



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: 21

Section Name: {{section.name}}

Account Number: 10-4663

File ID: {{item.tracking_number}}

TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: Public Works Department
MEETING DATE: September 19, 2022
SUBJECT:
Mariners Island Condos Public Improvements – Acceptance

RECOMMENDATION:

Adopt a Resolution to accept public improvements including new street trees, sidewalks, curbs, gutters, and storm drain catch basins in accordance with the Subdivision Improvement Agreement for Mariners Island Condos between the City of San Mateo and TNHC Tidelands LLC.

BACKGROUND:

City Council approved the Mariners Island Condos Final Map and the associated Subdivision Improvement Agreement (Agreement) on January 5, 2015. The final map subdivided the 2.87-acre lot at the northwest corner of Mariners Island Boulevard and East 3rd Avenue for condominium purposes, creating seventy-six (76) residential condominium units. The Agreement addressed the construction of the public improvements that were required as conditions of approval for the project and the vesting tentative map approved under PA 05-096.

Prior to the commencement of construction, TNHC Tidelands LLC was required to provide the City surety bonds totaling \$702,400 per Section 14 of the Agreement. After this, permits were issued for the construction of the public improvements. On June 12, 2018, the Public Works Department signed off on the construction permits for the public improvements. Public Works has verified that all planning application conditions of approval and public improvements have been satisfactorily completed. Upon the satisfactory completion of the public improvements, the Agreement requires acceptance by City Council.

BUDGET IMPACT:

The City will assume maintenance responsibilities for all public improvements. Ongoing costs for maintenance of the new improvements within the City right-of-way will be funded through the Public Works maintenance budget.

ENVIRONMENTAL DETERMINATION:

This is not a project subject to CEQA, because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines Section 15378(b)(5).)

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Proposed Resolution
Att 2 – Subdivision Improvement Agreement
Att 3 – Mariners Island Condos Final Map

STAFF CONTACT

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