



## **Staff Report**

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### RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS AS COMPLETE IN THE CAMBRIDGE CONDOMINIUM DEVELOPMENT FROM SUMMERHILL CAMBRIDGE LLC

Honorable Mayor and Council Members:

#### **Summary**

The City Council is requested to adopt a resolution accepting the public improvements as complete in the Cambridge Condominium Development from Summerhill Cambridge LLC.

#### **Background**

The Cambridge Development consists of nine four-plex and two eight-plex buildings including garage spaces for each unit and guest parking. A pool and spa complex is sited at the northeast portion of the property.

On September 9, 2003, the City Council approved the subdivision map and entered into a Subdivision Agreement and Maintenance Agreement with Summerhill Cambridge LLC for this development project.

The subdivision agreement covers all on-site and off-site public improvements, including new sidewalks, street lights, and paving on Carlmont Drive with a new storm drain pipe connecting water flow from Belmont Creek through the site. A bond of \$113,490 was posted by the developer to guarantee the construction of these public improvements.

The maintenance agreement includes developer's responsibility to maintain all private improvements and the public walking trail along the northerly slope of the property. The private improvements include but not limited to private streets, trash collection areas, walkways, parking spaces, retaining walls, fences, recreational facilities, grassy swales, private sewer and drainage facilities.

#### **Discussion**

The developer, Summerhill Cambridge LLC, has completed the obligations detailed in the agreements with the City, and the subdivision is ready for acceptance. A homeowners' association has been formed and a Declaration of Restrictions (CC&R) was executed by Summerhill Cambridge LLC on April 15, 2004.

The developer has provided the City with a bond in the amount of \$56,745.00, which is fifty percent of the amount of the public improvements, guaranteeing the improvements for one (1) year from the date of acceptance of said subdivision. All City departments involved have signed off indicating the improvements are acceptable.

**General Plan/Vision Statement**

There is no impact from this acceptance.

**Fiscal Impact**

The developer had paid all permit/inspection fees including the park in lieu fee.

**Public Contact**

Posting of City Council agenda.

**Recommendation**

Staff recommends that the City Council adopt the resolution accepting the public improvements as complete in the Cambridge Condominium Development.

**Alternatives**

1. Deny acceptance of improvements.
2. Refer to staff for more information.

**Attachments**

- A. Resolution accepting public improvements

Respectfully submitted,

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Gilbert Yau, P.E.  
Senior Civil Engineer

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

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Terrence L. Belanger  
Interim City Manager

**Staff Contact:**

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**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT  
ACCEPTING THE PUBLIC IMPROVEMENTS AS COMPLETE IN  
THE CAMBRIDGE CONDOMINIUM DEVELOPMENT FROM  
SUMMERHILL CAMBRIDGE LLC**

**WHEREAS**, the City Council entered into a subdivision agreement on September 9, 2003 with Summerhill Cambridge LLC for the Cambridge Condominium Development; and,

**WHEREAS**, those public improvements, constructed in and on the street, easements, in and adjacent to subject development, pursuant to that subdivision agreement by and between the City of Belmont and Summerhill Cambridge LLC, have been completed in accordance with the Plans and Specifications therefore approved and adopted by the Belmont City Council; and,

**WHEREAS**, Summerhill homes has provided the City of Belmont with a bond in the amount of \$56,745 for fifty percent (50%) of the public improvements as security to guarantee the improvements for one (1) year from the date of acceptance of said development.

**NOW, THEREFORE, BE IT RESOLVED**, that those works and improvements as set forth above are hereby accepted as complete.

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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 November 14, 2006 by the following vote:

AYES, COUNCILMEMBERS: \_\_\_\_\_

NOES, COUNCILMEMBERS: \_\_\_\_\_

ABSTAIN, COUNCILMEMBERS: \_\_\_\_\_

ABSENT, COUNCILMEMBERS: \_\_\_\_\_

\_\_\_\_\_  
CLERK of the City of Belmont

APPROVED:

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MAYOR of the City of Belmont