



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: November 15, 2013
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- Career Night at College Park – The Pleasant Hill Education Initiative is hosting a Career Night at College Park High School on Wednesday, November 20th at 6:30 p.m. The event will focus on careers in engineering, manufacturing, architecture and construction. Industry professionals will discuss the training and education necessary for jobs in these fields.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- College Square Shopping Center (46 Golf Club Road) – Tenant improvement plans have been submitted for review and approval to install a demising wall to create a new tenant space (44 Golf Club Road) for Transwestern.
- Pleasant Hill Industrial Park (2493 Estand Way) – Tenant improvement permit has been issued to Trilabs, Inc. for above ground swim spas (4), performance lab, storage rooms, offices, locker room, and reception area.

Engineering Division

- Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) 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

Utility Undergrounding: PG&E, Comcast and AT&T (Ongoing – December 2013) – On schedule

PG&E Utility Cutover (Completed on October 21, 2013)

Comcast is installing new conduit and cables at the east side of Buskirk Avenue across

from Kohl's on Monday, November 18th and Tuesday, November 19th. Northbound traffic on Buskirk Avenue will be shifted partially to the west to allow work equipment near the work zone. Two-way traffic will be maintained during this work. Work hours will be between 8:00 a.m. and 3:00 p.m. Some variations in the lane closure hours can occur because of construction site and equipment issues along with weather conditions.

AT&T continues to splice their cables within their cable structures at the east side of Buskirk Avenue across from Kohl's and at the east side of Elmira Lane near Clarie Drive. AT&T is also working at the existing overhead pole at the north side of Hookston Road near Geraldine Drive.

Ghilotti Brothers Stage 1B Project Improvements (Ongoing – December 2013)- On schedule

Ghilotti is installing underground storm drain improvements along the west side of Buskirk Avenue between Clarie Drive and the bus stop. This section of the storm drain system was scheduled to be constructed in the next construction stage but is being constructed now to accelerate the work and allow the new storm drain system to be connected to the existing system. The work requires the new storm drain pipe to be connected at an existing storm drain manhole near the existing bus stop. The bus stop and southbound Buskirk Avenue will be partially closed and traffic will be partially shifted to the east. Two-way traffic will be maintained during this work. Staff anticipates that the storm drain work will be completed next week.

Saint Francis Electric continues to install new traffic signal conduits and boxes on Buskirk Avenue near Lamkin Lane.

Takehara Landscape will be installing irrigation conduits within the new median section of Buskirk Avenue and along the west side of the shopping center driveway.

As scheduled, the driveway entrance to the shopping center at Buskirk Avenue and Elmira Lane (3 way stop) was closed permanently on Saturday, November 9th. The new temporary site access located on the south end of the shopping center (along the new paved section of Buskirk) is now operational. New signage directing traffic to this new site access driveway and to the shopping center is installed. Traffic along Buskirk Avenue between Monument Boulevard and Hookston Road is moving more freely with one less intersection (3 way stop) in this area.

For more project information, please see future Weekly Updates, visit the City's Buskirk Avenue web page at "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.

- *Pleasant Hill Recreation & Park District – Pleasant Oaks Park*

The contractor has completed "levelling" the ball fields. Bleachers and various playground and sports field equipment continue to be installed. The parking lots have

also been paved. Installation of the drainage facilities (C.3 drainage swales) and construction best management practices have been installed to prepare for the rainy season.

Encroachment Permits

- Golf Club Road & College Drive – Ongoing work by PG&E to upgrade and relocate a gas regulating station in the area. Work requires temporary lane closures during the work period along Golf Club Road near College drive
- 2387 Lisa Lane – Ongoing work by CCWD to install a new fire service
- 109 Hubbard Avenue– Repair leaking DVWS pipeline
- Gregory Lane at Cleaveland Road – Sidewalk repairs at two locations
- 150 Flame Drive – Asphalt paving at CCWD repair

Planning Division

Planning Commission

- ***PLN 11-0239, Healing Garden Spa, Minor Use Permit Revocation, 200 Gregory Lane***

Public hearing to consider revocation of a Minor Use Permit for a personal service use (Healing Garden Spa) within the Professional and Administrative Office Zoning District. Section 18.135.040 of the Zoning Ordinance provides for the revocation or modification of a minor use permit if there are grounds for this action. The subject site is located at 200 Gregory Lane, Assessor Parcel Number: 150-290-003 & 005.

Action: The Planning Commission revoked this Minor Use Permit. One member of the public spoke.

Appeal Period: Through Monday, November 25, 2013.

Zoning Administrator

Administrative Actions:

- ***Minor Exception PLN 13-0346:*** On November 8, 2013 the Zoning Administrator issued a public notice of approval for a minor exception for a 1% increase in allowable lot coverage (from 30% of the site to 31%) to accommodate a proposed master bedroom suite addition (452 square feet) at the rear of an existing home located at 86 Monte Crest Avenue, Assessor Parcel Number: 149-222-003, R-10 zone district.

Action: Notice of Approval issued.

Appeal Period: Through November 18, 2013.

Tree Removals Approved:

- 104 Marvin Drive: one Coast Redwood (44 in.) and one Modesto Ash (37 in.).
- 17 Chadima Court: Exempt: Removal of one Siberian Elm (16 in. in diam.) located near 17 Chadima Court in the CCWD right of way. (Grayson Creek)

Architectural Review Commission

No meeting scheduled.

Miscellaneous

Administrative Permit Activity: For the month of October, Planning staff reviewed the following applications: 22 Zoning Permits (4 new business, 5 commercial plan check and 13 residential plan check), 7 Home Occupation Permits, 2 Temporary Sign Permits, 0 Special Event Permit, and 5 Tree Removal Permit.

Code Compliance

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

Follow-ups on Prior Inquiries:

- Banbridge Place: Complaint regarding junk and debris and no garbage service. Re-inspection complete. Violations include trash and debris, lack of garbage service and poor exterior paint condition. Trash and debris removed. Garbage service active. Exterior painting work in progress. **Re-inspect property this week.**
- 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.**
- Diablo View Road – Case 1: Complaint regarding a hedge obstructing the view of oncoming traffic. Re-inspection complete. Hedges trimmed. **Case closed.**
- Doray Drive: Complaint regarding illegal structure. Site inspection complete. Review issue with Building Department. **Case under review.**
- Dudley Court: Complaint regarding junk and debris. Re-inspection complete. Junk and debris removed. **Case closed.**

- Esther Drive – Case 1: Complaint regarding junk/debris and inoperable vehicles in public view. Re-inspection complete. Some junk and debris removed. Vehicles unchanged. Property owner requested an additional week. **Re-inspect property next week.**
- Esther Drive – Case 2: Complaint regarding hedges obstructing the view of oncoming traffic. Re-inspection complete. Hedges unchanged. Contacted property owner and discussed violation. Hedges scheduled to be trimmed over the weekend. **Re-inspect property next week.**
- Golf Links Street: Complaint regarding basketball stand in the middle of the street obstructing the public right-of-way. Site inspection complete. **Re-inspect property next week.**
- Grayson Road: Complaint regarding an occupied recreational vehicle. Site inspection complete. Contact property owner to discuss issue. **Re-inspect property this week.**
- Greenwich Drive: Complaint regarding inoperable vehicle. Re-inspection complete. Vehicle removed. **Case closed.**
- Hoover Ave. – Case 1: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed. Property owner not available for scheduled inspection. Additional message left for property owner to contact staff to re-schedule the inspection. **Case under review.**
- Hoover Ave. – Case 2: Complaint regarding recreational vehicle stored on an unpaved surface and possibly occupied. Re-inspection complete. Conditions unchanged. **Re-inspect property next week.**
- Isabella Lane: Complaint regarding junk and debris and possible home based business. Site inspection complete. Junk and debris at car port and driveway. No signs of a HBB. Discussed issue with tenant. Left door hanger. **Re-inspect property next week.**
- Liahona Court: Complaint regarding junk and debris. Remaining debris and vehicles removed from public view. Contacted property owner and discussed the additional violation of overgrown weeds and dead vegetation. Property owner requested addition time to correct violations. **Re-inspect property this week.**

- Luella Drive: Complaint regarding excessive leaf blowing. Re-inspection complete. Contacted property owner and discussed complaint. Continue to monitor. **Re-inspect property this week.**
- Margie Drive: Complaint regarding inoperable vehicle. Re-inspection complete. Vehicle unchanged. Contacted vehicle owner. Owner to install new battery and schedule inspection for next week. **Re-inspect property this week.**
- Maureen Lane: Complaint regarding junk and debris. Re-inspection complete. Junk and debris unchanged. Contacted property owner and discussed violations. Extension granted. **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. **Case under review.**
- Oak Park Blvd. – Case 1: Complaint regarding inoperable vehicles, vehicles obstructing the public right-of-way and possible auto repair business at single family residence. Re-inspection complete. Vehicle removed out of public right-of-way. Contacted owner who requested additional week to address remaining vehicle. Extension granted. **Re-inspect property next week.**
- Oak Park Blvd. – Case 2: Complaint regarding junk/debris and lack of garbage service. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Vehicle unchanged. Message left for vehicle owner informing them the vehicle will be towed if not removed or repaired by 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. – Case 1: Complaint regarding overgrown weeds and debris. Re-inspection complete. Some progress made. Property owner left message. Left return message and awaiting update. **Re-inspect property next week.**
- Patterson Blvd. – Case 2: Complaint regarding overgrown hedges obstructing the view of oncoming traffic. Re-inspection complete. Contacted property owner. Hedges scheduled to be trimmed next week. **Re-inspect property this week.**
- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Conditions unchanged. **Case under review.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Re-inspection complete. Violations consist of junk and debris throughout the property and an inoperable vehicle at the front yard. Dumpster located at property and debris removal work in progress. **Re-inspect property next week.**
- Pleasant Hill Road – Case 3: Complaint regarding dead vegetation and illegal signage. Re-inspection complete. Vegetation and banner removed. Sign unchanged. **Re-inspect property next week.**
- Pleasant Hill Road – Case 4: Complaint regarding temporary banner and sign. Re-inspection complete. Banner removed. **Case closed.**
- Price Lane: Complaint regarding junk/debris at front yard and driveway. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Shelly Drive – Case 1: Complaint regarding two trees removed without proper permits. Re-inspection complete. Contacted property owner and discussed the issue. Owner to provide arborist report associated with the removal of the two trees to the Planning Department. **Continue monitoring progress and coordinate final inspection with Planning Department.**
- Shelly Drive – Case 2: Complaint regarding junk/debris and garbage cans left out near collection point. Re-inspection complete. Conditions unchanged. Left door hanger. **Re-inspect property next week.**
- 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. **Case under review.**

- Sky Ranch Lane: Complaint regarding overgrown weeds and debris. Re-inspection complete. Some progress made in reference to the removal of the junk and debris. **Re-inspect property next week.**
- Sylvia Drive: Complaint regarding occupied accessory structure. Contact made with property owner. **Initial inspection scheduled for this week.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Painting work not in progress. Contacted property owner. Owner stated the painting work was delayed due to health problems. **Re-inspect property next week.**
- Wendy Drive: Complaint regarding inoperable vehicles and debris. Re-inspection complete. Remaining debris and inoperable vehicles removed. **Case closed.**

New Inquiries:

- Helen Road: Complaint regarding junk/debris, broken window and a vehicle stored on an unpaved surface. **Site inspection scheduled for this week.**
- Hoover Ave: Complaint regarding illegal accessory structure. Site inspection complete. Contacted property owner. Accessory structure removed. **Case closed.**
- Maybelle Drive: Complaint regarding junk and debris. **Site inspection scheduled for this week.**
- St. Germain Lane: Complaint regarding inoperable vehicles. **Site inspection scheduled for this week.**
- Western Hills Drive: Complaint regarding junk and debris. **Site inspection scheduled for this week.**

Proactive Work:

- Barbara Court: Proactive case opened for junk and debris on driveway. Junk and debris removed. Painting work in progress. **Re-inspect property next week.**
- Boyd Road – Case 1: Proactive case opened for inoperable vehicle. Left door hanger. **Re-inspect property in two weeks.**

- Boyd Road – Case 2: Proactive case opened for inoperable vehicle. Notify Letter sent to property owner. **Re-inspect property in two weeks.**
- Diablo View Road: Proactive case opened for junk/debris at front yard and inoperable vehicle stored on driveway. Re-inspection complete. Conditions unchanged. Property owner requested an extension. Extension granted. **Re-inspect property in two weeks.**
- Esther Drive: Proactive case opened for junk and debris in public view. Re-inspection complete. Contacted property owner. Owner requested an additional week to remove remaining debris. **Re-inspect property this week.**
- Geraldine Drive: Proactive case opened for overgrown weeds and debris. Re-inspection complete. Overgrown weeds removed. Debris unchanged. Staff contacted the property owner and informed them the junk and debris must be removed by the end of next week. **Re-inspect property next week.**
- Helen Road: Proactive case opened for dead vegetation. Left door hanger. **Re-inspect property in two weeks.**
- Pleasant Hill Road: Proactive case opened for inoperable vehicle. Left door hanger. **Re-inspect property in two weeks.**
- Santa Cruz Drive: Proactive case opened for junk/debris in public view. Contacted property owner and discussed case. Remaining debris scheduled to be removed within two weeks. **Re-inspect property next week.**
- Shirley Drive: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Contact made with property owner. Hedges partially trimmed. **Re-inspect property next week.**

Graffiti Removal:

No graffiti removal this week.