



## MEMORANDUM

**TO:** CITY COUNCIL

**FROM:** WHITNEY MCDONALD, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** ROBIN DICKERSON, CITY ENGINEER  
PATRICK HOLUB, ASSISTANT PLANNER

**SUBJECT:** CONSIDERATION OF A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR THE ARROYO GRANDE SHOPPING CENTER, LOCATED AT THE INTERSECTION OF EAST GRAND AVENUE AND SOUTH ELM STREET

**DATE:** MARCH 10, 2020

### **SUMMARY OF ACTION:**

Acceptance of public improvements for the Arroyo Grande Shopping Center, located at the intersection of East Grand Avenue and South Elm Street.

### **IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**

Maintenance of the new public improvements will add to the overall costs of the City infrastructure maintenance program. Over time, maintenance of the public improvements will be required as part of the City's Capital Improvements Program.

### **RECOMMENDATION:**

It is recommended the City Council adopt a Resolution accepting public improvements for the Arroyo Grande Shopping Center, located at the intersection of East Grand Avenue and South Elm Street.

### **BACKGROUND:**

The Arroyo Grande Shopping Center was originally developed in the 1960's on 7.26 acres at the southwest corner of East Grand Avenue and Elm Street. In 2013, the City approved a development plan to demolish approximately 10,000 square-feet on the east and west sides of the rearmost building, add two (2) new buildings totaling approximately 11,200 square-feet of gross floor area, and add approximately 4,800 square-feet of gross floor area to the east side of the rearmost building. The end result is a net increase of approximately 6,700 square-feet (8.5%) of gross floor area on the 7.26-acre site.

This project was reviewed by Planning Commission, Architectural Review Committee, Traffic Commission and Staff Advisory Committee prior to being approved by the City Council. The City Council approved Conditional Use Permit 12-010 on June 11, 2013.

**CITY COUNCIL**

**CONSIDERATION OF A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR THE ARROYO GRANDE SHOPPING CENTER, LOCATED AT THE INTERSECTION OF EAST GRAND AVENUE AND SOUTH ELM STREET**

**MARCH 10, 2020**

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**ANALYSIS OF ISSUES:**

As a condition of approval, the applicant was required to construct a number of public improvements. The engineer of work for the project estimated the cost of the improvements for this project at \$633,112.62. Improvements constructed included utility connections, an 8" PVC water main, various curbs, gutters and sidewalks within and surrounding the property, as well a new storm drain inlet, storm drain main and concrete and asphalt repairs and replacement.

The improvement plans were approved on May 27, 2015. The improvements were completed by the developer in January 2020. The City Engineering Division inspected the improvements and found them to be in substantial conformance with the approved plans on February 25, 2020. A Storm Water Operation and Maintenance Agreement has been recorded in accordance with City Municipal Code section 13.24.110.

**ALTERNATIVES:**

The following alternatives are provided for the Council's consideration:

1. Approve staff's recommendation;
2. Do not approve staff's recommendation;
3. Modify as appropriate and approve staff's recommendation; or
4. Provide direction to staff.

**ADVANTAGES:**

By accepting the public improvements, the City will have ownership of facilities in the public right of way.

**DISADVANTAGES:**

No disadvantages have been identified.

**ENVIRONMENTAL REVIEW:**

A Mitigated Negative Declaration for the project was adopted by the City Council on June 11, 2013, in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines and the City of Arroyo Grande Rules and Procedures for implementation of CEQA. No further CEQA action is required.

**PUBLIC NOTIFICATION AND COMMENTS:**

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2. At the time of report publication, no comments have been received.

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ACCEPTING PUBLIC IMPROVEMENTS FOR THE ARROYO GRANDE SHOPPING CENTER, LOCATED AT THE INTERSECTION OF EAST GRAND AVENUE AND SOUTH ELM STREET.**

**WHEREAS**, the City Council approved Conditional Use Permit 12-010 on June 11, 2013 authorizing the redevelopment of the Arroyo Grande Shopping Center located at the intersection of Grand Avenue and South Elm Street; and

**WHEREAS**, the project was conditioned to complete certain public improvements pursuant to City Council Resolution No. 4528 adopted by the Arroyo Grande City Council on June 11, 2013; and

**WHEREAS**, the developer has constructed the improvements required by the conditions of approval for the shopping center in January 2020; and

**WHEREAS**, staff has inspected the improvements on February 25, 2020 and find they are constructed in accordance with the approved plans for the project.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Arroyo Grande hereby accepts public improvements for the Arroyo Grande Shopping Center, located at the intersection of East Grand Avenue and South Elm Street, including public curb, gutter, drive approach, sidewalk on East Grand Avenue and South Elm Street, drainage improvements, water lines and sewer lines.

On motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, and on the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

the foregoing Resolution was passed and adopted this 10th day of March, 2020.

**RESOLUTION NO.  
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**CAREN RAY RUSSOM, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KELLY WETMORE, CITY CLERK**

**APPROVED AS TO CONTENT:**

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**JAMES A. BERGMAN, CITY MANAGER**

**APPROVED AS TO FORM:**

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**TIMOTHY J. CARMEL, CITY ATTORNEY**