

GENERAL OUTLINE

D 100 DEVELOPMENT PROJECTS

Definition of Terms; Types of Projects; Development Process, Other Department Involvement; Fees & Extractions; Case Law; Mello-Roos Act; and Development Agreements

D 200 TENTATIVE SUBDIVISIONS

Authority and Procedures; Reasons for Subdivision Maps; Policies; Advisory Agency and Research & Analysis

D 300 FINAL SUBDIVISIONS

General Authority & Provisions; Definitions: Final Map Requirements; Clearance of Conditions; Final Review Procedures; Preparation of City Council Approval; Final Map Recordation and Approval of Final Map by City Council

D 400 ANNEXATIONS/DETACHMENTS

General Definitions; Bureau Procedures and Map Distribution

D 500 CITY PLANNING CASES

Authority & Procedures; Types of Cases; Policies; Department of City Planning; Investigation & Report; Clearance of Conditions; Certificate of Occupancy and Time Limits

D 600 RIGHT-OF-WAY APPLICATIONS

Offers to Dedicate Public Easements; Acceptance of Future Streets as Public; Relinquishment of Rights in Future Streets; Dedication of City-Owned Land; Quitclaims & Releases; Transfer of Jurisdiction; Redesignation of Right of Ways; Voluntary Dedications and Street Naming

D 700 VACATION OF PUBLIC RIGHTS-OF-WAY AND CERTAIN OTHER RIGHTS

General Authorities & Provisions; Description of Vacation Areas; Fees; Vacation Investigation & Analysis; Environmental Considerations; Recommendation & Approvals; Effects of Vacation and Nuisance Alley Vacation

D 800 TEMPORARY STREET AND ALLEY CLOSURES

Background; Legal Authority, Findings by the City Council; Closure Procedure; Required Permits and Approval & Conditions

D 900 BOND CONTROL

General Background and Authority; Types of Securities; Types of Permits; Projects for Which Security is Required; Procedures for Operational Control of Improvement Bonds; Approvals and Routing; Record Keeping; Enforcement of Bonds and Miscellaneous