

C. Grading. The minimum of percentage of a lot to remain in a natural state without cut or fill shall be determined on the basis of the average slope of the natural terrain of the lot. Such determination shall be made on the basis of the natural state as being defined as the condition of the lot prior to any new development. The following table indicates the minimum percentage of a lot to remain in a natural state:

Percent Slope	Percent of the Lot to Remain in the Natural State
1. 10 — 15	32.5
2. 16 — 20	47.5
3. 21 — 25	62.5
4. 26 — 30	77.5
5. 31 — 35	92.5
6. 36 or over	95.0

D. Density transfer. The planning commission may require a transfer of density from one portion of a parcel to another, to mitigate adverse environmental or aesthetic impacts.

OPTION NO. 2 — TOE OF SLOPE *Maybe*

Owners of parcels located at the toe of the slope may delineate areas adjacent to the valley floor (minimum area one-third acre, minimum dimension one hundred feet), which after application of the slope formula described in Option No. 1 are shown to have an average slope of less than ten percent. These areas will no longer be subject to the restrictions contained in this title, will be assigned a density of three dwelling units per acre and shall be developed according to procedures set out in Chapter 25.24.

If the remaining area exceeds four acres, an additional unit may be developed in the hillside. If the remainder is less than four acres, the hillside must remain undeveloped. For a remainder larger than five acres, density will be determined through Option No. 1 or No. 3.

OPTION NO. 3 — DWELLING UNIT BUILDING SITE

Instead of determining density by the average slope of the entire parcel as in Option No. 1, the applicant may delineate specific dwelling unit building sites whose slopes are twenty percent or less and are not adjacent to the valley floor, if the following criteria is met:

1. Minimum area of one-half acre;
2. Minimum dimension of one hundred feet;

3. Maximum of overall density of one dwelling unit per acre.

The city may require any measure it feels necessary to mitigate adverse environmental or aesthetic impacts of grading or construction. Location and grades of access roads shall be as approved by the fire marshal and planning commission. If adverse aesthetic and environmental impacts of site and access grading cannot be adequately mitigated, then the designated location shall not qualify as a building site under this option.

Density for the area remaining after the application of Option No. 3, shall be determined via Option No. 1 or No. 2.

Architectural design and materials shall to the greatest practical extent blend with the natural terrain.

GRADING RESTRICTION FOR PROPERTIES OVER TEN PERCENT SLOPE DEVELOPED UNDER OPTION NO. 2 AND OPTION NO. 3

Grading on the site shall be limited to the minimum required for safe access and the structural requirements of the dwelling unit. Grading for the building pad shall not involve an area greater than ten thousand square feet. That area disturbed by grading other than that required for access or building foundation, including all visible cuts or fills, must be contoured and landscaped to blend with the surrounding natural terrain prior to final inspection or within one year following completion of grading if construction has not commenced.

OPTION NO. 4 — PREFERRED DEVELOPMENT AREA *Maybe*

The ability of the city's architectural review commission process to insure proper siting of units within the hillside is directly proportional to the size of the parcel. Certain lots may not contain any acceptable sites while others may contain several. The larger the parcel, the greater the likelihood that suitable locations can be found. It is therefore advantageous to encourage the consolidation of smaller parcels so that sites can be developed according to aesthetic and environmental criteria instead of arbitrary existing property lines. It is

also the city's desire to concentrate development on the less visible lower slopes.

The following option offers increased density for larger parcels or combination of parcels submitted under one development plan if at least ten acres are located in the preferred development area as shown on the zoning map.

Density shall be based upon the following table:

AREA	DENSITY
10-19 acres	2 d.u./5 acres
20 acres	3 d.u./5 acres

Site location, grading, roads and architectural design shall be as approved by the planning commission and architectural commission and shall minimize adverse aesthetic and environmental impacts and shall maximize the preservation of the natural character of the hillside.

This option cannot be applied in conjunction with any other options. (Ord. 322 (part), 1983)

25.15.040 Abandoned uses.

If, pursuant to this chapter, an existing building and/or building site is to be abandoned, the abandoned building shall be removed from the site and properly disposed of and the site regraded and landscaped to blend with the terrain prior to any other building permits being issued for the property. (Ord. 322 (part), 1983)

25.15.050 Circulation.

A. Street alignments where possible shall parallel contours of the natural terrain and be located in valleys or on ridges so as not to be visible from the valley floor.

B. Street lighting, when required, shall be of low profile design and unobtrusive. (Ord. 322 (part), 1983)

25.15.060 Structural design.

Site plan review in accord with Chapter 25.70 is required for all development.

Structure height and setbacks shall be flexible in order to achieve the purposes of this section. (Ord. 322 (part), 1983)

25.15.070 Fire protection.

In areas where there will be a fire hazard, in the opinion of the fire agency, the following shall apply:

A. Clearance of brush or vegetative growth from

structures and roadways shall be in accordance with the uniform fire code and approved by the fire agency.

B. Roof shall be of incombustible material approved by the fire agency.

C. All easements for fire breaks shall be dedicated to this purpose through recordation.

D. All buildings shall be equipped with fire suppression automatic sprinkler systems approved by the fire marshal. (Ord. 322 (part), 1983)

25.15.080 Erosion control.

All manufactured slopes shall be planted or otherwise protected from the effects of storm runoff and erosion within thirty days after completion of grading. Planting shall be designed to blend with the surrounding terrain and the character of development. (Ord. 322 (part), 1983)

25.15.090 Preservation of open space.

In order to insure permanent retention of the natural terrain as required in Section 25.15.040, a covenant approved by the city attorney shall be recorded dedicating all building rights to the city and insuring that the natural areas shall remain as shown on plans approved by the city. (Ord. 322 (part), 1983)

25.15.100 Submittal requirements for development plan.

Prior to the issuance of any building or grading permit (unless otherwise provided), or land subdivision, a development plan shall be approved by the planning commission. This may include, as determined by the director of environmental services, the following information as set out in Sections 25.15.110 through 25.15.130. (Ord. 322 (part), 1983)

25.15.110 Environmental assessment.

All applications shall comply with the provisions of the California Environmental Quality Act. (Ord. 322 (part), 1983)

25.15.120 Required information.

The director of environmental services and/or planning commission may require any of the following information:

A. Accurate topographic maps indicating the following:

1. Natural topographic features with an overlay of the proposed contours of the land after completion of the proposed grading,
2. Slope analysis with at least five-foot contour in-

tervals and a slope analysis showing the following slope categories:

10% — 15%	26% — 30%
16% — 20%	31% — 35%
21% — 25%	36% and over,

3. Elevations of existing topographic features and the elevations of any proposed building pads, street centerlines and property corners,

4. Locations and dimensions of all proposed cut and fill operations,

5. Locations and details of existing and proposed drainage patterns, structures and retaining walls,

6. Locations of disposal sites for excess or excavated material,

7. Locations of existing trees, other significant vegetation and biological features,

8. Locations of all significant geological features, including bluffs, ridgelines, cliffs, canyons, rock outcroppings, fault lines and waterfalls,

9. Locations and sizes of proposed building areas and lot patterns,

10. Any other information required by the planning commission;

B. Site plans and architectural drawings illustrating the following:

1. Architectural characteristics of proposed buildings,

2. Vehicular and pedestrian circulation patterns, including street widths and grades and other easements of public rights-of-way,

3. Utility lines and other service facilities, including water, gas, electricity and sewage lines,

4. Landscaping, irrigation and exterior lighting plans,

5. Locations and design of proposed fences,

screens, enclosures and structures, including drainage facilities,

6. Any other information required by the planning commission;

C. Reports and surveys with recommendations from foundation engineers or geologists based upon surface and subsurface exploration stating land capabilities, including soil types, soil openings, hydrologic groups, slopes, runoff potential, percolation data, soil depth, erosion potential and natural drainage patterns;

D. Archeological studies in areas where existing evidence seems to indicate that significant artifacts of historic sites are likely to be encountered in order to insure that these artifacts and/or sites are not inadvertently destroyed;

E. Additional information to include:

1. Average natural slope of the land,

2. Acreage and square footage calculations,

3. Area of impermeable surfaces,

4. Ratio of parking area to total land area,

5. Ratio of open space to total land area,

6. Description of maintenance program for proposed developments involving joint or common ownership,

7. Any other specific information determined to be of special interest relevant to the applicant's proposal. (Ord. 322 (part), 1983)

25.15.130 Optional preliminary approval procedure.

The applicant may choose to submit information and request a preliminary approval from the planning commission which will assign the appropriate development standard option, determine density, identify building sites, access roads and locations. No permits shall be issued until final approval is obtained. (Ord. 322 (part), 1983)