



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: May 16, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

- **Business Runway Workshop** - The 2nd Workshop in the 2014 Business Runway Series is scheduled for Tuesday, June 3 from 11:30 to 1:30 p.m. at 500 Ellinwood Way, Suites A & B. This workshop is presented by the City of Pleasant Hill, Pleasant Hill Chamber of Commerce, Contra Costa Small Business Development Center and the Contra Costa Workforce Development Board. The featured speaker is Christoph Nauer, a Life Business Coach, Time Management & Stress Reduction Specialist, who will help participants "Work Smarter NOT Harder." This workshop will focus on proven techniques for using your time more effectively to achieve greater success in your business.

To register for the workshop or for more information, contact the Chamber of Commerce at (925) 687-0700 or email ann@pleasanthillchamber.com. The cost is \$15 for registration prior to May 21 and this includes lunch. Registration is \$25 after May 21st.

- **Off the Grid Food Truck Market** – The weekly Food Truck Market begins Wednesday, May 21st from 5 p.m. to 9 p.m. The market will be located on Trelany Road next to City Hall and will feature nine food trucks serving a variety of dishes. A limited number of chairs will be set up on the lawn area of City Hall with live music provided for additional entertainment.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- **Noni's Pampered Paws (1945 'B' Contra Costa Boulevard)** – Tenant improvement permit has been issued to the above business (animal grooming). This business is adjacent to the Pleasant Hill Post Office.
- **County Square Shopping Center (508 'S' Contra Costa Boulevard)** – Tenant improvement permit has been issued for the installation of an ATM for the Safe Credit Union.

- Hookston Square Office Park (3480 Buskirk Avenue, #350/360) – Tenant improvement permit is ready to issue for Accelrys (office use/computer industry business).
- Oncology Center (400 Taylor Boulevard) – Tenant improvement plans have been submitted for the installation of AT&T rooftop antennas.

Engineering Division

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

Current Buskirk Project Activities

Ghilotti Brothers Stage 1C Project Improvements (Ongoing – May 2014) – Ghilotti removed the existing roadway pavement on Clarie Drive and excavated for the new roadway section within the closed sections of northbound Buskirk Avenue and Clarie Drive. Ghilotti is scheduled to pave asphalt concrete within the closed sections of Buskirk Avenue, Clarie Drive and Elmira Drive from May 21st through May 23rd. Clarie Drive remains closed with posted detours.

Subcontractors work items include:

Saint Francis Electric (SFE) continues with the installation of street light poles along the east side of Buskirk Avenue and Elmira Drive. SFE also installed the traffic signal pole at the northeast corner of Clarie Drive and Buskirk Avenue and relocated two existing traffic signal poles within the median of Buskirk Avenue near Monument Boulevard. SFE will continue installing the illuminated street name signs and hardware on the traffic signal poles the week of May 19th. SFE will have a single lane closure on northbound Buskirk Avenue between 8:00 a.m. and 3:00 p.m. Please expect delays.

Takehara Landscape continues with the installation of irrigation improvements along the east side of Buskirk Avenue between Clarie Drive and Lamkin Lane.

Traffic Alert

A section of Clarie Drive between Geraldine Drive and Buskirk Avenue continues to be closed for the removal and replacement of the roadway section, including the reconstruction of the roadway along Buskirk Avenue (within the closed section). Please observe the traffic signs posted for traffic detours. Flyers were sent in advance to the neighborhood identifying detour routes and closure dates.

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.

- **Contra Costa Boulevard Improvements Project No. 02-12** – The contractor, GhilottiBrothers, Inc., placed concrete for curb, gutter and sidewalk at the southwest corner of Viking/Contra Costa Boulevard south to the project limit. Ghilotti continues to work along the west side of Contra Costa Boulevard (CCB) between Viking Drive and south of Golf Club Road, with the demolition of additional sections of existing curb, gutter and sidewalk, grading and placement of new curb gutter and sidewalk sections. Ghilotti will continue with more demolition and completion of the contract work moving north on Contra Costa Boulevard. The contractor is also scheduled to begin to plug pave (plug pave?) areas where curb/gutter/sidewalk work has been completed.

Takahara continued trenching for new irrigation lines in the median areas of the project, working north from Viking Drive.

Saint Francis Electric was on site this week laying out locations for new street light poles in the median area. They will start to drill light pole foundations next week and will continue to install conduits for street lighting

- **Contra Costa Country Club Golf Course Renovation** - The Contra Costa Country Club has received approval from the Planning Commission and Architectural Review Commission to renovate the 159 acre golf course. The renovation project includes re-shaping the golf course, installing new cart paths, and replacing the turf to be more water efficient. The golf course has submitted their Grading Permit application to the City for the approximately 15,000 cubic yards of grading that is scheduled to occur this summer. A groundbreaking ceremony was held this week, and preliminary demolition work is scheduled to begin next week, consisting of application of round up (herbicide) to remove the turf, and site prep work on two holes, and removal of irrigation pipes and drainage lines. Major grading work will not occur until the City has approved the grading permit.
- **Geary Road Improvements** - The contractor, Bay Cities, continues to install the storm drain system on the north side of Geary Road near Barnet Terrace. Construction of a retaining wall, sidewalk, curb and gutter improvements on the north side is scheduled to follow shortly, starting near Pleasant Hill Road and working eastward over the next three months. In order to accommodate these improvements, temporary lane changes and striping have been implemented. PG&E is also scheduled to relocate utility poles that are in conflict with the planned improvements at the Hillsdale Drive and Dorothy Drive intersections next week. The pole relocation at Hillsdale Drive will require the removal of one oak tree which is necessary for the planned improvements.

Traffic Alert

Due to planned construction activities, temporary lane changes and striping have been implemented along Geary Road and Pleasant Hill Road. On Geary Road, lanes have been

shifted south to allow for construction work to occur along the north side of the roadway. Temporary striping, glue-down delineators and signage have been placed along the project limits. The reconstruction of the median at the northeast corner of Geary Road and Pleasant Hill Road has necessitated striping changes along Pleasant Hill Road (north of Geary Road) to allow for one lane of traffic in each direction. A signal modification for a longer time period for southbound Pleasant Hill morning commuters is also in place to minimize queues anticipated during the morning peak hours. Changeable Message Boards indicating delays due to construction and lane changes in the area are installed.

- **2013 Street Resurfacing Project, Phase II** - In mid-April 2014, the Engineering Division conducted an inspection of the streets that received a cape seal treatment as part of the 2013 Street Resurfacing Project Phase II. The City's contract agreement with the contractor, American Asphalt Repair and Resurfacing, provides for a one year warranty period after the project work has been completed. Staff identified unsatisfactory workmanship (loose chip, gouges in the new slurry, excessive wear) on Hamilton Court and Doulton Court and will require the contractor to correct the deficiencies at no cost to the City. This work will likely occur in early summer 2014. The Engineering Division has notified all the residents on Hamilton Court and Doulton Court of these upcoming repairs by mail. Once the work has been scheduled, American Asphalt Repair and Resurfacing will notify the residents by door hanger of the date of the repair work.
- **2013 Storm Drain Facilities Repair Project** - The contractor, Redwood Engineering has substantially completed the contract work, per the contract plans and specifications. The work began on February 10, 2014 and was completed in April within the allotted contract time. The project work included the construction and installation of new storm drain pipes, storm drain inlets, concrete curb and gutter, and concrete valley gutter at various locations citywide. Due to favorable bid prices, the Engineering Division authorized via change order the repair of a 15" reinforced concrete storm drain pipe on Ridgeview Drive and this work was completed the week of May 5th.
- **East Bay Municipal Utility District (EBMUD)** - As part of their ongoing infrastructure repairs, EBMUD is removing and replacing the existing water main on Withers Avenue, from Pleasant Hill Road to Taylor Boulevard. Although the main replacement is within the jurisdiction of the county, EBMUD has received an encroachment permit from the City of Pleasant Hill for traffic control within the City right-of-way on Pleasant Hill Road. Vehicular traffic is restricted from turning on Withers Avenue from Pleasant Hill Road, and instead is being detoured in both directions to bypass the construction. Work is expected to take up to three months to complete. EBMUD has requested that all questions be directed to Shelly Frank at mfrank@ebmud.com, or to the County engineering staff.

Encroachment Permits

- Camelback Road neighborhood – Potholing on various streets, trenching on Chollo Court for PG&E underground cable replacement

- 3451 Vincent Road at Hookston Road – Patch paving and sidewalk replacement at Astound conduit installation
- 2087 Norse Drive – Continue potholing for upcoming Astound conduit installation
- 1028 Grayson Road – PG&E gas leak repair
- 1949 Pleasant Hill Road – Trenchless sewer lateral repair in roadway
- 2055 Helen Road – Trenchless sewer lateral repair in roadway
- 2042 Buttner Road – EBMUD repair/replace water service

Maintenance Division

- Weed Abatement - Staff has completed the Contra Costa County Fire District required weed abatement work throughout the City. Most of this work includes a safe 30-foot fire break in the open space areas and at the roadsides.
- Pathway Obstruction - Staff responded to a call from a resident reporting that a large bolt was protruding into the pathway behind the pedestrian barrier at Cleaveland Road and Astrid Drive. The bolt was secured and shortened.
- Open Manhole - Staff responded to a call about an open manhole in the sidewalk at 313 Camelback Road. It was found to be a damaged AT&T box lid. A barricade was placed over the box and AT&T service was notified to make the repair.

Planning Division

Planning Commission

Meeting canceled.

Zoning Administrator

No meeting scheduled.

Tree Removals Approved:

- 205 Devonshire Court – One 13” Valley Oak (permit obtained after the fact)
- 170 Whittier Drive – Exempt (dead or dying) one Silver Maple tree
- 76 Chaucer Drive – One Fruitless Mulberry tree

Architectural Review Commission

Meeting canceled.

Code Compliance *(Please note that Code Compliance staff has simplified its reporting format. We hope this makes the report more readable.)*

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

New Inquiries:

- **Location:** Alhambra Avenue
Issue: Overgrown weeds located on a vacant lot.
Action: Forwarded the information to the Contra Costa County Fire Protection District to address the issue.
Status: Case closed.

- **Location:** Barbara Court
Issue: Junk/debris and vehicle stored on an unpaved surface.
Action: Door hanger left at the property.
Status: Pending follow up inspection.

- **Location:** Chianti Place
Issue: Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Status: Pending follow up inspection.

- **Location:** Duke Circle
Issue: Overgrown weeds and inoperable vehicle.
Action: Door hanger left at the property.
Status: Pending follow up inspection.

- **Location:** Duke Court
Issue: Overgrown weeds and dead vegetation.
Action: Owner notified.
Status: Pending follow up inspection.

- **Location:** Maricopa Court
Issue: Recreational vehicle stored on the public street.
Action: Forwarded the vehicle information to the Pleasant Hill Police Department's traffic division to address the issue.
Status: Case closed.

- **Location:** North Main Street

Issue: Overgrown weeds on a vacant lot.

Action: Property inspected and observed the overgrown weeds have been removed.

Status: Case closed.

- **Location:** Santa Lucia Drive
Issue: Overgrown weeds and dead vegetation.
Action: Door hanger left at the property.
Status: Pending follow up inspection.
- **Location:** Shirley Drive
Issue: Recreational vehicle.
Action: Property inspected and no violations observed related to the recreational vehicle or other present violations.
Status: Case closed.

New Proactive Cases:

- **Location:** Esther Drive
Observation: Junk and debris on driveway and side of garage.
Action: Time extension granted.
Status: Pending re-inspection.
- **Location:** Kathleen Drive – Case 1
Observation: Vehicle stored on an unpaved surface.
Action: Property inspected. Vehicle has been removed.
Status: Case closed.
- **Location:** Kathleen Drive – Case 2
Observation: Inoperable vehicle and junk/debris at front yard.
Action: Property inspected. Vehicle and junk/debris have been removed.
Status: Case closed.
- **Location:** Marta Drive
Observation: Junk and debris on the driveway.
Action: Owner notified.
Status: Pending follow up inspection.
- **Location:** Mazie Drive
Observation: Inoperable vehicle stored in public view.

Action: Tenant/vehicle owner contacted.

Status: Pending re-inspection.

- **Location:** Price Lane
Observation: Junk/debris and overgrown weeds throughout the property
Action: Inspected and observed the overgrown weeds have been removed along with most of the junk/debris.
Status: Pending re-inspection. (wouldn't this be Case Closed?)

- **Location:** Ramona Drive
Observation: Inoperable vehicle.
Action: Time extension granted.
Status: Pending re-inspection.

- **Location:** Santa Cruz Drive – Case 1
Observation: Overgrown weeds, debris and a trailer stored on an unpaved surface.
Action: Owner notified.
Status: Pending follow up inspection.

- **Location:** Santa Cruz Drive – Case 2
Observation: Two vehicles stored on an unpaved surface.
Action: Owner notified.
Status: Pending follow up inspection.

- **Location:** Santa Lucia Drive
Observation: Overgrown weeds at the front yard.
Action: Door hanger left at the property.
Status: Pending follow up inspection.

- **Location:** Shirley Drive
Observation: Overgrown weeds at the front yard.
Action: Owner notified.
Status: Pending re-inspection.

- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Inspected and violations remain.
Status: Pending re-inspection and further contact with owner.

Follow-ups on Prior Inquiries:

- **Location:** Allen Way
Issue: Bushes obstructing sidewalk.
Action: Owner notified.
Status: Pending re-inspection.
- **Location:** Barnett Terrace
Issue: Excessive chickens.
Action: Inspection request sent.
Status: Pending inspection.
- **Location:** Charles Avenue
Issue: Illegal occupied shed.
Action: Inspection request sent.
Status: Pending inspection.
- **Location:** Charlton Drive
Issue: Deteriorated roof and debris.
Action: Multiple contacts made.
Status: Under review.
- **Location:** Cleopatra Drive
Issue: Junk and debris.
Action: Second notice sent.
Status: Pending re-inspection.
- **Location:** Diana Court
Issue: Junk and debris and inoperable vehicles.
Action: Owner notified.
Status: Pending re-inspection.
- **Location:** Elda Court
Issue: Hedge exceeding height limit.
Action: Owner notified.
Status: Pending re-inspection.
- **Location:** Grayson Road
Issue: Excessive fence height.
Action: Minor Exception in process.
Status: Pending outcome of Minor Exception.
- **Location:** Helen Road (1)
Issue: Junk, broken window, vehicle on unpaved surface.
Action: Follow up inspection confirms issues resolved.

Status: Case closed.

- **Location:** Helen Road (2)
Issue: Junk/debris.
Action: Follow-up inspection confirms issues resolved.
Status: Case closed.
- **Location:** Helen Road (3)
Issue: Junk/debris.
Action: Follow-up inspection confirms issues resolved.
Status: Case closed.
- **Location:** Hoover Avenue
Issue: Junk/debris and inoperable vehicles.
Action: Multiple contacts and second notice to owner.
Status: Ongoing monitoring as progress is made to resolve violations.
- **Location:** Hubbard Avenue
Issue: Basketball hoop structure in front yard setback.
Action: Contacted owner to discuss.
Status: Pending re-inspection.
- **Location:** Keats Circle
Issue: Overgrown bushes obstructing views of oncoming traffic.
Action: Contacted owner to discuss.
Status: Pending re-inspection.
- **Location:** Lena Court
Issue: Brush pile.
Action: Left door hanger on-site.
Status: Pending re-inspection.
- **Location:** Lorenzo Drive
Issue: Occupied accessory structure.
Action: Inspection confirmed violation corrected.
Status: Case closed.
- **Location:** Luella Drive
Issue: Occupied accessory structure built without permit.
Action: Contacted owner to discuss.
Status: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Malaga Way
Issue: Junk/debris.

Action: Inspection confirmed violation corrected.
Status: Case closed.

- **Location:** Marta Drive (1)
Issue: Fence exceeding height limit.
Action: Owner notified.
Status: Pending re-inspection.
- **Location:** Marta Drive (2)
Issue: Fence exceeding height limit.
Action: Owner notified.
Status: Pending re-inspection.
- **Location:** Mazie Drive
Issue: Occupied accessory structure built without permit.
Action: Owner notified.
Status: Continue to monitor the property and coordinate the final inspection with the Building Division.
- **Location:** McKissick Street
Issue: Basketball hoop structure in front yard setback.
Action: Multiple contacts.
Status: Pending re-inspection.
- **Location:** Merian Drive
Issue: Overgrown weeds.
Action: Inspection confirmed violation corrected.
Status: Case closed.
- **Location:** Oak Creek Court
Issue: Damaged fence with overgrown weeds and debris.
Action: Second notice sent to owner.
Status: Pending re-inspection.
- **Location:** Oak Park Boulevard
Issue: Junk/debris and grading.
Action: Second notice sent to owner.
Status: Pending re-inspection.
- **Location:** Patterson Boulevard
Issue: Junk/debris and weeds.
Action: Contacted property owner.
Status: Pending re-inspection.

- **Location:** PH Road (1)
Issue: Junk/debris and weeds.
Action: Contacted property owner.
Status: Pending re-inspection.
- **Location:** PH Road (2)
Issue: Junk/debris.
Action: Contacted property owner; determined clean-up to occur as part of new construction on-site.
Status: Continue to monitor the property and coordinate the final inspection with the Building Division.
- **Location:** PH Road (3)
Issue: Dead vegetation, deteriorated roof, damaged fence, garage conversion.
Action: Contacted property management company.
Status: Continue to monitor the property and coordinate the final inspection with the Building Division.
- **Location:** PH Road (4)
Issue: Commercial vehicle on residential property.
Action: Owner contacted. Time extension granted.
Status: Pending re-inspection.
- **Location:** Poshard Street
Issue: Basketball hoop structure in front setback.
Action: Contacted owner.
Status: Pending re-inspection.
- **Location:** Ramona Drive
Issue: Garbage cans left out.
Action: Inspected and confirmed violation resolved.
Status: **Case closed.**
- **Location:** St. Lawrence Way
Issue: Bushes obstructing view of traffic.
Action: Owner notified.
Status: Pending re-inspection.
- **Location:** Sherman Drive
Issue: Unsecure structure, weeds, damaged fence.
Action: Owner notified.
Status: Continue to monitor and re-inspect.
- **Location:** Skander Court
Issue: Unpermitted accessory structure.

Action: Owner notified.
Status: Case under review.

- **Location:** Sky Ranch Lane
Issue: Junk and debris.
Action: Owner notified.
Status: Continue to monitor and re-inspect.
- **Location:** Slater Avenue
Issue: Abandoned house with weeds and debris.
Action: Owner notified.
Status: Continue to monitor and re-inspect.
- **Location:** St. Thomas Lane
Issue: Junk and debris.
Action: Inspection confirmed violation corrected.
Status: **Case closed.**
- **Location:** Treadway Lane
Issue: Fence exceeding allowed height.
Action: Second notice sent.
Status: Pending re-inspection.
- **Location:** Westover Lane
Issue: Junk and debris.
Action: Inspection confirmed violation corrected.
Status: **Case closed.**

Graffiti Removal:

No graffiti removal this week.

Contra Costa County Fire Protection District:

Weed Abatement to be completed by May 29th, inspections will start on May 30th.