



*City of Pleasant Hill*

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## MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: September 6, 2013

SUBJECT: **WEEKLY UPDATE**

### GENERAL UPDATE

- Library Townhall Meeting – Pleasant Hill Library is hosting a Townhall meeting on Wednesday, September 11, 6:30 – 8:00 p.m., at the library, 1750 Oak Park Blvd. The purpose of the meeting is enable residents and library users to share ideas on how the library can better serve Pleasant Hill. To ensure the library hears from the broadest number of residents, those who regularly use the library are asked to bring a guest who doesn't currently make use of the library. For more information call (925) 646-6434 or email [cbrown@ccclib.org](mailto:cbrown@ccclib.org).
- Community Service Day – The 9<sup>th</sup> Annual Community Service Day is on Saturday, September 28<sup>th</sup> beginning at 7:30 a.m. at Pleasant Hill Park. The first 600 volunteers who register at the park receive a free T-Shirt, along with a free pancake breakfast served by the Lions Club. Volunteer registration is now open online at [www.pleasant-hill.net/volunteer](http://www.pleasant-hill.net/volunteer). 19 projects are now registered for the event.

### ECONOMIC DEVELOPMENT

- Downtown Plaza Concert - The final Summer Concert of the season will be held on Thursday, September 19<sup>th</sup> from 6:30 to 8:30 p.m. in the Downtown Plaza and will feature “The Fundamentals”. The Chamber of Commerce will also be hosting a Wine Booth from 5:00 to 8:00 p.m.
- Nordstrom Rack Grand Opening - Nordstrom Rack will be opening on Thursday, September 12 at 9:00 a.m at 703 Contra Costa Blvd. A pre-opening “Rally At The Rack” will begin at 8:00 a.m. and will include breakfast treats and 30 chances to win a \$100 Nordstrom gift card and one grand prize gift card valued at \$1000.
- Art, Jazz & Wine Festival - Staff will be working with the Chamber of Commerce and volunteer organizers of the Art, Jazz & Wine Festival to prepare and process the Special Event Permit for the annual event that will be held on Saturday & Sunday October 5-6.

## **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

### **Engineering Division**

- Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. and their subcontractors are currently working on Stage 1B (closed sections of Buskirk Avenue). Overall, the project is on schedule and anticipated to be completed by September 2014.

#### **Current Buskirk Project Activities**

##### Elmira Lane Traffic Alert for September 3 to September 13, 2013

Ghilotti and Saint Francis Electric continue the installation of underground electrical vaults and joint trenching across Elmira Lane near Hookston Road from September 3 to September 13, 2013. As part of this work the southbound right turn pocket from Elmira to Hookston has been closed for the placement of a new PG&E vault.

This is the final joint trench conduit work required by PG&E to complete their conversion of overhead electrical wiring to underground through this project area. Elmira Lane will be partially closed and flagged to one-way traffic during construction work hours, so expect some delays at times. Typical construction work days and hours are Monday thru Friday, 8:00 am to 5:00 pm, with some work that may occur outside these listed days and times depending on weather, field conditions and work conflicts.

After this underground work is completed, Ghilotti will be working on reestablishing the temporary free right turn pocket from southbound Elmira Lane onto westbound Hookston Road.

##### PG&E, Comcast, ATT Utility Cutovers (Ongoing – December 2013) – On schedule

PG&E successfully completed two of three cut overs of electrical service to the Crossroad Shopping Center tenants on August 17, 2013 and August 25, 2013. PG&E is scheduled to perform the third night-time cut over on September 13, 2013 between 11:30 p.m. and 6:00 a.m. PG&E will be notifying all the shopping center tenants that will be affected by the power interruption.

In addition to the work listed above, PG&E subcontractor All Day Electric is working on the pulling of new electrical wiring into the conduits installed underneath the I-680 Freeway. PG&E joint trench wiring is ahead of schedule and it is anticipated to be completed in October 2013.

##### Ghilotti Brothers, Inc. Project Improvements (Ongoing – December 2013) – On schedule

Ghilotti has poured new roadway concrete curb along 680 Freeway side of Buskirk Avenue. Ghilotti is constructing a new temporary pedestrian pathway behind this curb to route pedestrian around the next stage of construction. Saint Francis Electric continues the installation of street light and traffic signal conduits within the closed section of

Buskirk Avenue “S” curve. This work is scheduled to be completed by October 2013. Takehara Landscape, Inc. is completing the installation of irrigation sleeves and piping for under the roadway sections within the closed section of Buskirk Avenue.

For more project information, please visit the City’s Buskirk Avenue web page at [www.pleasant-hill.net/buskirk](http://www.pleasant-hill.net/buskirk) or contact the City’s Construction Manager, Jeff Ocampo at (925) 671-5208 or by email at [jeff@ghirardelliassoc.com](mailto:jeff@ghirardelliassoc.com).

- 2013 Street Resurfacing Repair Project, Phase II – The Contractor, Striping Graphics, is on site this week performing striping removal. This work is necessary to prepare the selected streets for the new surface treatment (cape seal). Temporary striping will be used in the interim, until the cape seal has been completed and the final permanent thermoplastic striping has been applied. As part of the 2013 Street Resurfacing Phase II Project, the contractor, American Pavement Systems will begin placing the chip material on Tuesday, September 10, 2013, and the operation is expected to be completed by September 17, 2013. The work will begin on Oak Park Boulevard, between North Main Street and Monticello Avenue, and include adjacent streets. No Parking signs have been put in place, and all residents have been notified by hand delivered flyer. Approximately ten days after this work has been completed, each street will receive a final microsurfacing seal. The complete schedule including affected streets for this period is available online [here](#).
- Caltrans I-680 Freeway Concrete Pavement Repair Work - California Department of Transportation (Caltrans) has begun preliminary preparation activities this week along the I-680 freeway (between Monument Boulevard and SR242 split). However, the major concrete pavement repair work has been rescheduled to the night of **September 9, 2013**. Changeable message boards have been placed in advance of the proposed work on the freeway shoulders to inform motorists of the upcoming construction activity, and information flyers were sent by Caltrans to city residents within 2000 feet of the project limits late this week.

The project scope consists of replacing a large amount of failed and broken concrete slabs (which cause a significant amount of the noise as vehicle tires go over the cracks), as well as grinding the concrete surface and lips between the slabs to ensure a smoother riding surface. The final project work will provide grooves in the concrete roadway surface to help reduce freeway noise and improve overall roadway traction. All three phases of work (demolition of broken concrete slabs, grinding operations, and final grooving) are noisy activities in the immediate vicinity of work area. Construction vehicles and operations will also contribute to higher levels of noise for adjacent neighbors during the construction period. Caltrans will monitor the noise and work with City residents to address their concerns during the construction period.

Depending on the location of work along the freeway, I-680 off-ramps and on-ramps may be temporarily closed during project work hours with detours established through city streets. Caltrans advises that during project construction periods, all residents be on the

alert for workers, detour signs, and reduced speed zones near the construction area. Information regarding road closures will be sent to the media and posted on the Caltrans website at [www.dot.ca.gov/dist4](http://www.dot.ca.gov/dist4). For all project related questions, please utilize the following Caltrans contacts:

Project Noticing/Public Relations Issues

Adam Priest, Caltrans Public Information Officer  
(510) 286-5543

General Project Inquiries

Asghar "Oscar" Rezaei, Caltrans Project Manager  
(925) 602-9023

- Police Department (PD) Security Fence Phase 2 Project – The Phase 1 portion of this project installed approximately 480 feet of 7 foot tall black wrought-iron security fence along the rear (northern) perimeter of the PD rear parking lot. The Phase 2 portion of the project will install automated security gates at the parking lot driveways and any remaining fence along the Civic Drive side of the rear parking lot.

Staff is on schedule to complete the design work and produce biddable Project Specifications by mid-October. Some landscaping bushes and shrubs along the Civic Drive side of the PD rear parking lot need to be removed along with the relocating of some irrigation lines to allow for the installation of the security fencing. Additionally some landscaping and curb near the new exit security gate will be removed or modified to accommodate traffic through the new gate. Maintenance staff is scheduled to begin this work as soon as next week.

Grading Permits

- 777 Charlton Drive – Staff issued a grading permit for a new retaining wall at 777 Charlton Drive. The property owner is currently constructing a new addition to the existing home. The new retaining wall will be located in the front yard adjacent to the new addition.
- 17 Elton Court – Staff issued a grading permit to replace an existing retaining wall at 17 Elton Court. The new retaining wall is located in the back yard.

Encroachment Permits

- 2401 Pleasant Hill Road – Work to abandon seven monitoring wells in the roadway. This will require temporary traffic control and lane closures over the next two weeks.
- 195 Cortsen Road – EBMUD repair water main
- 1972 Mohawk Drive – EBMUD water main work
- 794 Ruth Drive – PG&E pole replacement work
- 707 Hamilton Drive – EBMUD repair leaking water main

## **Planning Division**

### **Planning Commission**

No meeting scheduled.

### **Zoning Administrator**

No meeting scheduled.

Tree Removals Approved:

- 436 Monti Circle – one Camphor tree in the front yard.

### **Architectural Review Commission**

- ***PLN 13-0187, Addenmatten New Single Family Residence - 1941 Buttner Road***

A study session (at the request of the applicant) to provide design review feedback on an architectural review permit for a new 3,074 square foot two-story single family home, a 771 square foot attached 3-car garage and a 432 square foot detached garage. The project also includes a 105 square foot covered front porch area and new landscape improvements for the front yard. *The public hearing item was first heard by the ARC on August 1, 2013 where it was continued to September 5, 2013.* Assessor's Parcel Number 164-051-020.

Action: Study session. No action was taken. The Commission requested the applicant to seek assistance from an architect to explore alternative siting options and to further study the design and massing of the residence. The item was continued to a date uncertain to provide the applicant with sufficient time to respond to the Commission's comments. The project will be re-noticed once a future hearing date is determined.

Appeal Period: Not applicable as no action was taken.

### **Code Compliance**

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

#### **Follow-ups on Prior Inquiries:**

- Agnes Way: Complaint regarding vehicle repairs. Most of the debris removed. No signs of auto repairs. **Case closed.**

- Belle Avenue – Case 1: Complaint regarding commercial vehicle stored in residential area. Commercial vehicle removed. **Case closed.**
- Belle Avenue – Case 2: Complaint regarding an occupied RV. Re-inspection complete. Contact made with property owner and ordinance reviewed. No signs of the RV being occupied. **Case closed.**
- Charlton Drive: Inquiry in reference to the status of an existing violation regarding the roof of a residence. Contact made with property owner and the roof issue was discussed. **Case under review.**
- Cortsen Road: Complaint regarding trash and debris and possible inhabitants residing at residence without active electrical service. Utilities reinstated. Property occupied. Contact made with executrix. Executrix scheduled to inspect property and address violations. **Continue to monitor property and coordinate future actions with Building and Police Department.**
- Elaine Drive: Complaint regarding junk and debris. Site inspection complete. Violations consist of debris throughout the property and excessive dog feces. Notify Letter sent to property owner. **Re-inspect property next week.**
- Esther Drive: Complaint regarding an illegal accessory structure. Re-inspection complete. Contact made with worker at property. Accessory structure and debris scheduled to be removed this week. **Re-inspect property next week.**
- Falcon Court: Complaint regarding a rooster on the property. Re-inspection complete. Rooster removed. **Case closed.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed. Property owner not available for scheduled inspection. Message left for property owner to contact me to re-schedule the inspection. **Re-scheduled site inspection for next week.**
- Liahona Court: Complaint regarding junk and debris. Violations include junk/debris, inoperable vehicles, damaged fencing and peeling exterior paint on house. Some debris removed from property and initial prep work for painting in progress. Vehicles unchanged. Property owner requested addition time to correct violations. **Re-inspect property in two weeks.**

- Masfield Drive: Site inspection conducted this week. Observed crews beginning to clean up property. Construction in progress. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Maureen Drive: Complaint regarding pallets left out at front yard. Re-inspection complete. Pallets left on driveway removed. I contacted the property owner who stated the remaining pallets are going to be reused as fencing materials. **Re-inspect property next week.**
- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. Contacted tenant who stated they may remove the structure per the owner's request. **Continue monitoring progress and coordinate final inspection with Building Department.**
- McKissick Street: Complaint regarding a permanent basketball structure. Re-inspection complete. Structure unchanged. Contact property owner. **Re-inspect property next week.**
- Morello Ave.: Complaint regarding overgrown weeds. Site inspection complete. Left message for Property owner. **Re-inspect property next week.**
- Oakvue Road – Case 1: Complaint regarding an inoperable vehicle. Re-inspection complete. Vehicle unchanged. Discussed case with property owner. **Re-inspect property next week.**
- Odin Place: Complaint regarding overgrown weeds and debris at the rear yard. Violations include overgrown vegetation, hedges obstructing the public sidewalk and peeling exterior paint. Debris and overgrown weeds removed. Exterior paint preparation work in progress. Painting work to begin next week. **Re-inspect property this week.**
- Patricia Drive: Complaint regarding junk and debris and lack of garbage service. Re-inspection complete. Garbage service active. Fire damage at the residence. Construction work in progress for interior repairs. **Monitor property during cleanup and repairs and coordinate final inspection with Building Department.**
- Patterson Blvd.: Complaint regarding rats located on property. Contact made with property owner and vector control. Vector control inspected the property and advised owner on preventative measures. **Continue to monitor property.**

- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Contacted owner’s daughter and discussed case. Debris and weeds scheduled to be removed this week. **Re-inspect property next week.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Site inspection complete. Violations consist of junk and debris throughout the property and an inoperable vehicle at the front yard. Conditions unchanged. Message left with property owner. **Re-inspect property next week.**
- Location behind *Smart & Final and Staples* has homeless camp. PHPD has been notified and will make contact with the individuals residing at the camp. EBMUD has been contacted and instructed to clean up remaining junk and debris. **Re-inspect location this week.**
- Santa Lucia Drive: Complaint regarding multiple boarders and debris. Progress has been made in reducing the number of boarders. Contacted property owner. Final tenants moved out this week. **Case closed.**
- Skander Drive: Illegal accessory structures. City Attorney contacted listing agent. Property has not been sold. Contact made with bank and discussed the removal of the structures. **Continue to monitor progress on a weekly basis until violations are corrected.**
- Stevenson Drive: Site inspection conducted this week. Additional clean-up observed this week. **Continue to monitor progress on a monthly basis until violations are corrected.**
- Strand Avenue: Complaint regarding junk and debris at front and side yards and inoperable vehicles. Debris removed. Vehicles repaired. Contact made with property owner. Property owner requested additional time to address remaining violations. **Re-inspect property in two weeks.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Weeds removed. Painting work to begin next week. **Re-inspect property this week.**

New Inquiries:

- Banbridge Place: Complaint regarding junk and debris. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**

- Barnett Terrace: Complaint regarding junk and debris. Site inspection complete. Left door hanger. **Re-inspect property in two weeks.**
- Belmont Court: Complaint regarding collection containers stored in public view. Notify Letter sent to property owner. **Re-inspect property in two weeks.**
- Gladys Drive: Complaint regarding accessory structure built in the side yard set-back. Site inspection complete. Contacted property owner. Structure scheduled to be removed within next week. **Re-inspect property in two weeks.**
- Ruth Drive: Complaint regarding overgrown vegetation and debris. **Site inspection scheduled for this week.**
- Sylvia Drive: Complaint regarding sight obstruction. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property in two weeks.**
- Waterberry Drive: Complaint regarding debris, vehicles stored on an unpaved surface and auto repairs. Site inspection complete. Contact made with property owner. Owner to remove debris and store vehicles on paved surface. Minor auto repairs observed during inspection and addressed with owner. **Re-inspect property in next week.**

Proactive Work:

- Barbara Court: Proactive case opened for junk and debris on driveway. Additional items removed. Exterior paint unchanged. Secondary contact made with tenant to discuss case. Granting additional two week extension. **Re-inspect property next week.**
- Belle Avenue – Case 3: Proactive case opened for inoperable vehicle and debris on driveway. Vehicle and debris removed. **Case closed.**
- Geraldine Drive – Case 2: Proactive case opened for overgrown weeds. Weeds removed. **Case closed.**
- Geraldine Drive – Case 3: Proactive case opened for low hanging branches over public Street. Re-inspection complete. Branches weeds unchanged. **Re-inspect property next week.**

- Geraldine Drive – Case 4: Proactive case opened for overgrown weeds and debris. Re-inspection complete. Overgrown weeds and debris unchanged. **Re-inspect property next week.**
- Santa Cruz – Case 1: Proactive case opened for inoperable vehicle and debris in truck bed. Vehicle and debris removed. **Case closed.**
- Santa Cruz – Case 2: Proactive case opened for inoperable vehicle, debris and overgrown weeds. Weeds and debris removed. Vehicle unchanged. Contacted property owner who stated they will have the vehicle removed by next week. **Re-inspect property next week.**
- Santa Cruz – Case 3: Proactive case opened for debris on driveway and side yard. Junk and debris removed. **Case closed.**

Graffiti Removal:

No graffiti removal this week.