weather permitting.

**Subcontractors work items:**

R&R Maher Concrete, subcontractor, is scheduled to return in January 2015 to form and place concrete for curb, gutter and sidewalk, once the utility companies complete their work. Continental Electric will follow next to finish streetlight foundations based on final concrete forms.

For additional project information, visit the City's CGRBRP website page at <http://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](mailto:jpark@park-eng.com).

**2014 City Hall Carpet Replacement Project No. 03-14** – The bid opening for the 2014 City Hall Carpet Replacement Project No 03-14 was held on December 10, 2014 at 10:00 a.m. at City Hall. Although three companies purchased plans and specifications, only one bid was received from Century Carpet in the amount of \$95,000, which was \$1,000 dollars less than the Engineer's Estimate of \$96,000. The project scope includes the removal and replacement of the existing carpet and baseboard in the lobby area, the common hallways and the cubicles of the City Hall building on the first floor. Work is intended to begin in January 2015.

**Encroachment Permits**

Contra Costa Water District – 228 Hookston Road - Water leak repair

CCCSD – Pleasant Hill Road, Grayson Road, Lucille Lane, Ardith Drive – Roadway paving repairs at various locations

AT&T – 212 Gregory Lane – Remove & replace box in sidewalk, pour new sidewalk

AT&T – Norse Drive at 3 Sean Court – Remove & replace box in sidewalk, pour new sidewalk

Comcast – On Massolo Drive east of 1500 Contra Costa Boulevard – Sidewalk and roadway paving repairs

Comcast – 548 Contra Costa Boulevard – Site cleanup after new sidewalk install. No traffic control required.

2940 Hannan Drive - Sewer lateral repair in roadway

**MAINTENANCE DIVISION**

- Staff responded to a tree company truck rollover on Pleasant Hill Road at Devon Avenue. Staff used the backhoe to help get the truck back on its wheels and then conducted the clean-up of redwood rounds and 3 yards of mulch. Staffing costs were documented for insurance reimbursement.
- Staff responded to a tree that fell and blocked the court at 3 Beswick Court. The tree was cut up and stacked along the curb for the homeowners' removal.
- Staff stocked 44 yards of sand at the sandbag stations. Over 2,000 sand bags have been used by residents.

- During the recent storm on December 11<sup>th</sup>, staff responded to numerous flooding calls and eliminated the problems within 30 minutes after arriving on site. There was one reported case of property damage at 3081 Diablo View Road where a private system overflowed and the basement was flooded. Following is a list of incidents that staff responded to during the storm and took corrective action to either remove obstacles or prevent flooding:
  - 4:15am – 3 Beswick Court - Tree down
  - 6:50am – Chilpancingo at Scottsdale – Large fallen branch
  - 7:00 am – Sandbag Stations – Started restocking and replenishing supplies
  - 7:21 am – Patterson Blvd at Santa Barbara – Numerous Palm Fronds blocking the street
  - 8:22 am – Contra Costa Blvd at Hyatt House – Freeway sign fell and was blocking the driveway to the hotel
  - 8:35 am – 2<sup>nd</sup> Avenue at Shadowood – Plugged Basin
  - 8:40 am – Alan Drive at Rhoads Ct. – Swale was blocked flooding the street
  - 9:20 am – Pleasant Hill Rd at Charlton Dr – Flooding
  - 9:34 am – Contra Costa Blvd at Ellinwood – Flooding
  - 9:37 am – Patterson Blvd at Santa Barbara – Flooding
  - 9:47 am – Cleaveland Rd at Astrid – Water level Checked
  - 9:49 am – Boyd Rd Bridge at Grayson Creek – Debris against pier
  - 10:12 am – Ruth Drive – Flooding barricades and signage set out
  - 10:13 am – Contra Costa Blvd at Sun Valley – Flooding / City of Concord contacted
  - 10:30 am – Patterson Blvd at Santa Barbara Rd – Flooding
  - 11:36 am – 104 Rouse Ct. – Flood behind property
  - 12:02 pm – 3081 Diablo View Rd – Basement flooding
  - 1:08 pm – Oak Park Blvd. at Via Del Sol – Flooding
  - 1:10 pm – Oak Park Blvd at Patterson Blvd – Flooding

## **PLANNING DIVISION**

### **Planning Commission**

- ***PLN 14-0307, Pahwa Variance (Associated With Minor Subdivision Request), 281 Boyd Road (Continued from November 18, 2014)***

Public hearing, on a request by Indy Pahwa, to consider approval of a Variance to allow creation of a substandard size lot. The Variance is related to a minor subdivision application to subdivide a 14,935 square foot (gross) parcel into two single-family residential lots of 7,000 square feet and 6,242 square feet (net) where the applicable zoning district requires a minimum lot size of 7,000 square feet (net). The site is zoned *R-7 Single-Family Residential – 7,000 square foot lots*. Assessor Parcel Number: 150-201-032.

**Action:** Conditionally approved. Approval includes a directive that the associated Minor Subdivision is to be processed by the Zoning Administrator (public hearing to be scheduled

at a future date to be determined). Furthermore, the Commission provided comments for the ARC to consider, at the time that the home design(s) are submitted, in regards to being sensitive to any proposed second-story floor area and the potential impact(s) on adjacent homes. One member of the public spoke.

Appeal Period: Through Monday, December 22, 2014.

- ***PLN 14-0341, Batteries And Bulbs, 555-557-559, Contra Costa Boulevard, Use Permit - Major Sign Adjustment***

Public hearing, on the request of Contra Costa Boulevard Limited Partnership, to consider approval of a Use Permit in accordance with Section 18.60.080 (Master Sign Program) and Section 18.60.100 (Major Sign Adjustment) of the Zoning Ordinance, for an increase in allowed sign area. The requested sign area of 393 square feet is approximately 236 square feet over the allowed 157 square feet of sign area. The site is zoned *RB – Retail Business*. Assessor Parcel Number: 125-250-021.

Action: Conditionally approved (240 square feet of sign area for Dunn Edwards and 70 square feet of sign area for Batteries and Bulbs, and three square feet of sign area for a second floor office). No members of the public spoke.

Appeal Period: Through Monday, December 22, 2014.

### **Zoning Administrator**

- ***PLN 14-0429, Minor Use Permit, For Animal Clinic Use At 1945 B Contra Costa Boulevard***

Public hearing, at the request of Park One Properties, to consider approval of a Use Permit to allow an *animal clinic* use (out-patient medical and surgical care for dogs and cats) as specified by Section 18.25.020 of the Zoning Ordinance. The *animal clinic* use would operate in an existing 1,600 square foot tenant space, contained in a 6,320 square foot building, which is shared with the United States Postal Service (USPS) and Noni's Pet Boutique & Grooming. The site is zoned *PUD Planned Unit District 347* and the General Plan Designation is *Mixed Use*. APN 150-150-058.

Action: Approved with Conditions. Two members of the public spoke on the item.

Appeal Period: Through Monday, December 22, 2014.

## Architectural Review Commission

No meeting scheduled.

## Miscellaneous

- *PLN 14-0439, Use Permit and Architectural Review Permit, Verizon Wireless Telecommunication Facility (1 Santa Barbara Road, Pleasant Hill Middle School)*

This application for a 70 foot cell tower and associated support facilities (including an equipment enclosure and back-up generator) was reviewed and determined to be incomplete at this time. Further processing will occur once a resubmittal is made and the application is determined to be complete. For further information, contact the project planner, Troy Fujimoto, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org), or 925-671-5224.

## Code Compliance

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

### New Inquiries:

- **Location:** Gladys Drive (1)  
**Complaint:** Vegetation obstructing sidewalk.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Gladys Drive (2)  
**Complaint:** Vegetation obstructing sidewalk, inoperable vehicles and debris.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Helen Road (1)  
**Complaint:** Junk/debris.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Helen Road (2)  
**Complaint:** Overgrown landscaping.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Monument Boulevard

**Complaint:** Lack of garbage service.

**Action:** Inspection scheduled.

**Outcome:** Pending inspection.

- **Location:** Norse Drive  
**Complaint:** Vehicles stored on front lawn.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.

Proactive Work:

- **Location:** Oakvue Road  
**Observation:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Ridgevale Lane  
**Observation:** Inoperable vehicle.  
**Action:** Vehicle repaired.  
**Outcome:** **Case closed.**
- **Location:** Soule Avenue  
**Observation:** Inoperable vehicle, junk/debris and vehicle on unpaved.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Apollo Way  
**Complaint:** Dead tree.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Ardith Drive  
**Complaint:** Junk/debris and inoperable vehicle.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Beatrice Road

- Complaint:** Inoperable vehicle, junk/debris and vehicle on unpaved.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Bliss Court  
**Complaint:** Dead Trees.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Camino Las Juntas (1)  
**Complaint:** Weeds.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Camino Las Juntas (2)  
**Complaint:** Weeds.  
**Action:** Weeds trimmed.  
**Outcome:** **Case closed.**
  - **Location:** Charlton Drive  
**Complaint:** Deteriorated roof and debris.  
**Action:** Multiple contacts made.  
**Outcome:** Case under review.
  - **Location:** Cleopatra Drive  
**Complaint:** Junk/debris and lack of garbage service.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Elderwood Drive  
**Complaint:** Unpermitted accessory structure.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Ester Drive  
**Complaint:** Storage container.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.

- **Location:** Fawn Creek Court  
**Complaint:** Debris placed in creek.  
**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:** Halten Court  
**Complaint:** Trash/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Hamilton Court  
**Complaint:** Vehicle on unpaved surface.  
**Action:** Vehicle moved to driveway.  
**Outcome:** **Case closed.**
- **Location:** Hawthorn Drive  
**Complaint:** Graffiti.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Helen Road  
**Complaint:** Inoperable vehicle.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Hoover Avenue  
**Complaint:** Junk/debris and inoperable vehicles.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
- **Location:** Isabella Lane  
**Complaint:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.



- **Location:** Jeffery Drive  
**Complaint:** Occupied recreational vehicle.  
**Action:** Recreational vehicle unoccupied.  
**Outcome:** **Case closed.**
- **Location:** Kathleen Drive  
**Complaint:** Trash/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Kathryn Drive  
**Complaint:** Weeds and damaged fence.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Lorenzo Drive  
**Complaint:** Fence.  
**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:** Mary Drive  
**Complaint:** Rooster.  
**Action:** Inspection request sent to property owner.  
**Outcome:** Pending inspection.
- **Location:** Mayhew Way  
**Complaint:** Barbed wire on fence.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** McKissick Street  
**Complaint:** Basketball structure in front yard setback.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.

- **Location:** Oak Park Boulevard (1)  
**Complaint:** Junk/debris and grading.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
- **Location:** Oak Park Boulevard (2)  
**Complaint:** Inoperable vehicle.  
**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  
**Complaint:** Junk/debris and weeds.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
- **Location:** Poshard Street  
**Complaint:** Dead tree.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Ruth Drive (1)  
**Complaint:** Vegetation obstructing the public right-of-way.  
**Action:** Vegetation trimmed out of the right-of-way.  
**Outcome:** **Case closed.**
- **Location:** Ruth Drive (2)  
**Complaint:** Mulch pile.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **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:** Twinview Drive  
**Complaint:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Vili Way  
**Complaint:** Vegetation obstructing sidewalk.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Wendy Drive  
**Complaint:** Trees obstructing the public right-of-way.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.

Graffiti Removal:

No graffiti removed this week.