



HILLSIDE DEVELOPMENT STANDARDS

SECTION 5

5.100 GENERAL

All hillside development shall conform to these Design Standards.

5.200 ENVIRONMENTAL CONSTRAINTS

No building, private street or driveway shall be constructed in an area identified by the General Plan Environmental Constraints Map as having any of the following characteristics, unless an on-site soils and geologic investigation proves otherwise:

1. Severe soil instability.
2. High erosion potential.

No building, private street or driveway shall be constructed on land determined to be a landslide area or on land in the path of a landslide, as identified by an on-site soils and geologic investigation or by the United States Geologic Survey.

No building, private street or driveway shall be constructed on land having slopes in excess of 20 percent; provided however, that minor encroachments of the facility onto slopes in excess of 20 percent may be permitted where the Community Development Department finds that the proposed encroachment will not conflict with the purposes and intent of Ordinance No. 568 N.S. This provision shall not apply to lots existing prior to adoption of the ordinance. Development of such lots shall be regulated by Section 4.22.6 (d) or Ordinance No. 568 N.S.

5.300 LAND MODIFICATION RESTRICTIONS

5.301 Lots with Greater Than 20% Grond Slopes That portion of a lot having a ground slope in excess of 20 percent shall not be altered in any way by grading, removal or alteration of natural features such as streams, rock outcrops, ridge lines and drainage swales. The removal of natural vegetation as part of a fire protection program must be approved by Central Fire District. Correction or stabilization of a geologic or seismic hazard for public safety purposes must be approved by the Planning Commission.

If the entire lot contains slopes in excess of 20 percent and the lot is a lot of record legally created in accordance with applicable regulations of the Cit at the time of its creation, one dwelling unit and those accessory uses permitted may be constructed on such site provided that the proposed method of building and site preparation conforms with recommendations acceptable to the Community Development Department and recommendations contained in a geologic report by a qualified and licensed engineering geologist.

A transfer of Development Rights or Residential Planned Development (RPD), shall be attempted prior to application for Community Development Department approval.

5.302 Cut and Fill Slopes Cut and fill slopes shall not be steeper than 2:1 unless stabilized by a retaining wall or cribbing approved by the City Engineer. Cut and fill slopes shall return to the natural slope as soon as possible.