



Staff Report

RESOLUTION ACCEPTING THE ROADWAY IMPROVEMENTS CONSTRUCTED ALONG THE FRONTAGE OF 2514 & 2518 RALSTON AVENUE

Honorable Mayor and Council Members:

Summary

The property owners at 2514 and 2518 Ralston Avenue have constructed the street improvements along the frontage of their properties per conditions of approval for the project. It is recommended that the Council adopt the resolution accepting the roadway improvements as complete.

Background

On January 11, 1994, the City adopted the "Roadway Improvement Plan" for extension of the Ralston Frontage Road on the north side of Ralston Avenue above Cipriani Boulevard. Completion of this road extension within the public right-of-way was a condition of approval for development of two new houses at 2514 and 2518 Ralston Avenue. Work included construction of a retaining wall, utility relocation (joint power pole), pavement construction, and drainage improvements.

On March 19, 2002, the Planning Commission approved the building permit for 2518 Ralston Avenue with a condition that all the roadway improvements on the Ralston Avenue Frontage Road be completed per city standard.

On July 13, 2004, the City Council approved issuance of a building permit for 2514 Ralston Avenue after the owner agreed to provide a \$50,000 letter of credit as a security for the relocation of the joint power pole out of the frontage road and completion of other street improvement punch list items. Since then, the property owners have worked with staff to close out all the punch list items for the street improvements and the two houses. All City departments have inspected and signed off the certificates of occupancy for 2514 and 2518 Ralston Avenue with all the conditions of approval fulfilled.

Discussion

The property owners have now completed the road improvements project. Staff has inspected the work and found it satisfactory. The roadway entrance from Ralston Avenue has been repaved and the existing joint power pole was relocated per the approved improvement plans.

The property owners will provide the City a warranty bond of \$25,000 to guaranty all the roadway improvement work for one year. It is recommended that the Council adopt the resolution accepting the street improvements constructed fronting 2514 and 2518 Ralston Avenue as complete.

Fiscal Impact

There is no direct fiscal impact from this action. Upon accepting the work, the City assumes maintenance responsibility for this public street is customary. The property owners will provide a \$25,000 bond to guarantee the roadway work for one year. The street is not expected to need significant maintenance for many years.

The original cash security deposit of \$50,000 will be released after the property owners have submitted the \$25,000 maintenance bond.

Public Contact

Public contact consists of posting the City Council agenda.

Recommendation

Staff recommends that the City Council adopt the attached resolution accepting the roadway improvements constructed along the frontage of 2514 and 2518 Ralston Avenue as complete.

Alternatives

1. Refer back to staff for further information.
2. Deny the acceptance.

Attachments

- A. Resolution

Respectfully submitted,

Gilbert Yau, P.E.
Senior Civil Engineer

Raymond E. Davis, III, PE, PTOE
Director of Public Works

Jack R. Crist
Interim City Manager

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT ACCEPTING THE ROADWAY IMPROVEMENTS CONSTRUCTED ALONG THE FRONTAGE OF 2514 AND 2518 RALSTON AVENUE

WHEREAS, Kamal Fallaha is the property owner of 2514 Ralston Avenue, Assessor’s Parcel No. 043-322-450; and,

WHEREAS, Reem Faddah and Ahmad Abdel-Rahman are the property owners of 2518 Ralston Avenue, Assessor’s Parcel No. 043-322-650; and,

WHEREAS, the City Council of the City of Belmont by Resolution No. 7404, adopted on January 11, 1994, approved the Road Improvement Plan entitled “Preliminary Plan, Belmont Canyon Road, Belmont, CA”, for which access to said parcels is provided; and,

WHEREAS, the Planning Commission approved a building permit for 2518 Ralston Avenue in 2002 with a condition that all the roadway improvements on Ralston Avenue Frontage Road be completed per City standard; and,

WHEREAS, the City Council approved issuance of a building permit for 2514 Ralston Avenue on July 13, 2004, after the owner agreed to provide a \$50,000 letter of credit as a security for the relocation of the joint power pole out of the frontage road and completion of other street improvement punch list items; and,

WHEREAS, the property owners have completed all the roadway work and will provide the City a \$25,000 warranty bond to guarantee the roadway improvements constructed for one year.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Belmont accepts the roadway improvements constructed along the frontage of 2514 and 2518 Ralston Avenue as complete.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on September 13, 2005.

AYES, COUNCILMEMBER(S): _____

NOES, COUNCILMEMBER(S): _____

ABSTAIN, COUNCILMEMBER(S) _____

ABSENT, COUNCILMEMBER(S): _____

City Clerk of the City of Belmont

APPROVED:

Mayor of the City of Belmont