City of Pleasant Hill

M E M O R A N D U M

TO: Mayor and City Council

FROM: June Catalano, Manager

DATE: October 17, 2014

SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

Joint Meeting with Mt. Diablo School District Board – The City Council will hold a joint meeting with the MDUSD Board of Trustees on Monday, October 20th at 6:00 p.m. in the City Council Chambers. This is one of a series of meetings that the School District has been holding with cities within the school district over the past eighteen months. The meeting will discuss issues of mutual concern including student enrollment, student achievement, safety, and implementation of Common Core at Pleasant Hill Schools. This is a public meeting and everyone is welcome to attend. Public comment will be taken during each discussion item.

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

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. The project is anticipated to be substantially completed by October 24, 2014.

Current Project Activities

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

- Stage 2A – (closed section east of Hookston Court and along Buskirk South) – Ghilotti completed paving the northbound section of Buskirk Avenue south of Hookston Court. Ghilotti is installing the landscape furniture (benches, trash receptacles and a dog waste station) along the mini-park pathway.

- Stage 4A – (along north side of Buskirk Avenue) Ghilotti poured the bus stop seat walls near Lamkin Lane. The contractor completed curb ramp modifications at the shopping center's egress driveway south of the bus stop near Starbucks. The new curb ramp is now open to pedestrians.

Subcontractors work items:

- Takehara Landscape will complete the installation of landscape boulders, irrigation and planting at the closed section of Hookston Court (mini-park) and placed landscape cobbles around the existing Oak trees.

- Saint Francis Electric erected a new radar speed sign and flashing warning signs southbound at Hookston Road (near new curve). These signs will be energized the week of October 20th.

- Bayside Stripe and Seal installed permanent striping and pavement markings on Buskirk Avenue south of Hookston Court. Completion of all permanent striping and signage is scheduled on October 24th.

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 Improvement Project (Viking Drive to Chilpancingo Parkway) – The City's contractor, MCK Services, has completed the base lift of paving along both sides of Contra Costa Boulevard (CCB), between Chilpancingo Parkway to Golf Club Road. MCK will begin the base lift of paving operation between Golf Club Road and Viking Drive. Work in the southbound lanes will be done during the daytime to minimize nighttime noise impact to the adjacent residents on the west side of CCB, and work in the northbound lanes will be done at night to minimize impact to the adjacent shopping center. Temporary pavement striping will be established at the end of each work shift along the corridor.

Once the entire roadway base lift is complete, a final two-inch pavement layer will be placed along the entire length between Taylor Boulevard and Chilpancingo Parkway. This work will also be done at night in order to minimize traffic impacts and obtain the best quality product. City staff has notified the adjacent neighborhood of anticipated noise during night time paving operations and will try to minimize the inconvenience.

City staff is aware of a non-project related traffic signal phasing issue at the intersection of CCB and Chilpancingo Parkway that is causing significant traffic backup in the morning and afternoon commute hours. This intersection is managed by Caltrans and staff has notified Caltrans to make the necessary timing repairs.

Geary Road Improvements Project – This is a joint project between the Cities 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 placing of aggregate base and the pouring of new concrete sidewalk, curb access ramps, and curb and gutter between Daphine Court and Putnam Boulevard through next week.

- Next week BAY will begin installing pedestrian street light poles along the north side of Geary Road. Street lights will not be energized until later in the project when wiring is installed. Existing street lighting will continue to be used for illumination along the Geary Road corridor.

- BAY has poured the new traffic signal foundation at the NE corner of Geary Road and Pleasant Hill Road and will be removing the old traffic signal as part of completing roadway improvements at this location. BAY's goal is to complete the majority project improvements and begin asphalt overlay on the north side of Geary Road (Pleasant Hill Road to Putnam Boulevard) by mid November 2014.

Utility Project Activities

- There are at least three locations where the project has not poured new sidewalk or curb ramps because of conflicts with utility facilities that are to be relocated or lowered. The project lead, Walnut Creek is coordinating with the utility companies to address these conflicts so as to not delay the opening up of the new north sidewalk.

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.

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

Encroachment Permits

- Central Sanitary District – Ardith Drive, Lucille Lane, Westover Drive, Pleasant Hill Road – Pothole existing underground utilities at various locations for District's design of new trunk sewer line. Pothole work includes traffic control and some temporary lane closures on Pleasant Hill Road when work is in progress
- EBMUD – Cumberland Drive at Pleasant Hill Road – Emergency water main repair and paving repairs
- CCWD – 1955 Morello Avenue at Tonstad Place – Water leak repair in the roadway
- AT&T – 555 Mesa Verde Place – Final paving repair in the roadway

- AT&T – 3470 Buskirk Avenue – Replace frame & cover and sidewalk around existing vault

Maintenance Division

- Staff was notified that an unknown substance had been dropped off in the City's sweeper enclosure. The substance was in several five gallon buckets which were sealed closed with plastic bags and duct tape. Contra Costa County HazMat was called to identify the material due to the suspicious appearance. County HazMat tested and confirmed that the material was used motor oil, which was then disposed of in the Public Service Center's recycled oil container.

- Staff responded to two after-hours accident calls from the Police Department. The first accident occurred when a van traveling east bound on Taylor Boulevard at Morello Avenue lost control crossing the medians knocking down trees and damaging irrigation and street signs. The second accident occurred when a vehicle traveling east bound on Taylor Boulevard at Pleasant Hill Road lost control knocking down trees, signal control box, and damaging the irrigation system. The staff hours, replacement trees and irrigation parts are being tracked for insurance reimbursement.

- Staff removed the spray type irrigation on the Contra Costa Boulevard median tips at Dexter Drive and Harriet Drive and replaced it with a water efficient drip system for water conservation. In addition, new plantings were installed to complete the renovation.

- Staff completed this year's storm preparedness cleaning and inspections by the October 15th deadline including the creek inspections (notifying the residents of their responsibility and walking the 6.8 miles to check for compliance), cleaning the 2.3 miles of City-maintained creeks and channels, catch basin inspections (inspection and cleaning of the 1,570 drain inlets), cleaning and repairing the City-maintained swales/v-ditches.

Planning Division

Planning Commission

- ***PLN 14-0374, Nine Game Zone Use Permit - Addition of Alcohol Service to an Existing Karaoke and Billiards Facility, 548 M Contra Costa Boulevard***

  Public hearing to consider an application for a minor use permit to allow alcohol service (beer and wine) at a commercial recreation and entertainment use (billiard/pool hall/karaoke) and live entertainment (karaoke) business (Nine Game Zone). The existing use permit includes a condition that specifically excluded the service of alcohol, thus, this request is to remove this condition of approval on the original use permit). The project site is located at 548 M Contra Costa Boulevard. The site is zoned *RB – Retail Business.* Assessor Parcel Number: 153-030-08.

Action: No action taken. This application was withdrawn prior to the Planning Commission hearing.

Appeal Period: Not applicable. Application withdrawn.

- ***Amendment to the Circulation Element of the General Plan, City-Wide***

  A study session to consider potential amendments to the Circulation Element of the General Plan. The potential amendments address Assembly Bill 1358 that requires adoption of "Complete Streets" policy language in City and County General Plans. Since this is a study session, no action will be taken.

  Action: The Planning Commission reviewed the proposed amendment and provided input to staff including considering adding a new program that would encourage the City to continue to explore solutions to providing safe access for bicycle and pedestrian users across Interstate 680. No action was taken. No members of the public spoke.

  Appeal Period: Not applicable since this was a study session and no action was taken.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits Approved:

None.

Architectural Review Commission

- ***PLN 14-0348, 21 Massolo Drive Office Building Monument Sign – 21 Massolo Drive***

  Public hearing on the request of Shan Patil, property owner, to consider a Sign Permit application for one double-face monument sign at an existing office building. The application is associated with a 6,926 square foot parcel zoned *RB-Retail Business*. Assessor Parcel No. 127-050-054.

  Action: Approved with conditions. No one from the public spoke on this item.

  Appeal Period: Through 5:00PM, Monday, October 27, 2014.

- ***PLN 14-0362, Rodgers Ranch Monument Sign – 315 Cortsen Road***

  Public hearing on the request of the Pleasant Hill Park & Recreation District, (property owner) to consider a Sign Permit application for a monument sign denoting a historical site. The application is associated with a 1.57 acre parcel zoned *Planned Unit District – Historical PUD-H Ordinance 710.* Assessor Parcel No. 166-380-070.

  Action: Approved with conditions. No one from the public spoke on this item.

  Appeal Period: Through 5:00PM, Monday, October 27, 2014.

Code Compliance

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

New Inquiries:

- **Location:** Belle Avenue
  Complaint: Garbage/recycling receptacles.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Boyd Road
  Complaint: Vegetation obstructing public right-of-way.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Gloria Drive (1)
  Complaint: Junk/debris; home occupancy.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Gloria Drive (2)
  Complaint: Recreational vehicle.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Helen Road
  Complaint: Junk/debris.

Action: Inspection scheduled.
Outcome: Pending inspection.

- **Location:** Linda Lane
  Complaint: Junk/debris.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Marvin Drive
  Complaint: Junk/debris; home occupancy.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Maureen Lane (1)
  Complaint: Trailer stored on unpaved surface.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Maureen Lane (2)
  Complaint: Junk/debris.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Ruth Drive
  Complaint: Garbage/recycling receptacles.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** Sylvia Drive
  Complaint: Vegetation obstructing public right-of-way.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

- **Location:** West Hookston Road
  Complaint: Garbage/recycling receptacles.
  Action: Inspection scheduled.
  Outcome: Pending inspection.

Proactive Work:

- **Location:** Audrey Lane
  Observation: Trash/debris and vehicle parked on an unpaved surface.
  Action: Trash/debris and vehicle removed.
  Outcome: **Case closed.**

- **Location:** Mazie Drive
  Observation: Overgrown weeds and trash/debris.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Ruth Drive
  Observation: Vehicle parked on an unpaved surface.
  Action: Vehicle moved to driveway.
  Outcome: **Case closed.**

Status of Prior Inquiries:

- **Location:** Ardith Drive
  Complaint: Junk/debris and inoperable vehicle.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Barnette Terrace
  Complaint: Unpermitted home occupancy.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Buxton Circle
  Complaint: Junk/debris.
  Action: Owner Notified.
  Outcome: Pending re-inspection.

- **Location:** Camelback Drive
  Complaint: Weeds (Via CCCFPD).
  Action: HOA notified.
  Outcome: Pending re-inspection.

- **Location:** Carolyn Drive
  Complaint: Weeds.
  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 the Building Division.

- **Location:** Donna Drive
  Complaint: Junk/debris and inoperable vehicle.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Dorothy Drive
  Complaint: Unpermitted home occupancy.
  Action: Active building permit.
  Outcome: **Case closed.**

- **Location:** Douglas Terrace
  Complaint: Garbage service.
  Action: Owner notified.
  Outcome: Pending re-inspection.
- **Location:** Elinora Drive
  Complaint: Weeds.
  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:** Halten Court
  Complaint: Unpermitted home occupancy.
  Action: Inspection complete; no signs of business.
  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 (2)
  Complaint: Low hanging tree branches.
  Action: Branch removed.
  Outcome: **Case closed.**

- **Location:** Jeffery Drive
  Complaint: Occupied recreational vehicle.
  Action: Inspection complete; no signs of occupied RV.
  Outcome: Pending re-inspection.

- **Location:** Kahrs Avenue
  Complaint: Dead tree.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Kathryn Drive
  Complaint: Weeds and damaged fence.
  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: Storage container removed.
  Outcome: **Case closed.**

- **Location:** Mary Drive
  Complaint: Rooster.
  Action: Rooster removed.
  Outcome: **Case closed.**

- **Location:** Mazie Drive
  Complaint: Unpermitted home occupancy.
  Action: Public Hearing.
  Outcome: Pending hearing.

- **Location:** McKissick Street
  Complaint: Basketball structure in front yard setback.
  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:** 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:** Theo Lane
  Complaint: Unpermitted home occupancy; inoperable vehicles.
  Action: Owner notified.
  Outcome: Pending re-inspection.

- **Location:** Twinview Drive
  Complaint: Junk/debris.
  Action: Owner notified.
  Outcome: Pending re-inspection.

<u>Graffiti Removal:</u>

No graffiti removed this week.