

REPORT

To the Honorable Mayor and City Council From the City Manager

August 11, 2008

SUBJECT

Construction Improvement Agreement and Revocable Encroachment Permit -- 579 California Way

RECOMMENDATION

Approve and authorize, by motion,

- 1) an agreement between the City and George Bechwati for proposed construction improvements at 579 California Way, and
- 2) a revocable encroachment permit for work proposed within the public right of way at the same address

BACKGROUND

On March 16, 2005, the Planning Commission approved both the Planned Development Permit and the Environmental Assessment (Mitigated Negative Declaration) to construct a new 4,500 square-foot residence at 579 California Way in Emerald Lake Hills. The Zoning Ordinance requires that the applicant receive the Planned Development Permit since this construction is proposed on a steeply (43%) sloped site.

The Planned Development Permit requires the developer to construct certain improvements to provide services to the new building, including a retaining wall, fire department connection, driveway access, drainage facilities, utility services and other typical on-site improvements within the public right of way. Site conditions including excessive slope and limited right-of-way make construction of some of the required improvements possible only in the City's right-of-way. As a result, staff recommends that Council grant a revocable encroachment permit in conjunction with approval of the proposed Construction Improvement Agreement for 579 California Way. The revocable encroachment permit will allow Mr. Bechwati's improvements to encroach into California Way, pursuant to Section 29.95, Article VII, Chapter 29 of the Municipal Code. The extent of the encroachment is shown on the attached legal plat.

The Engineering & Construction Division has approved the plans for the improvements submitted by the developer's civil engineering consultant, Triad/Homes Associates, Inc. The project will require attention to sensitive issues during construction, such as grading of a steep site, drainage control, tree preservation, and site access on a narrow, unimproved street. Inspections will be performed by the Engineering staff during construction to insure compliance with the permit conditions.

Faithful Performance and Payment Bonds, each in the amount of \$743,190, are required to be posted by the owner.

ALTERNATIVES

Council may choose not to approve the Construction Improvement Agreement and Revocable Encroachment Permit.

FISCAL IMPACT


All work associated with this project is being paid for by the owner. There is no fiscal impact to the City, other than costs related to the City's required maintenance of the public improvements after the improvements are accepted.



Jon Lynch, P.E.
City Engineer



Peter Ingram
City Manager



Chu Chang, P.E., Acting Director
Community Development Services

ATTACHMENTS

Plat Map of Project Area

RELATED DOCUMENTS IN CITY CLERK'S OFFICE

1. Construction Improvement Agreement for 579 California Way
2. Legal Description for a Revocable Encroachment Permit

ENCROACHMENT AREA AFFECTING:
CITY OF REDWOOD CITY
CALIFORNIA WAY

REVOCABLE
ENCROACHMENT
1,638 sq. ft.

CALIFORNIA WAY 50' R/W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 25°44'00" E	18.04'
L2	N 72°56'30" W	59.41'
L3	S 17°45'40" W	18.00'
L4	N 72°56'30" W	59.20'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	137.44'	30.34'	12°38'46"	30.27'
C2	155.44'	33.06'	12°11'05"	32.99'

POINT OF BEGINNING

GEORGE BECHWATI
AND
LEILA BECHWATI

APN 068-173-050

APN 068-173-060

LOT 45
(15 RM 65)
068-173-040

LOT 46 AND 47,
BLOCK 605
VOL. 15, PG 65

LOT 48
(15 RM 65)
068-173-070

LOT 27
(15 RM 65)
068-131-060

LOT 20
(15 RM 65)
068-173-240

LOT 19
(15 RM 65)
068-173-230


LANDS OF
YOUNG
LOT 26
068-131-050

LOT 21
(15 RM 65)
068-173-250

ORIGINAL LOT LINE
REMOVED

NOTE:
THIS ILLUSTRATION IS INTENDED ONLY
TO DEPICT THE ACCOMPANYING
PROPERTY DESCRIPTION AND DOES
NOT REPRESENT A MONUMENTED LAND
SURVEY.



EXHIBIT B	REVOCABLE ENCROACHMENT PERMIT	REVISIONS
DATE 03/21/08	LOT 46 AND 47, BLOCK 605, BK. 15, PG. 65 SAN MATEO COUNTY, CALIFORNIA	DATE
JOB NO 09-1308.1		DATE
SCALE 1"=40'	777 WOODSIDE RD. # 2A, REDWOOD CITY CA.  triad/holmes associates 650 366 0216 650 366 0298 (F)	PAGE 1 OF 1