

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
ADDING SUBSECTION U TO SECTION 15-3804 OF THE
FRESNO MUNICIPAL CODE, RELATING TO
INSTALLATION OF IMPROVEMENTS

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 15-3804 of the Fresno Municipal Code is amended by adding subsection U thereto to read:

SECTION 15-3804. – INSTALLATION OF IMPROVEMENTS

[U. Deferral of sidewalks to occupancy. At the request of the Subdivider, the Director may determine that it is appropriate to allow the deferral of sidewalk construction, including driveway approaches and street trees, along the frontage of certain single-family residential lots until after the acceptance of the subdivision by the City. The Director may only accept the subdivision and defer sidewalk construction, including driveway approaches and street trees, to occupancy of the homes provided that all of the following conditions have been satisfied:

1. The construction of the sidewalk along said single-family residential lots is made a condition upon the building permit for the particular home, with completion of the sidewalk, including the driveway approach and street trees, required prior to occupancy.

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: 

Ordinance No.

2. All other conditions of approval have been satisfied by the subdivider and all other public improvements have been completed.

3. All sidewalks along residential side yards, or any side of the lot that does not have a planned driveway approach, have been constructed.

4. All sidewalks along the perimeter major streets have been constructed.

5. All sidewalks along the entry streets to the subdivision have been constructed, from the major street to the first local residential street intersection within the subdivision.

6. Either (a) All sidewalks have been constructed on the side of the street containing street lighting or underground street light conduit; or (b) all underground street light conduits have been protected by an alternative method to the satisfaction of the Director.

7. All sidewalks have been constructed along the complete frontage of any temporary ponding basins and any outlots being dedicated to the City, including but not limited to park sites and well sites.]

SECTION 2. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its final passage.

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2023.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2023
Mayor Approval/No Return: _____, 2023
Mayor Veto: _____, 2023
Council Override Vote: _____, 2023

TODD STERMER, MMC CRM
City Clerk

BY: _____
 Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ,
City Attorney

BY: _____
 Kristi M. Costa Date
 Deputy City Attorney