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MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: January 17, 2013

SUBJECT: **WEEKLY UPDATES**

**GENERAL UPDATE**

- Community Awards Night – The 42<sup>nd</sup> Annual Community Awards Night was held on Thursday, January 17<sup>th</sup> at Back Forty Restaurant in Pleasant Hill. Winners of the 12 award categories were as follows:

Citizen of the Year – **Leanne Hamaji**  
Business of the Year – **Community Focus**  
Community Plus Award – **Martin Nelis**  
Green Award – **Sequoia Middle School EARTH Club and the Episcopal Church of the Resurrection**  
Teen of the Year – **Helena Encarnacion-Strand**  
Educator of the Year – **Aida Attiga**  
Mayor's Award – **Lesley Stiles; Teen Center Staff and Teen Council; and Jack's Restaurant**  
Pleasant Hill Recreation & Park District Board Appreciation Award – **Cheryl Kolano**  
Pleasant Hill Recreation & Park District Community Service Award – **Aegis of Pleasant Hill and The Chateau's**  
Pleasant Hill Chamber Board Appreciation Award – **Judith Sosnowski**  
Pleasant Hill Chamber Ambassador of the Year – **Sue Damhesel**  
Pleasant Hill Community Foundation Cornerstone Award – **Aloma Levine**

The organizing committee received 18 nominations this year in the six competitive award categories, including six nominations each for Citizen of the Year and the Green Award.

## **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

### **Building Division**

- Nordstrom's Rack (703 Contra Costa Boulevard) – Plans have been approved by the Building, Engineering and Planning Divisions, as well as the Consolidated Fire District to issue a permit for the exterior shell of the building.
- Downtown (60 Crescent Drive, #A) – Plans have been submitted to review and approve a pergola and additional outdoor seating for Jack's Restaurant and Bar.
- Hookston Square (3480 Buskirk Avenue, #205B) – Tenant improvement plans have been submitted to review and approve the new Hospital Council tenant.

### **Engineering Division**

- Geary Road Improvements Update – Staff continues to meet regularly with the City of Walnut Creek and its consultants on the coordination of the Geary Road project design. This project will provide a complete streets project including: sidewalk, bike lanes, ADA, drainage, traffic signal, landscape and pavement improvements between Pleasant Hill Road and Putnam Boulevard. The City and Walnut Creek jointly obtained Measure J grant funds to design and construct these improvements. The design is approximately 65% complete. A subcontractor (Arrow Construction) will be potholing to locate the depth and potential conflicts with existing utilities on Geary Road starting this week.

Staff recently sent letters out to adjacent residents of the project, giving them the opportunity to have a one-on-one meeting with City staff to discuss how the project will affect their property and coordinate any construction improvements.

- Floodplain Management Update – Staff sent letters this week to residents whose properties are located in the vicinity of a Repetitive Loss Property (RLP). As defined by the Federal Emergency Management Agency, a RLP is a property which has suffered and claimed over \$1,000 in flood damages two or more times in the past ten years. Currently, the City has three RLPs. Every year, the City is required to send these notices to be compliant with National Flood Insurance Program "Community Rating System" program. This year, notifications were sent to 110 properties in the vicinity of these three RLAs. The notices are intended to inform and advise residents that their neighbors have incurred losses in the past, and that a flood insurance program is available should they wish to further protect their properties from possible future flood losses.

- Encroachment Permits

*PG&E* – Paving to complete gas repairs at 552 Contra Costa Boulevard

*PG&E* – Paving to complete gas repairs at Old Quarry Road and Camelback Road

*Cablecom* – Running new fiber aerial at 550 Patterson Boulevard

*EBMUD* – Repair water main at 1064 Grayson Road

*CCWD* – Emergency water main repair at 107 Hubbard Avenue

*CCWD* – Emergency water main repair at 570 Contra Costa Boulevard

### **Maintenance Division**

- Hit and Run – Staff responded to a hit-and-run accident where a motorist was struck by another vehicle and forced up onto the Morello Avenue median at Taylor Boulevard. The vehicle straddled the median and knocked down a large Crape Myrtle tree. Staff cleaned up the scene once the vehicle was removed. The hours and expenses for a replacement tree were tracked for insurance reimbursement.
- Accident – Staff responded to an accident where a vehicle struck and knocked down the Americans with Disabilities Act (ADA) Pedestrian Railing on the corner of Norse Drive at Taylor Boulevard. The 1½” pipe railing was damaged beyond repair, so a new railing is being fabricated by staff and should be replaced next week. Hours and materials were tracked.
- Inspection – The Contra Costa County Department of Agriculture Pesticide (AP) will be conducting their annual inspection at the end of this week. The AG Inspector will review several items, including the following:
  - a) Staff training records
  - b) Pesticide use reports
  - c) Material documentation and storage
  - d) Spray equipment
  - e) Safety equipment
  - f) Material labeling

### **Planning Division**

- **Planning Commission**

No meeting scheduled.

- **Zoning Administrator**

No meeting scheduled.

Tree Removals – The following tree removals were approved:

2902 Vessing Road – One 40-inch diameter American Elm

1972 May Court – One 33-inch diameter Shamel Ash

2300 Heritage Hills Drive – Two Coast Redwoods (24 and 32 inches in diameter)

- **Architectural Review Commission**

Meeting cancelled.

- **Code Compliance**

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

Follow-ups from last week:

- Boat parked for more than 72 hours on the street on Madeira Way: Police Department has marked the boat and will monitor for compliance.
- Trash adjacent to the freeway off-ramp at Gregory Lane: East Bay Municipal Utilities District (EBMUD) and Caltrans have been contacted as the trash is within property under their control. EBMUD has responded indicating their maintenance crew will be on-site shortly.
- Dried up palm fronds creating an unsightly condition in a front yard on Burnham Court: Site visit scheduled this week.
- Smoking affecting a non-smoker at the Brookside Apartments: Letter sent to management regarding the City's smoking ordinance requirements.
- Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance on Stevenson Drive: Scheduled for re-check this week.
- Written request to address nuisance issues regarding a residential property on Masfield Road: Discussed next steps with the Chief Building Official and City Attorney. Response to letter being drafted. This property was previously required to be cleaned up by the City (yard, vehicles, etc.); however, concerns remain regarding the condition of the building.
- Delivery truck noise in the early morning at Contra Costa Boulevard near Taylor Boulevard: Planning staff contacted the business manager to request that deliveries be scheduled for later in the morning.
- Bushes exceeding the allowable height at the corner of an intersection at Contra Costa Boulevard near Taylor Boulevard: Planning staff contacted the property manager to request that the bushes be trimmed or replaced to address the sight distance concern.

- Construction of three fences in violation of height and/or setback requirements on Lorenzo Drive: Planning staff has sent letters to the property owners with fence issues explaining options for resolving the issue.
- Vehicle muffler noise: Referred to the Police Department.
- Follow up with a property owner representative regarding correction of unpermitted construction on Skander Drive: Responded to an email from the complaining party and discussed next steps with the Chief Building Official and City Attorney.
- Request to contact the School District regarding concerns about the electronic reader board sign at Pleasant Hill Elementary School: Planning staff contacted the principal and discussed measures that could be taken to address the concerns.
- Noise from late-night live entertainment at a bar affecting a residential neighborhood near the Pleasant Hill Plaza Shopping Center: Referred to the Police Department. Staff also contacted the manager to discuss the concern. The site has a use permit allowing live entertainment.
- Vehicles parked on dirt in a front yard and trash on a residential property on Pleasant Valley Drive: Site visit scheduled this week.
- Noise from heating, ventilation and air conditioning (HVAC) equipment near Morello Drive and Taylor Boulevard: Complainant called back indicating that the concern has been resolved.
- Request to submit the quarterly vehicle abatement report to Contra Costa County: Report submitted.
- Temporary Signs/Pennants on-site without approval: Planning staff contacted the manager and the signs/pennants have been removed.

New Inquiries:

- Inquiry from the Police Department regarding the status of a vacant condominium on Woodsworth Drive: Checked with the Building Division regarding the status of a prior red-tag that had been issued for the site and responded back to the Police Department regarding their inquiry.
- Excessive number of chickens reported at a residence on Oakvue Drive: Letter sent by Planning staff requesting the owner to contact the City to schedule a compliance inspection.
- Inquiry regarding applicability of smoking ordinance to a situation at the Woodcreek Apartments: Provided copy of smoking ordinance and sent inquiry to the City Attorney regarding an ordinance interpretation question.
- Inquiry regarding the status of an existing violation regarding the roof of a residence on Charlton Court.
- Second anonymous complaint regarding the condition of a residential property on Pleasant View Road and potential use of a trailer as a dwelling (site visit is scheduled this week).

- Received a multi-page list of addresses from a resident with concerns about the condition of the sidewalks at those addresses: Referred to Engineering/Maintenance Divisions for follow-up.
- Complaint regarding leaf blower moving leaves onto Contra Costa Boulevard in front of a shopping center.
- Contact made with a residential property owner on Hill Lane regarding the status of a nuisance clean-up that is currently in progress.
- Complaint regarding a fence falling and dirt sliding down the hill near the corner of Scottsdale and Chilpancingo: Scheduled for site visit this week.