



AGENDA REPORT SUMMARY

Meeting Date: March 12, 2024

Subject: Adoption of Street Improvement Ordinance

Prepared by: Nick Zornes, Development Services Director

Reviewed by: Jolie Houston, City Attorney

Approved by: Jon Maginot, Assistant City Manager

Initiated by:

Development Services Department

Environmental Review:

Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970.

Fiscal Impact:

None.

Attachments:

1. Draft Ordinance
2. Appendix A

Summary:

The draft ordinance proposes a legal mechanism to require appropriate street improvements for applicable parcels within the City of Los Altos with or without a subdivision.

Staff Recommendation:

Adopt an Ordinance of the City Council of the City of Los Altos Adding Chapter 11.20 Street Improvements to Title 11 Miscellaneous Property Regulations of the Los Altos Municipal Code and find that this action is Exempt from Environmental Review Pursuant to Section 15061(b)(3) of the State Guidelines Implementing the California Environmental Quality Act of 1970.

Background

The existing Los Altos Municipal Code is silent on street improvements when private development is occurring within the City of Los Altos and does not require or request a subdivision or “map”.

In the absence of regulations any property that is developed within the City of Los Altos that does not require or request a subdivision of land will not be required to make offsite street improvements



Subject: Adoption of Mechanical Equipment Ordinance

immediately adjacent to the subject site. In practical terms this will result in no sidewalk or curb and gutter improvements throughout the city, even when the city finds that it is prudent.

The proposed ordinance as drafted is akin to the City of Los Altos subdivision ordinance which is Title 13 of the Los Altos Municipal Code. The proposed ordinance will allow for the enforcement and requirement of street improvements as necessary when associated with an applicable project or permit.

Discussion

Any required improvements required as a part of this ordinance shall be consistent with improvements typically expected and required per city standard design. In practical terms, this means the city will require sidewalks consistent with the standards approved and on file with the City Engineer.

The proposed ordinance will require the following infrastructure improvements if applicable depending on location and city standard details and requirements: curbs and gutters, driveways, sidewalks, ADA ramps, bicycle lanes, bike racks, pedestrian crossings, overlay, pavement structural section, pavement striping, street lights, storm sewers, stormwater treatment measures, sanitary sewers, street trees, street signs, water lines, fire hydrants, monumentation, retaining walls and, where necessary, the dedications and improvement of service roads, facilities for off-street parking, alleys, easements for public utilities, drainage, sewers, walkways, watercourses, planting strips and nonaccess facilities.

Contained within the draft ordinance are two legal mechanisms for the requirements of street improvements as identified within this ordinance; 1. Street Improvement Agreement or 2. Deferred Street Improvement Agreement. Both mechanisms identified within this ordinance allow for the improvements to occur when practical and appropriate based on best engineering practices and standards. Mechanism #1 would allow for immediate deployment of improvements during the course of active construction of the project which has triggered such requirements, and #2 will defer improvement requirements until it is practical and possible for the required infrastructure to be connected to additional infrastructure immediately adjacent.