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CITY HALL RESOLUTION NO. _____ 11 (1979) SAN MATEO,
CALIF. .

ESTABLISHING NEW POLICY AND STANDARDS FOR PUBLIC
IMPROVEMENT CONTRIBUTIONS AND
DEDICATIONS TO BE MADE BY DEVELOPERS
UPON APPROVAL OF A PROJECT; AND
RESCINDING RESOLUTION NO. 144 (1975) , .
THE PRIOR CONTRIBUTION POLICY

RESOLVED, by the Council of the City of San Mateo, California, that : .

WHEREAS, private development within the City of San Mateo cannot occur without an impact
• upon public facilities, creating a need for additional and expanded public improvements to serve the new develop— ment; • and .

. WHEREAS, it is both lawful and proper that developers of private property should construct and dedicate certain public improvements which are • required solely by reason of the development, or should contribute to the expansion of public improvements serving a greater area, in proportion to the expansion required by the development; and

WHEREAS, the Public Works Commission has made a study, held hearings and reviewed pre— existing policies on dedica— tions and contri— butions by developers of public improvements, to insure fairness and consistency in their application, and has recommended that this Council adopt the revised policy set forth as Exhibit A attached hereto, and rescind the prior policy contained in Resolution No. 144 (1975) ;

NOW. TILEREFORE, IT IS HEREBY DETERMINED and ORDERED, that:

1. This Council finds that the public interest and convenience require that: a new policy and standards for public improvement contri— but ions and dedications by developers be established for inclus ion in the approval I of a project as express conditions requiring performance thereof where applicable.

2 . This Council hereby approves and establishes the attached Exhibit A, entitled "Developers Contribution Policy" , as . the official policy and standards of, the City of San Mateo to be applied to all development projects now pending or hereafter filed.

3. Resolution No. 144 (1975) , establishing the pre—existing policy, and a 11 other resolutions or orders of this Council inconsistent or in conflict herewith are hereby rescinded.

4. The City Manager and all . Boards and Commissions are hereby directed to cause this policy to be implemented as the official policy of the City.

5. The City Clerk shall cause a certified copy of this resolution to be bound with adopted policies of the city.

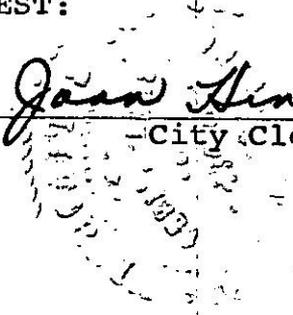


Mayor

ATTEST:



City Clerk



CITY OF SAN MATEO
CALIFORNIA

1. A. INTRODUCTION - POLICY STATEMENT

New developments often place an increased demand upon public facilities. When additional, new, or expanded public improvements are needed to support a development, these improvements shall be paid for on an equitable basis by the developer. Neg.' land use projects shall not require the expenditure of tax monies to directly support the project development.

The developer shall be required to:

- 1 . Pay in full for such public improvements as are necessary to support the requested land use. .
2. Share on a proportional basis the cost of current city programs which the proposed land use will impact.

The required improvements should have continuity to adjacent or tributary public improvements. The development, its users and the public should receive legitimate benefits from the construction of new or upgraded public facilities. The improvements should have a reasonable relationship to the expected public use in the future. The City ordinances governing these policies are stated In Section 27.10.030 and • 040 of the San Mateo Municipal Code.

The requirements stated herein are • not exclusive, and additional contributions and/or performance may be required under applicable statutes, ordinances or regulations.

B. COMMISSIONS' REVIEW

Commissions and boards, including but not limited to the Board of Zoning Adjustments (BOZA) , Planning Commission, Park and Recreation Commission, Public Works Commission, and Greater Downtown Commission, may review and make recommendations to approval bodies on conditions of approval for proposed projects.

c. DEFINITION - MINOR PROJECTS

There is a certain category of planning applications which are minor in their extent and impact upon public facilities and which, therefore, are subject only to a minimum of health and safety requirements. Such planning applications include remodeling (without a basic land-use change) , small additions and other minor changes in the building or facility that do not involve a change-in-use category of the property.

Minor projects are defined as:

- 1 . Residential uses or development on a lot, t,ahether existing or proposed, consisting of no more than two dwelling units and no

more than one lot proposed for development.

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2. Nonresidential uses for the application for development proposed meets either of the following:

- a. 1) Less than 1, 000 square feet in new construction addition or alteration
- 2) Project valuation of \$80, 000 or less
- 3) A project whose valuation is less than of the replacement value of the existing improvements.
- b. An application for change of use that 1) is not more restrictive in use nature and is in an existing building, or 2) a change in use that is more restrictive; a) where there is no new construction associated with that change, b) where such is handled through a special use permit and/or variance, and c) no additional parking is required.

D. DEFINITION - REGULAR PROJECTS

Regular projects are those projects which constitute land uses which are greater in size and scope than those set forth in C. above (defined as minor projects) and smaller than major projects set forth in E. following (which have community-wide impact) Typical of regular projects are new business, industrial and residential developments involving construction of 1) dwelling units, 2) buildings to be occupied by industrial and commercial users, 3) redevelopment of , existing projects by tearing down, rebuilding or extensive reconstruction of existing structures, 4) construction of first-time projects not of a residential, business or commercial nature but which are closely related, such as construction of underground utilities , construction of such things as railroad or public agency facilities, and 5) all other miscellaneous projects of a category not defined herein which are not minor projects nor could be classed as major projects of community-wide impact of effect.

E. DEFINITION - MAJOR COMMUNITY PROJECT

There is a further category of planning applications which could have an unusually large impact upon public facilities and which, therefore, may be subject to customized requirements designed to best reflect community-wide needs.

Major Community Projects are defined as: Single integrated or related project (s) having a high construction value, high traffic generation, high parking requirement, high density factor, high service needs, or in a location with these high needs existing or projected.

E. PLANNING PROCEDURE

The planning application is the procedure through which the City of San Mateo implements its development conditions policy. When a planning application is prepared for filing, these standards should be consulted by the developer and the City. The first formal review' of a

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development is before the Board of Zoning Adjustments (BOZA) who will apply parts of this policy. The Planning Commission and the Council will further consider applications going ahead and confirm, review or modify any of these conditions. These development conditions represent requirements from the various City departments. Each department applies the development, conditions policy to all applications for development which are made to the Board of Zoning Adjustments, Planning Commission, or City Council.

11. DEVELOPMENT CONDITIONS FOR PROJECTS

A. MINOR PROJECTS

Minor projects shall be subject to the following development conditions

:

1. Curb, gutter, sidewalk and drive cuts which are in a state of disrepair shall be repaired or replaced, as required by Section 5610 of the Streets and Highways Code of the State of California; related bonds, insurance and permits are required.
2. Landscaping as required in "Resolution for Landscaping Parking Lots, as approved by the Planning Commission (attached), and related bonds, insurance and permits are required. Automatic irrigation requirements may be waived.
3. Trees which are removed as a result of a project shall be replaced in accordance with the value schedule contained in the Guide to the Professional Evaluation of Landscape Trees, Specimen Shrubs and Evergreens, by the International Society of Arboriculture.
4. Such other improvements and/or modifications which are required by a project as a direct result of the project, such as curb cuts for a driveway, parcel map for combining land, installation of sewer laterals, "fire flow" water requirements for fire protection, etc.
5. Several minor projects for a particular site proposed during any twenty-four-month period which cumulatively qualifies as a regular project may be subject to development conditions applicable to regular projects.

B. REGULAR PROJECTS

Regular projects shall be subject to the development conditions set forth in Appendix One.

c. MAJOR COMMUNITY PROJECTS

Appendix One development conditions are minimum for Major Community Projects

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Development applications may be subject to the following development conditions :

The EIR Board of Zoning Adjustments (BöZA), Planning Commission and City Council may require additional improvements as deemed to be in the

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best interests of the community considering physical, economic, environmental and social impacts likely to result from the proposed development. .

111. APPEALS, MODIFICATIONS AND CONFORMANCE

A. APPEALS

Conditions may be appealed. Appeal of conditions after a decision has become effective shall be treated as a zoning code "review of conditions" with a new appeal period appended thereto.

B. MODIFICATION

The Board of Zoning Adjustments (BoZA) , Planning Commission, and upon appeal the City Council . can grant relief from the Development Conditions for minor projects upon a proper demonstration of hardship and a showing that the general health, safety and welfare of the community will not be adversely affected. .

c. CONFORMANCE

All projects shall be in conformance with all applicable City codes including, but not limited to, the Uniform Building Code and related . construction codes, Fire Prevention Code, Fire Protection Facilities .Code, Housing Code, Swimming Pool Ordinance, Site Development Code, Subdivision Code, Heritage Tree Code, Sign Code and Zoning Code and San . Mateo EIR Guidelines.



APPENDIX ONE

(REGULAR PROJECTS)

1. STREET IMPROVEMENTS

a. No Improvements Required

When a development is located in an area where existing public improvements are up to City and the utilities • current . Standards, no improvements are required.

b. A Street Widening is Required Primarily by Applicant •s Activity

When a development creates new demands for street improvements primarily to handle the applicant •s traffic needs, the applicant shall be required to dedicate right-of-way, ins tall and/or upgrade the street and its improvements that are impacted by the development. Primary guidelines will be the . Circulation Element of the General Plan, and/or a detailed . traffic study. Street improvements must meet demand projected , from City's land. use plan and developers specific plan for twenty years into the future, the demand projected from the development .

Improvements shall include, where required, relocation of utilities, removal and/or recons t ruction of street improvements (curb, gutter, sewer, drains, sidewalks, lights, pavement; .. landscaping and utilities).

c. A Street Widening is Required by Applicant and City in Some . Ratio

When street widening is essential to meet City standards, and . is not due solely to the developer's traffic needs of the improvements required in ' 'b" above, the City shall contribute . to the cost of asphalt pavement and rock base for the additional traffic lanes, and traffic devices, on a pro-rata . basis; i.e. , the City will pay the cost of a) added travel lane paving, and b) relocating traffic signals and signs.

d. New Street

. When a new street through or adjacent to a development **s**needed, the applicant shall be required to dedicate the right- . of-way and cons truct the ent ire roadway, drains, sewers, utilities, lighting, landscaping and traffic controls, curb, gutter, sidewalk, pavement, street trees and repaving.

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e. New Street Needed Primarily for General City Traffic Use

When a street is required and project-related plus general City traffic is projected, on opening, to exceed 100% of capacity of a two-lane street, the City will contribute pro-rata on the basis of project-related vs. city-wide traffic towards the cost of paving travel lanes 3, 4, or more. Traffic controls will also be shared, in cost, on same pro-rata basis share of local vs. city-wide traffic.

f. Existing Improvements Need Upgrading

When existing curb, gutter and sidewalk are in a state of disrepair or are damaged during construction, the applicant shall correct such defects in accordance with Section 5600 et seq. of the Streets and Highway Code.

2. TRAFFIC IMPROVEMENTSa. No Improvements

No improvements are required when roadway capacity, controls, lighting and parking are adequate for the land use proposed, as demonstrated by the developer to City satisfaction,

b. Traffic Study

The applicant shall prepare a (or may use any applicable existing) traffic study for a development whenever any one of the following conditions are present:

1. Development generates 200 vehicle trips per day, or,
2. Development includes the construction of a new street or extension of an existing street, or,
3. Development will add 20% more traffic to any existing surrounding street or highway carrying over 8,000 P. D. , or,
4. The Environmental Assessment indicates a significant impact on the City street system.

c. Traffic Signals

Project cost allocations between the City and developer(s) for traffic signal projects shall be made on the basis of the following methods :

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Method	Without Subject Development		With Subject Development			Developer Share
	Existing Traffic Warrants Signal?	5-Year projected Traffic Warrants Signal?	≤5-Year Projected Traffic Warrants Signal?	>5-Year Projected Traffic Warrants Signal?	Share	
	No	No	No	Yes	None	All
	No	NO	Yes	Yes	None	All
	No		Yes	Yes	Ratio. based on approach volume to total volume but not more than .50* of cost of signal	Ratio based on approach volume to total volume but not less than 50% of cost of signal
D	Yes	Yes		Yes	Ratio based on approach volume to total volume but not more than 75% of cost of signal	Ratio based on approach volume to total volume but not less than 25% of cost of signal

Projected traffic, exclusive of traffic generated by a proposed development, shall be assumed to increase at the rate of 2% per year unless specific information on traffic growth indicates otherwise. The City shall make available any and all data pertaining to existing traffic and roadway conditions. Where no such data exists or is incomplete, the City will, at the request of the developer, obtain all necessary data for the warrants analysis. The developer shall pay for all costs involved in the acquisition of such data including equipment rental, materials, labor and overhead.

d. Street Lighting

A developer shall be required to provide, install, or modify street lighting as follows:

(a) Lots with 50' Frontage or less

The owner and/or developer shall pay 1/3 of the cost of a new street light including conduit, pull box, base, pole, mast arm, luminaire, lamp, transformer and **G.&E.**"hookup" charge. .

(b) Lots with more than 50', but less than 150' Front Footage

0' Front

The owner and/or developer of a lot with more than 50' but less than 150' of front footage, shall pay the proportionate cost of a complete new street light on the ratio of front footage/ 150'. The cost of the new installation shall include the items in (1) above. .

(c) Lots with 150' or more of Front Footage

For the first 150', the owner and/or developer of a lot with 150' or more of front footage shall pay for the full cost of installing at least one new street light (including the items in (1) above).

For longer front footages, the owner and/or developer shall provide one new street light and pay for all items in (1) above plus additional street lights on the pro-rata basis of one per 150' after the first 150' of front footage.

(d) Lot frontage is the "address" side of the property (plus 1/2 of the side lot line for corner lots).

e. •Parking .

Based on existing conditions and proposed uses, a developer may be required to eliminate, change or add parking as follows :

1. On-Street

(a) Applicant shall agree to the removal of parking in front of his development for one or more of the following reasons:

(1) To adequately accommodate vehicle travel lanes, bus stops, and sight clearance.

(2) To allow for an exclusive bus lane, a left-turn storage lane or a free right-turn lane.

(3) To allow for a Class I bicycle lane.

(4) To allow for street beautification.

(b) Applicant shall agree to the change in parking method from diagonal to parallel in order to reduce congestion and accidents inherent with diagonal

parking •

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(C) Applicant shall agree to the limiting of parking duration in order to provide adequate turn-over parking .

2. Off-Street

Applicant shall agree to provide off-street parking facilities in accordance with the City of San Mateo Parking Standards obtainable from the Public Works Department.

f. Traffic Markings

Based on existing and proposed conditions, an applicant shall agree to pay for the full cost of installing traffic markings when one or more of the following conditions prevail:

1. Street modifications are necessary involving additional travel lanes or special turn-movement lanes.

2. New street construction is necessary involving any street classified as a collector or arterial. g. Traffic Signs and Street Signs

Based on existing and proposed conditions:

1. Applicant shall agree to pay for the full cost of labor and materials needed to remove and relocate any existing traffic-control signs or street-name signs required by reason of the development.

2. Applicant shall agree to , pay for the full cost of labor and materials needed to install new traffic-control signs or street-name signs on any new street or street extension that is constructed as part of the development.

h'. Bikeways

- . Class I Bikeways are paths for exclusive bike use.
- . Class II Bikeways are combination parking-bikeways.
- . Class III Bikeways are mixed flow in regular traffic ways.

Whenever a development is proposed in an area or fronting upon an existing street that has been designated as a City Bikeway, one or more of the following shall be provided:

1. On an existing street designated as a Class I bike route, applicant shall agree to the removal of street parking in order to accommodate a bike lane at a date to be determined by the City.

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2. When an applicant is required to widen an existing street designated as a bikeway, the applicant shall provide adequate street width to accommodate a Class I or Class II bike lane(s) and the City shall contribute the cost of , asphalt pavement and rock base for the (additional) bike lane .

3. An applicant constructing a new street(s) which has been designated as a future bikeway shall provide Class I or Class II bike lane(s) ,

4. An applicant for a planned unit development in an area which has designated existing or future Class II bikeways shall dedicate right-of-way for (a) Class I public bike path(s) and shall construct the path(s) , and shall pay the full cost of the construction of the path(s) .

3. SANITARY SEWERS

- a. No improvements are necessary when local upstream and downstream sewers are demonstrated to be adequate in capacity and condition

to receive project discharge quantities from a . proposed development and the total ultimate contribution . anticipated by the upstream and downstream developments . permitted by zoning regulations,

b. Sanitary Sewer Study

When a regular or major community development creates a change in land use or increase in density the City will require a study of existing sewer capacities. The applicant shall indicate the anticipated sewage contribution expected from the development and its effect locally and downstream. The study shall include the capacity of the system to which the lateral is connected, and must include the total ultimate contribution . anticipated by the upstream and downstream developments . permitted by zoning regulations.

c. Construct Sewer Main

When an existing on-site or downstream sewer main is determined by the City to be substandard or inadequate, the applicant shall be required to remove or construct an addition or . alternate to the existing main. If the existing main is . removed it shall be replaced with an appropriate size sewer main, including appurtenances, A new sewer main shall be at least 8 " in diameter. If a larger size main is required to also accommodate increased demand from other areas, a development shall be required to contribute its pro-rata share of the larger main. Internal PUD sewer lines shall match main line sewers in size and standards. and shall . terminate with and into manholes not cleanouts.

d. Rehabilitation of Sewer: Mains .

High-pressure jet cleaning and television inspection must be made of existing on-site and adjacent downstream lines to determine those portions of the sewer main which are in disrepair. The applicant shall be required to correct and repair those deficiencies which prohibit increased flow rates , or - continued use of the sewer main, as directed by the City

Engineer. Replacement of defects in existing sewer mains shall be accomplished using a minimum size- 8 " sewer pipe or larger as required. Expense will be borne by developer.

e. Sewer Laterals

New sanitary sewer laterals shall be a minimum of 6 " in diameter If existing laterals are found in disrepair, they shall be

replaced with a 6" lateral. Existing four-inch laterals, if determined adequate, may be utilized if approved by the City. A 6" cleanout at the property line or building line shall be installed to City standards. The expense will be borne by the developer.

f. Manhole Improvements

The sanitary sewer manhole(s) determined by the City to be substandard or in disrepair shall be repaired or reconstructed by the applicant per current City standards, to the satisfaction of the City. Additional manholes at points of connection to existing lines and termination points may be required of the developer at his expense.

g. Pump Station Improvements

The applicant may be required to contribute towards reconstruction or upgrading of any existing sewer pump station(s) serving a development. When a new pumping facility is required, the applicant shall construct and pay for the pump station and may request (through City) reimbursement from other

• new or future users (in proportion to their individual contribution of sewage flow) •

4. STORM DRAINS

a. No Improvements

When existing storm drains are adequate for proposed land uses, no Improvements are required.

b. Storm Drain Study

When a given development will increase the flow of drainage waters into the existing drainage system, the applicant shall conduct a hydrological study to determine the extent of required on-site improvements and off-site additions to capacities. If improvements are required, the applicant shall also prepare the necessary hydraulic calculations.

c. New Storm Drain Improvements

After determination of storm drain needs, the applicant shall design and construct the new facilities in accordance with current City standards and as approved by the City Engineer. On-site improvements shall be constructed at the sole expense of the developer. Off-site improvements are required to be constructed solely by the developer if generated flows are primarily from the new development. Cost of improvements handling other intra-city flows shall be shared in, provided adequate advance compensation is received by City.

d. Contribution to Storm Drain Improvement

If a development lies within a drainage district where downstream improvements are required, applicant may be required to contribute towards the cost of that facility in proportion to the quantity of flow contributed.

e. Appurtenances

When existing storm drain facilities, such as manholes, catch basins, sidewalk drains, etc., require upgrading, the applicant shall improve these facilities in accordance with the current City standards to effect increased capacity or to relocate facilities to accommodate other street improvements as may be directed by the City.

f. Storm Drain Channels - Major

When a property is encumbered by an existing drainage channel, the applicant shall dedicate the required right-of-way and shall cause the channel to be shaped to meet the hydraulic conditions for the anticipated storm frequency directed by the City Engineer.

The applicant shall dedicate sufficient right-of-way for service roads to and along the channel. Landscaping improvements shall be installed in conformance with the requirements of the City.

Creeks should be maintained or improved in their natural character wherever possible. The applicant may be required to contribute to the cost of improving the channel in proportion to the runoff contributed by the development.

g. Storm Drain Channels - Minor

When an open channel privately encumbers a given property, the applicant shall improve the Channel in accordance with City standards, at his sole expense.

h. New or Improved Culverts and Bridges

When a new culvert or a bridge is determined by the City to be warranted or when an existing one is determined to be inadequate and the facility is of primary benefit to the development, the applicant shall reconstruct, extend or improve the same, pro-rata, with City (or other private parties) participation subject to ability of City to bring other parties to contract.

i. Pumping Stations

Properties contributing drainage runoff to an existing or proposed pumping facility shall contribute to an escrow account an amount equal to the cost of upgrading that facility in proportion to the amount of increased runoff generated from the development.

j. Dams, Silting Basins and Clarifiers

Property owners shall be required to protect against local water flooding, erosion and siltation. Applicants shall construct the needed dams, clarifiers or silting basins at their expense. Maintenance of such facilities shall be the responsibility of the owner.

5. WATER SYSTEM - (FIRE-FLOW DEMANDS)

a. No Improvements Required

No improvements are needed when the existing facilities are determined by the City to be adequate for proposed land use.

b. New Water Mains

When the proposed development is situated in an area which has no existing water mains, or when the existing facilities are determined by the City to be inadequate, the applicant at his expense shall construct or cause to be constructed a new water main along with all appurtenances to meet the fire-flow demands as directed by the City. City will attempt to recover from subsequent users their pro-rata share and reimburse applicant.

c. Contributions to Water Main Improvement

When the water main improvements are not for the sole benefit of the development and there is coincident development, such as above, the applicant shall be required to contribute towards the

cost of such improvements in proportion to the fire-flow demand of each user.

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d. Water Mains Within Private Property

When additions to, or improvements of, are needed on a water main which lies on private property, the applicant shall provide and install the necessary improvements as determined by the City at developer's sole expense, and shall maintain them, as directed by the City in the future, unless California Water Service Company or Estero Water District retains the maintenance costs by acquiring an easement.

e. New Hydrant(s) Needed

When (a) a hydrant is adjudged needed by the City, or (b) when constructing a new water main, the applicant shall install new fire hydrant(s) at his sole expense as directed by the City. If the development is not the sole beneficiary of such hydrant(s), the applicant may receive a pro-rata cost rebate agreement based on future land use sharing assessments similar to b above.

f. Existing Hydrant Needing to be Replaced

If an existing hydrant, of prime benefit to the development (as determined by the City), exists and is adjudged to be substandard or in disrepair, it shall be replaced or repaired by the applicant at his sole cost. The applicant may receive a "proportionate-share-of-cost" reimbursement agreement if the hydrant is not for the prime benefit of the development. (The Water Company may install a new hydrant top at no cost, if a new base and riser is provided to their specifications.)

g. On-Site Water Needed (Private Protection)

The applicant shall be required to provide on-site water flow of sufficient capacity to meet the fire protection demands at no cost to the City. (Direct connection of private on-site fire pumps to water mains is not permitted by the Water Company.)

h. Service Lines

The applicant shall install all service lines from the water mains, within the public right-of-way or on private property, to meet the fire-flow requirements as determined by the City at his sole expense.

6. DEDICATIONS (TO COMPLEMENT ABOVE CONSTRUCTION)

a. No Dedication Needed

No dedication of right-of-way or easement is required when the City and Public Utilities determine the existing rights-of-way to be adequate.

b. Streets, Storm Drain, Sewer, Utility, Rights-of-Way

When a new public street, storm drain, sewer or utility improvement is needed or when it is determined necessary by the City to widen the existing street to meet the demands of the additional traffic and/or public utilities, the applicant shall dedicate the needed right ~~of-way~~ for such improvements.

c. Dedication Needed at Lot Corner

When the safe flow of traffic requires that the curb radius needs to be increased at street intersection, the applicant shall dedicate the right ~~of-way~~ at the lot corner to accommodate the new curb radius, walks and signals.

d. Dedication for Pedestrian or Bikeway

When determined by the City or when the development includes such street(s) which is (are) designated as public pedestrian and/or bikeway, the applicant shall dedicate the needed right-of-way.

e. Park Land Dedication

An applicant is required to dedicate land or make contribution for land for parks and recreation purposes in accordance with the Municipal Code requirements.

7. UNDERGROUND UTILITIES

a. New Utilities Shall be Underground

In accordance with the current City policies, all new utilities, e.g. electric power, telephone and other communication lines, etc., shall be underground to installed the standards of the utility company(ies) and the City conforming to Public Utilities Commission Rules are in effect at the time of development.

b. Existing Overhead Utilities to be Underground

When the development lies within an existing underground district or when an underground district is created to include the development, the applicant shall underground all new or existing overhead utilities under Public Utilities Commission Rules in effect at the time of development. Services to buildings served by overhead utilities shall be constructed underground New street lights shall be installed to replace any street lights or utility poles removed.

c. Public Utility Easements

The applicant shall provide the needed easements for utilities service, maintenance and access to any existing or proposed public improvements, storm drain, sanitary sewer, drainage Marina Lagoon, storm drain or sanitary sewer pump stations, etc . as determined by the City and utility company,

d. Easement for Scenic Roadway

. Then the proposed development is within an area designated to be of scenic value, and if determined so . by the City during the . planning stages of the development, the applicant shall provide , the needed easements to preserve the scenic beauty or view of the area as directed by the City.

8. MARINA LAGOON

a. Bank Erosion Protection Needed

. When the development is adjacent to Marina Lagoon and the banks : are found unprotected from erosion, the applicant shall at his . expense protect the lagoon banks by means approved and permitted by the City in accordance with accepted engineering practices. Landscaping shall be included in bank protection.

:

b. Dock Permits

. If the applicant desires to construct boat docks along Marina . Lagoon, he shall submit plans and structural calculations to the City for approval and must obtain all local, regional, . state and federal required permits and post assurances prior to construc t ion.

•c . Roadway, Bikeway, Pedestrian Way

Then determined necessary and desirable by the City, the applicant shall , at his expense, dedicate and construct the bikeway(s) , pedestrian way(s) , and/or roadway(s) along Marina . Lagoon as required by State laws and the City approvals.

d. Beautification of the Lagoon

: Then determined desirable by the City and when the development ; is along the shore(s) of Marina Lagoon, the applicant, at his . expense, shall landscape or beautify the lagoon banks as directed by the City and shall agree to maintain the . landscaping thereafter.

e. Access

, Access to and along the lagoon shall be provided for the public; and access at intervals as required by State law and determined by the City for maintenance purposes.

9. DOWNTOWN BEAUTIFICATION

a. Areas for Beautification

Downtown San Mateo is an area which the City desires to maintain as an active and attractive economic and business center. A beautification program is one means among several to

enhance the aesthetic appearance and convenience of downtown. The beautification program is applicable to all properties in the Central Parking and Improvement District (CPI D) and Third and Fourth Avenues, and connecting side streets, between Bayshore Freeway and the downtown.

b. Beautification Requirements

1. No Improvement Required when a parcel abuts a public street or alley and the frontage has received beautification treatment. A pro-rata contribution may be required if the beautification program was done by others.
2. Improvement Required – When the frontage of a parcel on a street has not been beautified, improvements are required; consisting of:
 - (a) Sidewalk improvements using approved materials and patterns
 - (b) Decorative street lights
 - (c) Street furniture
 - (d) Landscaping
 - (e) Utility and drainage revisions

(f) Raised planters

(g) Decorative street signs, bus stops, traffic signal standards

(h) Undergrounding of utilities

c. Reimbursement

In the event that a beautification assessment district is formed, the owner may be reimbursed for beautification costs incurred over and above his pro-rata share.

10. LANDSCAPING, EROSION CONTROL, AND TREE PROTECTION

a. Landscaping, Grading and Erosion Control

When an area requires grading or landscaping, improvements shall be made in accordance with the City Standards, an approved Site Development Plan, and the Site Improvement Guidelines outlined below. All references to landscaping

plant shall mean living plant

b. Soil Preparation and Improvements, Private Lands and Public Ways - Design Landscaping and Submit Reports & Plans; and Gain Approval for:

1. soil

Document ability to support plant material g chosen.

(a) Describe existing g oil character and composition

(b) Describe proposed imported soil, soil amendments, additives, and incorporation procedures

(c) Describe depths and limits of existing and proposed soils

2. Grading

Demonstrate grading and drainage suitability to support plant life and direct drainage without damage or nuisance.

(a) Plans showing existing and proposed contours

(b) Plans showing existing and proposed spot elevations

(c) Plans showing drainage, both surface and subsurface existing

(d) Plans showing drainage, both surface and subsurface proposed

3. Erosion Control

Demonstrate control of erosion.

(a) Prepare specifications and drawings showing materials and details

(b) Planting material (shall be evergreen and irrigated when permanent)

c. Irrigation – Demonstrate Ability to Support Plant Materials .
Chosen – Design and Submit

1. Plans showing all equipment, pipe and points of connection

2. Plans showing back flow prevention devices

3. Plans showing details of construction

4. Plans showing coverage arcs

d. Other Construction – Demonstrate Strength and Safety

Design and submit plans, details and specifications of all fences, walls, pavement, planters and other site features.

e. Performance Bonds

1. Post performance bonds to guarantee the installation of site improvements as well as the maintenance of same for a minimum eighteen-month period.

2. Standard surety company performance bond forms are acceptable as amended to City terms.

3. Bonds are required before Public Works Department can sign construction permit.

4. Amount of bond shall be 100% of installation costs and cost of maintenance for the eighteen-month period following installation approval of all approved improvements.

f. Occupancy

No building or site shall be occupied until site improvements have been bonded for or installed and approved by the Park Division. g. Covenants

Special maintenance covenants, establishment of greens association, or other special provision required shall be submitted at time of application for a permit.

h. Additional Plans

Applicant shall supply Park Division with one additional set of drawings and other information for its use in inspecting the project.

i. Planting Plan

1. Existing Heritage Trees and Major Vegetation (Sec. 23.40.090 City of San Mateo Municipal Code).

Major trees are to be preserved as much as possible.

(a) Provide plans showing location, botanical and common name of existing major vegetation (trees).

(b) Provide plans showing diameter of trunk at two feet above existing grade

(c) Provide plans showing existing grade at base of tree to the drip line

(d) Provide plans showing proposed grades from base of tree to the drip line

- (e) Provide site plans showing all trees or shrubs which have drip lines that encroach on the property to be developed
- (f) Provide plans showing how developer is providing for protection of major vegetation during and after construction (plans, specification and details of fences, maintenance schedules, drainage, sidewalks, utilities and fill designs)

2. New Planting

Developers shall provide landscaping on private and public property adjoining suited to the land use and shall:

- (a) Provide plans and description indicating proposed landscaping location
- (b) Provide plans and description indicating botanical and common name
- (c) Provide plans and description indicating size, quantity, and detailed specifications
- (d) Provide plans and description indicating street tree, per Park Division standards, minimum size fifteen gallon and per official street-tree list, unless otherwise specified by Park Division
- (e) Provide plans and description indicating details of planting, I.e., benches, basins, tree staking, and typical elevations depicting drainage, soil type and depth and incorporation, etc.
- (f) Provide plans and description indicating that all areas not serving a utilitarian purpose and visible to the public must be landscaped
- (g) Trees are not to be planted in spaces of less than 6' width or diameter and 10' from underground utilities especially sewers.

Parking Lots.

The City is desirous of landscaping parking lots in order to screen them from adjacent uses, to define circulation patterns and to provide an aesthetic appearance. Consequently, developments which include parking areas shall be subject to the following requirements:

1 . Parking lots containing twelve or more stalls shall:

(a) Have not less than ten percent of the parking lot devoted to landscaping. .

(1) Areas to be considered in computing landscaping

: . • will include ornamental features such as raised walkways and
: fountains as well as planted areas.
:
:
:

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(2) Length of parking stalls (overhang) may be reduced by two feet provided the resulting area is used to augment a planter.

(b) Provide landscaping for all islands or small areas tmused for parking stall 8 while maintaining adopted parking standards.

(C) Provide irrigation facilities for all planted areas.

(d) Provide protection for all planted areas by a six-inch curb or equivalent border barrier.

(e) Provide a six-foot minimum landscaped strip along all street frontages except for necessary driveways. .

(f) Provide screening as required by Sec. 27.64.140 of the Zoning Ordinance, height and setback to be determined by circumstances.

(g) Include trees as a major element of all landscaping plans; every attempt being made to preserve heal thy existing trees.

2. Parking lots containing one to eleven stalls:

The foregoing standards shall be used as guides with due cons ideration being given to the limitations of each individual site. There site limitations do not permit areas large enough to support plant material, ornamental fences or walls shall be substituted.

k. Street Trees

. Then a development abuts a street for which the City has a street tree planting program, the following street tree planting requirements shall apply:

.1 . Fifteen-gallon street trees shall' be installed along public . streets at thirty foot intervals. Each development shall install at least one tree, and shall install one tree for every . thirty feet of frontage, or portion thereof.

2. Street tree type shall be that designated on the Master Street Tree Planting Plan.
3. Street trees shall not be planted in a space less than 6' in width or diameter and 10' from sewers and underground utility lines.

1 . Tree Replacement

. The City wishes to maintain its inventory of trees to maintain a high quality environment, and to maintain air quality. . Therefore, trees which are removed as a result of a project shall be replaced in accordance with the value schedule . contained in "Guide to the Professional Evaluation of Landscape . Trees, 'Specimen Shrubs and Evergreens", by the International Society of Arboriculture. .

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m. Service Station Landscape Requirements

The appearance of a gasoline service station is enhanced by landscaping, which also contributes to traffic circulation control. The following landscaping requirements shall be . . applied to service stations:

1. A six-foot minimum width landscaped strip along all street frontages, except for necessary driveways.
2. A raised curb of at least six inches in height, or a raised . . planter, shall be provided along all of the street property lines except for driveway openings, unless otherwise authorized based on exceptional circumstances.
3. The triangular corner area near the intersection shall be planted . Such plant materials shall not exceed thirty- inches in height, excepting trees trimmed to the trunk for . a height of eight feet above the top of the nearest curb or . pavement edge.
4. A visual barrier shall be provided between the station plot and any adjacent residential district. Said barrier to be .six feet in height except within 25-feet of a street . intersection line, the height in this area to be three
5. Not less than ten percent of the lot area must be devoted . to landscaping. Above stated items are included in this percent age .
6. Permanent irrigation facilities shall be provided for all landscaping.

7 . All landscaping materials shall be based on standards .
recommended by the Park Department as to size and type.

n. Add-A-Tree

. The City has a tree planting policy which aims to maintain and increase its tree inventory in order to enhance the environment, including air quality. There are several programs of tree planting. The **Add-A-Tree** program is an opportunity for , developers/ builders to voluntarily contribute a tree to the , City's tree planting program. Developers are encouraged but not mandated to participate.

Resolution adopted by the City Council of the City of
San Mateo at a regular meeting held on January 15,
1979, by the following vote of the members:

AYES: Council Members VILLALOBOS, IORRAY and BAKER

NOES : NONE

ABSENT: Council Members WELCH and CHALIORS