



STAFF REPORT

To: Planning Commission

From: City Manager

Date: 07052005

Subject: Continued Public Hearing, Amendments to Residential Land Use Criteria for Street Infrastructure

Recommendation: Conduct Public Hearing, review and amend Development Code, recommend changes to City Council

Discussion:

The Planning Commission conducted a study session on May 17th to analyze and discuss the residential street improvements (curb, gutter, sidewalk, berms, drainage structures) associated with each kind of residential district.

The Development Code mandates that certain street improvements be provided by each property at the time building permits are issued. The requirements identified in the Code are extensive and the Commission's interest was to ensure that what was required is what is intended, and to prepare an amendment to the code that clearly states what the anticipated requirements will be. The code identifies dedication requirements for each of the residential districts and the sub-zones within each district.

After discussion, the Planning Commission reached a general consensus of what street improvements the community would require from each district in the future. The consensus is summarized in the attached spread sheet.

Planning Commission determined that distinction necessarily needs to be made between the requirements for existing developed neighborhoods and new development. It was also important to recognize that the Estate, Open Space Residential, and Rural Living neighborhoods needed to maintain their rural character. It recognized that a balance needs to be made between 'no paved streets' that would result in dust and a loss of air quality and 'paving all the future streets' in town with the associated potential untenable cost of maintaining hundreds of miles of low density streets. The Commission's focus is on the development of paved streets for high density development and on the development of paved collectors and arterials in low density neighborhoods.

The draft changes to the ordinance reflect the Commission's consensus. Commission should review them, conduct the public hearing and make any necessary changes and formulate a recommendation to Council for adoption.

Summary: Commission Study session May 17, 2005 as amended at public hearing on June 7, 2005. The below matrix represents the Commission's discussion and delineates what streets will be paved with each residential land use and what accompanying infrastructure should be provided.

Land Use	Local St	Collector	Arterial	Expressway			
	Paved	Paved	Paved	Paved	Curb & Gutter	Berm	Sidewalk
MFR	X	X	X	X	X		X
SFR 4	X	X	X	X	X		X
SFR 3	X	X	X	X	X		
SFR 2	X	X	X	X	X		
SFR1		X	X	X		X	
SFR E		X	X	X		X	
RL 1		X	X	X		X	
RL2.5		X	X	X		X	
RL 5		X	X	X		X	
OSR		X	X	X			

Notes:

1. New development in established SFR neighborhoods shall provide CGS and/or berming consistent with the neighborhood, however CGS shall be provided on collector, arterials, expressways.
2. All expressways shall receive curb gutter and sidewalk, (CGS) city may develop an alternative design for walkways in rural living areas.
3. Dust control shall be encouraged on local unpaved streets, City shall consider requiring.
4. Elevated street designs shall be considered in 'rural living' areas.
5. The City shall consider a CGS in lieu fee for use on new development in existing neighborhoods.
6. The City shall re-examine classifications of collectors to ensure list in GP is complete.
7. The City shall consider developing a capital plan to provide CGS on collectors in existing neighborhoods.

MultiFamily Residential Land Use District
19.09.060 Street Dedications and Improvements.

- A. Before building permits are issued for the construction of a structure or improvement which would result in an increase or change in vehicular traffic, the dedication of additional right-of-way and construction of required street improvements in accordance with the General Plan Circulation Element shall be required. “Street improvements” include any or all of curb and gutter, sidewalks, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade, and the placement of paving, and other necessary improvements, unless otherwise approved pursuant to Chapter 19.85 *Public Improvements - Delaying or Deferring*.
- B. Before occupancy shall be granted for any such building or improvement, the Building Official shall determine the following:
1. That all of the required dedications have been provided.
 2. That all of the required street improvements have either been installed or that a cash deposit, *in-lieu fee*, surety bond, , or other form of surety acceptable to the City Council in an amount equal to the estimated cost of engineering, placing and constructing the street improvements has been posted with the City to assure the installation of said street improvements.
- C. The following street improvement standards shall apply to Local, Collector, Arterial, and Expressway Streets in the RM District:
1. Curbs and gutters shall be installed.
 2. Sidewalks shall be installed.

Single Family Residential Land Use District
19.08.060 Street Dedications and Improvements.

- A. Before building permits are issued for the construction of a structure or improvement which would result in an increase or change in vehicular traffic, the dedication of additional right-of-way and construction of required street improvements in accordance with the General Plan Circulation Element shall be required. "Street improvements" include any or all of curb and gutter, sidewalks, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade, and the placement of paving, and other necessary improvements, unless otherwise approved pursuant to Chapter 19.85 *Public Improvements - Delaying or Deferring.*
- B. Before occupancy shall be granted for any such building or improvement, the Building Official shall determine the following:
1. That all of the required dedications have been provided.
 2. That all of the required street improvements have either been installed or that a cash deposit, surety bond, *in-lieu fee* or other form of surety acceptable to the City Council in an amount equal to the estimated cost of engineering, placing and constructing street improvements has been posted with the City to assure the installation of said street improvements.
- C. In all districts, the following street improvements shall apply to Expressways, Arterials, and Collector Streets:
1. Concrete curbs and gutters shall be installed in SFR-4, SFR-3, and SFR-2 Districts.
 2. Sidewalks, per City standards, shall be installed in SFR-4 SFR-3, and SFR-2 Districts.
 3. IN SFR-1 and SFR-E Districts asphalt berms may be placed in lieu of concrete curbs and gutters.
- D. In the RS-4 Districts, the following street improvement standards shall apply to Local Streets:
1. Curbs and gutters shall be installed.
 2. Sidewalks, per City standards, shall be installed.
- E. In RS-2 and RS-3 Districts, the following street improvement standards shall apply to Local Streets:
1. Curbs and gutters shall be installed.
 2. Sidewalks shall not be required.
- F. In SFR -1 and RS-E Districts, the following street improvements standards shall apply to Local Streets:

1. Local Streets may be constructed of native material or compacted aggregate.

G. New Development on local streets in existing, established single family residential neighborhoods shall provide paved streets, curb, gutter, sidewalk, and/or asphalt berms consistent with city standards and the neighborhood street. New development shall provide curb, gutter, and sidewalk on collectors, arterials, and expressways. New SFR-4, SFR-3, SFR-2 development on unpaved streets shall pave the street and provide infrastructure as specified in the above paragraphs A through F.

Rural Living Land Use District

19.07.060 Street Dedications and Improvements.

- A. Before building permits are issued for the construction of a structure or improvement which would result in an increase or change in vehicular traffic, the dedication of additional right-of-way and construction of required street improvements in accordance with the General Plan Circulation Element shall be required. "Street improvements" include any or all of curb and gutter, sidewalks, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade, and the placement of paving, and other necessary improvements, unless otherwise approved pursuant to Chapter 19.85 *Public Improvements - Delaying or Deferring*.
- B. Before occupancy shall be granted for any such building or improvement, the Building Official shall determine the following:
1. That all of the required dedications have *been provided*.
 2. That all of the required street improvements have either been installed or that an *in-lieu fee*, cash deposit, surety bond or other form of surety acceptable to the City Council in an amount equal to the estimated cost of *engineering, placing and constructing* the street improvements has been posted with the City to assure the installation of said street improvements.
- C. In all districts, the following street improvements shall apply to Expressways, Arterials, and Collector Streets:
1. Concrete curbs and gutters shall be installed *on Expressways*. *Asphalt Berms may be substituted for curb and gutter on arterials and collector streets*.
 2. Sidewalks, per City standards, shall be installed *on Expressways*.
 3. *Expressways, arterials, and collectors shall be paved and constructed of asphalt to City standards*.
- D. The following street improvement standards shall apply to Local Streets in the RL District:
1. ~~Asphalt berms may be installed in lieu of curb and gutter.~~ *Local Streets may be constructed of native material or compacted aggregate in lieu of asphaltic paving.*
 2. Sidewalks shall not be required.

Open Space Residential Land Use District

19.14.060 Street Dedications and Improvements.

A. Before building permits are issued for the construction of a structure or improvement which would result in an increase or change in vehicular traffic, the dedication of additional right-of-way and construction of required street improvements in accordance with the General Plan Circulation Element shall be required. "Street improvements" include any or all of curb and gutter, sidewalks, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade, and the placement of paving, and other necessary improvements unless otherwise approved pursuant to Chapter 19.85, *Public Improvements - Delaying or Deferring*.

B. Before occupancy shall be granted for any such building or improvement, the Building Official shall determine the following:

1. That all of the required dedications have been provided.
2. That all of the required street improvements have either been installed or that an *in-lieu fee*, cash deposit, surety bond or other form of surety acceptable to the City Council in an amount equal to the estimated cost of *engineering, placing and constructing* the street improvements has been posted with the City to assure the installation of said street improvements.

~~C. The following street improvement standards shall apply to Local Streets in the OSR District:~~

~~1. Asphalt berms may be installed in lieu of curb and gutter.~~

~~2. Sidewalks shall not be required.~~

C. *In all districts, the following street improvements shall apply to Expressways, Arterials, and Collector Streets:*

1. Concrete curbs and gutters shall be installed on Expressways. Asphalt Berms may be substituted for curb and gutter on arterials and collector streets.

2. Sidewalks, per City standards, shall be installed on Expressways.

D. *The following street improvement standards shall apply to Local Streets in the OSR District:*

1. Streets may be constructed of native material or compacted aggregate in lieu of asphaltic paving.

2. Sidewalks shall not be required.



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To: Planning Commission via City Manager
From: Community Development Technician
Date: July 5, 2005
RE: Review of General Plan Circulation Element

RECOMMENDATION: Conduct the Study session and provide staff direction

BACKGROUND:

On November 1, 2004, the Subcommittee met to review circulation issues. Following the discussion, the Subcommittee requested that staff present two matters to the Planning Commission for consideration and recommendation. The issues are, roadway development standards and requirement for road dedications.

Attachments

- Circulation Element

Following review of the roadway development standards in the General Plan, the Planning Commission recommended that they remain as is, no modifications were recommended.