

The seal of the City of San Luis Obispo is a circular emblem. It features a central illustration of a large, white, classical-style building with a red-tiled roof and a central dome, likely the San Luis Obispo Courthouse. The building is set against a blue sky with white clouds. The entire scene is enclosed within a circular border. The words "CITY OF" are written in white capital letters along the top arc of the border, and "SAN LUIS OBISPO" is written along the bottom arc. The border itself is a dark blue color with a gold-colored inner ring.

City of San Luis Obispo

Specification Number: 1000199
Task Order No:

Task Order Details			
Location	Work Order No.	Nearest Address	Description
1		867 & 875 Mission	Driveway Replacement

Estimated Costs	
Unit Price Work	\$ 18,552.50
Asphalt Material	\$ 106.48
Extra Work	\$ -
Contingency	\$ 3,731.80
*Total	\$ 22,390.78

Description of Project:	
Replacement of Driveway and sidewalk, creating ada compliance.	

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

Unit Price Contract Work							
Item No.	Item Description	Unit of Measure	Unit Price	Estimated Quantity	Estimated Cost	Actual Quantity	Final Cost
1CC01	Edge Grind	SQFT	\$ 10.25		\$ -		\$ -
2CC01	1.75" Thin Maintenance Overlay	SQFT	\$ 13.33		\$ -		\$ -
3CC01	2" AC Grind & AC Overlay-1/2" Aggregate	SQFT	\$ 41.00		\$ -		\$ -
4CC01	6" AC Pavement - Excavation & Restoration	SQFT	\$ 9.23		\$ -		\$ -
5CC01	10" AC Pavement - Excavation & Restoration	SQFT	\$ 13.33		\$ -		\$ -
6CC01	8" PCC with 3" max AC Cap - Excavation & Restoration	SQFT	\$ 29.73	50	\$ 1,486.25		\$ -
7CC01	Class II Aggregate	TON	\$ 87.13		\$ -		\$ -
8CC01	Trench Backfill Sand	TON	\$ 76.88		\$ -		\$ -
9CC01	AC Dike - Caltrans A87B	LF	\$ 23.58		\$ -		\$ -
10CC01	Pavement Reinforcing Fabric	SQYD	\$ 71.75		\$ -		\$ -
11CC01	Geo Textile Grid	SQYD	\$ 51.25		\$ -		\$ -
12CC01	Fog Seal	SQYD	\$ 25.63		\$ -		\$ -
13CC01	Pavement Marking-Caltrans A24	SQFT	\$ 18.45		\$ -		\$ -
14CC01	12" White Line Limit Line	LF	\$ 20.50		\$ -		\$ -
15CC01	Traffic Stripe-Caltrans A20A Detail 1	LF	\$ 20.50		\$ -		\$ -
16CC01	Traffic Stripe - Caltrans A20A Detail 2	LF	\$ 20.50		\$ -		\$ -
17CC01	Traffic Stripe - Caltrans A20A Detail 8	LF	\$ 20.50		\$ -		\$ -
18CC01	Traffic Stripe - Caltrans A20A Detail 9	LF	\$ 20.50		\$ -		\$ -
19CC01	Traffic Stripe - Caltrans A20B Detail 22	LF	\$ 23.58		\$ -		\$ -
20CC01	Traffic Stripe - Caltrans A20D Detail 29	LF	\$ 23.58		\$ -		\$ -
21CC01	Traffic Stripe - Caltrans A20D Detail 38	LF	\$ 23.58		\$ -		\$ -
22CC01	Traffic Stripe - Caltrans A20D Detail 39	LF	\$ 23.58		\$ -		\$ -
23CC01	Traffic Stripe - Caltrans A20D Detail 39A	LF	\$ 23.58		\$ -		\$ -
24CC01	Reflective Pavement Marker-All Types	EA	\$ 35.88		\$ -		\$ -
25CC01	Hi-Vis-Crosswalk-STD 7350	LF	\$ 307.50		\$ -		\$ -
26CC01	Bike Lane Buffer	LF	\$ 30.75		\$ -		\$ -
27CC01	Green Bike Lane Coating-STD 7360	SQFT	\$ 51.25		\$ -		\$ -
28CC01	Remove Traffic Stripe	LF	\$ 15.38		\$ -		\$ -
29CC01	Remove Pavement Marking	SQFT	\$ 15.38		\$ -		\$ -
30CC01	Remove & Replace Sidewalk - Std. 4110 (Area Under 60 SQFT)	SQFT	\$ 71.75	50	\$ 3,587.50		\$ -
31CC01	Remove & Replace Sidewalk - Std. 4110 (Area - 60 to 180 SQFT)	SQFT	\$ 61.50		\$ -		\$ -
32CC01	Remove & Replace Sidewalk - Std. 4110 (Area - over 180 SQFT)	SQFT	\$ 51.25		\$ -		\$ -
33CC01	Remove & Replace Curb and Gutter - Std. 4030	LF	\$ 92.25		\$ -		\$ -
34CC01	Remove & Replace Curb Ramp - Std. 4440	SQFT	\$ 24.60		\$ -		\$ -
35CC01	Remove & Replace Cross Gutter - Std. 4310	SQFT	\$ 205.00		\$ -		\$ -
36CC01	Remove & Replace Driveway Ramp - Std. 2110,2111,2115,2116	SQFT	\$ 35.88	250	\$ 8,968.75		\$ -
37CC01	Mission Style PCC Coloring and Salt Finish	SQFT	\$ 6.15		\$ -		\$ -
38CC01	Mission Style Tile Installation per Std. 4220	LF	\$ 71.75		\$ -		\$ -
39CC01	Single Mission Tile Installation - Std. 4220	EA	\$ 82.00		\$ -		\$ -
40CC01	Replace Truncated Domes - Std. 4440	SQFT	\$ 71.75		\$ -		\$ -
41CC01	Repaint Curb	LF	\$ 6.15		\$ -		\$ -
42CC01	Furnish & Install Metal Post - Std. 7210	EA	\$ 666.25		\$ -		\$ -
43CC01	Furnish & Install Metal Post - Std. 7215	EA	\$ 717.50		\$ -		\$ -
44CC01	Furnish and Install Sign	EA	\$ 512.50		\$ -		\$ -
45CC01	Reconstruct Guardrail - Caltrans A77A1	LF	\$ 512.50		\$ -		\$ -
46CC01	Furnish and Install Tree Well - Std. 8130, 4'x4'	EA	\$ 5,125.00		\$ -		\$ -
47CC01	Furnish and Install Tree Well - Std. 8130, 5'x5'	EA	\$ 5,945.00		\$ -		\$ -
48CC01	Furnish and Install Tree Well - Std. 8130, 6'x6'	EA	\$ 7,175.00		\$ -		\$ -
49CC01	Enlarge Tree Grate Opening	EA	\$ 256.25		\$ -		\$ -
50CC01	Catch Basin - Std. 3350	EA	\$ 15,375.00		\$ -		\$ -
51CC01	Catch Basin - Std. 3355	EA	\$ 18,450.00		\$ -		\$ -
52CC01	Catch Basin - Std. 3355A	EA	\$ 12,300.00		\$ -		\$ -
53CC01	Catch Basin - Std. 3360	EA	\$ 18,450.00		\$ -		\$ -
54CC01	Adjust Utility Cover - Std. 6040	EA	\$ 768.75		\$ -		\$ -
55CC01	Manhole Frame and Cover Replacement - Std. 6040	EA	\$ 2,562.50		\$ -		\$ -
56CC01	Manhole Replacement - Std. 3530 or 6610	EA	\$ 13,325.00		\$ -		\$ -
57CC01	Manhole Coating	EA	\$ 30,750.00		\$ -		\$ -
58CC01	Construct Well / Cleanout - G5 - Std. 6710	EA	\$ 1,230.00		\$ -		\$ -
59CC01	Potholing (Depth - 0' to 4')	EA	\$ 666.25		\$ -		\$ -
60CC01	Potholing (Depth - 4' to 8')	EA	\$ 973.75		\$ -		\$ -
61CC01	Potholing (Depth - 8'+)	EA	\$ 1,332.50		\$ -		\$ -
62CC01	Pipe Excavation & Restoration (Depth - 0' to 2.5')	LF	\$ 205.00		\$ -		\$ -
63CC01	Pipe Excavation & Restoration (Depth - 2.5' to 8.5') Shoring Required	LF	\$ 410.00		\$ -		\$ -
64CC01	Pipe Excavation & Restoration (Depth - 8.5'+) Shoring Required	LF	\$ 666.25		\$ -		\$ -
65CC01	Traffic Control - Eng. Std. Appendix G - Fig A	HR	\$ 133.25		\$ -		\$ -
66CC01	Traffic Control - Eng. Std. Appendix G - Fig B	HR	\$ 256.25		\$ -		\$ -
67CC01	Traffic Control - Eng. Std. Appendix G - Fig C	HR	\$ 205.00		\$ -		\$ -
68CC01	Traffic Control - Eng. Std. Appendix G - Fig D	HR	\$ 256.25		\$ -		\$ -
69CC01	Traffic Control - Eng. Std. Appendix G - Fig E	HR	\$ 153.75		\$ -		\$ -
70CC01	Traffic Control - Eng. Std. Appendix G - Fig F	HR	\$ 205.00		\$ -		\$ -
71CC01	Traffic Control - Eng. Std. Appendix G - Fig G	HR	\$ 205.00		\$ -		\$ -
72CC01	Traffic Control - Eng. Std. Appendix G - Fig H	HR	\$ 153.75		\$ -		\$ -
73CC01	Traffic Control - Eng. Std. Appendix G - Fig I	HR	\$ 205.00		\$ -		\$ -
74CC01	Traffic Control - Eng. Std. Appendix G - Fig J	HR	\$ 205.00		\$ -		\$ -
75CC01	Traffic Control - Eng. Std. Appendix G - Fig K	HR	\$ 169.13		\$ -		\$ -
76CC01	Traffic Control - Eng. Std. Appendix G - Fig L	HR	\$ 358.75		\$ -		\$ -
77CC01	Traffic Control - Eng. Std. Appendix G - Fig M	HR	\$ 133.25		\$ -		\$ -
78CC01	Traffic Control - Eng. Std. Appendix G - Fig N	HR	\$ 256.25		\$ -		\$ -
79CC01	Traffic Control - Eng. Std. Appendix G - Fig O	HR	\$ 287.00		\$ -		\$ -
80CC01	Traffic Control - Eng. Std. Appendix G - Fig P	HR	\$ 102.50	8	\$ 820.00		\$ -

81CC01	Minor Traffic Control	HR	\$	76.88	48	\$	3,690.00	\$	-
82CC01	Abandon and Grout (E) Sanitary Sewer with Flowable Fill	CY	\$	153.75		\$	-	\$	-
83CC01	2" SCH 40 Conduit, 2-Sac Concrete Capped	LF	\$	61.50		\$	-	\$	-
84CC01	4" SCH 40 Conduit, 2-Sac Concrete Capped	LF	\$	66.63		\$	-	\$	-
85CC01	2" SCH 40 Conduit, City Standard 6035 - Trench Detail	LF	\$	66.63		\$	-	\$	-
86CC01	4" SCH 40 Conduit, City Standard 6035 - Trench Detail	LF	\$	71.75		\$	-	\$	-
87CC01	Electrical Pull Box, PG&E Type #2 (17"x30"x26")	LF	\$	1,025.00		\$	-	\$	-
88CC01	Pexco City Post (EAC Mount), 36" Height, white w/ 3 Grey retroreflective strips (or approved equal)	LF	\$	256.25		\$	-	\$	-
89CC01	Pexco City Post (EAC Mount), 18" Height, white w/ 3 Yellow retroreflective strips (or approved equal)	LF	\$	230.63		\$	-	\$	-
Estimated Cost							\$	18,552.50	Actual Cost \$ -

Asphalt Concrete Material							
Estimate							
		Tons	Unit Price	Cost	15% Markup	Site Total	
		0.93	\$ 100.00	\$ 92.59	\$ 13.89	\$ 106.48	
Estimate Total						\$ 106.48	
Actual							
Ticket Number and Plant		Tons	Unit Price	Cost	15% Markup	Ticket Total	
1234 Plant			\$ -	\$ -	\$ -	\$ -	
1234 Plant			\$ -	\$ -	\$ -	\$ -	
1234 Plant			\$ -	\$ -	\$ -	\$ -	
1234 Plant			\$ -	\$ -	\$ -	\$ -	
Actual Total						\$ -	
Extra Work							
Estimate							
Est. No.		Location		Task	Cost		
111	Location X			Install A	\$ -		
222	Location Y			Install B	\$ -		
Estimated Total						\$ -	
Actual							
EW No.		Location		Task	Cost		
111a	Location X			Install A	\$ -		
222b	Location Y			Install B	\$ -		
Actual Total						\$ -	

[illegible]

[illegible]



Public Works

919 Palm Street, San Luis Obispo, CA 93401-3218
805.781.7200
slocity.org

February 10, 2025

INGODWE Trust
867 Mission St.
San Luis Obispo, CA 93405

Subject: Second Informal Notice to Repair Sidewalk – 867 Mission St., San Luis Obispo

Dear Property Owner:

The sidewalk and driveway apron adjacent to your property located at 867 Mission St 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 10/17/2023, 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,

A handwritten signature in blue ink, appearing to read 'Nehemiah Stephenson', with a stylized flourish at the end.

Nehemiah 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 www.slocity.org 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. Parkway strips 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 may also 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.



Public Works

919 Palm Street, San Luis Obispo, CA 93401-3218
805.781.7200
slocity.org

October 17, 2023

INGODWE Trust
867 Mission St.
San Luis Obispo, CA 93405

Subject: Notice to Correct Sidewalk & Driveway Apron
APN: 001-105-008

Dear Property Owner,

The sidewalk and driveway apron adjacent to your property at 867 Mission St. in the City of San Luis Obispo must be repaired. This is the section of sidewalk at 867 Mission St., and the neighboring driveway apron at 867 Mission 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, INGODWE 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: [Stephenson, Nemo](#)
To: "K K"
Cc: [Cruce, Greg](#)
Subject: RE: 867 Mission Street (sidewalk)
Date: Wednesday, March 19, 2025 3:52:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good afternoon Mr. and Mrs. Kelley,

Thank you for making time to meet with us yesterday to discuss the Notice to Correct and sidewalk conditions adjacent to your property at 867 Mission St. During our site visit, you informed us you do not agree with staff's determination and asked what the appropriate next steps were to resolve this. In this email, I'll include contact information for the Public Works Director, Assistant City Manager, and City Manager. You can contact them directly to inform them of any concerns you have. As mentioned yesterday, there will also be an opportunity to speak directly to Council prior to or at the May 20, 2025, meeting when this item is scheduled for a public hearing.

Matt Horn, Director of Public Works mhorn@slocity.org
Scott Collins, Assistant City Manager scollins@slocity.org
Whitney McDonald, City Manager WMcDonal@slocity.org

I appreciate your time and please feel free to contact me with additional questions.

Nemo Stephenson
Maintenance Superintendent
[City of San Luis Obispo](#)



Public Works
Signals and Streets
25 Prado Road, San Luis Obispo, CA 93401-7314
E nstephenson@slocity.org
T 805.783.7813
C 805.439.7016
slocity.org



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From: Stephenson, Nemo
Sent: Wednesday, March 12, 2025 8:53 AM
To: [Nemo Stephenson](#)
Cc: [Cruce, Greg](#) <gcruce@slocity.org>; [Gutierrez, Anthony](#) <AGutierrez2@slocity.org>

Subject: RE: 867 Mission Street (sidewalk)

Good morning Mr. and Mrs. Kelley,

Thank you for making time to meet with us.

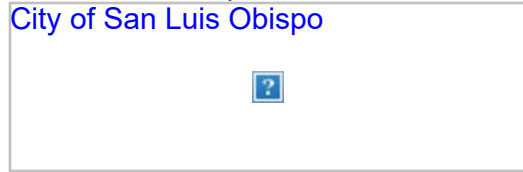
I am confirming that we will meet with you on March 18th, 2025, at 10:00am at the address of 867 Mission St, San Luis Obispo.

Have a great rest of your week,

Nemo Stephenson

Maintenance Superintendent

City of San Luis Obispo



Public Works

Signals and Streets

25 Prado Road, San Luis Obispo, CA 93401-7314

E nstephenson@slocity.org

T 805.783.7813

C 805.439.7016

slocity.org



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From: K K

Sent: Tuesday, March 11, 2025 5:59 PM

To: Stephenson, Nemo <nstephenson@slocity.org>

Subject: Re: 867 Mission Street (sidewalk)

Mr. Stephenson,

Thank you for your response. We would like to meet you in front of our home at 867 Mission St on March 18th, 2024 at 10am per your message to further discuss the sidewalk topic.

Please confirm this works for you and we will add to our calendar.

Thank you,

The Kelleys

From: Stephenson, Nemo <nstephenson@slocity.org>

Sent: Thursday, March 6, 2025 1:23 PM
To: K K
Cc: Cruce, Greg <gcruce@slocity.org>
Subject: RE: 867 Mission Street (sidewalk)

Kalvin and Cynthia Kelley,

I am responding to confirm receipt of your email and answer your questions regarding the Notice of Correction.

The Notice of Correction letter that was sent to you on 2/10/2025, is a second notice to make sidewalk repairs adjacent to your property. Public Works Department staff sent you the first Informal Notice to Correct on 10/17/2023, with the request to complete the necessary work within 120 days to the satisfaction of the City. I understand you met with Mr. Anderson who was filling in as Supervisor in an interim basis, and I will be your point of contact moving forward. After a review of the file and inspection of the property, staff has noted the conditions have not been corrected.

I am providing Q&A as follows:

1. *We are requesting information on who we can meet with from the city to discuss opposing perspectives.*
 1. **I would be happy to meet with you to discuss the repairs being required.**
2. *Is there a dispute coordinator? What are the formal channels that a resident has available?*
 1. **Greg Cruce is the Deputy Director of Maintenance Operations. He and I can schedule a meeting with you to coordinate any dispute. We would like the opportunity to discuss available options residents have.**
3. *Does the city manager address such issues?*
 1. **The City Manager appoints Department Heads who staff report to. The City Manager does not have daily direct involvement with issues like this but is aware of policy. My recommendation would be to meet with Public Works staff (myself and Greg Cruce) and elevate any concerns after this meeting to the Public Works Director, Matt Horn.**
4. *Please let us know in writing what is available to residents.*
 1. **Meeting with myself as the Maintenance Superintendent and the Public Works Deputy Director is a great option to work towards a resolution.**

We are available to meet with you on the following dates and times. If these times are inconvenient, please give us some alternative options.

1. **Tuesday 3/18/25 at 10:00am**
2. **Wednesday 3/19/25 at 3:00pm**

For your review, I have also included a copy of the City Council Agenda packet from 2013 when the City Council adopted the current sidewalk program.

Thank you,

Nehemiah Stephenson

Nemo Stephenson

Maintenance Superintendent

City of San Luis Obispo



Public Works

Signals and Streets

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From: K K <[redacted]>

Sent: Wednesday, March 5, 2025 12:31 PM

To: Stephenson, Nemo <nstephenson@slocity.org>

Subject: 867 Mission Street (sidewalk)

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

To: Nehemiah Stephenson, Maintenance Superintendent City of San Luis Obispo Public Works

From: Calvin and Cynthia Kelley (InGodwe Trust)

Subject: 867 Mission Street (sidewalk)

Dear Mr. Stephenson,

We are writing in response to the letter we received from you dated February 10, 2025. The letter states that our sidewalk and driveway apron are in a “dangerous condition” and the City’s Streets Maintenance Program has made temporary repairs. Our formal reply is that we do not agree with either of these statements. Our sidewalk is **not** in a dangerous condition. It does not “endanger persons or property” nor does it “interfere with public convenience.” We stated this in our written response to a similar letter from Aaron Anderson, Acting Streets Maintenance Supervisor, dated October 17, 2023. The 2023 letter had two photos attached. One photo showed the front of our house with the focus on the road condition rather than our sidewalk. The other photo’s focus was on our neighbor’s driveway apron, rather than on ours. We met with Mr. Anderson in person at our location in November, 2023 for him to point out any “dangerous conditions” within our property lines, but he was unable to identify any. We considered the matter closed so we were surprised to receive another letter basically stating the same facts as the first letter. Your letter also stated the city has made temporary repairs on our sidewalk, which is not accurate. No work has been done by the city on our sidewalk section.

We are requesting information on who we can meet with from the city to discuss opposing perspectives. Is there a dispute coordinator? What are the formal channels that a resident has available? Does the city manager address such issues? Please let us know in writing what is available to residents.

Can you also please confirm receipt of this letter?

Thank you,

Calvin and Cynthia Kelley

From: [Anderson, Aaron](#)
To: [Anderson, Aaron](#)
Subject: RE: Sidewalk letter receipt and extension request.
Date: Wednesday, November 15, 2023 1:47:16 PM

Sounds good!

Thanks

----- Original message -----

From: "Anderson, Aaron"
Date: 11/15/23 1:39 PM (GMT-08:00)
To: ' ' ^
Subject: RE: Sidewalk letter receipt and extension request.

Hello,

I'm in a meeting until about 2 PM. I may be able to come by directly after and will call you to confirm. I'll be in touch soon.

From: ' ' ^
Sent: Wednesday, November 15, 2023 1:31 PM
To: Anderson, Aaron
Subject: RE: Sidewalk letter receipt and extension request.

Aaron,

Thanks for the message. We can meet now until 2:30 pm today. Are you still available?

Thanks

The Kelley's

----- Original message -----

From: "Anderson, Aaron" <aanderso@slocity.org>
Date: 11/15/23 9:54 AM (GMT-08:00)
To: ' ' ^
Subject: RE: Sidewalk letter receipt and extension request.

Kalvin & Cynthia,

I'd be happy to meet you at your property and answer any questions you have. I have some availability today from 2:30 -4:30 PM and Thursday from 8 AM-10:30 AM and Thursday

afternoon from 1 PM – 4 PM. If any of these times work for you please let me know, or we can schedule something for next week.

Best,

Aaron Anderson

From: :

Sent: Tuesday, November 14, 2023 3:35 PM

To: Anderson, Aaron <aanderso@slocity.org>

Subject: Sidewalk letter receipt and extension request.

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

Dear Aaron Anderson,

We are writing this letter for a few reasons:

1. To acknowledgement receipt of your sidewalk letter for 867 Mission Street, San Luis Obispo, CA 93405
2. Ask for clarification from your department, as we do not agree that our sidewalk “endangers persons or property” nor does it “interfere with public convenience.” We would like to request a meeting, on location, with a representative from your department to better understand the definitions, and or standards, by which our sidewalk is measured. Please call or write us regarding dates and times of availability for a department representative. (see contact information below)
3. To propose alternate timeframes for consideration if it is determined that repairs must be made. The timelines proposed by your office are short given the time of year, scope of work, and cost involved. We would like to request the maximum timeframe postponement.
4. To point out that our driveway is shared with a neighbor and coordination with another family will certainly cause delays.

Would you also please confirm receipt of this email so we know you received this message.

Respectfully,

Kalvin and Cynthia Kelley

(

SENDER: COMPLETE THIS SECTION

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.

1. Article Addressed to:

INGODWE Trust
867 Mission St.
San Luis Obispo, CA 93405



9590 9402 8995 4122 4044 11

2. Article Number (Transfer from service label)

7019 2280 0000 9413 7397

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8995 4122 4044 11

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of San Luis Obispo
Public Works

25 Prado Road
San Luis Obispo, CA, 93401

Nehemiah Stephenson