



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: April 19, 2013
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Jack in the Box (1817 Contra Costa Boulevard) – Plans have been submitted to review and approve some exterior facade upgrades for Jack in the Box.
- Pleasant Hill Recreation & Park District (320 Civic Drive) – The new Community Center has most of the framing completed and is starting with the plumbing and mechanical work, as well as the fire sprinkler system.

Engineering Division

- Buskirk Avenue Widening Phase 2 Improvement Project – City's Construction Management firm Ghirardelli Associates (GA) is working with ICI Development Company and Walnut Creek Manor representatives to finalize the placement project signs and message boards along Monument Boulevard and Buskirk Avenue, within their frontage area or adjacent to their property. GA and City staff met with Crossroad Shopping Center representatives to discuss general project schedule, staging of roadway construction and driveway access to the shopping center during the first stages of construction.

GA continued review of Ghilotti Bros, Inc.'s (GBI) number of project submittals (staging plans, Storm Water Prevention and Protection Plan (SWPPP) and traffic control plans) that require approval prior to beginning construction. GA issued a conditional approval of GBI's SWPPP and the City is in the process of recording the SWPPP to obtain a Waste Discharged Identification (WDID) number from the State Water Board. The filing is required prior to major earthwork operations on the project. The first item of work

“potholing” is scheduled to start April 22, 2013 and should be completed within two weeks.

GA will be conducting a Preconstruction Utilities Coordination meeting on April 18, 2013. This meeting will focus on GBI’s joint trench work and schedule. Representatives from GBI, PG&E, Comcast, AT&T, Central Contra Costa Sanitary District, EBMUD and Contra Costa Water are expected to attend. Representatives will discuss coordination during the construction of joint utility trench and the project schedule. Weekly updates will be provided to keep all readers informed of ongoing activities.

- Nordstrom Rack Update - The contractor is scheduled to complete the parking lot improvements at the future Nordstrom Rack site this week. Construction includes new landscape medians on the north side, as well as new parking lot striping to properly direct vehicles to either the store parking or to the gas station queue.
- Diablo Vista Water System (DVWS) - The Engineering Division issued encroachment permits to Streamline Plumbing this week to perform emergency repairs at two locations for the DVWS: 105 Hawthorne Drive, and Stevenson Drive, between Hubbard Avenue and Byron Drive. The repair at 105 Hawthorne Drive was a spot repair. DVWS personnel were able to isolate this area for Streamline Plumbing to perform the work. Due to the nature of the break on Stevenson Drive (near Collins Drive) it was necessary to shut off the pumps to perform these repairs. DVWS personnel shut off the pumps on Monday, April 15, 2012 and Streamline Plumbing was on site on Thursday, April 18, 2013 to conduct repairs. The pumps will be turned back on as soon as the work is completed. Residents or interested parties who have signed-up are contacted through the “Notify Me” system when the system is off or when repairs have been completed. Also for those calling, the main phone line (925-938-9510) is updated with the current status of the system.

Maintenance Division

- Fence Removal - Staff removed the wooden fence that was on the City right-of way path between Cortsen Road and Boyd Road extension. The boards were falling off and creating a hazard to the pedestrians.
- Patch Paving - Staff completed the permanent patch paving on Elaine Drive. The damaged area was removed and new base installed and compacted.
- Pine Tree Damage - Staff has contacted an Arborist to give an appraisal of a large Pine Tree on Golf Club Road at MacGregor Road. The roots from the Pine Tree are raising the roadway which is creating an unsafe condition. Staff is hoping to save the tree and just conduct the necessary root trimming when the pavement is replaced.

Planning Division

No meeting scheduled.

Zoning Administrator

No meeting scheduled.

- Tree removal permits approved
 - One Silver Maple tree at 82 Collins Drive
 - One Coastal Redwood at 2285 Heritage Hills Drive

Architectural Review Commission

Meeting cancelled.

Code Compliance

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

Follow-ups on Prior Inquiries:

- **Stevenson Drive:** Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance. 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. Staff contacted owner representative and the property has been sold and will be cleaned up and repaired by new owner. **Will monitor progress on a monthly basis until violations are corrected.**
- **Skander Drive:** Follow up with a property owner representative regarding correction of unpermitted construction. Contacted owner's representative. **Nuisance abatement notice being prepared for City Attorney review.**
- **Charlton Drive.** Inquiry regarding the status of an existing violation regarding the roof of a residence. Site visit complete. Violation not resolved. **Case under review.**
- **Pleasant Valley Road:** Second anonymous complaint regarding the condition of a residential property and potential use of a trailer as a dwelling. Re-inspected. Property has junk and debris located on the driveway and side yard. RV observed on driveway with possible occupancy. Contact was made with owner and site visit conducted. The various violations and corrective actions were discussed. Notify Letter sent to owner. **Re-inspect property in two weeks.**

- **Claire Drive:** Complaint regarding vehicles/trash/carts in a front yard of a residence. Trash and debris located at front yard next to driveway remain. Property has no active garbage service. Re-inspection complete. Junk and debris removed and trailer stored on paved surface. Property still has no active garbage service. **Contact property owner to discuss garbage service.**
- **Masefield Drive:** Dilapidated residence. Re-checked this week. Yard clean up in progress. Will monitor progress on a monthly basis. Appears that property has sold and plans will be submitted shortly by the new owner to remodel the building. **Will monitor progress on a monthly basis until violations are corrected.**
- **Mazie Drive:** Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. **Will continue to monitor progress and work in conjunction with Building Department.**
- **Belinda Drive:** Vehicles parked on a lawn in the front yard. Re-inspection completed this week. Vehicles remain. Notify Letter sent to owner. Re-inspection complete. Violations not corrected. **Contact property owner to discuss violations.**
- **Twinview Drive:** Complaint regarding junk in front yard and overgrown vegetation at a residence. Site visit this week indicates progress being made. Inoperable vehicle observed stored on driveway. Contacted owner and will grant two week extension. **Re-inspect property in two weeks.**
- **Jeffrey Drive:** Complaint regarding possible squatters/hoarders and junk in the front yard. Re-inspection complete. Junk and debris removed. **Case closed.**
- **Shelly Drive:** Complaint regarding odor and overflowing trash containers. Re-inspection conducted. Junk and debris found on driveway and garbage container left near collection point. Re-opened in response to new complaint. Notify Letter sent to owner. Re-inspection complete and conditions unchanged. Contact made with property owner and violations reviewed along with corrective actions. **Re-inspect next week.**
- **Santa Cruz Road:** Complaint regarding an unsightly yard at a residence. Scheduled for site visit next week. Notify Letter mailed to owner. Contact made with owner and two week extension granted. Progress made in removal of junk and debris. **Re-inspect next week.**

- **Charles Avenue:** Complaint regarding junk cars and trash in a front yard. Staff visited the site and confirmed the violation. Notify Letter mailed to owner. Re-inspection complete. Met with the owner and reviewed the violations. Re-inspection complete. Junk and debris removed, travel trailer removed and vehicles stored on paved surface. **Case closed.**
- **Gregory Village Shopping Center:** Report of a large “For Lease” sign at blocking intersection visibility. Referred to Engineering Division. Contacted leasing agent and met at site. Updated contact made with leasing agent this week. Signs will be moved out of the sight triangle early next week. **Re-inspection scheduled for next week.**
- **Monivea Road:** Trash and debris located at side yard and on driveway, camper in public fire on driveway, overgrown weeds at front yard, vegetation obstructing the public sidewalk, low hanging branches over sidewalk, poor exterior paint condition and no garbage service. Re-inspection complete. All violations corrected except the property still has no active garbage service. **Contact property owner to discuss garbage service.**
- **Pleasant Hill Road:** Complaint regarding junk and debris in a front yard and overgrown weeds. Re-inspection complete. Some signs of activity at the property but the violations have not been correct. **Continue to try and contact property owner or representative.**
- **Hoover Ave:** Complaint regarding junk and debris and inoperable vehicles. Site inspection complete. Violations observed during inspection include debris, inoperable vehicles, vehicle stored on unpaved surface and uncomfortable accessory structures. Notify Letter sent to owner. **Re-Inspection in three weeks.**
- **Byron Drive:** Complaint regarding overgrown vegetation and inoperable vehicles. Site inspection complete. Notify Letter sent to owner. Contact made with owner and a two week extension granted to address violations. **Re-inspect next week.**
- **Woodsworth Lane:** Complaint regarding junk and debris and occupied accessory structures. Site inspection conducted. Owner contacted and requested an additional two weeks to correct the violations. **Inspection of the rear yard scheduled next week.**
- **Best Road:** Complaint regarding trash and debris at front yard. Site inspection complete. Notify Letter sent to owner. Owner contacted staff and requested an

extension to correct the violations due to health problems. Extension granted. **Re-Inspection in five weeks.**

- **Entrance to Sherman Acres:** Complaint regarding dilapidated sign. Site visit complete. Attempt to try and contact last known HOA president to discuss the issue. **Awaiting return response.**
- **Maureen Lane:** Complaint regarding overgrown vegetation obstructing the public sidewalk. Site visit complete. Notify Letter sent to owner. Contact made with property owner requesting an extension to repair the vehicle. Extension granted. **Re-inspection scheduled for next week.**
- **Geary Road:** Complaint regarding bad odor coming from residence. Re-inspection complete and contact made with owner. No access to interior. Re-inspection complete. **Still trying to make contact with property owner to gain access.**
- **Audrey Drive:** Complaint regarding a pickup truck with trailer full of junk parked at the front of property. Site inspection complete. Notify Letter sent to owner. Re-inspection complete. Truck moved to paved area. Contact made with owner requesting an extension to remove debris. Extension granted until end of the week for removal of debris. **Re-inspection scheduled for next week.**
- **Contra Costa Blvd:** Complaint regarding loud noise. Site inspection completed. Contacted tenants and discussed noise issue. **Will monitor on a monthly basis.**
- **Starlyn Drive:** Complaint regarding debris, overgrown weeds and loud noise. Site inspection complete. No debris found at property but there were overgrown weeds and a basketball stand located in the public street. Property owner contacted and violations discussed along with corrective actions. Weeds to be removed and basketball stand to be removed from the public street. Re-inspection complete. Basketball stand moved to driveway but weeds unchanged. **Re-inspection next week.**
- **Mary Drive:** Complaint regarding chickens and inoperable vehicle. Site inspection complete. Notify Letter sent to owner. **Re-inspect next week.**
- **Audrey Drive:** Proactive case opened in conjunction with complaint for junk and debris on driveway. Site inspection complete and violations observed. Violations consist of junk and debris, vehicle stored on unpaved surface and garbage cans left

out near collection point. Notify Letter sent to owner. Re-inspection complete. Junk and debris removed. Trailer still stored on unpaved surface and garbage cans still left out near collection point. **Contact property owner to discuss remaining violations.**

- **Best Road:** Complaint regarding junk and debris and unpermitted retaining wall. Site inspection complete. No debris found at property but there were overgrown weeds. Retaining wall not in violation. Property Management Company contacted and weeds scheduled to be removed. Re-inspection complete. Overgrown weeds remain. Contacted property Management Company and weeds are scheduled to be removed this week. **Re-inspect property next week.**
- **Gregory Lane:** Complaint regarding excessive noise. Inspection complete. Property owner contacted and will alter property maintenance schedule. **Case closed.**
- **Chianti Place:** Complaint regarding a dead tree. Site inspection complete. Contacted property owner. Owner receiving estimates to have tree removed. **Re-inspect in two weeks.**
- **Duke Way:** Complaint regarding vehicle stored on an unpaved surface. Site inspection complete. Contacted property owner. Area paved at the end of the month. **Re-inspect at the end of the month.**
- **Shirley Drive:** Complaint regarding trash and debris located on property. Site inspection complete. No debris found during inspection but overgrown weeds are present at the property. Notify Letter sent to owner. **Re-inspect next week.**
- **Anelda Drive:** Complaint regarding trash and debris located on property. Site inspection complete. Contact made with property owner who stated the debris is scheduled to be removed in two weeks by the garbage company. **Re-inspect next week.**
- **Maureen Lane:** Complaint regarding illegal retaining wall/fence, fifty percent hard scape violation and violation of home occupancy permit. **Site inspection scheduled for this week.**
- **Pleasant Hill Road:** Complaint regarding inoperable vehicles, auto repairs and violation of home occupancy permit. Site inspection complete. No visible violations observed. **Property will be monitored on a weekly basis.**

New Inquiries:

- **Brandon Road:** Complaint regarding inoperable vehicle and debris. **Site inspection scheduled for this week.**
- **Taylor Blvd.:** Complaint regarding a home in disrepair. **Site inspection scheduled for this week.**
- **Susan Lane:** Complaint regarding overgrown weeds and vehicles stored on an unpaved surface. **Site inspection scheduled for this week.**
- **Maureen Lane:** Complaint regarding debris at the front of the property. Site inspection complete. Junk and debris observed at the front of the property. In addition, overgrown weeds observed at the side of the property. Notify Letter sent to owner. **Re-inspection scheduled for next week.**
- **Golf Club Road:** Complaint regarding abandoned boat and debris. Site inspection complete and property Management Company contacted. Scheduled to be removed. **Re-inspect next week.**
- **Harvard Drive:** Complaint regarding home based construction business operating out of a residential property. **Site inspection scheduled for this week.**

Graffiti Removal:

- Morello Avenue & Netherby Drive: Stop signs.
- Morello Avenue & Riverview Drive: Utility box.