



DATE: January 26, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **891 East El Camino Real, 150 East El Camino Real, 715 Sleeper Avenue, and 460 North Shoreline Boulevard – Accept Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 891 East El Camino Real for maintenance throughout their useful life.
2. Accept the public improvements for the development at 150 East El Camino Real for maintenance throughout their useful life.
3. Accept the public improvements for the development at 715 Sleeper Avenue for maintenance throughout their useful life.
4. Accept the public improvements for the development at 460 North Shoreline Boulevard for maintenance throughout their useful life.

BACKGROUND AND ANALYSIS

“Acceptance” of developer-installed improvements signifies that the developer has satisfactorily completed improvements in the City’s right-of-way. Once accepted, the City takes ownership of and maintenance responsibility for the improvements.

891 East El Camino Real

This development project included site and facade improvements at a car rental establishment and a building addition for washing cars. The public improvement plans for the project were approved for construction on September 28, 2017.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
10	LF	12" Storm Drain
400	SF	Sidewalk
1	EA	Water Meter

150 East El Camino Real

This development project included an 85,884 remodel and site improvements at an existing automobile dealership building. The public improvement plans for the project were approved on December 20, 2017.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
35	LF	8" Water Service
1	EA	8" Gate Valve
1	EA	2" Water Meter
35	LF	2" Water Service
10	LF	Median Island
145	SF	Median Island Pavers
1,177	SF	Driveway
3	EA	ADA Curb Ramps

715 Sleeper Avenue

This project involved the development of two new residential lots. The public improvement plans for the project were approved for construction on November 5, 2019.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
12	LF	15" Storm Drain
1	EA	Storm Drain Manhole
1	EA	Storm Drain Catch Basin
85	LF	New Curb and Gutter
382	SF	New Sidewalk
112	SF	New Driveway

460 North Shoreline Boulevard

This project involved a 62-unit affordable housing community expansion. The public improvement plans for the project were approved for construction on February 20, 2019.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
46	LF	2" Water Service Line
46	LF	6" Fire Service Line
1	EA	6" Gate Valve
1	EA	2" Water Meter

The public improvements for the four development projects have been completed to the satisfaction of the City Engineer, and it is in accordance with the City's standard policy to accept the improvements for maintenance.

FISCAL IMPACT

The public improvements for the developments were paid for by the respective developers.

ALTERNATIVES

Determine that the recommended improvements are not complete or in conformance with City standards and do not accept the improvements.

PUBLIC NOTICING

Agenda posting. A copy of the Council report was sent to each developer as follows:

891 East El Camino Real: Enterprise Rent-A-Car Company of San Francisco, LLC

150 East El Camino Real: BMW of Mountain View

715 Sleeper Avenue: 715 Sleeper LLC

460 North Shoreline Boulevard: MP Shoreline Associates Limited Partnership and Midpen Housing Corporation

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AS/TS/6/CAM
950-01-26-21CR
200742

cc: Enterprise Rent-A-Car Company of San Francisco, LLC
815 East El Camino Real
Sunnyvale, CA 94087

BMW of Mountain View
c/o AutoNation Inc.
200 SW 1st Avenue, 14th Floor
Fort Lauderdale, FL 33301

715 Sleeper LLC
18640 Sutter Boulevard, Suite 100
Morgan Hill, CA 95037

MP Shoreline and Associates
303 Vintage Park Drive, Suite 250
Foster City, CA 94404

Midpen Housing Corporation
303 Vintage Park Drive, Suite 250
Foster City, CA 94404

APWD – Arango, PCE – Byrer, PCE – Shah, SCE – Gunn, SPWI, SCE –
Chekmareva, SCE – Cervantes, ACE – Avramova, AE – Abdon, SMA – Goedicke,
cmvgis@mountainview.gov, PA – Li, SMA – Doan, F (891 East El Camino Real,
150 East El Camino Real, 715 Sleeper Avenue, 460 North Shoreline Boulevard)