



Legislation Details (With Text)

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Title: Staff Report to Authorize the City Manager to Execute a Standard Public Improvement Agreement with San Leandro Senior Associates, LP, for Public Improvements on Carpentier Street

Sponsors: Keith Cooke

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Staff Report to Authorize the City Manager to Execute a Standard Public Improvement Agreement with San Leandro Senior Associates, LP, for Public Improvements on Carpentier Street

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council authorize the City Manager to execute a Standard Public Improvement Agreement with San Leandro Senior Associates, LP, (developer) to guarantee the completion of improvements to Carpentier Street as part of Phase 2 of the Marea Alta development. Said agreement was prepared according to San Leandro Municipal Code Section 7-1-945 et seq.

BACKGROUND

Bridge Housing Corporation recently completed Phase 1 of the Marea Alta affordable housing project at 1400 San Leandro Boulevard. This project was part of a two-phase development approved as Site Plan Review PLN2008-00030, which allows for 200 total residential units. Bridge has now begun work on Phase 2 of the development, an 85-unit, 4-story affordable senior housing project that faces Carpentier Street.

As with Phase 1, Phase 2 will utilize modular building technology, with pre-manufactured residential units delivered to the site and assembled with a crane. The units will be temporarily stored on vacant land at the San Leandro Tech Campus before delivery to the site. Both phases of the project occupy land owned by the Bay Area Rapid Transit District.

Analysis

The current phase is being undertaken by San Leandro Senior Associates, LP, a subsidiary of Bridge Housing Corporation. The Conditions of Approval approved with PLN2008-00030 require public right

-of-way improvements on Carpentier Street. These improvement will extend along and just beyond the west side of the street between West Joaquin Avenue and West Juana Avenue. The improvements include:

- Undergrounding of overhead utilities,
- Removal and replacement of street trees,
- Reconstruction of sidewalks and curb ramps,
- Installation of new street lights,
- Installation of new storm drain and sewer connections, and
- Placement of decorative crosswalks at the West Juana Avenue intersection.

A design for the improvements, in conformance with City standards, was submitted by the developer and approved by staff. A Standard Public Improvement Agreement with the developer will assure completion of the improvements. Surety bonds to guarantee the work have also been submitted. Finally, the developer has established an account to fund City staff costs.

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure

Previous Actions

- On July 20, 2009, by Resolution No. 2009-107, the City Council approved the Vesting Tentative Map, Tract 7999, subject to Conditions of Approval for PLN2008-00030 prescribed by the Planning Commission.

Applicable General Plan Policies

Policy T-1.2; Keeping Pace with Growth: Improve transportation infrastructure at a rate that keeps pace with growth.

Permits and/or Variances Granted

Building Permit B16-2245
Encroachment Permit E17-0541

Fiscal Impacts

- There is no adverse fiscal impact from this project.
- All costs incurred in preparing and processing the Public Improvement Plans and Agreement will be paid by San Leandro Senior Associates, LP.
- All construction and inspection costs for the public improvements will be paid by San Leandro Senior Associates, LP.

ATTACHMENT

Attachment to Resolution

- Standard Public Improvement Agreement

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