

ATTACHMENT 2

CITY CODE SECTION 17.15 – TABLE III

Table III

Action	Dedication Required	Street Improvements Required
Final Map	Yes	Yes
Parcel Map	Yes	Yes
Zoning	Yes	Yes
Residential: Any single private improvement or any series of private improvements made within a three-year period involving 800 or more square feet of any new construction, addition, or reconstruction.*	Yes	Yes
Nonresidential: Any single private improvement or any series of private improvements made within a three-year period valued at \$200,000 or more.	Yes	Yes

Dedication of easements and rights-of-way for street purposes, including the installation of street improvements, may not be required by the City in connection with:

(a) Residential. The granting of building permit(s) involving:

(1) Any single private improvement less than 800 square feet of any new construction, addition, or reconstruction*; or

(2) Any series of private improvements made within a three-year period that are cumulatively less than 800 square feet of any new construction, addition, or reconstruction.*

(b) Nonresidential. The granting of building permit(s) involving:

(1) Any single private improvement valued at less than \$200,000; or

(2) Any series of private improvements made within a three-year period that are cumulatively valued at less than \$200,000.

Provided further, if the Planning Commission finds, on appeal, that the proposed activity has a significant impact on the immediate area, the developer shall be required to grant to the City, without cost, all dedications required for street purposes, including the installation of street improvements to serve the property of the developer.

* Reconstruction is any work involving the removal of at least 50 percent of exterior wall(s). Interior remodeling is not reconstruction.

(Ord. 1312 § 1, 5-6-75; Ord. 1372 § 1, 2-7-78; Ord. 1408 § 1, 9-30-80; Ord. 1486 § 1, 12-6-83; Ord. 1581 § 5, 3-1-88; Res. 6027, 6-13-95; Res. 6588, 6-15-99; Res. 7136, 6-8-04; Res. 7232 § 1, 6-7-05; Res. 7663, 8-25-09).