

ORDINANCE NO. 894

AN ORDINANCE OF THE CITY OF SAN JACINTO GOVERNING DEVELOPMENT IN HILLSIDE AREAS.

THE CITY COUNCIL OF THE CITY OF SAN JACINTO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Purpose

The purpose of this section is to encourage the orderly development of hillside areas by relating the number and distribution of dwelling units and other buildings to the topography, so the terrain will suffer minimum disfigurement by scarring from extensive cut and fill. These regulations are also designed to minimize danger to life and property due to the hazards of fire, flood, topography, and plant material.

Section 2. Definitions

“Hillside” means areas which in general have a median slope before grading of more than fifteen percent (15%) on fifty (50%) or more of the site. Less steep slopes which strongly relate to areas of greater slope may also be included within hillside areas.

Section 3. Development Standards

Prior to any development on a hillside, a development plan shall be submitted to the Planning Commission for approval. The Planning Commission shall consider such plan at a public hearing duly advertised by State Law. The decision of the Planning Commission is final, unless an appeal is made to the City “Council within fifteen (15) days of the4 action of the Planning Commission.

The development shall substantially conform to the following standards.

- A. Lot Design – Minimum lot sizes shall be based on the grade of slope prior to grading in the following manner:

<u>MINIMUM LOT SIZE</u>	<u>GRADE OF SLOPE</u>
_7,200 sq. ft. net	0 – 15%
10,000 sq. ft. net	15 – 30%
20,000 sq. ft. gross	31 – 40%
40,000 sq. ft. gross	Greater than 40%

- 1. In the 15 – 30% grade classification, 70% of the lots shall have 10,000 sq. ft. with the overall average of 10,000 sq. ft.

2. In the 30% - 40% grade classification, 70% of the lots shall have a minimum of 20,000 sq. ft. with the overall average of 20,000 sq. ft.
3. In the 40% grade classification – 70% of the lots shall be 40,000 sq. ft. or more with the average of all lots a minimum of 40,000 sq. ft.
4. In all cases, where deviation from the minimum lot size are permitted, no lot shall be less than 7,200 sq. ft.
5. Grade of slope map – In order to determine the areas to which the various grade of slope classification apply, the applicant shall submit a grade of slope calculating the change in elevation or natural grade per one hundred (100) feet of horizontal distance. The contours of said map shall be in five (5) feet increments.

For purposes of calculating median slope the following formula shall be used:

$$S = \frac{0.002296 \times I \times L}{A}$$

Where: S = average natural slope in percent
 I = natural contour interval in feet
 L = length of natural contours in feet
 A = acres of property

0.002296 = constant which converts square feet into acres and expresses slope in percent.

6. Minimum parcel dimensions – In order to comply with the minimum lot area required by these regulations, there are no absolute parcel widths and depths. Buildable area is considered to be contiguous area of the lot which is less than 30% of slope.
7. Setback – Front, side, and rear set backs shall be determined based on the precise development plan and consideration of the constraints.
8. Building Height – Dwelling and other accessory structures shall not exceed thirty five (35') feet in overall height as measured from the median grade across the buildable area.
9. Parking – parking shall be as noted in the zoning ordinance.
10. Building Pads – the maximum building pad for each parcel shall be as follows:

SLOPE

PAD STANDARDS

0 – 15%

100% of lot may be graded pad

15 – 30%	60% of lot may be graded
31 – 40%	35% of lot may be graded
40% or greater	20% of lot may be graded

11. Building Design – Buildings shall normally be designated to have sliding glass doors and open recreational areas facing the down hill side of the lot in order to take advantage of the views.

B. Soils, Grading, and Drainage

The general grading guidelines for a hillside development are as follows:

1. **SLOPES**

Cut and fill slopes shall generally not exceed 30’ in height, unless otherwise approved by Planning Commission. The cut or fill slope shall generally be located on the down hill adjacent property.

2. **RETAINING WALLS**

Retaining walls shall not exceed six feet (6’) in height except in front yard areas where they shall not exceed thirty six inches (36”) in height. However, retaining walls necessary for the construction of an adjacent driveway may be constructed to a maximum of six feet (6”) in height any where on the property.

3. **DRAINAGE AND EROSION**

All graded areas shall be protected from wind and water erosion through acceptable slope stabilization methods such as planting, walls, or netting.

On site catch basins or siltation basins, as well as energy absorbing devices may be required as a means to prevent erosion as will as to provide for ground water recharge.

Natural drainage courses should generally be protected from grading activity.

Where brow ditches are required, naturalize with plant material and native rock.

The outside corners or edges of all cut and fill slopes, except at the tops of slopes shall be required to be rounded to eliminate the sharp corners and shall have a minimum curvature of radius of at least five feet (5’).

“LANDFORMING” Shall be applied to all slopes adjacent to public streets, gateways, and public view areas, as well as all slopes greater than one hundred feet (100’) in length or ten feet (10”) in vertical hneight.

- (a) Landforming shall be accomplished by the use of variable slope ratios, undulating the tops and toes, screening of terraces and down drains, varying of surface features, and by landscaping.
- (b) Rear and side yard slopes between adjacent lots within the same project need not be landformed unless they are greater than one hundred feet (100') in length or ten feet (10') in vertical height.

C. Driveways and Streets

Driveways and streets should be designed in such a way as to avoid excessive cut and fill slopes. As a general rule excessive shall be interpreted to be slopes greater than 30" in vertical height.

1. GRADIENT AND DRIVEWAY WIDTH ADJACENT TO GARAGE ENTRANCE

Driveways shall have a maximum gradient of 12% along the center line of that portion of the driveway located within twenty feet (20") of the garage entry. The width of the driveway shall not be less than the width of the garage opening (s) within twenty feet (20') of the drywall entrance.

2. GRADIENT AND DRIVEWAY WIDTH OF REMAINDER OF DRIVEWAYS

The maximum gradient for driveways farther than twenty feet (20') of the opening shall be 20% along its centerline and shall not be less than twelve feet (12') in width.

3. VERTICAL TRANSITION

Any vertical transitions shall be so designed and constructed so that any portion of a vehicle with a twelve feet (12') wheel base and five inches (5") under vehicle clearance will not make contact with the driveway surface.

4. STREET GRADES

Street grades shall not normally exceed fifteen percent (15%) in grade.

5. STREET IMPROVEMENTS

All street improvements shall be to City Standards except as allowed by these regulations.

- a. Widths – In order to minimize grading, where lot sizes average greater than 10,000 sq. ft., street right of way may be reduced to forty feet (40'), with thirty two feet (32') of curb to curb width.
- b. Curb, gutter, and sidewalk – Where hydrology permits, curb in the hillside area may be of the “roll curb” type. Sidewalk is not required within the forty feet (40') right of way area.
- c. In the forty feet (40') right of way, parking shall be permitted on one side only if standard curb and gutter is constructed and on both sides when “roll curb” is used.

D. INFRASTRUCTURE

All lots on the hillside shall be connected to a public sewer system. All lots on a hillside shall be serviced by underground utilities. Water mains shall be of an appropriate size to provide the minimum fire protection required by the City.

E. LANDSCAPING

As a condition to the final approval of a hillside development plan and prior to the recordation of any map or issuance of a building permit, whichever occurs first, landscaping plans, including planting design and irrigation system, all of which are prepared by a licensed landscape architect, shall be submitted and approved by the Planning Commission.

All cut, fill, and natural slopes, not specifically designated as permanent open space shall be planted with deeply rooted plants or other plants approved by the City, which are able to acclimate to the environment. Intermediate stabilization will be required while deeply rooted plants are developing.

The Planning Commission shall consider the following in reviewing, the landscape plans. The planting of slopes for stabilization, the fire resistance ability, durability, size, and quality of the plant material, and planting design. Proof of the ability of the soil to sustain the plant material may also be required.

Slope planting and irrigation systems shall be provided by the applicant on all slopes of three (3) or more feet in vertical height. The subject cut and fill slopes shall be adequately planted with landscaping consisting of approximately one third (1/3) shrubs and trees, and the remaining two thirds (2/3) grass or ground cover and/or trees and shrubs.

F. IRRIGATION

All systems and planting shall be complete and operative on an individual lot basis before final approval of finished grade and before occupancy of any buildings.

Maintenance of required landscaping is the responsibility of the landowner (s). A landscape maintenance bond for a minimum of one year's duration from the date of acceptance of landscaping shall be required to guarantee that all plants shall be maintained and replaced as necessary, until the property is permanently occupied.

G. FIRE PROTECTION

1. In fire hazard areas, unobstructed fire protection equipment access easements shall be required to all parts of the development and to adjacent area, which are potential fire hazards. The Fire Chief shall recommend to the Planning Commission the necessary locations of said easements.

Additionally, the Fire Department may require fuel modification zones to minimize the fire threats to private property.

2. Any construction within two hundred feet (200') of a fire hazard area, including stairs, balconies, porches, and open structure under buildings, which are not of non-combustible materials shall be protected by one hour construction.

All eaves shall be fully boxed-in with exterior stucco or its equivalent fire resistive construction. Any required vents shall be covered with one fourth inch (1/4") mesh or its equivalent.

All roof coverings within 200 feet of a fire hazard area shall be rated as Class A in accordance with the Uniform Building Code Standards.

Section 4. PUBLICATION

The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published in a newspaper of general circulation printed and published in the County of Riverside, State of California.

INTRODUCED at a regular meeting of the said City Council on January 16, 1990.

MOVED, PASSED AND ADOPTED at a regular meeting of the City Council duly held on the 6th day of March, 1990 by the following vote:

AYERS: Councilmen Redding, Boykin, Divine, Rose and Ford

NOES: None

ABSENT: None

Attest:

S/ Helen Sherman
Deputy City Clerk

S/ Trammell Ford
Mayor, City of San Jacinto

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF SAN JACINTO)

I Helen Sherman, Deputy City Clerk of the City of San Jacinto, do hereby certify that the foregoing is a true copy of Ordinance No. 894 duly adopted by the City Council of the City of San Jacinto at a regular meeting thereof held the 6th day of March, 1990.

By _____
Deputy City Clerk