



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: May 10, 2013
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- The Hyatt House (2611 Contra Costa Boulevard) – The interior renovation and remodel of the 85 hotel rooms has been completed. The swimming pool handicap lift has been completed also. Renovation is progressing in the ground floor lobby areas.
- The Crossroads (2314 Monument Boulevard) – The CineArts dome theater has been demolished and the site is being cleared of all recycling debris.

Engineering Division

- Buskirk Avenue Widening Phase 2 Improvement Project – The City issued the contractor, Ghilotti Bros., Inc, the official start date and Notice to Proceed dated May 6, 2013, allowing the contractor to begin general construction on the project. The contractor was allowed prior to this date to perform pothole investigative work and other minor elements.

The first stage of construction will require the complete closure of the “S” curve; traffic will be routed onto Elmira Drive and Hookston Road (and back onto southbound Buskirk Avenue). The construction of a temporary pavement section at the corner of Buskirk Avenue and Elmira Avenue is complete and will be used to improve traffic flow when the first stage gets underway, anticipated within the next couple of weeks.

Ghilotti’s subcontractor, Saint Francis Electric, began their utility joint trench work at the north end of the project near Monument Boulevard on Marcia Drive. The roadway will be partially closed at times. The trenching work then continues onto Fair Oaks Drive and Geraldine Drive between Marcia Drive and Lamkin Lane. The Fair Oaks Drive and

Geraldine Drive roadways will also be closed at times when trench work occurs on those streets, road closure will be in effect at times during the typical Monday through Friday work hours from 8:00 AM and 5:00 PM. Road detour signs and informational electronic message boards onsite will provide additional information about this work.

Additional information will follow in future Weekly Updates or on the City's website page for the project at www.pleasant-hill.net/bus Kirk.

- Nordstrom Rack/Safeway Gas Station Update - Site improvements are nearing completion. The contractor installed new parking lot striping in front of the store to provide an alternate access to the Safeway gas station. This will also provide additional stacking, which will alleviate the congestion and potential for blocking of traffic on Contra Costa Boulevard. This is an interim measure until a satisfactory long term plan is completed by Safeway and the property owner. Staff also provided the contractor with a punch list of minor correction items, which needs to be addressed prior to the Nordstrom Rack opening.

Encroachment Permits

The Engineering Division has issued encroachment permits at the following locations:

52 East Vivian Drive – Evenflow Plumbing – sewer lateral pipe burst repair
1725 Shirley Drive – General Plumbing – sewer lateral pipe burst repair

Maintenance Division

- Excessive Water Flow - Staff received a call from the resident at 22 Banbridge Place with concerns about excessive water flowing through her and the neighbor's yard. Upon investigation, staff discovered that a resident at the end of Iron Hills Street had turned on a soaker hose in their backyard and had forgotten about it. No erosion concerns or significant damage was found.
- Street Patch - Staff completed a medium sized base failure patch on Ellis Court. The affected area was removed and new base was replaced and compacted. Four inches of new half inch asphalt was installed.
- Graffiti - Staff has been removing or covering up excessive amounts of graffiti in the north end of the City and in the Gallery Walk area.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Architectural Review Commission - No meeting scheduled.

Code Compliance

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

Follow-ups on Prior Inquiries:

- Belinda Drive: Complaint regarding vehicle parked on unpaved surface. Contact made with property owner. Discussed adding additional gravel to the area where the vehicles are stored and the removal of some debris. **Re-inspect property this week.**
- Best Road: Complaint regarding trash and debris at front yard. Notify Letter sent to owner. Owner contacted staff and requested an extension to correct the violations due to health issues. Extension granted. **Re-Inspection in two weeks.**
- Brandon Road: Complaint regarding inoperable vehicle and debris. Notify Letter sent to owner. Weeds and some debris removed. Vehicle unchanged. **Re-inspect property this week.**
- Byron Drive: Complaint regarding overgrown vegetation and inoperable vehicles. Site inspection complete. Notify Letter sent to owner. Owner returned from vacation and is in the process of repairing the vehicles. **Re-inspect property next week.**
- Charlton Drive. Inquiry regarding the status of an existing violation regarding the roof of a residence. Site visit complete. Violation not resolved. **Case under review.**
- Chaucer Drive: Complaint regarding overgrown vegetation. Site inspection complete. Notify Letter sent to owners. **Re-inspection next week.**
- Chianti Place: Complaint regarding a dead tree. Site inspection complete. Contacted property owner. Owner still receiving estimates to have the tree removed. **Re-inspect property in three weeks.**
- Clarie Drive: Complaint regarding vehicles/trash/carts in a front yard of a residence. Junk and debris removed and trailer stored on paved surface. Property still has no active garbage service. Contacted tenant and discussed violation. Garbage service scheduled to start first of the month. **Re-inspect property this week.**

- Clarie Drive: Complaint regarding overgrown weeds. Site inspection complete. Notify Letter sent to owner. **Re-inspect property next week.**
- Contra Costa Blvd: Complaint regarding loud noise. Site inspection completed. Contacted tenants and discussed noise issue. Site monitored for a month and no further issues related to noise noted. **Case closed.**
- Duke Way: Complaint regarding vehicle stored on an unpaved surface. Trailer moved to driveway and new concrete being poured at front yard. **Case closed.**
- Elinora Drive: Complaint regarding vehicle parked on front lawn. Vehicle removed. **Case closed.**
- Evelyn drive: Complaint regarding leaf blower noise. Contacted complainant and they stated they would contact the landscape company and required no additional assistance. **Case closed.**
- Geary Road: Complaint regarding bad odor coming from residence. Contact made with joint property owner who lives out of state. No access to interior or contact with joint owner occupying the residence. **Still trying to make contact with occupant to gain access.**
- Gregory Village Shopping Center: Report of a large “For Lease” signs blocking intersection visibility. Leasing Agent confirmed the signs will be removed by the end of the week. **Re-inspection scheduled for early next week.**
- Harvard Drive: Complaint regarding home based construction business operating out of a residential property. Property monitored for several weeks with no signs of HBB. **Case closed.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Violations observed during inspection include debris, inoperable vehicles, vehicle stored on unpaved surface and uncomfortable accessory structures. Notify Letter sent to owner. **Re-inspection scheduled for next week.**
- Jeffrey Drive: Complaint regarding overgrown weeds. Site inspection complete. Contact made with tenant. Weeds partially removed. **Re-inspect next week.**

- Mary Drive: Complaint regarding rooster and inoperable vehicle. Notify Letter sent to owner. Contact made with owner and inoperable vehicle to be removed from property. Rooster removed. **Re-inspect next week.**
- Masfield Drive: Dilapidated residence. Appears that property has sold and plans will be submitted shortly by the new owner to remodel the dwelling. **Will monitor progress on a monthly basis until violations are corrected.**
- Maureen Lane: Complaint regarding overgrown vegetation obstructing the public sidewalk. Vehicle repaired and vegetation trimmed out of public right-of-way. **Case closed.**
- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. **Continue monitoring progress and combine final inspection with Building Department.**
- Monivea Road: All violations corrected except lack of garbage service. Contact made with property owner who stated they will obtain garbage service this week. **Re-inspect next week.**
- Orin Lane: Complaint regarding overgrown weeds. Weeds removed. **Case closed.**
- Pleasant Hill Road: Complaint regarding junk and debris in a front yard and overgrown weeds. Contact made with realtor who has a possible buyer. Property in probate. **Awaiting contact information from Realtor.**
- Pleasant Hill Road: Complaint regarding inoperable vehicles, auto repairs and violation of home occupancy permit. No further signs of auto repairs observed. **Case closed.**
- Pleasant Oaks Drive: Complaint regarding a rooster. Site inspection complete. No access to property. **Inspection request sent to property owner for next week.**
- Pleasant Valley Drive: Debris, accessory structures and additional RV removed from property. Remaining RV stored at rear behind fence on gravel. Garbage service still not active. Contacted property owner. Owner stated garbage service to be active next week. **Re-inspect property next week.**
- Ruth Drive: Complaint regarding junk and debris at the front located in and around an inoperable vehicle. Site inspection complete. Violations include debris at

driveway and an inoperable vehicle with fat tires. Notify Letter sent to property owner. **Re-inspection next week.**

- Santa Cruz Drive: Complaint regarding an unsightly yard at a residence. Notify Letter sent to property owner. Junk and debris removed from driveway but some remains at front yard. Contacted property owner and they are organizing help to remove the remaining items. **Re-inspect next week.**
- Santa Lucia Drive: Complaint regarding multiple boarders and debris. Contact made with tenant who confirmed there are multiple boarders at the property. **Re-inspection this week.**
- Shelly Drive: Complaint regarding odor and overflowing trash containers. Re-inspection complete, debris removed and trash containers removed from public view. **Case closed.**
- Shirley Drive: Complaint regarding trash and debris located on property. No debris found during inspection but overgrown weeds are present at the property. Notify Letter sent to owner. Re-inspection complete and violation unchanged. Contact made with property owner. Weeds scheduled to be removed by next week. **Re-inspect next week.**
- Shirley Drive: Complaint regarding damaged garage door. Site inspection complete. Violations include debris at front yard and peeling exterior paint on garage door. Notify Letter sent to property owner. **Re-inspect next week.**
- Skander Drive: Follow up with a property owner representative regarding correction of unpermitted construction. Contacted owner's representative. **Nuisance Abatement Notice under review by the City Attorney.**
- Stevenson Drive: Staff contacted owner representative and the property has been sold and will be cleaned up and repaired by new owner. **Will monitor progress on a monthly basis until violations are corrected.**
- Suzanne Place: Violations consist of an inoperable vehicle stored on the driveway, vehicles stored on unpaved surface and overgrown weeds. Notify Letter sent to owner. Overgrown weeds removed and vehicles stored on a paved surface. Contact made with owner who stated they will provide proof the vehicle in question is operable. **Re-inspect property next week.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Notify Letter sent to owner. Re-

- inspection complete. Weeds removed. Contact made with new owner confirming the house is vacant. House scheduled to be repainted next week. **Re-inspect next week.**
- Twinview Drive: Complaint regarding junk in front yard and overgrown vegetation at a residence. Junk and debris removed. Owner to donate vehicle and have it removed from property. **Re-inspect property next week.**
 - Waterberry Drive: Complaint regarding vehicles parked on an unpaved surface and commercial vehicle stored at residence. Site inspection complete. Damaged vehicle stored partially on paved surface. Tenant to repair vehicle and store it on a paved surface. Debris next to driveway. Tenant is removing debris this weekend. Commercial vehicle not stored on property. **Re-inspection next week.**
 - Woodsworth Lane: Complaint regarding junk and debris and occupied accessory structures. Site inspection conducted. Owner not able to meet on inspection date. **New inspection date scheduled for next week.**

New Inquiries:

- Charlton Drive: Complaint regarding debris and overgrown weeds. Site inspection complete. **Attempting to make contact with property owner.**
- Chaucer Drive: Complaint regarding collection containers stored in public view. Site inspection complete. Notify Letter sent to owners. **Re-inspection next week.**
- Crescent Plaza: Complaint regarding broken and overflowing trash compactor. Site inspection complete. The manager stated the trash compactor has been repaired. Area is clean and free of debris. **Case Closed.**
- Douglas Lane: Complaint regarding Home Based Business. Site inspection complete. No violations. **Case closed.**
- Doris Drive: Complaint regarding overgrown weeds. Site inspection complete. Notify Letter sent to owner. **Re-inspect next week.**
- Elinora Drive: Complaint regarding vegetation obstructing line of site. Site inspection complete. Notify Letter sent to owner. **Re-inspect in two weeks.**

- Hillsdale Drive: Complaint regarding RV and basketball stand obstructing the public street. **Site inspection scheduled for this week.**
- Morello Avenue: Complaint regarding shrubs and other vegetation obstructing the public sidewalk. **Site inspection scheduled for this week.**
- Mountain View Court: Complaint regarding Home Based Business. **Site inspection scheduled for this week.**
- Pleasant Hill Road: Complaint regarding overgrown weeds. **Site inspection scheduled for this week.**
- Pleasant Valley Drive: Complaint regarding property without garbage service. Site inspection complete. Notify Letter sent to owner. **Re-inspect next week.**
- Richie Drive: Complaint regarding rooster. Site inspection complete. Notify Letter sent to owner. **Re-inspect in two weeks.**
- Ryan Place: Complaint regarding violation of the City Smoking Ordinance. **Site inspection scheduled for this week.**
- Soule Avenue: Complaint regarding an occupied RV and construction without a permit. Site inspection complete. Property owners notified. **Re-inspect in two weeks.**
- Stevenson Drive: Complaint regarding low hanging tree limbs. Site inspection complete. Notify Letter sent to owner. **Re-inspect next week.**

Proactive Investigations:

- Duke Circle: Proactive case for vehicle stored on an unpaved surface. Property owner notified. Re-inspect this week.
- Fair Oaks Drive: Vehicle and overgrown weeds removed. **Case closed.**