

February 21, 2002

Honorable Mayor and Members of
the Hermosa Beach City Council

Regular Meeting of
February 26, 2002

**STREET IMPROVEMENTS REQUIRED AS A RESULT OF NEW
CONSTRUCTION OR REMODELING; REVISED REVIEW PROCESS FOR
STREET IMPROVEMENTS; AND PROPOSED CHANGES TO THE
MUNICIPAL CODE.**

Recommendation:

That the City Council review the revised review process and proposed change to the municipal code adding the category of alley.

Background:

Recently, Council Members and staff have had concerns expressed by homeowners and builders about the timing of the required street improvements and the amount of street work required as a result of the new construction or remodeling project. The General Requirement for this work is contained in Section 12.08.010 of the municipal code and a copy is attached.

A number of comments were received that the owner/builder did not know that they had to make these improvements until well into the project. The existing review and approval process followed the approval of the building construction plans by the Building Department. This would often result in the review of the project by Public Works well after the construction had started. In order to avoid this in the future, the following review and approval process will be used to ensure that any street improvements are known prior to the issuance of a building permit.

The revised process will have the owner/builder submit the plans to Public Works at the same time they turn in the plans to the Building Department for plan check. The two checks will run concurrently. This will allow Public Works inspector to review the plans and perform a field review and then apply the requirements of the municipal code to the project. These requirements would be included in the plan check report along with any building code corrections and returned to the owner/builder to have them incorporated on the project plans. This would ensure that the street improvement requirements are known at the beginning of the project and communicated to the owner/builder prior to the start of construction.

I believe that this will clear up any confusion about the street improvements. It should also make the plan approval process go much smoother since we will be able to provide approval up front rather than at the end of the project which is often the case now.

The other issue that has been brought up recently has been the overall street improvement requirements contained in the municipal code. Several comments have been received that this the present requirements are too extensive and the owner/builder should not be responsible to make the improvements as part of their project. The requirement has been in the code for a very long time. Over the years, sections of several streets have been completed and others repaired when this requirement has been applied to new construction or remodeling projects. The only change that staff would suggest to the code section would be to add the category of alley to the requirements. A copy of the proposed code section is attached.

There is also a policy issue for the City Council to consider concerning the street improvement requirements. The City Council could modify the existing requirement by either expanding them or reducing the work that owner builders are required to perform. In the long run the existing policy that we have will assist in completing streets and prolong the use of existing streets.

Respectfully submitted,

Stephen R. Burrell
City Manager