



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: January 31, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Common Core Event** – The Pleasant Hill Education Commission is co-hosting Common Core Night at the Pleasant Hill Library on Tuesday, February 4 at 6:30 p.m. The event is for parents of Kindergarten through 5th grade students who wish to learn more about the Common Core Standards and get answers from educators. Teachers will be sharing Common Core aligned mini lessons in Language Arts, Math, Science, and Social Studies.
- **Mayor's Breakfast** – The Chamber of Commerce is hosting the Mayor's Breakfast on Friday, February 7th at 7:30 a.m. at the Pleasant Hill Senior Center. Mayor Tim Flaherty will give his "State of the City" presentation during the breakfast. Tickets for the event are \$30 per person. For more information, contact the Chamber of Commerce at 687-0700 or go to www.pleasant-hill.net/mayortickets to purchase tickets.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- **Buskirk Avenue Widening Phase 2 Improvement Project** – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) has switched traffic over to the west side of Buskirk Avenue and closed Elmira Drive to begin work on the next construction stage, Stage 1C. This next stage will focus on the project improvements along the east side of Buskirk Avenue and Elmira Drive including Clarie Drive. Overall, the project is on schedule and anticipated to be completed by September 2014.

Current Buskirk Project Activities

Traffic Alert for Buskirk Avenue – New Traffic Configuration

As of January 29, 2014, Elmira Drive was closed and will be closed to public traffic for approximately three months. This road closure duration may change depending on weather, field conditions and work conflicts. Buskirk Avenue traffic is now routed through the newly constructed Buskirk Avenue (old S-curve) around the perimeter of the

shopping center. One new traffic signal is operational at Buskirk Avenue/Clarie Drive and two stop intersections complete the detour along Buskirk Avenue; one at the south shopping center entrance and a second at Hookston Road (both of these are currently in place). For southbound traffic on Buskirk Avenue, there is a “no left turn” restriction to eastbound Clarie Drive, signs and a Changeable Message Board have been placed to inform motorists. The alternate route for Clarie bound traffic is to follow the detour signs and make a U-turn at the intersection near the south shopping center entrance, a sign allowing the U-turn and detour to Claire Drive is posted. The most inconvenience is to motorists heading eastbound and westbound along Hookston Road to or from Concord and Walnut Creek. Additional striping is scheduled this week to make improvements and limit the vehicle queues in the southbound direction being experienced this week.

PG&E, Comcast, AT&T Utility Cutovers (Ongoing – December 2013) – On schedule
PG&E Utility Cutover and Comcast Utility Cutover Completed.

AT&T completed their cutover for AT&T’s facilities on Hookston Road January 17, 2014. Removal of some of their overhead facilities and utility poles located on the east side of Buskirk Avenue and the north side of Hookston Road has been scheduled for early next week.

Ghilotti Brothers Stage 1C Project Improvements (Ongoing – May 2014)

Ghilotti continues to install detour and informational signs on Buskirk Avenue. Ghilotti will be potholing for existing utilities and begin installation of the storm drain improvements within the closed sections of Elmira Drive.

Mountain F. Enterprises has removed trees near the Hookston Business Park entrance and is removing trees along the east side of Elmira Drive and Buskirk Avenue.

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.

- **Golf Club Road Bridge Replacement** – This project will replace the existing bridge that was originally constructed in 1953 with a new concrete bridge per today’s bridge standards. The City received on January 14, 2014 the official approval from Caltrans to proceed with construction and authorized \$3.54 million in federal construction funds for the project. The project Bid Documents are now available at the Engineering Division.

The bridge replacement project is being completed in three major phases: Phase 1 – Relocation of CCWD facilities was completed in March of 2013; Phase 2 – Demolition of the north side bridge (one half) and construction of replacement bridge in 2014; and Phase 3 - Demolition of the south side bridge (other half) and construction of replacement bridge in 2015.

The project when completed will enhance accessibility for pedestrians, bicyclists and

motorists to the surrounding neighborhoods, commercial businesses and shopping centers, school campuses and the transit center located at Diablo Valley College. The new bridge will provide four 12 foot traffic lanes with adjacent 5 foot shoulders and 5 foot sidewalks on both sides, including a 12 foot landscape median island. The horizontal alignment will remain the same, the vertical alignment will be raised approximately 3 feet (center of midspan) to provide for a 100 year storm event along the creek. For additional information on the Golf Club Road Bridge Replacement Project, please see the City of Pleasant Hill's project web page at <http://www.ci.pleasant-hill.ca.us/golfclub>.

- **2013 Storm Drain Facilities Repair Project No. 04-14** - The pre-construction conference for the 2013 Storm Drain Facilities Repair Project was held on Tuesday, January 21, 2014 at 10:30 a.m. with the apparent low bidder, Redwood Engineering Construction. The work will include needed drainage repairs (storm drain pipes, inlets, curb and gutter repairs) at various locations throughout the City. Weather permitting, the project is expected to begin on February 10, 2014.

Planning Division

Planning Commission

- ***PLN 13-0330, Vink Minor Exception, 143 Jennie Drive***

Public hearing to consider a Minor Exception to allow a 15% reduction in the required 20 foot front yard setback to accommodate the expansion of the existing master bedroom and the addition of a master bathroom (152 square feet). This section of the house is located approximately 28 feet from the front property line (eight feet beyond the required front yard setback of 20 feet). With the proposed addition, the front yard setback would be 17' (an encroachment of three feet) and would extend three feet beyond that of the existing attached garage. The subject site is located at 143 Jennie Drive within the R-7 *Single Family Residential* zoning district. Assessor's Parcel Number: 153-201-008.

Action: The Planning Commission directed staff to prepare a resolution with findings for denial for consideration on the February 11, 2014 agenda. No members of the public spoke.

Appeal Period: Not applicable since final action has not yet been taken.

Zoning Administrator

- ***Minor Exception PLN13-0438 – 606 Dove Court***

Minor Exception for an 8% reduction in the required 20 foot front yard setback to accommodate the construction of a new garage with conforming interior dimensions to replace the original non-conforming garage (20 feet wide and 20 feet six inches deep)

that was recently severely damaged by a fire. The resulting front yard setback would be 18 feet six inches, one foot six inches less than required in order to accommodate the increased one foot six inch interior garage depth required to satisfy current zoning ordinance standards. The subject site is located at 606 Dove Court within the *R-10 Single Family Residential* zoning district. Assessor Parcel Number: 152-132-019.

Action: On January 31, 2014, the Zoning Administrator issued a notice of intent to approve the Minor Exception on or after February 10, 2014 unless a request for public hearing is received from any interested party by that date.

Appeal Period: Not applicable since no final action has been taken.

Tree Removal Permits Issued:

- 328 Flaming Oak Drive – One Coast Redwood

Architectural Review Commission

No meeting scheduled.

Miscellaneous

SyWest Development – Crossroads Shopping Center (Subarea II) – Compliance Review for Condition of Approval No. 1.25 (Commemoration Plan for Former Cineart’s Dome Theater), 2314-2316 Monument Boulevard: The applicant, SyWest, has submitted a commemorative plan for the former Cineart’s Dome Theater to comply with the condition of approval (No. 1.25) for the SyWest Development project. The plan includes a mural, plaque and concrete tile stamping in the walkway of the shopping center. The proposed commemorative plan will be reviewed by the Architectural Review Commission at its Thursday, February 20, 2014 public meeting at 5:00PM in the Large Community Room at City Hall. The plan can be viewed prior to the meeting at the Planning Division. Contact Troy Fujimoto, tfujimoto@ci.pleasant-hill.ca.us, for further information.

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. Trash and debris removed at side yard. Garbage service active. Staff observed the exterior painting work is nearly complete and the trash at the rear yard has been removed. **Staff scheduled to re-inspect property next week.**

- Byron Drive: Complaint regarding overgrown bushes obstructing the view of oncoming traffic. Site inspection complete. Staff confirmed the bushes have been trimmed. **Case closed.**
- Charlton Drive: Inquiry in reference to the status of an existing violation regarding the roof of a residence. Staff sent Violation Letter to property owner. Re-inspection complete. Roof condition and debris at front yard unchanged. **Case under review.**
- Cleopatra Drive: Complaint regarding lack of garbage service. Re-inspection complete. Staff confirmed the property owner has contacted the waste management company but has not yet obtained service. Staff sent Second Notice to property owner. **Staff scheduled to re-inspect property next week.**
- Elinora Drive: Complaint regarding junk/debris on driveway. Re-inspection complete. Staff confirmed all debris removed except sofa. Staff contacted property owner and confirmed the sofa will be removed this week. **Staff scheduled to re-inspect property next week.**
- Fair Oaks: Complaint regarding issues with an adult care facility. Re-inspection complete. Staff sent Second Notice to property owners. **Staff scheduled to re-inspect property in two weeks.**
- Foothill Place: Complaint regarding a damaged balcony and an active wild bee colony. Re-inspection complete. Staff observed the bee colony appears to have been removed. Damaged balcony unchanged. **Staff scheduled to re-inspect property next week.**
- Gladys Drive: Complaint regarding junk/debris, vehicles stored on an unpaved surface and vehicles obstructing the public right-of-way. Re-inspection complete. Staff observed the vehicle obstructing the public right-of-way has been removed but there is still a vehicle stored on an unpaved surface. Staff sent Second Notice to property owner. **Staff scheduled to re-inspect property next week.**
- Grayson Road – Case 1: Complaint regarding an occupied recreational vehicle. Site inspection complete. Staff contacted property owner and discussed case. **Staff will coordinate final inspection with Building Division.**
- Grayson Road – Case 2: Complaint regarding an illegal fence built at the front of the property. Site inspection complete. Staff observed a newly constructed fence built over the allowable height limit in the front yard setback. Property owner has applied for a

minor exception with the Planning Division. **Staff will coordinate final inspection with Planning Division.**

- Harvard Drive: Complaint regarding junk/debris and possible illegal home based business. Re-inspection complete. Staff observed the junk/debris and commercial box trucks were not present at the property. **Case closed.**
- Helen Road: Complaint regarding junk/debris, broken window and a vehicle stored on an unpaved surface. Re-inspection complete. Staff confirmed garbage service is active and junk/debris removed. Staff observed the front window has been repaired. Staff received additional complaint in reference to illegal repairs at the property. **Staff will coordinate final inspection with the Building Division.**
- Hillsdale Drive: Complaint regarding a sewer backup. Re-inspection complete. Staff contacted property owner and instructed them to clear obstruction and clean up overflow. Property owner immediately sent out plumbing contractor and addressed the problem. Staff confirmed the area is clean and a barrier placed at the front yard. **Case closed.**
- Hoover Avenue: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed. **Case under review.**
- Kathryn Drive: Complaint regarding a vehicle parked on an unpaved surface. Re-inspection complete. Staff confirmed the vehicle has been removed. **Case closed.**
- Liahona Court: Complaint regarding junk and debris. Staff met with property owner and confirmed the exterior paint is complete, the fencing has been repaired and the refuse at front yard have been removed. Property owner requested an additional two weeks to finish removing the refuse and weeds from the rear yard. **Staff scheduled to re-inspect property next week.**
- Luella Drive: Complaint regarding an occupied shed at the rear yard. Site inspection complete. Staff met with Police Officers and Building staff at the residence and confirmed the shed at the rear of the property was occupied and constructed without a building permit. Building staff posted the shed and instructed the occupants to reside in the primary dwelling. Staff was informed by the property owner that the two individuals have vacated the shed. **Staff will coordinate final inspection with Building Division.**
- Margie Drive: Complaint regarding inoperable vehicle. Re-inspection complete. Vehicle unchanged. Staff sent Second Notice to the property owner. **Staff scheduled to re-inspect property next week.**

- Marvin Circle: Complaint regarding overgrown bushes obstructing the view of oncoming traffic. Site inspection complete. Staff confirmed there are bushes obstructing the view of oncoming traffic. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property next week.**
- Marvin Drive: Complaint regarding junk/debris and possible illegal home based business. Site inspection complete. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property this week.**
- Maureen Lane – Case 1: Complaint regarding junk and debris. Re-inspection complete. Staff confirmed the junk and debris has been removed. **Case closed.**
- Maureen Lane – Case 2: Complaint regarding a deteriorated fence. Re-inspection complete. Staff observed the fence has not been repaired. Staff sent Second Notice to property owner. **Staff scheduled to re-inspect property next week.**
- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. Staff contacted tenant who stated that they are completing the structure and will request final inspection with the Building Division. **Staff will continue monitoring progress and coordinate final inspection with Building Division.**
- McKissick Street: Complaint regarding a permanent basketball structure. Re-inspection complete. Structure unchanged. Staff contacted property owner and discussed case. Planning Commission denied the request to revise the zoning ordinance to allow such structures in the front yard setback. **Staff scheduled to contact property owner this week and inform them that the structure will have to be relocated.**
- Oak Park Boulevard – 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. Staff confirmed there is still a vehicle stored on an unpaved surface next to the driveway. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property next week.**
- Oak Park Boulevard – Case 2: Complaint regarding junk/debris and grading issues. Site inspection complete. **Case under review with the Engineering Division.**

- Oakvue Road: Complaint regarding an inoperable vehicle. Vehicle unchanged. Staff sent vehicle abatement letter to property owner. **Staff has re-scheduled the vehicle abatement for this week pending property owner's voluntary removal.**
- Patterson Blvd.: Complaint regarding overgrown weeds and debris. Re- inspection complete. Some progress made. Staff sent Second Notice to property owner. Staff was contacted by property owner who requested an additional two weeks to correct the violations. **Staff scheduled to re-inspect property in two weeks.**
- Plato Court/Hamilton Drive: Complaint regarding overgrown bushes obstructing the view of oncoming traffic. Site inspection complete. Staff confirmed there are bushes obstructing the view of oncoming traffic and public sidewalk. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property next week.**
- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Staff observed conditions unchanged. **Case under review.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Re-inspection complete. Staff observed some of the refuse and the inoperable vehicle have been removed. Staff met with property owner at site and reviewed the violations. Property owner committed to have the violations corrected within the next two weeks. **Staff scheduled to re-inspect property in two weeks.**
- Pleasant Hill Road – Case 3: Complaint regarding dead vegetation, deteriorated roof, damaged fence and illegal garage conversation. Site inspection complete. Staff contacted property manager and discussed violations. Staff received information that the property is involved in litigation. **Case under review.**
- Pleasant Hill Road – Case 4: Complaint regarding a commercial vehicle stored on a residential property. Re-inspection complete. Staff observed the commercial vehicle is still stored at the front of the property. Staff left door hanger. **Staff scheduled to re-inspect property next week.**
- Rose Lane: Complaint regarding a storage container on the property. Site inspection complete. Staff met with property owner and confirmed the container is being stored on the property in conjunction with a planning/building permit approval. **Case on hold pending Planning consideration.**
- Shelly Drive – Case 1: Complaint regarding two trees removed without proper permits. Re-inspection complete. Staff was contacted by property owner confirming they will

obtain a tree removal permit from the Planning Division this week. **Staff will continue monitoring progress and coordinate final inspection with Planning Division.**

- Shelly Drive – Case 2: Complaint regarding junk/debris and garbage cans left out near collection point. Re-inspection complete. Staff contacted property owner who stated they will have the violations corrected this week. **Staff scheduled to re-inspect property next week.**
- Shelly Drive – Case 3: Complaint regarding a tree removed without proper permits. Site inspection complete. Staff contacted company removing the tree and discussed the issue. Owner to provide arborist report associated with the removal of the tree to the Planning Department. **Staff will continue monitoring progress and coordinate final inspection with Planning Division.**
- Sherman Drive: Complaint regarding an unsecure structure. Site inspection complete. Staff sent Second Notice to property owners. **Staff scheduled to re-inspect property in two weeks.**
- Skander Court: Illegal accessory structures. City Attorney contacted listing agent. Property has not been sold. Staff contacted bank and discussed the removal of the structures. **Case under review.**
- Sky Ranch Lane: Complaint regarding overgrown weeds and debris. Re-inspection complete. Staff confirmed only personal items remain. **Case closed.**
- Starlyn Drive: Complaint regarding a basketball stand left out on the public street. Re-inspection complete. Staff observed the basketball stand is still located on the public street. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property next week.**
- Taylor Boulevard – Case 1: Complaint regarding a home in disrepair. Staff observed painting preparation work in progress. **Staff scheduled to re-inspect property next week.**
- Taylor Boulevard – Case 2: Complaint regarding shopping carts at the front yard. Re-inspection complete. Staff confirmed the carts have been removed. **Case closed.**
- West Hookston Road: Complaint regarding junk and debris in public view. Re-inspection complete. Staff confirmed some of the junk and debris has been removed. **Staff scheduled to re-inspect property next week.**

New Inquiries:

- Ardith Drive: Complaint regarding an occupied recreational vehicle located at the rear of the property. Site inspection complete. Staff confirmed there is a recreational vehicle stored at the rear of the property that appears to be occupied. In addition, staff observed a vehicle stored on an unpaved surface, junk and debris at the front of the property and a broken window located at the front of the house. Staff sent a Notify Letter to the property owner. **Staff scheduled to re-inspect property in two weeks.**
- Evelyn Drive – Case 1: Complaint regarding a vehicle stored on the front lawn. Site inspection complete. Staff confirmed there is a trailer stored on an unpaved surface at the front yard. Staff left door hanger. **Staff scheduled to re-inspect property in two weeks.**
- Evelyn Drive – Case 2: Complaint regarding a vehicle stored on the front lawn. Site inspection complete. Staff confirmed there is a vehicle stored on an unpaved surface at the front yard. Staff left door hanger. **Staff scheduled to re-inspect property in two weeks.**
- Hamilton Drive: Complaint regarding overgrown bushes obstructing the view of oncoming traffic. Site inspection complete. Staff confirmed there are bushes obstructing the view of oncoming traffic. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property in two weeks.**
- Hardy Circle – Case 1: Complaint regarding Christmas lights on a tree. Site inspection complete. Staff confirmed there are Christmas lights on a Heritage tree, junk and debris at the front yard and an inoperable vehicle on the driveway. Staff left door hanger. **Staff scheduled to re-inspect property in two weeks.**
- Hardy Circle – Case 2: Complaint regarding a Christmas lights tree left at the front of the property. Site inspection complete. Staff confirmed there is a Christmas tree at the front of the property. Staff contacted property owner and instructed them to remove the tree. **Staff scheduled to re-inspect property in two weeks.**
- Kathleen Drive: Complaint regarding a vehicle stored on the front lawn. Site inspection complete. Staff confirmed there is a vehicle stored on an unpaved surface, junk and debris and a storage unit at the front of the property. Staff left door hanger. **Staff scheduled to re-inspect property in two weeks.**

- Marcia Drive: Complaint regarding a large number of cats being kept at a residence. **Staff scheduled to inspect property this week.**
- Merian Drive: Complaint regarding a neglected property with leaves on the front lawn. Site inspection complete. Staff did not observe any violations. **Case closed.**
- Price Lane: Complaint regarding junk and debris, inactive garbage service and a recreational vehicle stored on an unpaved surface. Site inspection complete. Staff confirmed the recreation vehicle is stored on a paved surface, there is junk and debris at the front and rear yards and there is no active garbage service. Staff sent Notify Letter to property owner. **Staff scheduled to re-inspect property in two weeks.**

Proactive Work:

- Ardith Drive – Case 1: Proactive case opened for two vehicles stored on an unpaved surface at the front yard. Re-inspection complete. Staff confirmed the two vehicles are still stored on an unpaved surface. **Staff scheduled to re-inspect property next week.**
- Ardith Drive – Case 2: Proactive case opened for a vehicle stored on an unpaved surface at the front yard. Site inspection complete. Staff left door hanger. **Staff scheduled to 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. Staff observed the junk and debris has been removed. Staff contacted property owner and confirmed they are in the process of obtaining new paperwork to provide to the towing company. **Staff scheduled to re-inspect property this week.**
- Esther Drive: Proactive case opened for junk and debris on driveway and side of garage. Re-inspection complete. Staff confirmed the junk and debris is still in public view. Staff sent Second Notice to property owner. **Staff scheduled to re-inspect property next week.**
- Mazie Drive: Proactive case opened for an inoperable vehicle stored in public view. Re-inspection complete. Vehicle unchanged. Staff sent Second Notice to property owners. **Staff scheduled to re-inspect property in two weeks.**

Graffiti Removal:

No graffiti removed this week.