



COUNCIL REPORT

DATE: September 13, 2022

CATEGORY: Consent

DEPT.: Public Works

TITLE: **333 North Rengstorff Avenue, 2044 and 2054 Montecito Avenue, 344 Bryant Avenue, and 950 West El Camino Real— Accept Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 333 North Rengstorff Avenue for maintenance throughout their useful life.
2. Accept the public improvements for the development at 2044 and 2054 Montecito Avenue for maintenance throughout their useful life.
3. Accept the public improvements for the development at 344 Bryant Avenue for maintenance throughout their useful life.
4. Accept the public improvements for the development at 950 West El Camino Real 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.

333 North Rengstorff Avenue

This development project included a new 31-unit rowhouse complex and seven common lots for private street and open space. The public improvement plans for this development were approved for construction on December 4, 2018.

The public improvements include:

Quantity	Unit	Item Description
31	EA	1” Water Meter
52	LF	2” Water Service

Quantity	Unit	Item Description
1	EA	1.5" Water Meter
52	LF	6" Water Service
73	LF	8" Fire Service
1	EA	Storm Drain Manhole
65	LF	15" Storm Lateral

2044 and 2054 Montecito Avenue

This development project included a new 52-unit rowhouse complex and 15 common lots for private streets and open space. The public improvement plans for this development were approved for construction on December 4, 2018.

The public improvements include:

Quantity	Unit	Item Description
52	EA	1" Water Meter
22	LF	2" Water Service
1	EA	1.5" Water Meter
26	LF	8" Water Service
1	EA	Storm Drain Manhole
20	LF	15" Storm Lateral
155	SF	Sidewalk

344 Bryant Avenue

This development project included four new single-family homes. The public improvement plans for this development were approved for construction on March 4, 2020.

The public improvements include:

Quantity	Unit	Item Description
3	EA	1" Water Meter
3	EA	1" Water Service
230	LF	8" Water Main upgrade
1	EA	Fire Hydrant
1	EA	Curb Inlet
4	EA	Storm Drain Manhole
235	LF	15" Storm Lateral
1,500	SF	Sidewalk
520	SF	Driveway

Quantity	Unit	Item Description
342	LF	Curb and Gutter
6,960	SF	AC Pavement

950 West El Camino Real

This development project included a new 71-unit affordable apartment building. The public improvement plans for this development were approved for construction on July 16, 2020.

The public improvements include:

Quantity	Unit	Item Description
1	EA	4" Water Meter
1	EA	2" Water Service
55	LF	6" Fire Service
27	LF	4" Water Service
25	LF	2" Water Service
1	EA	Fire Hydrant
3	EA	Storm Drain Manhole
630	LF	18" Storm Lateral
52	LF	24" Storm Lateral
903	SF	Sidewalk

The public improvements for these four 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 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:

- Summerhill 333 North Rengstorff LLC
- Summerhill Montecito Avenue LLC
- Kanu Patel and Renuka Patel, Trustees of Kanu Patel and Renuka Patel Family Trust
- 950 ECR LLC

Prepared by:

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AS/EP/6/CAM/950-09-13-22CR-1
202282

cc: Summerhill 333 North Rengstorff LLC
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San Ramon, CA 94583

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AE—Fung, SPWI, SMA—Goedicke, cmvgis@mountainview.gov, PA—Li, SMA—Doan,
F (333 N Rengstorff, 2044 & 2054 Montecito, 344 Bryant Avenue, 950 West El Camino Real)