



Legislation Details (With Text)

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Title: CONSIDER THE BOND RELEASE FOR PARCEL MAP NO. 67049: CONVERSION OF AN EXISTING RENTAL MOBILEHOME PARK, KNOWN AS COLONY COVE, TO RESIDENT OWNERSHIP LOCATED AT 17700 AVALON BOULEVARD (CITY COUNCIL)

Sponsors: Public Works

Indexes:

Code sections:

Attachments: 1. Exh No. 1, 2. File Summary

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council

Tuesday, February 20, 2018

Consent

SUBJECT:

CONSIDER THE BOND RELEASE FOR PARCEL MAP NO. 67049: CONVERSION OF AN EXISTING RENTAL MOBILEHOME PARK, KNOWN AS COLONY COVE, TO RESIDENT OWNERSHIP LOCATED AT 17700 AVALON BOULEVARD (CITY COUNCIL)

I. SUMMARY

On December 4, 2012, the City Council approved Item No. 6, Final Parcel Map No. 67049: Conversion of Colony Cove Mobilehome Park to resident ownership located at 17700 Avalon Boulevard (Exhibit No. 1), on a 52-acre site owned by Colony Cove Properties. The construction of offsite improvements for Parcel Map No. 67049 have been completed in compliance with the approved plans and specifications and in a manner satisfactory to the City’s Engineering Services Division staff.

The developer requests the release of the Surety Bonds to reflect the completed work. Staff recommends that the City Council approve the work as complete and authorize staff to release the Surety Bonds in the amount of \$138,125.00 for Parcel Map No. 67049.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the work as complete.
2. ACCEPT the new off-site improvements for public use.
3. AUTHORIZE the release of the Surety Bonds in the amount of \$138,125.00 for construction of off-site improvements for Parcel Map No. 67049.
4. INSTRUCT the City Clerk to send a copy of the City Council action to the Principal, Surety, and the County of Los Angeles Department of Public Works.

III. ALTERNATIVES

DO NOT APPROVE the release of the Surety Bonds. However, it is standard procedure to release the bond once the work is completed.

IV. BACKGROUND

The Colony Cove Mobilehome Park has 404 existing mobile home units on a 52.54-acre site located at 17700 Avalon Boulevard. Parcel Map No. 67049 allowed for the conversion of an existing rental mobilehome park to resident ownership; and allowed an additional 21 mobile home spaces. The conversion allowed each existing household the option to either purchase the condominium or subdivision unit, or to continue residency as a tenant.

At this time, Colony Cove has complied with the conditions of approval of the Final Parcel Map. The developer has completed all the requirements related to offsite improvements according to City policy, and is requesting the release of the Faithful Performance Bond, and the Labor and Material Bond, for the required improvements in the public right of way, in the amount of \$69,062.50 each.

City Public Works Construction Inspectors have inspected and approved the completion of the required improvements within the public right-of-way; such as driveways, sidewalk, and curb and gutter along the abutting streets of the Colony Cove site.

Engineering Services Division staff has reviewed and deemed the off-site improvements complete and recommends release of said Surety Bonds for the completed work.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Location Map of Colony Cove, 17700 Avalon Boulevard. (pg. 3)

1.

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