



*City of Pleasant Hill*

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## MEMORANDUM

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: September 26, 2014

SUBJECT: **WEEKLY UPDATE**

### **GENERAL UPDATE**

**Community Service Day** – The 10<sup>th</sup> Annual Community Service Day takes place on Saturday, September 27<sup>th</sup> beginning at 7:30 a.m. with a pancake breakfast and registration at Pleasant Hill Park. There are 23 projects in this year's event and they can be viewed at [www.pleasant-hill.net/volunteer](http://www.pleasant-hill.net/volunteer). The first 600 hundred volunteers who register at the park will receive a free event T-Shirt and other giveaways.

**MDUSD Candidate Forum** – The Pleasant Hill Education Commission is hosting a forum for the six candidates who are vying for three seats on the Mt. Diablo Unified School District Board of Education. The forum will be held on Thursday, October 2<sup>nd</sup> in the City Council Chambers at City Hall from 7:00 p.m. to 8:30 p.m. More details regarding the forum are available at [www.pleasanthillca.org/mdusdforum](http://www.pleasanthillca.org/mdusdforum).

**Gateways Project Workshop & Survey** – The City is hosting a third public workshop as part of the Gateways Project which is a City initiative to enhance the main entryways into Pleasant Hill. The workshop will be held on Tuesday, October 7<sup>th</sup> at 6:30 p.m. in the large Community Room at City Hall. The third workshop will focus on a presentation and discussion of some of the refined gateway designs that reflect the feedback received from the community to date. Residents can also provide additional feedback and choose their preferred design concept by taking an online survey at the following link: [Pleasant Hill Gateways Online Survey](#).

### **PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

#### **Building Division**

- New Single Family Residence (323 3<sup>rd</sup> Avenue South) – Permit has been issued to construct a new one story single family residence (2,414 sq. ft. of living space, 740 sq. ft. for a 3-car garage, and 126 sq. ft. of patio area).
- Downtown (55 Crescent Drive, #F) – Permit is ready to be issued to remodel the interior of

Daphne's Restaurant.

- College Square (46 Golf Club Road) – Tenant improvement permit is ready to be issued to a new Subway Restaurant (taking a portion of Benjamin Moore Paint).

### **Engineering Division**

**Buskirk Avenue Widening Phase 2 Improvement Project** – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stages 2A and 4A. Overall, the project is anticipated to be completed by mid-October 2014.

### **Current Buskirk Project Activities**

Ghilotti Stages 2A and 4A Project Improvements (Ongoing – October 2014) –

- Stage 2A – (closed section south of Hookston Court) - Ghilotti formed and poured the concrete curb and the curb ramp along the east side of Buskirk Avenue and removed the existing AC pavement. Ghilotti will be focusing over the next two weeks on this section to prepare the roadway for paving including excavating to subgrade, forming new concrete curb and gutter, and placing base rock and paving.
- Stage 4A - Ghilotti is scheduled to install cobblestones next week at the pork chop island on Monument Boulevard and Buskirk Avenue, and in the median of Buskirk Avenue.

Subcontractors work items include:

- Takehara Landscape planted the Valley Oak and Crape Myrtle trees near Lamkin Lane and continued to work on the irrigation systems. Takehara will resume planting in the landscape areas at the north end of the project.
- Saint Francis Electric continued installing the underground electrical conduits for the decorative pedestrian lighting along the pedestrian pathway on old Hookston Road. Saint Francis will be drilling the pole foundations the week of September 29<sup>th</sup>.
- Bayside Stripe and Seal placed permanent signs and striping at various locations this week.

For more project information, please see future Weekly Updates, 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).

**Geary Road Improvements Project** – This is a joint project between the City of Pleasant Hill and Walnut Creek. The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Phase 1: Construction of improvements on the north side (Pleasant Hill side), which is scheduled to be completed in late 2014.

### **Current Project Activities**

BAY and their subcontractors continue the pouring of new concrete sidewalk, curb access ramps, and curb and gutter between Hillsdale Drive and Vessing Road. In some locations, the contractor is purposely skipping over areas adjacent to utility facilities still needing to be relocated. In the next couple of weeks the contractor will be forming and pouring new concrete between Bonnie Lane to Dorothy (past the Fire Station). The contractor is coordinating closely with the Fire District as their driveway along Geary Road will be closed for a period of time to replace the driveway. During this period the Fire Department will use their second driveway located on Dorothy Drive.

Additionally the contractor is undergrounding the remaining new pedestrian sidewalk lighting conduits and installing light foundations between Vessing Road to Putnam Boulevard.

### **Traffic Alert**

A significant number of construction activities are simultaneously occurring on Geary Road and Putnam Boulevard. Please expect traffic delays, lane shifts, flaggers and detours to be in place at times during this construction work zone.

For additional project information, visit the City's Geary Road Improvement website page at [www.ci.pleasant-hill.ca.us/geary](http://www.ci.pleasant-hill.ca.us/geary). Any questions or concerns related to project construction should be directed to the Walnut Creek's Construction Manager, Ryan Cook, at (925) 943-5899 x 2364 or via email at [rcook@walnut-creek.org](mailto:rcook@walnut-creek.org).

**Elinora Drive Storm Drain Repair Project No. 04-14** - Redwood Engineering Construction began construction this week on the Elinora Drive Storm Drain Repair Project. The project work includes the removal and replacement of approximately 80 linear feet of 42" corrugated metal storm drain pipe, from an existing manhole at 306 Betty Lane to a catch basin located in front of 2032 Elinora Drive. The existing pipe has deteriorated to such a degree that it needed to be replaced prior to the next rainy season to avoid potential drainage issues. Construction activities this week included potholing for existing utilities, clearing, grubbing and tree removal within the City's storm drain easement, and demolition of existing facilities within the easement that are required to be removed to replace the pipe. All residents have been notified by mail and a hand delivered flyer of the work. Work is expected to be completed mid-October 2014.

**Diablo Vista Water System (DVWS) Manifold Replacement Project No. 05-14** - The City is currently out to bid with the Diablo Vista Water System Manifold Replacement Project. The work includes the removal and replacement of the existing discharge piping, discharge manifold, surge tank and slide gate system. The existing DVWS pump station was built prior to 1950, and the facilities have experienced numerous breakdowns over the last several years, rendering the system inoperable at times and unable to provide canal water to its customers. These upgrades to the pump station are necessary to keep the system fully operational.

### **Encroachment Permits**

- EBMUD – 1880 Pleasant Hill Road – Emergency water main repair in roadway.

- AT&T – Traffic control at several existing structures along Contra Costa Boulevard, Chilpancingo Parkway, 2<sup>nd</sup> Avenue South & Golf Club Road to install new underground ducts. Motorists will experience some temporary lane closures when work is in progress.
- AT&T – 333 Civic Drive & Taylor Boulevard – Traffic control to repair broken conduit and pull new cable.
- 149 Diablo Court – Final asphalt paving where sewer and water line repairs were completed.
- 713 Grayson Road – Pour concrete at new driveway approach.
- 304 Valley High Drive – Remove and replace damaged sidewalk.

## **Planning Division**

### **Joint Meeting of the Planning Commission and Architectural Review Commission**

- *City Of Pleasant Hill Gateways Presentation*

The Architectural Review Commission and Planning Commission conducted a joint study session to receive a presentation and comment on options for enhancing and improving City gateways.

Action: No action taken since this was a study session. One person from the public spoke on the item. The Commissions provided the following comments:

- 1) Appreciated the efforts and input to update/modify existing City gateway features.
- 2) Concerns with some of the alternatives presented, including those that may not be readily identified/related to the City of Pleasant Hill.
- 3) Several Commissioners were supportive of the column monument concept (listed on the community survey as design #6) incorporating a mosaic design and suggested involving local artists in the design of any mosaics. This option was also considered to be scalable in size (height/width) to fit into a variety of settings throughout the City. Commissioners suggested that a different top “cap” element be considered for the column.
- 4) A suggestion was made to consider incorporating the Pleasant Hill Tree logo in the gateway monumentation and possibly studying the feasibility of a three dimensional representation of a hillside with an oak tree as part of the design.
- 5) Supported illumination and/or use of colors/materials that would passively illuminate the structures.
- 6) Asked if gateways at freeway underpasses would be improved or illuminated in some manner.
- 7) Several Commissioners suggested exploring materials such as metal/steel with cut design images and different types of lighting either passive natural daylight, moonlight or solar.
- 8) Consideration of a design element from the new gateway monument that can be incorporated into existing signage and gateway features (such as Geary Road at

- Pleasant Hill Road) was suggested to develop a unifying design theme between existing and new monument/gate elements.
- 9) Coordination with the Recreation and Park District regarding its plans for future signage was also suggested.
  - 10) Various questions were raised about the next steps in the process for finalizing the design options and selecting the locations for the gateway monuments.

Appeal Period: None, since no action taken.

## **Planning Commission**

- ***Tree Preservation Ordinance Study Session, City-Wide***

A study session will be held by the Commission on the Tree Preservation Ordinance. On June 16, 2014 the City Council unanimously approved amendments to the Tree Preservation Ordinance (PHMC Chapter 18.50.110) with the adoption of City Council Ordinance No. 880. Staff was directed by the Commission/Council, to bring back additional amendments for consideration, related primarily to the diameter measuring standards which are used to determine whether a tree is considered to be a *Protected Tree*. Therefore, the study session will examine the diameter standards used by other Contra Costa County agencies, in addition to addressing other related issues for consideration and direction by the Planning Commission.

Action: No action taken since this was a study session. No one from the public spoke on the item. The Commission comments included the following:

- 1) Tree measurements should be taken at DBH – diameter at breast height (54 inches above grade), rather than 24 inches above grade;
- 2) Tree permit threshold measurements should continue to be expressed as a diameter, rather than circumference (optionally, circumference can continue to be used to mathematically calculate diameter pursuant to the City’s ordinance); and
- 3) Protected tree status should include oak trees with a diameter 9 inches or larger, other native/indigenous trees with a diameter 9 inches or larger, and non-native trees with a diameter 18 inches or larger.

Appeal Period: None, since no action taken.

## **Zoning Administrator**

### **Public Hearings**

- ***PLN 12-0020 – Home Occupation Permit, Hearing To Consider Modification Of Conditions, Or Permit Revocation, At 25 Mazie Drive (Continued From August 28, 2014)***

Hearing by the Zoning Administrator to review compliance with permit conditions and

consider modification, or revocation, of Home Occupation PLN 12-0020 in compliance with Section 18.135.040 of the provisions of the Pleasant Hill Municipal Code (PHMC). The 7,650 square foot project parcel, addressed as 25 Mazie Drive, is zoned *R-7 Single Family Residential – High Density*. APN 150-123-006.

Action: The item was continued to October 8, 2014 to allow additional time for review of information by the applicant. One person from the public spoke on the item.

Appeal Period: None since the item was continued to a later meeting date.

Tree Removals Approved:

- 6 Quietwood Place — removal of one Siberian Elm (32 inches in diameter).

**Code Compliance**

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

New Inquiries:

- **Location:** Ardith Drive  
**Complaint:** Inoperable vehicles.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Carolyn Drive  
**Complaint:** Weeds.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Elinora Drive  
**Complaint:** Weeds.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Hoover Avenue  
**Complaint:** Low hanging tree branches.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
- **Location:** Kathryn Drive

**Complaint:** Damaged fence.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.

Proactive Work:

- **Location:** Audrey Lane  
**Observation:** Trash/debris and vehicle parked on an unpaved surface.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Buxton Circle  
**Observation:** Trash/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Gregory Lane  
**Observation:** Inoperable vehicle.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Kathleen Drive  
**Observation:** Vehicle stored on an unpaved surface.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Mazie Drive  
**Observation:** Overgrown weeds and trash/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Ruth Drive (1)  
**Observation:** Vehicle parked on an unpaved surface.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Ruth Drive (2)  
**Observation:** Vehicle parked on an unpaved surface.  
**Action:** Owner notified.

**Outcome:** Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Ardith Drive (1)  
**Complaint:** Occupied recreational vehicle.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Ardith Drive (2)  
**Complaint:** Vehicle on unpaved.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Buxton Circle  
**Complaint:** Junk/debris.  
**Action:** Owner Notified.  
**Outcome:** Pending re-inspection.
  
- **Location:** Charlton Drive  
**Complaint:** Deteriorated roof and debris.  
**Action:** Multiple contacts made.  
**Outcome:** Case under review.
  
- **Location:** Chaucer Drive  
**Complaint:** Unpermitted structure.  
**Action:** Owner notified.  
**Outcome:** Continue to monitor property; coordinate final inspection with the Building Division.
  
- **Location:** Chianti Place  
**Complaint:** Broken window, peeling exterior paint.  
**Action:** Violations corrected.  
**Outcome:** **Case closed.**
  
- **Location:** Donna Drive  
**Complaint:** Junk/debris and inoperable vehicle.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.



- **Location:** Douglas Terrace  
**Complaint:** Garbage service.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Elaine Drive  
**Complaint:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Elderwood Drive  
**Complaint:** Unpermitted accessory structure.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Grayson Road  
**Complaint:** Excessive fence height.  
**Action:** Minor Exception in progress.  
**Outcome:** Pending outcome of Minor Exception.
- **Location:** Gregory Lane  
**Complaint:** Dead vegetation (Via CCCFPD).  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Hoover Avenue (1)  
**Complaint:** Junk/debris and inoperable vehicles.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
- **Location:** Hoover Avenue (3)  
**Complaint:** Junk/debris and collection containers.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Hubbard Avenue  
**Complaint:** Tree branch obstructing street sign  
**Action:** Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Kahrs Avenue  
**Complaint:** Dead tree.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Kiki Drive  
**Complaint:** Waste receptacles left out at collection point.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Linda Lane  
**Complaint:** Junk/debris.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Lucinda Lane  
**Complaint:** Exterior paint, low hanging tree branches and weeds.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Marta Drive  
**Complaint:** Storage container.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Mary Drive  
**Complaint:** Rooster.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Mazie Drive  
**Complaint:** Unpermitted home occupancy.  
**Action:** Public Hearing to consider revocation or modification.  
**Outcome:** Second hearing on September 25, 2014. Continued to October 8, 2014.
  - **Location:** McKissick Street  
**Complaint:** Basketball structure in front yard setback.

- Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Mesa Verde Place  
**Complaint:** Garbage/recycling cans left out near collection point.  
**Action:** Inspection scheduled.  
**Outcome:** Pending inspection.
  - **Location:** Morello Avenue  
**Complaint:** Vegetation obstructing sidewalk.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
  - **Location:** Oak Park Boulevard  
**Complaint:** Junk/debris and grading.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
  - **Location:** Patterson Boulevard  
**Complaint:** Junk/debris and weeds.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
  - **Location:** Pleasant Hill Road (1)  
**Complaint:** Junk/debris and weeds.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
  - **Location:** Pleasant Hill Road (2)  
**Complaint:** Dead vegetation, deteriorated roof, damaged fence and garage conversation.  
**Action:** Property for sale.  
**Outcome:** Continue to monitor property; coordinate final inspection with Building Division.
  - **Location:** Rambo Court  
**Complaint:** Weeds and brush.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.

- **Location:** Ruth Drive  
**Complaint:** Inoperable vehicle.  
**Action:** Vehicle removed.  
**Outcome:** **Case closed.**
- **Location:** Second Avenue  
**Complaint:** Unpermitted home occupancy.  
**Action:** Inspection complete.  
**Outcome:** Pending re-inspection.
- **Location:** Sky Ranch Lane  
**Complaint:** Junk/debris.  
**Action:** Final notice sent to owner.  
**Outcome:** Pending re-inspection.
- **Location:** Slater Avenue  
**Complaint:** Abandoned house with weeds and debris.  
**Action:** Property sold; new owner notified.  
**Outcome:** Continue to monitor and re-inspect.
- **Location:** Soule Avenue  
**Complaint:** Junk/debris and weeds.  
**Action:** Owner notified.  
**Outcome:** Pending re-inspection.
- **Location:** Sylvia Drive  
**Complaint:** Occupied structure.  
**Action:** Structure unoccupied.  
**Outcome:** **Case closed.**
- **Location:** Theo Lane  
**Complaint:** Unpermitted home occupancy; inoperable vehicles.  
**Action:** Inspection complete.  
**Outcome:** Continue to monitor and re-inspect.

Graffiti Removal:

No graffiti removed this week.