

City Code Requirements

City of Cupertino: Chapter 14 Streets, Sidewalks and Landscaping

14.04.040 Requirements – General

A. Any person who proposes to erect, construct, add to, alter or repair any building or structure for which a building permit is required by the City on or upon any land adjacent to an unimproved street, or who seeks a planned development permit, use permit or architectural and site approval from the City for land adjacent to an unimproved street must improve, or agree to improve by installation agreement, said street as herein required by the installation of such of the following improvements as the City Engineer, under the provisions of this chapter, deems necessary: underground utilities, curbs and gutters, driveways, sidewalk, street paving and overlay, street lights, storm sewers, sanitary sewers, street trees, street signs, water lines, fire hydrants, and retaining walls, and, where necessary, the dedications and improvements of service roads, facilities for off-street parking, alleys, easements for public utilities, drainage, sewers, walkways, watercourses, planting strips and nonaccess facilities, and the payment of park and recreation facilities acquisition and maintenance fees in accordance with Chapter 14.05 of the City's Ordinance Code. Said improvements or installation agreements shall be a condition precedent to the issuance of any required building permit, planned development, use permit, or architectural approval.

City of Campbell: Chapter 11 Streets and Sidewalks

11.24.040 - Requirements—General.

Except as provided for in Section 11.24.180 of this chapter or other adopted council policy, any person who proposes to erect, construct, add to, alter or repair any building or structure for which a building permit is required by the city on or upon any land adjacent to an unimproved street, or who seeks a use permit, planned development permit, or architectural and site approval, or a tentative map approval from the city for land adjacent to or containing an unimproved street must improve, or agree to improve by street improvement agreement or deferred street improvement agreement such street as herein required. The permittee shall install such improvements that the city engineer deems necessary, in accordance with the general purpose and intent of this chapter as specified in Section 11.24.030 of this chapter, which may include the following; curbs and gutters, driveways, sidewalks, overlay, pavement structural section, pavement striping, street lights, storm sewers, 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. Such improvements or agreement to install such improvements shall be a condition precedent to the issuance of any required building permit, use permit, planned development permit, or site and architectural approval. The public works director and the city engineer or their designees shall have the authority to execute such agreements on behalf of the city in accordance with this chapter.