



MEMORANDUM

TO: Mayor and City Council  
FROM: June W. Catalano, City Manager  
DATE: March 14, 2013  
SUBJECT: **WEEKLY UPDATES**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Tenant Improvement (2493 Estand Way) – Plans have been submitted to review and approve a new tenant called Trilabs. The business consists of a human performance lab (four swim spas), a minor retail space and a minor fitness studio. The unit space is 7,380 square feet.
- Nordstrom's Rack (703 Contra Costa Boulevard) – The interior tenant improvement permit will be issued this week for Nordstrom's Rack.
- Pleasant Hill Oncology Center (400 Taylor Boulevard, #100) – Plans have been submitted to review and approve a new tenant called California Radiation & Treatment.

**Engineering Division**

- Oak Park Boulevard/I-680 Overcrossing Night Time Closure (Caltrans Maintenance Work) – Caltrans temporarily closed the Oak Park Boulevard/I-680 Overcrossing on March 14<sup>th</sup> for a couple of hours between 10:00 pm and 6:00 am so that their contractor could perform tests to assess the concrete surface condition of the bridge structure. The full closure of the overcrossing is necessary for the work to ensure overall public safety given the size of the testing equipment needed. All eastbound and westbound traffic was detoured via signs onto Oak Park Boulevard (north), North Main Street, Treat Boulevard and Oak Road. The bridge closure was scheduled at night to minimize the impact to motorists. Based on testing results, Caltrans will conduct repairs and final concrete resurfacing work. Additional bridge closure days are anticipated for repair work during the week of March 18<sup>th</sup>.

- Pleasant Hill Road (Withers Avenue to Diablo View Road) – East Bay Municipal Utility District (EBMUD) is replacing an existing pipeline with a new 16-inch water main along Pleasant Hill Road from Withers Avenue to Diablo View Road. The main pipeline is now complete, and EBMUD crews are currently working on three tie-in connections to be followed by service lateral connections which service the residents along the roadway. Engineering staff recently sent a letter to the construction management staff requesting they repave the temporary trench along the roadway, as it is uneven and sub-standard. Additional uneven signage was also requested and installed this week. One-way traffic control is in effect, and minor delays continue during work hours. Work is expected to be completed by mid-May 2013.

**Maintenance Division**

- Pothole Repairs – Staff started the permanent pothole repairs on Margie Drive to correct tripping hazards. There are about ten more that staff will be repairing as weather permits.
- Median Strips – Staff has been spraying the weeds and applying a pre-emergent to prevent the seed germination within the landscape medians.

**Planning Division**

- **Planning Commission**

Meeting cancelled.

- **Zoning Administrator**

No meeting scheduled.

- **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

- 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 by Planning staff; property owner was re-contacted to request

further clean-up; and re-inspection was conducted. **Will monitor progress on a monthly basis.**

- 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 week indicating resolution of the violation is imminent. Further contact made with owner's representative. **Second notice of violation being prepared. Will consult with City Attorney regarding next steps. Discussed status with realtor. Emailed neighbor to discuss status.**
- Inquiry regarding the status of an existing violation regarding the roof of a residence on Charlton Drive: **Follow-up notice will be prepared.**
- Second anonymous complaint regarding the condition of a residential property on Pleasant View Road and potential use of a trailer as a dwelling: **Monitoring progress as clean-up progresses.**
- 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. **Will monitor progress on a monthly basis. Closed.**
- Complaint regarding vehicles/trash/carts in the front yard of a residence on Clarie Drive: Planning staff visited the site. Notice of violation sent. Site re-checked. Pending response from property owner. Re-checked and violation not resolved. Second notice sent. **Re-checked this week. Progress noted toward resolving the violations. Staff will continue to monitor.**
- 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; violation not resolved; second notice sent. **Site visit confirmed violation resolved.**
- Inquiry regarding contractor signs placed on new fences at Ellinwood and Contra Costa Boulevard and at Pleasant Hill Road near Barnett Drive: Re-checked; signs not removed; sign contractor contacted by Planning staff. **Re-checked site; signs remain. Staff re-contacted the sign company to request removal.**
- Dilapidated residence on Masefield Drive: Re-checked. Yard clean up in progress. **Will monitor progress on a monthly basis.**
- 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 submitted for review. **Will monitor progress.**
- Vehicles parked on the lawn in a front yard near Belinda/Ramona Drive: Site visit conducted and violation confirmed. Notice of violation sent. **Re-checked; vehicle remains. Second notice pending.**

- Vehicles parked on the lawn in a front yard near Belinda/Ahneita Drive: Site visit conducted and violation confirmed. Notice of violation sent. **Re-checked and vehicle removed. Closed.**
- Vehicle parked on front lawn on Elinora Drive: Site visit conducted and no violation noted. **Re-checked. No violations noted. Closed.**
- 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. Meeting scheduled with facility manager upon his return from sick leave. Facility manager met with concerned neighbor and discussed the following issues related to the noise concerns:
  - The facility is required by law to pressure wash the wheel chairs and food carts every day; management has agreed they will have this done by 8pm.
  - The facility is required by law to test their generator once a month. They have to do this in the early am so as not to disturb the care needs of the residents.
  - The facility has altered their delivery schedules as much as possible to minimize noise concerns.
  - The facility management has addressed the loud music during shift changes; the employees were made aware that this is a problem for the neighbors and will not be tolerated by management.
  - The facility manager gave this resident and another neighbor her personal cell phone number for them to call at any time if there is a problem.
  - The facility management is willing to work with any resident that has a problem as they want to be good neighbors.

**Will monitor periodically to determine if concerns are resolved.**
- Roofing business being operated from a residence on Boyd Drive: Pending investigation. Site visit conducted. **Pending re-check.**
- 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. Owner contacted staff and indicated clean up will commence. Staff will monitor progress. **Site visit conducted and progress is being made.**
- Jeffrey Drive complaint regarding possible squatters/hoarders and junk in the front yard: Site visit conducted. **Re-checked site. Violations remain. Notice of violation sent to occupant and property owner (Fannie Mae owned).**
- Paint Spraying at residence on Hazel Street: Checked twice by Building and Planning staff. No sign of violation. **Re-checked site. Notice of violation sent to property owner.**
- Shelly Drive complaint regarding odor and overflowing trash containers: **Site visit conducted. Re-checked site and no violations noted. Closed.**
- Barnett Terrace inquiry concerning an ongoing garage sale: Planning staff contacted complaining party to request further information and schedule a site

visit. **Notice sent to property owner regarding garage sale regulations. Will monitor for compliance.**

- Fence construction or replacement in the right-of-way along Santa Lucia Road: **Site visit conducted. Engineering confirmed fence located in right of way. Further research occurring regarding whether fence can be considered a replacement.**
- Boat parked on a lawn on Baylor Street: **Site visit conducted and no violation noted. Closed.**
- Follow-up inquiry regarding a damaged trash enclosure and related debris near Scottsdale Road and Chilpancingo Parkway: Planning staff previously contacted the homeowner association to request them to repair the trash enclosure and clean up the debris. **Staff re-contacted the association to determine when the work will be completed. The association indicated that they are waiting for an insurance claim to be processed and will commence work shortly.**
- Boat being repaired in driveway on Harvard Drive: **Site visit conducted and no violation noted. Closed.**
- Complaint regarding vision obstruction on Elinora Drive: **Site visit conducted and violation confirmed. Notice of violation will be sent.**
- Complaint regarding residence being used for landscape business adjacent to Alhambra: **Scheduled for re-check next month.**

#### New Inquiries this Week

- Complaint regarding a toilet dumped on the sidewalk in front of a residence: **Referred to Maintenance Division for pick-up. Closed.**
- Complaint regarding a junk car parked in a driveway at a residence on Santa Lucia Road: **Scheduled for site visit next week.**
- Complaint regarding an unsightly yard at a residence on Santa Cruz Road: **Scheduled for site visit next week.**
- Complaint about unsightly yard/lack of landscaping at a property on Waterberry Court: **Staff visited the site and determined that re-landscaping is in progress. Closed.**
- Complaint regarding junk cars and trash in a front yard on Charles: **Staff visited the site and confirmed the violation. Notice of violation being prepared.**
- Complaint regarding trash being accumulated by the front door of an apartment on Starbridge Court: **Pending site visit.**
- Report of construction of a large wooden structure on Stubbs Court: **Referred to Building Division for follow-up.**
- Report of a large “For Lease” sign at Gregory Village Shopping Center blocking intersection visibility: **Referred to Engineering Division. Site visit conducted and real estate agent requested to relocate the sign.**