



Staff Report

File #: 23-0426

REQUEST FOR CITY COUNCIL ACTION

DATE: 05/17/2023

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

RELEASE OF PRECISE GRADING SECURITY POSTED BY OMAR S. TABIKHA, FOR 1714 AND 1718 DUNCAN WAY, LOTS 7 AND 8 IN BLOCK "H" OF THE OVERLOOK ADDITION (APPLICANT: OMAR S. TABIKHA)

EXECUTIVE SUMMARY:

This staff report asks the City Council to release the grading and erosion control securities for 1714 and 1718 Duncan Way, Lots 7 and 8 in block "H" of the overlook addition. Omar S. Tabikha has completed the required grading operations associated with the residential construction on 1714 and 1718 Duncan Way and is requesting the release of the posted grading securities.

RECOMMENDED ACTION:

That the City Council release the Grading and Erosion Control Securities for 1714 and 1718 Duncan Way. (Bond No. DEP15-0090, Bond No. DEP15-0091 and Bond No. 11-0174)

BACKGROUND & HISTORY:

The City Council at its meeting on December 7, 2011 and June 17, 2015, entered into grading agreements with the applicant for the construction of a single family residential dwelling and for on-site grading improvements within the rear yards of 1714 and 1718 Duncan Way. The properties are located on the south side of Duncan Way, east of Howe Street.

The grading and on-site construction of the properties have been completed by the applicant.

ANALYSIS:

The site was graded in accordance with all City standards and all public improvements have been constructed by the applicant. Therefore, it is appropriate for the City to release the grading and erosion control securities posted for the properties by the applicant. The below table describes the grading securities posted for the properties.

Agreement Title	Security	Faithful Performance	Labor & Materials
1714 and 1718 Duncan Way Grading Improvements	DEP15-0090	\$1,000	N/A
1714 and 1718 Duncan Way Erosion Control	DEP15-0091	\$2,500	N/A
1718 Duncan Way Grading & Drainage Improvements	DEP11-0174	\$2,500	N/A

FINANCIAL IMPACT:

All applicable fees have been paid by the developer.

ENVIRONMENTAL ANALYSIS:

This action is not considered a project per Section 15378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines, because the release of the grading securities previously posted by the applicant is an organizational activity of the City that will not result in a direct or indirect physical changes in the environment. Therefore, this action is not subject the CEQA.

PREPARED BY: CAROLINA RODRIGUEZ, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location map