Streets and Sidewalk Maintenance JOC - AUTHORIZATION

City of San Luis Obispo



Public Works Department 919 Palm St. San Luis Obispo, CA 93401-3218

Specification Number: Task Order No: 1000199

| | Task Order Details | | | | | | | | | |
|----------|--------------------|-----------------|--|--|--|--|--|--|--|--|
| Location | Work Order No. | Nearest Address | Description | | | | | | | |
| 1 | work order No. | 368 Chorro | Driveway Replacement | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| [| Estimated Costs | | Description of Designt | | | | | | | |
| | | 10 221 25 | Description of Project: | | | | | | | |
| | Price Work \$ | 19,321.25 | Replacement of Driveway and sidewalk, creating ada compliance. | | | | | | | |
| | alt Material | 353.52 | | | | | | | | |
| | Extra Work \$ | - | | | | | | | | |

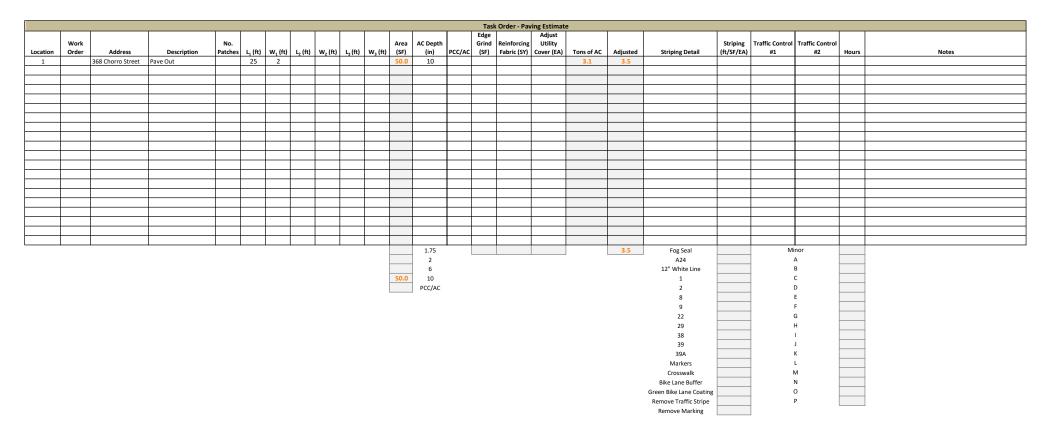
23,609.72 *For cost in excess of \$100,000 attach City Manager Report approving purchase.

Contingency \$ *Total \$ 3,934.95

| | Unit Price C | Contract Wo Unit of | | | Estimated | Est | timated | Actual | | |
|--|--|------------------------|----------|------------------------|-----------|----------|---------------|----------|----------|--------|
| Item No. | Item Description | Measure | I | Unit Price | Quantity | | Cost | Quantity | Fina | l Cost |
| 1CCO1 | | SQFT | \$ | 10.25 | | \$ | - | | \$ | - |
| 2001 | 1.75" Thin Maintenance Overlay | SQFT | \$ | 13.33 | | \$ | - | | \$ | - |
| 4CCO1 | 2" AC Grind & AC Overlay-1/2" Aggregate 6" AC Pavement - Excavation & Restoration | SQFT SQFT | \$ \$ | 41.00 9.23 | | \$ \$ | - | | \$ \$ | |
| 4CCO1 5CCO1 | 10" AC Pavement - Excavation & Restoration | SQFT | \$ | 13.33 | 50 | \$ | 666.25 | | Ş | - |
| 6CCO1 | | SQFT | \$ | 29.73 | | \$ | - | | \$ | - |
| 7CCO1 | Class II Aggregate | TON | \$ | 87.13 | | \$ | - | | \$ | - |
| | Trench Backfill Sand | TON | \$ | 76.88 | | \$ | - | | \$ | - |
| | AC Dike - Caltrans A87B | LF | \$ | 23.58 | | \$ | - | | \$ | - |
| | Pavement Reinforcing Fabric Geo Textile Grid | SQYD SQYD | \$ \$ | 71.75 51.25 | | \$ \$ | - | | \$ \$ | - |
| | Fog Seal | SQYD | \$ | 25.63 | | \$ | _ | | Ş | _ |
| | Pavement Marking-Caltrans A24 | SQFT | \$ | 18.45 | | \$ | - | | \$ | - |
| 14CCO1 | 12" White Line Limit Line | LF | \$ | 20.50 | | \$ | - | | \$ | - |
| | Traffic Stripe-Caltrans A20A Detail 1 | LF | \$ | 20.50 | | \$ | - | | \$ | - |
| | Traffic Stripe - Caltrans A20A Detail 2 | LF | \$ | 20.50 | | \$ | - | | \$ | - |
| | Traffic Stripe - Caltrans A20A Detail 8 | LF LF | \$ \$ | 20.50 20.50 | | \$ \$ | - | | \$ \$ | - |
| | Traffic Stripe - Caltrans A20A Detail 9 Traffic Stripe - Caltrans A20B Detail 22 | LF | ې \$ | 20.50 | | ې \$ | - | | ş Ş | - |
| | Traffic Stripe - Caltrans A20D Detail 29 | LF | \$ | 23.58 | | \$ | - | | \$ | - |
| | Traffic Stripe - Caltrans A20D Detail 38 | LF | \$ | 23.58 | | \$ | - | | \$ | - |
| 22CCO1 | Traffic Stripe - Caltrans A20D Detail 39 | LF | \$ | 23.58 | | \$ | - | | \$ | - |
| | Traffic Stripe - Caltrans A20D Detail 39A | LF | \$ | 23.58 | | \$ | - | | \$ | - |
| | Reflective Pavement Marker-All Types | EA | \$ | 35.88 | | \$ | - | | \$ | - |
| | Hi-Vis-Crosswalk-STD 7350 Riko Lano Ruffor | LF | \$ | 307.50 | | \$ | - | | \$ | - |
| | Bike Lane Buffer Green Bike Lane Coating-STD 7360 | LF SQFT | \$ \$ | 30.75 51.25 | | \$ \$ | - | | \$ \$ | - |
| | Remove Traffic Stripe | LF | \$ | 15.38 | | \$ | _ | | Ş | _ |
| | Remove Pavement Marking | SQFT | \$ | 15.38 | | \$ | - | | \$ | - |
| 30CCO1 | Remove & Replace Sidewalk - Std. 4110 (Area Under 60 SQFT) | SQFT | \$ | 71.75 | 50 | | 3,587.50 | | \$ | - |
| 31CCO1 | Remove & Replace Sidewalk - Std. 4110 (Area - 60 to 180 SQFT) | SQFT | \$ | 61.50 | | \$ | - | | \$ | - |
| | Remove & Replace Sidewalk - Std. 4110 (Area - over 180 SQFT) | SQFT | \$ | 51.25 | | \$ | - | | \$ | - |
| | Remove & Replace Curb and Gutter - Std. 4030 | LF | \$ | 92.25 | | \$ | - | | \$ | - |
| | Remove & Replace Curb Ramp - Std. 4440 | SQFT | \$ \$ | 24.60 | | \$ \$ | - | | \$ \$ | - |
| | Remove & Replace Cross Gutter - Std. 4310 Remove & Replace Driveway Ramp - Std. 2110,2111,2115,2116 | SQFT SQFT | ې \$ | 205.00 35.88 | 180 | ې \$ | - 6,457.50 | | \$ \$ | - |
| | Mission Style PCC Coloring and Salt Finish | SQFT | \$ | 6.15 | 100 | \$ | - | | Ş | - |
| | Mission Style Tile Installation per Std. 4220 | LF | \$ | 71.75 | | \$ | - | | \$ | - |
| 39CCO1 | Single Mission Tile Installation - Std. 4220 | EA | \$ | 82.00 | | \$ | - | | \$ | - |
| 40CCO1 | Replace Truncated Domes - Std. 4440 | SQFT | \$ | 71.75 | | \$ | - | | \$ | - |
| | Repaint Curb | LF | \$ | 6.15 | | | | | \$ | - |
| | Furnish & Install Metal Post - Std. 7210 | EA | \$ | 666.25 | | \$ | - | | \$ | - |
| | Furnish & Install Metal Post - Std. 7215 | EA EA | \$ \$ | 717.50 512.50 | | \$ \$ | - | | \$ \$ | - |
| | Furnish and Install Sign Reconstruct Guardrail - Caltrans A77A1 | LF | ې \$ | 512.50 | | ې \$ | - | | \$ \$ | |
| | Furnish and Install Tree Well - Std. 8130, 4'x4' | EA | \$ | 5,125.00 | | \$ | - | | Ş | |
| | Furnish and Install Tree Well - Std. 8130, 5'x5' | EA | \$ | 5,945.00 | | \$ | - | | \$ | - |
| 48CCO1 | Furnish and Install Tree Well - Std. 8130, 6'x6' | EA | \$ | 7,175.00 | | \$ | - | | \$ | - |
| 49CCO1 | Enlarge Tree Grate Opening | EA | \$ | 256.25 | | \$ | - | | \$ | - |
| | Catch Basin - Std. 3350 | EA | | 15,375.00 | | \$ | - | | \$ | - |
| | Catch Basin - Std. 3355 | EA | | 18,450.00 | | \$ | - | | \$ | - |
| | Catch Basin - Std. 3355A Catch Basin - Std. 3360 | EA EA | | 12,300.00 18,450.00 | | \$ \$ | - | | \$ \$ | - |
| | Adjust Utility Cover - Std. 6040 | EA | \$ | 768.75 | | \$ | - | | \$ | - |
| | Manhole Frame and Cover Replacement - Std. 6040 | EA | \$ | 2,562.50 | | \$ | - | | Ş | - |
| | Manhole Replacement - Std. 3530 or 6610 | EA | | 13,325.00 | | \$ | - | | \$ | - |
| 57CCO1 | Manhole Coating | EA | \$ | 30,750.00 | | \$ | - | | \$ | - |
| | Construct Well / Cleanout - G5 - Std. 6710 | EA | \$ | 1,230.00 | | \$ | - | | \$ | - |
| | Potholing (Depth - 0' to 4') | EA | \$ | 666.25 | | \$ | - | | \$ | - |
| | Potholing (Depth - 4' to 8') | EA | \$ ¢ | 973.75 | | \$ ¢ | - | | \$ ¢ | - |
| | Potholing (Depth - 8'+) Pipe Excavation & Restoration (Depth - 0' to 2.5') | EA LF | \$ \$ | 1,332.50 | | \$ \$ | - | | \$ \$ | |
| | Pipe Excavation & Restoration (Depth - 0 to 2.5) Pipe Excavation & Restoration (Depth - 2.5' to 8.5') Shoring Required | LF | > \$ | 205.00 410.00 | | \$ \$ | - | | \$ \$ | - |
| | Pipe Excavation & Restoration (Depth - 2.5 to 8.5 / shoring Required | LF | \$ | 666.25 | | \$ | - | | \$ | - |
| | Traffic Control - Eng. Std. Appendix G – Fig A | HR | \$ | 133.25 | | \$ | - | | \$ | - |
| 66CCO1 | Traffic Control - Eng. Std. Appendix G – Fig B | HR | \$ | 256.25 | | \$ | - | | \$ | - |
| | Traffic Control - Eng. Std. Appendix G – Fig C | HR | \$ | 205.00 | | \$ | - | | \$ | - |
| | Traffic Control - Eng. Std. Appendix G – Fig D | HR | \$ | 256.25 | | \$ | - | | \$ | - |
| | Traffic Control - Eng. Std. Appendix G – Fig E | HR | \$ ¢ | 153.75 | | \$ ¢ | - | | \$ \$ | - |
| | Traffic Control - Eng. Std. Appendix G – Fig F Traffic Control - Eng. Std. Appendix G – Fig G | HR HR | \$ \$ | 205.00 205.00 | | \$ \$ | - | | Ş Ş | - |
| | Traffic Control - Eng. Std. Appendix G – Fig G | HR | > \$ | 205.00 153.75 | | \$ \$ | - | | \$ \$ | - |
| | Traffic Control - Eng. Std. Appendix G – Fig I | HR | \$ | 205.00 | | \$ | - | | \$ | - |
| | - · · · · · · | HR | \$ | 205.00 | | \$ | - | | \$ | - |
| 73CCO1 | Traffic Control - Eng. Std. Appendix G – Fig J | | | | | | | | | |
| 73CCO1 74CCO1 | Traffic Control - Eng. Std. Appendix G – Fig J Traffic Control - Eng. Std. Appendix G – Fig K | HR | \$ | 169.13 | | \$ | - | | \$ | - |
| 73CCO1 74CCO1 75CCO1 | | | \$ \$ | 169.13 358.75 | | \$ | - | | \$ | - |
| 73CCO1 74CCO1 75CCO1 76CCO1 77CCO1 | Traffic Control - Eng. Std. Appendix G – Fig K Traffic Control - Eng. Std. Appendix G – Fig L Traffic Control - Eng. Std. Appendix G – Fig M | HR | \$ \$ | 358.75 133.25 | | \$ \$ | - | | \$ \$ | - |
| 73CCO1 74CCO1 75CCO1 76CCO1 77CCO1 78CCO1 | Traffic Control - Eng. Std. Appendix G – Fig K Traffic Control - Eng. Std. Appendix G – Fig L | HR HR | \$ | 358.75 | | \$ | - - - | | \$ | - |

| 810001 | Minor Traffic Control | HR | \$ 76.88 | 48 | \$ 3,690.00 | | \$ - |
|--------|--|----|----------------|---------------|-----------------|-------------|---------|
| 82CCO1 | Abandon and Grout (E) Sanitary Sewer with Flowable Fill | CY | \$ 153.75 | | \$ - | | \$ - |
| 83CCO1 | 2" SCH 40 Conduit, 2-Sac Concrete Capped | LF | \$ 61.50 | | \$ - | | \$ - |
| 84CCO1 | 4" SCH 40 Conduit, 2-Sac Concrete Capped | LF | \$ 66.63 | | \$ - | | \$ - |
| 85CCO1 | 2" SCH 40 Conduit, City Standard 6035 - Trench Detail | LF | \$ 66.63 | | \$ - | | \$ - |
| 86CCO1 | 4" SCH 40 Conduit, City Standard 6035 - Trench Detail | LF | \$ 71.75 | | \$ - | | \$ - |
| 87CCO1 | Electrical Pull Box, PG&E Type #2 (17"x30"x26") | LF | \$ 1,025.00 | | \$ - | | \$ - |
| | Pexco City Post (EAC Mount), 36" Height, white w/ 3 Grey | | | | | | |
| 88CCO1 | retroreflective strips (or approved equal) | LF | \$ 256.25 | | \$ - | | \$ - |
| | Pexco City Post (EAC Mount), 18" Height, white w/ 3 Yellow | | | | | | |
| 89CCO1 | retroreflective strips (or approved equal) | LF | \$ 230.63 | | \$ - | | \$ - |
| | | | | | | | |
| | | | | | | | |
| | | | E | stimated Cost | \$ 19,321.25 | Actual Cost | \$ - |

| Estimate | | | Asphalt Concrete Mate | erial | | | | | | | | |
|------------|------------|-------------------------|-----------------------|-----------|----|-----------|-----|--------|----------|-----------|----|----------|
| Estimate | | | | Tons | Uı | nit Price | | Cost | 15% | Markup | Si | te Total |
| | | | | 3.07 | \$ | 100.00 | \$ | 307.41 | \$ | 46.11 | \$ | 353.52 |
| | | | | | | | | | Estim | ate Total | \$ | 353.52 |
| Actual | | | | _ | | | | | | | | |
| | | Ticket Number and Plant | | Tons | | nit Price | | Cost | | Markup | | ket Tota |
| 1234 Plant | | | | | \$ | - | \$ | - | \$ | - | \$ | - |
| 1234 Plant | | | | | \$ | - | \$ | - | \$ \$ | - | \$ | - |
| 1234 Plant | t | | | | \$ | - | \$ | - | | - | \$ | - |
| 1234 Plant | t | | | | \$ | - | \$ | - | \$ | - | \$ | - |
| | | | | | | | | | Acti | ual Total | \$ | - |
| | | | Extra Work | | | | | | | | | |
| Estimate | | | | | | | | | | | | |
| Est. No. | | Location | | | | т | ask | | | | | Cost |
| 111 | Location X | | | Install A | | | | | | | \$ | - |
| 222 | Location Y | | | Install B | | | | | | | \$ | - |
| | | | | | | | | F | stima | ted Total | Ś | - |
| Actual | | | | | | | | | | | Ŧ | |
| EW No. | | Location | | | | т | ask | | | | | Cost |
| 111a | Location X | | | Install A | | | | | _ | | \$ | - |
| 222b | Location Y | | | Install B | | | | | | | \$ | - |
| | | | | | | | | | Act | ual Total | Ś | |



| | Task Order - Concrete Estimate | | | | | | | | | | | | | | | | | | | |
|----------|--------------------------------|-------------------|----------------------|---------|---------------------|---------|---------------------|---------------------|------------|---------|-------------|--------------------|---------|---------|-------------|------|------------|--------|-----------|-----------|
| | | | | | Total | Total | Tree Well Length | | | Other | Other | | | Mission | | | | Cross | | |
| | Work | | | No. | Length | Width | (Deduction) | | | | (Deduction) | Area | Mission | | Curb and | | Truncated | Gutter | Driveway | Repaint |
| Location | Order | Address | Description | Patches | L ₁ (ft) | W1 (ft) | L ₂ (ft) | W ₂ (ft) | Tree Wells | L₃ (ft) | W₃ (ft) | (ft ²) | Style | (ft) | Gutter (ft) | (SF) | Domes (SF) | (SF) | Ramp (SF) | Curb (ft) |
| 1 | | 368 Chorro Street | Driveway Replacement | 1 | 10 | 5 | | | | | | 50.0 | | | | | | | 180 | |
| | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | Replacement T | ree Wells | | | 50.0 | Regular | | | | | | 180 | |
| | | | | | | | | 4' | | | | | Mission | | | | | | | |
| | | | | | | | | 5' | | | | | - | | | | | | | |

6' Enlarge

| Metal Sign | | | | |
|----------------|-----------------|-------|-------|------------------------|
| Posts and Sign | | | | |
| (EA) | Traffic Control | Hours | Notes | Cover Page Description |
| | Minor | 48 | | |
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Public Works

919 Palm Street, San Luis Obispo, CA 93401-3218 805 781 7200 slocity org

February 10, 2025

Christopher and Anne Hodges 302 Cuesta Drive San Luis Obispo, CA 93401

Subject: Second Informal Notice to Repair Sidewalk - 368 Chorro St., San Luis Obispo

Dear Property Owner:

The sidewalk adjacent to your property located at 368 Chorro in the City of San Luis Obispo has been identified as a dangerous condition and must be mitigated. The City's Streets Maintenance Program has made temporary repairs; however, you as the adjacent property owner are responsible for the permanent repairs in compliance with the City's Engineering Standards.

The City of San Luis Obispo's Municipal Code identifies the improvements between the street line and property line as being the maintenance responsibility of the adjacent property owner.

San Luis Obispo Municipal Code 12.16.020 – Property Owner's Responsibility The maintenance, repair and collection of the cost of repair shall be governed by the procedure set forth in Division 7, Part 3, Chapter 22 of the Streets and Highways Code of the state. (Prior code § 7330.1)

Public Works Department staff sent you the first Informal Notice to Correct on 10/16/2023, with the request to complete the necessary work within 120 days to the satisfaction of the City. After a review of the file and inspection of the property, staff has noted the conditions have not been corrected. You shall obtain an Encroachment Permit no later than 4/1/2025 and complete the repairs within 30 days of this of the permit issuance.

Failure to comply with the above-stated dates will result in the City issuing a formal Notice to Correct and the work being completed by the City's contractor. It should be noted, if the work is completed by a City contractor, the work is subject to prevailing wage requirements.

A hearing has been added to the 5/20/2025 City Council agenda to seek approval for the necessary work and to pursue reimbursement through a special assessment and lien, should the work not be completed by the above stated date.

Please feel free to contact me with any questions at nstephenson@slocity.org.

Sincerely,

Nehimiah Stephenson Maintenance Superintendent Sincerely,

Na -5×

Nehimiah Stephenson Maintenance Superintendent Public Works Department

Attachments: Previous Correspondences, Photos, Sidewalk Brochure, Applicable Streets and Highways Code

Areas of less severe damage are completed as the next priority, working around the City in a systematic fashion in advance of the paving program. That can mean the sidewalk will not be replaced for several years. Damage other than that caused by street trees needs to be completed by the property owner.

Related to sidewalk repair is clearance and visibility. When is maintenance required?

- Visibility -- When parkway strip shrubbery interferes with the ability of a driver to see pedestrians or approaching traffic, either from a driveway or an intersection, trimming of shrubs must be completed by the property owner. Shrubs must be trimmed to a maximum height of 36", for a minimum distance of 30' from an intersection. (Municipal Code 10.60 and 17.16.020)
- Walkway and Gutter Clearance Trimming of ground cover or shrubs is required when the plants extend onto or over the sidewalk, gutter, or street.
- Parkway Strip Condition All tree stumps, large rocks, trash and holes must be removed by the property owner. The parkway strip must be level and holes must be filled and leveled with dirt or other material.

When is a permit required for landscape maintenance work?

If the sidewalk or the street must be closed for the work, a permit is required from Public Works. Call (805)781-7015 for additional information. If a tree is to be removed, a tree removal permit must be obtained. Applications for tree removal are available on the City's web site on the Public Works page <u>www.slocity.org</u> or call 781-7220 for additional information.

Rev 1 14 13

City of San Luis Obispo 25 Prado Road San Luis Obispo, CA 93401



CITY OF SAN LUIS OBISPO

Sidewalk & Parkway Strip Maintenance

Property Owner Responsibilities

Department of Public Works

805-781-7220 805-781-7015 The City receives many requests from citizens to make repairs to sidewalks. This brochure provides general information to the public on this subject.

What is the sidewalk, parkway, and curb and gutter?

The sidewalk, parkway strip, and curb & gutter are typically made of concrete and located next to the street on the front and/or side portion of your property. The curb and gutter are located at the edge of the street pavement. The sidewalk is either separated from the curb by a parkway strip, or is located adjacent to the curb. Parkways are sometimes planted or filled in with brick or other materials,

Who is responsible for maintenance?

The property owner is responsible for properly maintaining this area (see San Luis Obispo Municipal Code Section 12.16.020 and Streets and Highway Code Division 7, Part 3, Chapter 22). This responsibility includes maintenance of damaged or displaced concrete and abatement of weeds or debris. While the City may be liable for injuries to pedestrians that are determined to have resulted from a dangerous condition of a public sidewalk, property owners should be aware that they <u>may also</u> be found liable if it is determined that their negligence caused someone to be harmed.

When should property owners consider doing sidewalk replacement?

Replacement of the sidewalk, curb and gutter concrete should be considered when one or more of the following exists:

- When there is a vertical difference in height between sections of the sidewalk or concrete parkway strip of 3/4" or more.
- If the concrete has broken apart.
- In any instance where the owner has reason to know that the condition presents a danger

to users, or the owner has observed someone trip because of damage to the surface.

In addition to damaged sections of sidewalk, curb and gutter replacement is typically required when sidewalks and driveways are replaced, unless the sidewalk is separated from the curb by a parkway. Patching should be completed when horizontal openings greater than 1/2" exist.

What are the options available for completing the work?

The City recommends construction of curbs, gutters, and sidewalks in City streets be performed by a properly licensed and insured contractor. A permit is required for concrete repair. Call (805)781-7015 for permit requirements.

Are there inspections and standards for concrete repair work?

Yes, all work and materials must be in conformance with the City of San Luis Obispo Engineering Standards for Public Works Construction.

Before placing any concrete, you must have any tree root removal approved, and the saw cut, forms, and base inspected. After approval, a City-approved concrete mix must be used. The surface finish must be a light broom finish with score marks. After the work is completed, you must call for a final inspection.

A permit is required for all concrete work in the public right-of-way. Engineering Standards for construction are available on the City's web site on the Public Works page www.slocity.org. For information on obtaining a permit call (805)781-7015.

Is the property owner responsible for repairs if the concrete damage is caused by a tree? The City encourages street trees in front of residences. (Municipal Code 12.24.010) The property owner is responsible for the maintenance of the street tree but the City will repair the sidewalk when the concrete has been damaged by a street tree, as funding is available, and timed with the area rotation program. Concrete damaged by trees other than street trees is the responsibility of the property owner. Maintenance, trimming and replacement of street trees and shrubs is governed by Chapter 12.24.110, 12.24.120 and 12.24.150 of the Municipal Code.

What measures should be taken to minimize concrete displacement by tree roots?

Certain species of trees may raise concrete if preventative maintenance is not performed. To reduce the chance of future concrete displacement, trees can be root-pruned. Care must be taken when root pruning to avoid damaging underground utilities or destabilizing or harming the tree. This work must be completed by a licensed arborist. Also, deep- watering the tree, that is, applying a slow trickle of water over a 24-hour period, encourages deeper root growth which reduces the chance of sidewalk damage.

If a problem is reported to the City, how long does it take for a repair?

When a report is made to the City, it is entered in to the work order program. Subject to the availability of resources and personnel, the City will attempt to review the site within a week of entry of the work order. If a temporary repair, such as grinding or ramping the area can be made, the City will generally attempt to complete that work within two weeks. Severe damage caused by a street tree, which cannot be repaired adequately, will be reconstructed as soon as resources and available personnel allow.



919 Paim Street, San Luis Obispo_CA 93401-3218 805 781 7200

October 16, 2023

Christopher and Anne Hodges 2009 Revocable Trust 302 Cuesta Dr. San Luis Obispo, CA 93401

Public Works

Subject: Notice to Correct Sidewalk & Driveway Apron APN: 001-191-003

Dear Property Owner,

The sidewalk and driveway apron adjacent to your property at 368 Chorro St. in the City of San Luis Obispo must be repaired. This is the section of sidewalk at 368 Chorro St., and the neighboring driveway apron at 368 Chorro St. is considered a dangerous condition that must be mitigated. The condition of the concrete has deteriorated so severely that a temporary repair effort by Public Works staff would fail in a very short time and make the sidewalk more of a hazard. This sidewalk was brought to our attention by a citizen complaint.

The City of San Luis Obispo's Municipal Code identifies the curb, gutter, and sidewalk adjacent to your property as being the maintenance responsibility of the property owner, in this case, Christopher and Anne Hodges 2009 Revocable Trust

12.16.020 Property owner's responsibility - City Municipal Code

The maintenance, repair, and collection of the cost of repair shall be governed by the procedure set forth in Division 7, Part 3, Chapter 22 of the Streets and Highways Code of the state. (Prior code § 7330.1)

The appropriate sections of the Streets and Highway Code are included as an attachment to this letter. Below are some incremental timeframes to complete the work.

- Within 30 calendar days of this letter, you must acknowledge receipt of this letter.
- Within 60 calendar days of this letter, you must submit to the City the necessary repair plans for the issuance of an encroachment permit.
- Within 90 calendar days of this letter, you must obtain an encroachment permit from the City to complete the necessary repair work.

• Within 120 calendar days of this letter, you must complete the necessary repair work to the satisfaction of the City.

This repair work can be costly; if you prefer to propose alternate timeframes for consideration, please submit those in writing to me within 30 calendar days of this letter. Failure to comply with this request could lead to formal Notices to Correct being issued with accelerated repair timeframes as required by the Streets and Highways Code.

Sincerely,

Aaron Anderson Acting Streets Maintenance Supervisor aanderso@slocity.org 805-781-4043

Attachments:

- 1. Attachment 1 Streets and Highway Code Division 7, Part 3, Chapter 22, Article 2
- 2. Photos
- 3. Sidewalk & Parkway Strip Maintenance brochure

STREETS AND HIGHWAYS CODE - SHC DIVISION 7. THE IMPROVEMENT ACT OF 1911 PART 3. PERFORMING THE WORK CHAPTER 22. Maintenance of Sidewalks ARTICLE 2. Repairs

5610. The owners of lots or portions of lots fronting on any portion of a public street or place when that street or place is improved or if and when the area between the property line of the adjacent property and the street line is maintained as a park or parking strip, shall maintain any sidewalk in such condition that the sidewalk will not endanger persons or property and maintain it in a condition which will not interfere with the public convenience in the use of those works or areas save and except as to those conditions created or maintained in, upon, along, or in connection with such sidewalk by any person other than the owner, under and by virtue of any permit or right granted to him by law or by the city authorities in charge thereof, and such persons shall be under a like duty in relation thereto.

5611. When any portion of the sidewalk is out of repair or pending reconstruction and in condition to endanger persons or property or in condition to interfere with the public convenience in the use of such sidewalk, the superintendent of streets shall notify the owner or person in possession of the property fronting on that portion of such sidewalk so out of repair, to repair the sidewalk.

5612. Notice to repair may be given by delivering a written notice personally to the owner or to the person in possession of the property facing upon the sidewalk so out of repair, or by mailing a postal card, postage prepaid, to the person in possession of such property, or to the owner thereof at his last known

address as the same appears on the last equalized assessment rolls of such city or to the name and address of the person owning such property as shown in the records of the office of the clerk.

5613. The postal card shall contain a notice to repair the sidewalk so out of repair, and the superintendent of streets shall, immediately upon the mailing of the notice, cause a copy thereof printed on a card of not less than 8 inches by 10 inches in size, to be posted in a conspicuous place on the property. In lieu of posting a copy of the mailed notice on the property as provided in this section, the superintendent of streets may, not less than seven days nor more than 10 days after the mailing of the first postal card notice, mail an additional postal card, postage prepaid, marked "Second Notice," to the person to whom the first postal card notice was addressed. The second notice shall otherwise contain the material required by this article but shall not extend the time for commencing repairs specified in Section 5614.

5614. The notice shall particularly specify what work is required to be done, and how it is to be done, and what materials shall be used in the repair and shall further specify that if the repair is not commenced within two weeks after notice is given and diligently and without interruption prosecuted to completion, the superintendent of streets shall make such repair, and the cost of the same shall be a lien on the property.

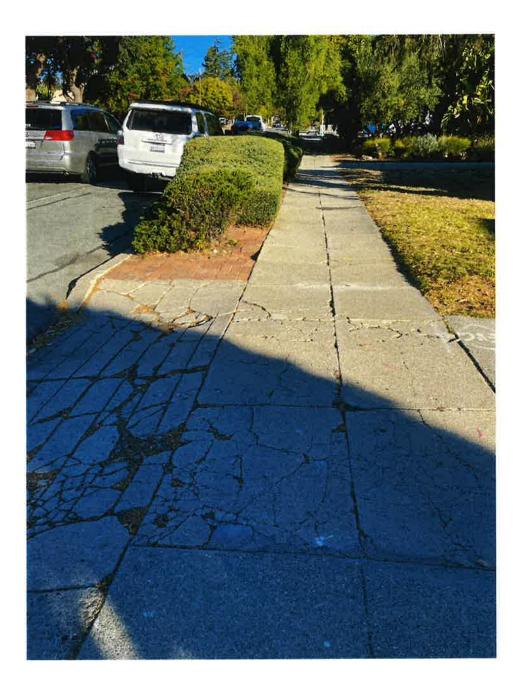
5614.1. The legislative body may adopt a resolution determining that bonds shall be issued, and assessments collected and enforced pursuant to Part 5 of this division. In such event, the notice to repair shall specify that bonds shall be issued to represent the security of the unpaid assessments, payable over a period of not to exceed six years, and shall further recite a maximum rate of interest to be paid on the indebtedness, which shall not exceed 7 percent a year, payable semiannually.

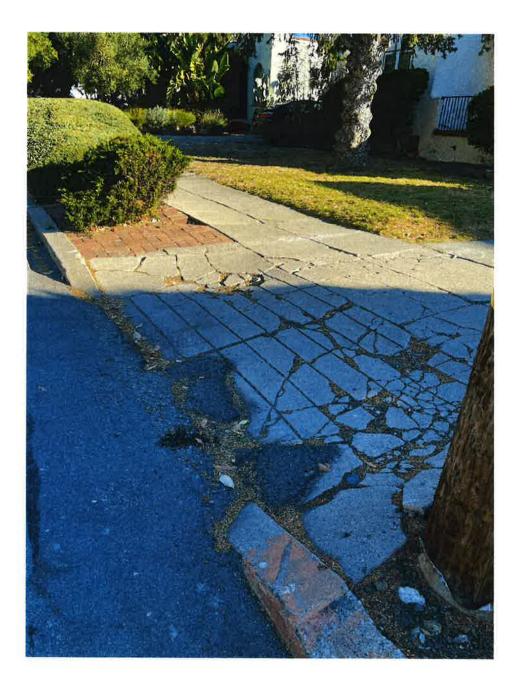
5615. If the repair is not commenced and prosecuted to completion with due diligence, as required by the notice, the superintendent of streets shall forthwith repair the sidewalk. Upon the written request of the owner of the property facing the sidewalk so out of repair, as ascertained from the last equalized assessment roll of the city, or as shown in the records of the office of the clerk, the superintendent may repair any other portion of the sidewalk fronting on the property that is designated by the owner. The superintendent shall have power to prescribe the form of the written request. The cost of repair work done by request pursuant to this section shall be a part of the cost of repairs for which, pursuant to this chapter, subsequent notices are given, hearings held, and assessment and collection procedures are conducted.

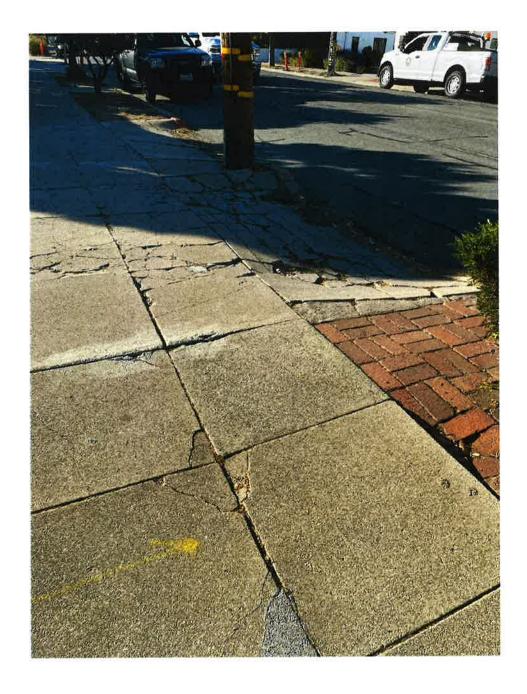
5616. Upon the completion of the repair, the superintendent of streets shall cause notice of the cost of the repair to be given in the manner specified in this article for the giving of notice to repair, which notice shall specify the day, hour and place when the legislative body will hear and pass upon a report by the superintendent of streets of the cost of the repair together with any objections or protests, if any, which may be raised by any property owner liable to be assessed for the cost of such repair and any other interested persons. If bonds are to be issued, the notice shall also contain the information required by Section 5614.1.

5617. Upon the completion of the repair, the superintendent of streets shall prepare and file with the legislative body a report specifying the repairs which have been made, the cost of the repairs, a description of the real property in front of which the repairs have been made and the assessment against each lot or parcel of land proposed to be levied to pay the cost thereof. Any such report may include repairs to any number of parcels of property, whether contiguous to each other or not.

5618. Upon the day and hour fixed for the hearing the legislative body shall hear and pass upon the report of the superintendent of streets, together with any objections or protests which may be raised by any of the property owners liable to be assessed for the work of making such repair and any other interested persons. Thereupon the legislative body may make such revision, correction or modifications in the report as it may deem just, after which, by motion or resolution, the report as submitted, or as revised, corrected or modified, shall be confirmed. The legislative body may adjourn the hearings from time to time. The decisions of the legislative body on all protests and objections which may be made, shall be final and conclusive.









| From: Sent: | Collins, Andrew Tuesday, April 16, 2024 2:53 PM |
|----------------|--|
| То: | |
| Subject: | FW: 368 Chorro St |
| Attachments: | Lincoln at Chorro.pdf |

Greetings Mr. Rourke,

I have been asked to provide you with the requested clarifications regarding your 3/14/24 email (below). A guestion-and-answer format will be used to facilitate a response.

Q: The section you cited (12.16.020) does not mention driveway replacement, only curb gutter and sidewalk.

A: The referenced municipal code (12.16.020) does not mention driveway replacement, or curb, or gutter. It simply states that the City of SLO has adopted the State's Streets and Highways Code for maintenance, repair, and collection of costs of such appurtenances.

12.16.020 Property owner's Q 📿 🚣 🔲 responsibility.

The maintenance, repair and collection of the cost of repair shall be governed by the procedure set forth in Division 7, Part 3, Chapter 22 of the <u>Streets and</u> Highways Code of the state. (Prior code § 7330.1)

Q: The streets and highway code you cite only mentions sidewalks. I don't see any authority to require the driveway replacement, can you provide that?

A: There appears to be a misunderstanding on this topic. Having reviewed the Notice of Correction sent to the property owner dated October 16, 2023, there is no mention of driveway replacement.

The Notice of Correction reads; "The sidewalk and driveway apron adjacent to your property at 368 Chorro St. in the City of San Luis Obispo must be repaired.

This is the section of sidewalk at 368 Chorro St., and the neighboring driveway apron at 368 Chorro St. is considered a dangerous condition that must be mitigated."

It is the driveway **apron** as an integral part of the "sidewalk area" that has been found deficient, not the driveway proper behind the line of the designated sidewalk area.

The driveway apron as being integral to the "sidewalk area" is clarified in City municipal code 12.16.010, in both paragraphs 3 and 7 which state:

12.16.010 Definitions.



A As used in this chapter, unless it is plainly evident from the context thereof that a different meaning is intended, the following teens shall have the meaning specified after each word:

1. "City' means the city of San Luis Obispo, California.

"Curbline" means the top of the vertical face of the curb.

3. "Driveway' means any approach to or from the street over and upon the curb, gutter or sidewalk area to permit vehicular traffic into the abutting property.

4. "Director" means the public works director or his or her authorized representative.

5. "Owner" means any person, firm or corporation, or the agent or representative of any person, firm or corporation, in which is vested the title to any parcel of real property posted under the ordinance codified in this chapter.

6. "Repair" means and includes the construction, reconstruction, repair, replacement, restoration or improvement of any sidewalk area.

7. "Sidewalk area" means end includes a park or parking strip maintained in the area between the property line and the curbline and also includes a driveway, curbing, bulkhead, retaining wall, sidewalk or other works for the protection of any sidewalk or walkway or any such park or parking strip located in any public street, way or thoroughfare within the city.

Q: The sidewalk while cracked seems very flat and unlikely to cause any more dangerous conditions than most of the sidewalk in the neighborhood.

A: While I have not been on site with a ruler to measure the deviations, the images from the notice of correction show significant structural damage with missing pieces of concrete with past attempts at patching. Staff are generally looking for deviations of more than 3⁄4 of and inch in height, or obvious structural issues, or any conditions that may cause a trip hazard.

Judging by the image alone, it appears to show past patching attempts, significant structural damage, and void areas that create deviations in elevations that could pose a trip hazard.



Q: How does the city fix sidewalks?

A: This has two main answers.

1. In cases where the sidewalk fronts city owned property, or, the sidewalk damage was caused by a city owned street tree.

For minor construction, city employees will attempt a temporary grind, patch, ramp of the area.

If additional work is required, city staff will use industry standards to remove and install new right of way appurtenances.

For major construction, the city will often work with qualified contractors, in conjunction with engineering inspectors and plan-sets to complete right of way repairs.

2. In cases where the sidewalk fronts private/commercial property and the sidewalk damage is **not** caused by a city owned street tree.

The city will often attempt minor repairs through grind/patch/ramp approach.

The city will also review pending projects to see if any large projects are planned for the area that might affect any noted existing deviation.

The final option is to send notice of corrections to alert the property owner of their legal obligation regarding the topic area(s).

Q: Why does it feel efforts here would be less effective than in other places?

A: My apologies. I don't quite understand the question.

It appears the general area was the topic of a citizen's complaint, with a resulting city inspection, and resulting correction notices.

Q: Can you provide a copy of the citizens complaint?

A: Yes. A redacted version is attached.

I hope this answers your questions and provides you with the information sought. If you have any questions please feel free to contact me.

Thank you.

Andrew Collins

Accessibility and Process Improvement Manager



Public Works 919 Palm Street, San Luis Obispo, CA 93401-3218 E acollins@slocity.org T 805.781.7014 slocity.org Stay connected with the City by signing up for <u>e-notifications</u>

From: John Rourke Sent: Thursday, March 14, 2024 8:38 PM To: Anderson, Aaron <<u>aanderso@slocity.org</u>>; Subject: 368 Chorro St

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Hi Aaron,

Anne and Chris asked me to reach out regarding the improvements you requested to the property. The section you cited (12.16.020) does not mention driveway replacement, only curb gutter and sidewalk. The streets and highway code you cite only mentions sidewalks. I don't see any authority to require the driveway replacement, can you provide that? The sidewalk while cracked seems very flat and unlikely to cause any more dangerous conditions than most of the sidewalk in the neighborhood. How does the city fix sidewalks? Why does it feel efforts here would be less effective than in other places? Can you provide a copy of the citizens complaint?

Thanks John

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|---|--|--|
| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON I | DELIVERY |
| Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Christopher and Phne Hod ges 302 westa dr. Sanwis Opispo (A-93u0) | A. Signature X Hold B. Received by (Printed Name) Hold D. Is delivery address different/from If YES, enter delivery address to | Agent Addressee C. Date of Delivery 3/15/25 hitem 1? I Yes below: No |
| 9590 9402 8995 4122 4043 74 | 3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery | Priority Mail Express® Registered Mail ^{™4} Registered Mail ^{™4} Registered Mail Restricted Delivery Signature Confirmation ^{™4} Signature Confirmation Restricted Delivery |
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| PS Form 3811, July 2020 PSN 7530-02-000-9053 | L. L. L. | omestic Return Receipt |



| From: | Collins, Andrew |
|--------------|------------------------------------|
| То: | |
| Subject: | FW: 368 Chorro St |
| Date: | Tuesday, April 16, 2024 2:53:03 PM |
| Attachments: | image001.png |
| | image002.png |
| | image003.png |
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| | image008.png |
| | image009.png |
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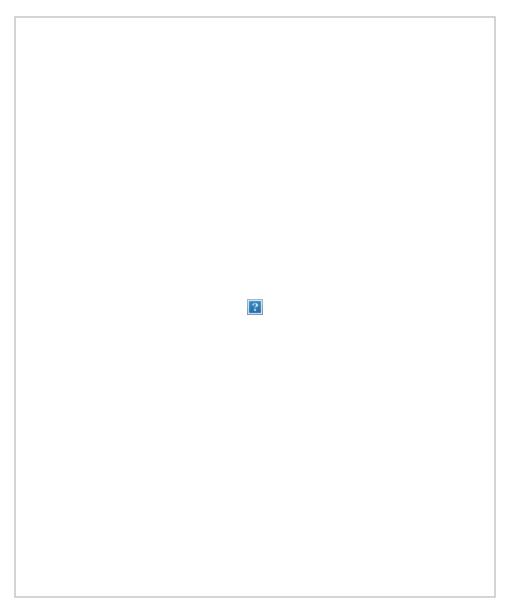
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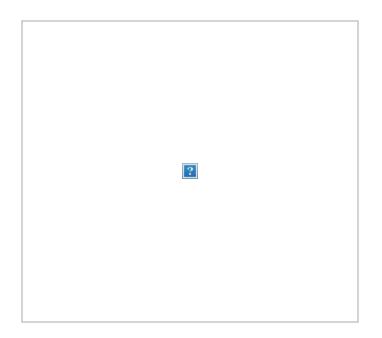


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Andrew Collins

Accessibility and Process Improvement Manager City of San Luis Obispo

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