

TO: JAMES L. APP, CITY MANAGER  
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: CODE AMENDMENT 03-001 (IN-LIEU FEES FOR SIDEWALK WAIVERS AND PARTIAL STREET IMPROVMENTS)  
DATE: FEBRUARY 18, 2003

Needs: For the City Council to open and continue the public hearing for the Code Amendment to the Council's next regular meeting to be held on March 4, 2003. The proposal is to establish in-lieu fees for sidewalk waivers and partial street improvements.

Facts:

1. Code Amendment 03-001 proposes to establish in-lieu fees for sidewalk waivers and partial street improvements.
2. At its October 1, 2002 meeting, the City Council directed that a Code Amendment be initiated to establish in-lieu fees in order to implement the provisions of the Circulation Element of the General Plan.
3. A Program Element of the Circulation Master Plan of the General Plan calls for establishment of an in-lieu fee for sidewalk waivers and partial street improvements required as a condition of building permit issuance.
4. Additional time is needed to refine the text of the proposed Code Amendment in response to Planning Commission comments.
5. A continuance to March 4, 2003 is suggested.

Analysis  
And

Conclusion: Additional time is needed in order to better integrate the existing Code provisions with the new ones.

Policy

Reference: General Plan, Municipal Code, Zoning Ordinance, City Standards and Specifications

Fiscal

Impact: Positive. The City will receive funds to pay for required sidewalk rehabilitation, maintenance, and new construction and to pay for required street rehabilitation, maintenance, and new construction.

Options:

- a. For the City Council to open the noticed public hearing, accept public testimony, and continue the open public hearing to the Council's regular meeting to be held on March 4, 2003.
- b. Request additional information and analysis.
- c. Amend, modify, or reject the foregoing options.