



COUNCIL REPORT

DATE: December 5, 2023
CATEGORY: Consent
DEPT.: Public Works
TITLE: **2580-2590 California Street and 201 San Antonio Circle; and 1998-2024 Montecito Avenue—Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 2580-2590 California Street and 201 San Antonio Circle for maintenance throughout their useful life.
2. Accept the public improvements for the development at 1998-2024 Montecito Avenue for maintenance throughout their useful life.

BACKGROUND AND ANALYSIS

The “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.

2580-2590 California Street and 201 San Antonio Circle

This development project included 632 residential units, up to 20,000 square feet of commercial space, and below-grade parking. The public improvement plans for this development were approved for construction on March 4, 2021.

The public improvements include:

Quantity	Unit	Item Description
85	LF	2” Domestic Water Service
3	EA	2” Domestic Water Meter
75	LF	6” Domestic Water Service
3	EA	6” Domestic Water Meter
50	LF	6” Fire Water Service
6	EA	6” Gate Valve
10	LF	8” Domestic Water Service
1	EA	8” Domestic Water Meter

Quantity	Unit	Item Description
30	LF	8" Fire Service
2	EA	8" Gate Valve
2	EA	Fire Hydrant
3	EA	Storm Drain Manhole
2	EA	Storm Curb Inlet
4	EA	Sanitary Sewer Manhole
180	LF	12" Storm Drain Lateral
2	EA	Streetlights
2,170	SF	Sidewalk
740	SF	Driveway
8	EA	ADA Curb Ramp
1	EA	Raised Crosswalk
4,610	SF	Asphalt Pavement
1	EA	Traffic Signal System

1998-2024 Montecito Avenue

This development project included 17 residential condominium units, one common lot, and underground parking. The public improvement plans for this development were approved for construction on June 1, 2017.

The public improvements include:

Quantity	Unit	Item Description
1	EA	1" Water Meter
1	EA	3" Water Meter
20	LF	2" Water Service
20	LF	4" Water Service
30	LF	4" Fire Service
2	EA	4" Gate Valve
20	LF	12" Storm Drain Lateral
60	LF	6" Sanitary Sewer Lateral
100	SF	New Sidewalk
1	EA	ADA Curb Ramp
2	EA	Street Trees

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

FISCAL IMPACT

The public improvements for these developments were paid for by the 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 the developers: Marazzo Realty Holdings, LLC; 201 San Antonio Circle, LLC; ECE Investment Company, LP; MVSA Owner, LLC; MVSA Owner II, LLC; and Montecito Realty Group, LP.

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