

Policy on Non-Standard Improvements

The Department of Public Works may permit or initiate construction of improvements that exceed area standards without separate approval by the Board of Supervisors when all of the following conditions apply:

1. The proposed project supports a County goal or program such as Water Pollution Prevention, Green Building, Recycling, Traffic Safety, Preventing Childhood Obesity, etc., as determined by the Director of Public Works.
2. The project does not cause any delay or cost to the Department of Public Works in pursuing completion of County sponsored improvement or maintenance projects on any County maintained street.
3. The project matches existing adjoining improvements (e.g. sidewalk may be extended from an existing return across frontage of a corner lot). The project does not result in "patchwork" appearance along the road, i.e. discontinuous street improvements will not be allowed.
4. Any improvements fronting other properties that are less than one block in length require approval by 100% of those property owners (typical of all permits).
5. Project sponsors for area-wide or entire block projects must demonstrate, through submittal of property owner petitions to the Department, a minimum 2/3 majority support of all property owners on the block on which improvements are proposed and a minimum 2/3 majority support along the same block by front footage of parcel.
6. Owner(s) of parcel(s) initiating the request shall execute a recorded agreement guaranteeing maintenance of permitted improvements by current and all future owners.
7. Sidewalk and curb intended for public use must comply with ADA standards.

If curb, gutter and sidewalk are proposed to be privately constructed in advance of Public Works' initiated improvements where area standards do not include curb, gutter and sidewalk, the road section fronting privately constructed improvements shall be excluded from the Departmental priority list for future road reconstruction.

Projects that do not achieve compliance with area standards will not be permitted in County-maintained roads.

All requests will be handled on a case-by-case basis. No blanket exceptions shall apply.

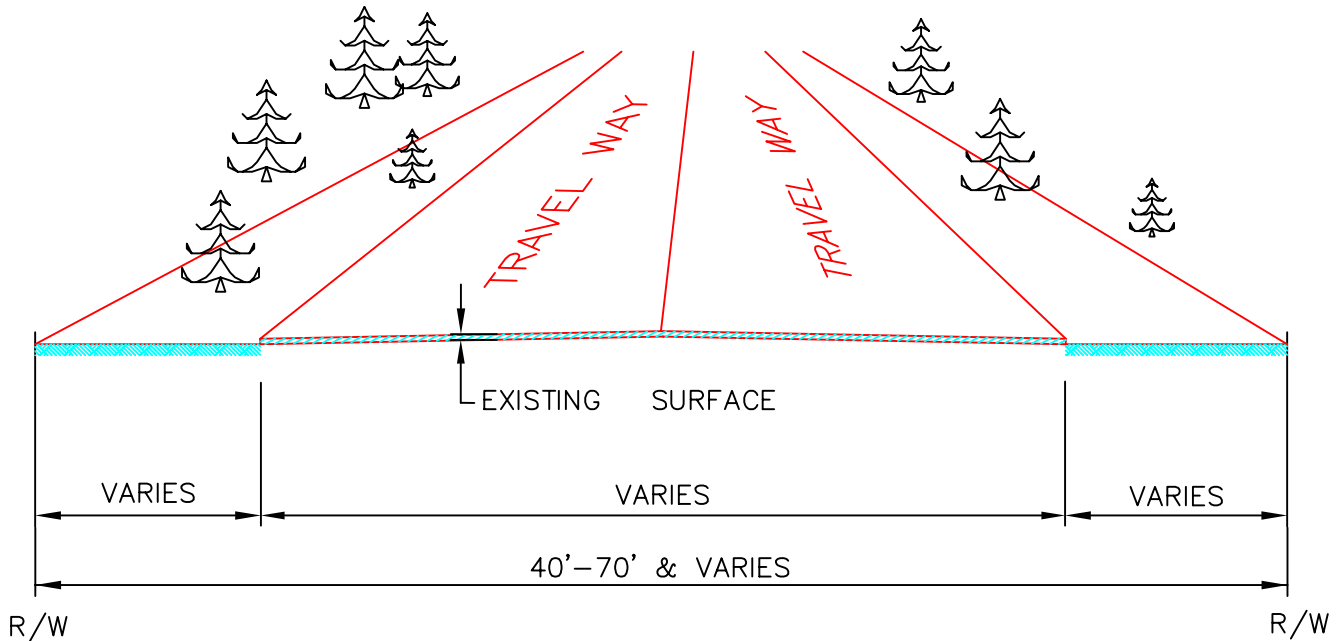
An inspection deposit is required for all non-standard improvements without exception. The applicant(s) shall pay the full cost of all inspections performed by the Department.

This policy will be reviewed and updated annually or more frequently, if needed.

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: RLM
CHECK BY: MSA
APPROVED BY: NRC

SCALE: NONE
DATE: 5/98
REVISED: _____



NOTE:

1. ON APRIL 28, 1998, THE BOARD OF SUPERVISORS ADOPTED RESOLUTION NUMBER 61884 ADOPTING THE CURRENT WIDTH OF THE EXISTING ROADS AS THE STANDARD FOR THE MENLO OAKS AREA AND DETERMINING THAT FUTURE IMPROVEMENTS WILL CONSIST SOLELY OF MAINTAINING THE EXISTING ROADS.
2. A FEW ROADS HAVE OTHER IMPROVEMENTS, SUCH AS CURB & GUTTER, THAT WERE CONSTRUCTED PRIOR TO ADOPTION OF THIS STANDARD.

MENLO OAKS ROAD STANDARD

NO SCALE

A-6K