

LOCAL DEVELOPMENT STANDARDS – Utilities & Streetscape

Redwood City Community Development Services
City Hall, 1017 Middlefield Road, P.O. Box 391, Redwood City, CA 94064

The City of Redwood City values high quality utilities and attractive streetscapes. To ensure continuous development and maintenance of these facilities. City Code (Sections 18.234 – 18.243) requires the following improvements in conjunction with large residential and commercial projects:

Large Residential Additions: (> 1000 sq. ft.)

Sidewalks and Driveway Aprons: Replace all sections with individual large cracks (>3/4 inch) or shattering (multiple cracks with loose pieces).

Curbs and Gutters: Replace all sections with cracks (>3/4 inches). Flow line shall be maintained and filled gutters are not permitted.

Paving: Replace asphalt (at least 12 inches out) that is above or below the new gutter.

Water Main Upgrade: Provide minimum eight-inch line from nearest point of connection through frontage if existing water line is less than six inches.

New Residential Development:

- **Sidewalk/Driveway, Curb/Gutter, Paving:** All of the above requirements for “Large Residential Additions” apply.
- **Water Main Upgrade:** Provide minimum eight-inch line from nearest point of connection through frontage if existing water line is less than six inches.
- **Sewer Line:** Provide minimum eight-inch line from nearest point of connection through frontage if no sewer line exists.
- **Underground Utilities:** Underground all services to the building.
- **Park-in-lieu fee:** Fee applicable when adding housing units, fees are used for the acquisition of new parks, land to expand existing parks, and to improve newly acquired and existing parkland

Large Commercial Remodels and/or Additions: (T.I.’s > 50% of building area; additions > 500 sq. ft.; T.I.’s and additions > 50% of building area).

- **Sidewalk/Driveway, Curb/Gutter, Paving:** All of the above requirements for “Large Residential Additions” apply.
- **Street Lights:** Provide street lights as specified by Engineering and Construction when project has over 200 feet of street frontage.
- **Street Trees:** Provide at least one 24-inch box tree with tree grate for every 30 feet of frontage. (See reverse side of this form for locations and tree grate information.)
- **Underground Utilities:** Underground all services to the building.
- **Water Line:** Provide minimum eight-inch line from nearest point of connection through frontage if existing water line is less than six inches.
- **Sewer Line:** Provide minimum eight-inch from nearest point of connection through frontage if no sewer line exists. (Sewer service lateral shall be upgraded to six inches in diameter as required.)

New Commercial Development: (>1000 sq. ft. or parking facilities valued at >\$50,000 – with 5 or more parking spaces)

- **Sidewalk/Driveway, Curb/Gutter, Paving:** All of the above requirements for “Large Residential Additions” apply.
- **Street Lights, Street Trees, and Underground Utilities:** All of the above requirements for “Large Commercial Remodels and/or Additions” apply.
- **Water Line:** Provide minimum eight-inch line from nearest point of connection through frontage if existing water line is less than six inches.
- **Sewer Line:** Provide minimum eight-inch from nearest point of connection through frontage if no sewer line exists. (Sewer service lateral shall be upgraded to six inches in diameter as required.)
- **Underground Utilities:** (Main or primary lines) = underground existing overhead utilities along street frontage as well as subject property.