



**DATE:** July 2, 2015

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **819 North Rengstorff Avenue –  
Accept Public Improvements**

### **RECOMMENDATION**

Accept the public improvements for the development at 819 North Rengstorff Avenue for maintenance throughout their useful lives.

### **BACKGROUND**

The improvement plans for a three-story, mixed-use project with 48 affordable rental efficiency studios and 1,600 square foot commercial development were approved for construction on December 3, 2013.

### **ANALYSIS**

The public improvements included: 216 square feet of driveway; 1,990 square feet of sidewalk; 400 linear feet of curb and gutter; one curb ramp; 85 linear feet of 15" storm drain pipe; one storm drain inlet; a storm drain manhole; one 8" and one 6" fire service; two fire hydrants; 1,341 square feet of planter strip; and eight street trees. The public improvements 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 were paid for by the developer.

### **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 and copy of the Council report was sent to the developer, 819 North Rengstorff Studio Apartments, L.P.

Prepared by:

Rodrigo Z. Macaraeg  
Principal Civil Engineer

Approved by:

Michael A. Fuller  
Public Works Director

Daniel H. Rich  
City Manager

RZM/TS/3/CAM  
919-07-02-15CR-E

cc: 819 North Rengstorff Studio Apartments, L.P.  
22645 Grand Street  
Hayward, CA 94541

APWD – Solomon, PCE – Arango, PCE – Macaraeg, SPWI – Tam, SCE – Chou,  
PWI-II, ANSM, PMAH, SC/T