

REPORT

To the Honorable Mayor and City Council
From the City Manager

July 11, 2005

Subject

Approval of Construction of Improvements Agreement for 1022, 1024 and 1026
10th Avenue

Recommendation

Approve and authorize execution of a Construction of Improvements Agreement with Michael S. Robles and Christina Gomez-Robles, owners of record of said real property located at 1022, 1024 and 1026 10th Avenue, Redwood City, California ("Owners").

Background

On October 29, 2003, the Zoning Administrator approved the Variance for said Owners to construct a new detached triplex unit (third living unit) and parking area on a lot which was an existing duplex at 1022, 1024 and 1026 10th Avenue.

The building permit requirements call for extensive on-site grading and drainage, and on-site and off-site improvements. The developer's engineer, Luzuriaga Taylor, Inc., Engineers/Surveyors, completed the plans (of said on-site and off-site work) and specifications to the satisfaction of Engineering & Construction.

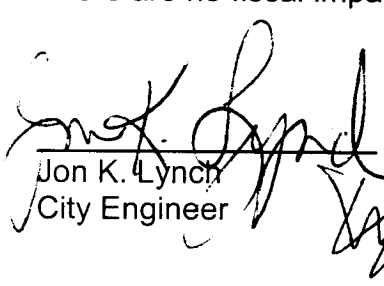
The property owner will post bonds in the amount of \$310,000.00. All work associated with this project is being paid for by Owners.

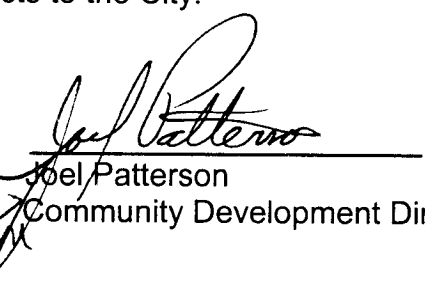
Alternative

Do not accept the on-site and off-site improvements, which would be contrary to public policy.

Fiscal Impacts

There are no fiscal impacts to the City.


 Jon K. Lynch
 City Engineer


 Joel Patterson
 Community Development Director


 Ed Everett
 City Manager