



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: February 14, 2013

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Downtown (60 Crescent Drive) – Jack’s Restaurant and Bar received their final inspection and approval for the addition of a storage room on the first floor and mezzanine above on the second floor (254 square feet).
- Pleasant Hill Recreation & Park District (2 Santa Barbara Road) – Plans have been submitted to review and approve renovations at Pleasant Oaks Park, including grading, drainage, new utilities, improved parking facilities, ADA pathways, new irrigation system, and natural turf for the softball fields, soccer fields and picnic areas. Pleasant Oaks Park is located across from Pleasant Hill Middle School.

Engineering Division

- Contra Costa Boulevard Improvements Project – A follow-up meeting with residents whose properties are adjacent to the project is scheduled for February 19th from 6:00 pm to 7:30 pm in the City Hall Community Room. City staff and members of the design team (BKF Engineers) will provide additional details about the project improvements for the upcoming Contra Costa Boulevard Improvements Project. The project is expected to begin construction in late Spring, and potential impacts on residents during construction will be discussed. It will also be another opportunity for staff to highlight several of the key benefits of the project, which include intersection and traffic signal upgrades, pavement restoration, bicycle and pedestrian improvements, and landscape and lighting enhancements abutting these properties.
- Golf Club Road Bridge Replacement – Water Main Relocation – The work started in late January and is ongoing. Phase II of the project requires the contractor to tie in the

24-inch water main (which was installed in the creek channel last year as part of Phase I) to the main line on Golf Club Road. The contractor just completed the water main extensions and is performing bacteria testing to meet Contra Costa Water District (CCWD) standards. Once the tests are acceptable, the contractor anticipates constructing the tie-in from the new creek channel pipe to the water main in the roadway. This construction will require night work, since the connections have to be made within a specific timeframe to coincide with low water system demands. It is anticipated that this work will be performed next week. Once the paving is completed, site restoration will follow.

- Encroachment Permits

PG&E – Subcontractor Intren – Replacing poles and running new power lines along Elinora Drive near Gregory Lane this week.

CCWD – Subcontractor scheduled to asphalt concrete (AC) patch repair the street at Lisa Lane (Garden Park Apartments)

CCWD – Subcontractor scheduled to AC repair behind sidewalk at Hookston Road at Bancroft Road

Maintenance Division

- Red Curb Painting – Staff responded to a call from the Police Department about a possible painted red curb on Norse Drive. After inspection, it was determined that the area had been painted red by the homeowners; it was not City standard red curb paint; and the City also installs Pleasant Hill’s tree logo on each end of the red curb to identify the beginning and end of the City-initiated work. The red curb painting was covered up with gray paint.
- Graffiti – Staff completed the graffiti cover-up on the Cleaveland Road at Astrid Drive safety wall. The wall had received several different patch work coatings from residents and City staff. The wall was completely re-painted with a concrete-colored paint to give it a uniform appearance.
- President’s Day – Staff set out the flags along the length of Contra Costa Boulevard in honor of both Abraham Lincoln’s and George Washington’s birthdays. The flags will be left up all week instead of removing and reinstalling them a week later.

Planning Division

- Planning Commission

Contra Costa Golf Club Barrier Netting and Pole Variance (801 Golf Club Road) PLN 12-0438 – Public hearing to consider approval of a variance to allow for the removal of a portion of an existing golf ball barrier netting and the associated support

poles barrier. The existing barrier netting and poles are 40 feet in height and are proposed to be replaced with barrier netting and poles that will be 55 feet in height. Section 18.20.050 of the Zoning Ordinance provides that accessory structures in R-20 zoning districts shall not exceed a maximum height of 14 feet. The project site is located in the *PUD-Planned Unit District (Ordinance 723)* zoning district. Assessor's Parcel Number 154-150-024.

Action: Approved. One member of the public spoke.

Appeal Period: Appeal period will end on Monday, February 25, 2013 at 5:00 p.m.

- **Zoning Administrator**

No meeting scheduled.

Tree Removals – A permit was issued to remove two Monterey Pines at 2285 Morello Avenue located between Taylor Boulevard and the Hope Center Church.

Architectural Review Commission

No meeting scheduled.

Code Compliance

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

Follow-ups on Prior Inquiries:

- Trash adjacent to the freeway off-ramp at Gregory Lane: **EBMUD cleaned up their portion of the area this week.**
- Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance on Stevenson Drive: A follow-up visit was made to the site this week by Planning staff. The property owner will be re-contacted to request further clean-up. **Re-inspection pending.**
- Construction of three fences in violation of height and/or setback requirements on Lorenzo Drive: Planning staff sent letters to the property owners with fence issues explaining options for resolving the issue. Planning staff had follow-up contacts with two property owners to discuss options for resolving the fence issues. Planning staff was contacted by the third property owner to discuss options for resolving the fence violation. Further conversations with the affected owners occurred regarding compliance options. One of the fences has been brought into compliance.

- Follow-up with a property owner's 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. Sent status update to City Manager and requested status update from property owner's representative. Sent follow up email to property owner's representative requesting immediate response prior to City initiating legal action. Received email from property owner's representative indicating that resolution of the violation is imminent. Further contact was made with owner's representative. **Second notice of violation will be sent this week.**
- Inquiry regarding the status of an existing violation regarding the roof of a residence on Charlton Court: Follow-up inspection scheduled. **Pending re-check.**
- Second anonymous complaint regarding the condition of a residential property on Pleasant View Road and potential use of a trailer as a dwelling. Visited site and noted multiple violations. Police Department also checked the site. Notice of violation sent. Pending response from property owner. **Re-checked and noted clean-up is in progress.**
- Contact made with a residential property owner on Hill Lane regarding the status of a nuisance clean-up that is currently in progress: Scheduled for re-check. **Pending re-check.**
- Complaint regarding vehicles/trash/carts in a front yard of a residence on Clarie Drive: Planning staff visited the site. Notice of violation sent. Site re-checked this week. Pending response from property owner. **Re-checked and violation not resolved. Second notice sent.**
- Complaint regarding auto repair business at Agnes Drive: Site visit made and re-checked. No indication of violation. **Re-checked this week. No indication of violation.**
- Complaint regarding sight distance issue (bushes) at Millburn and Lucille Drive: Site visit made and violation confirmed. Notice of violation sent by Planning staff. **Re-checked this week. Violation not resolved. Second notice sent.**
- Inquiry regarding contractor signs placed on new fences at Ellinwood and Contra Costa Boulevard and at Pleasant Hill Road near Barnett Drive: **Re-checked this week. Signs not removed. Sign contractor contacted by Planning staff.**
- Dilapidated residence on Masefield Drive: **Re-checked this week. Yard clean up in progress.**
- Light/glare from fixture on roof at office complex on Monument Boulevard: **Re-checked this week. Light adjusted. Closed.**
- Trailer, garbage cans and a vehicle parked in the front yard on Duke Way: Planning staff conducted site visit. **Notice of violation being prepared.**
- Accessory structures without approval in a rear yard on Mazie Drive: Planning staff conducted a site visit. Notice of violation issued. Follow-up contact with the property owner and tenant regarding permit requirements. **Further contact with resident. Plans expected to be submitted shortly.**
- Vehicles parked on the lawn in a front yard near Belinda/Ramona Drive: **Site visit this week. Violation confirmed. Notices being prepared.**

- Vehicles parked on the lawn in a front yard near Belinda/Ahneita Drive: **Site visit this week. Violation confirmed. Notices being prepared.**
- Vehicle parked on front lawn on Elinora Drive: **Site visit conducted. No violation noted. Will re-check next week.**
- Noise complaint regarding maintenance activities at a convalescent care facility on Oak Park Boulevard: Code enforcement staff previously mediated a resolution to this issue. **Planning staff contacted facility manager to arrange an on-site meeting to discuss concerns. Staff also responded to two emails from adjacent residents and coordinated with the Police Department.**
- Trash cans stored in the front yard in public view on Patterson Boulevard and Dudley Court: **Site visit conducted. Trash cans out, however, since it was trash pick-up day. Will re-check next week.**
- Roofing business being operated from a residence on Boyd Drive: **Pending investigation.**
- 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. **Owner contacted City indicating chickens have been removed. Closed.**

New Inquiries This Week

- Complaint regarding junk in front yard and overgrown vegetation at a residence on Twinview Drive: **Planning staff conducted a site visit. Notice of violation sent.**
- Jeffrey Drive complaint regarding possible squatters/hoarders and junk in the front yard: **Pending site visit.**
- Paint spraying at residence on Hazel Street: **Checked twice by Building and Planning staff. No sign of violation. Will re-check next week.**
- Flood light in a residential neighborhood: **Spoke to complainant who said that the light had been removed since his original call to the City earlier this week. Closed.**
- Old broken up garage door propped open with a ladder at Shirley Drive: **Site visit conducted. Confirmed that a new garage door has been installed. Closed.**
- Jenny Drive complaint that a large recreational vehicle covered with a tarp has been parked on the street for the last few months with an electrical code running to the adjacent residence: **Site visit conducted. Violation confirmed. Referred to the Police Department. Building Inspector will also contact owner regarding the electrical cord.**
- Shelly Drive complaint regarding odor and overflowing trash containers: **Pending site visit.**