

ORDINANCE NO. 1754

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING
THE REDLANDS ORDINANCE CODE AND PROVIDING FOR
MINIMUM FILL GRADING, TREATMENT OF HILLSIDE
GRADING, PERMIT BOUNDARY GRADING, AND DRIVEWAY
GRADIENTS AND RESCINDING ORDINANCE NO. 1650
AND AMENDING ORDINANCE NO. 1729

THE CITY COUNCIL OF THE CITY OF REDLANDS does hereby
ordain as follows:

SECTION ONE: That the Redlands Ordinance Code be
amended by deleting in its entirety Section 84007 of
Article 840, Chapter 84, of the Redlands Ordinance Code.

SECTION TWO: That the Redlands Ordinance Code be
amended by substituting an entirely rewritten Chapter 86
as follows:

CHAPTER 86
LAND DEVELOPMENT STANDARDS

ARTICLE 860
GENERAL REQUIREMENTS

§ 86001. PURPOSE. The City of Redlands finds and declares that it is necessary to prevent excessive grading of single lots and perimeter lots of multilot developments beyond that necessary for the use and drainage of the site and also to regulate slopes and retaining walls along property lines. Minimum grading requirements and treatment of slopes at property lines are also to be regulated for the purpose of minimizing adverse environmental effects on surrounding properties.

§ 86002. APPLICATIONS. The standards of this chapter shall apply to all land within the City to control excavation, grading, and earthwork construction including fills and embankments and shall be in addition to the grading standards contained in Chapter 70 of the Uniform Building Code where, in any specific case, a section of this chapter specifies different requirements than said Chapter 70 of the Uniform Building Code, the most restrictive shall apply.

If, in the opinion of the soils engineer, improper drainage from a building or property would result from strict adherence to the grading standards of this chapter for a specified location and soils condition, the Building and Safety Director may approve alternate grading systems provided that his recommendation is submitted in writing or incorporated in his soils investigation report.

§ 86003. PERMIT APPLICATION. In addition to the grading permit requirements of Chapter 70, Uniform Building Code, information on plans shall include the following:

- A. A map showing the tributary drainage area or areas and estimated runoff expressed in cubic feet per second, together with supporting calculations signed by a registered engineer.

- B. The concrete or gunite interceptor and storm drain construction details, with its size, slopes, and capacity to be justified by supporting calculations signed by a registered engineer. Seventy eight hundredths of an inch (.78 in.) per hour (estimated ten year storm) shall be the minimum criteria for designed said interceptor or storm drains.

§ 86004. RETAINING WALL CONSTRUCTION. For the purpose of this chapter, retaining walls shall be essentially vertical and shall be constructed of concrete, masonry, or wood treated with an approved preservative under the treating and quality control requirements specified in the Uniform Building Code Standards 25-12 or of wood of natural resistance to decay as defined in Chapter 25 of the Uniform Building Code.

Said retaining walls shall be engineered to resist all imposed loads.

All retaining walls exceeding thirty (30) inches in height shall have a fence, wall, or guard rail at least three (3) feet above the highest adjacent ground level. In open guard rail type fencing, intermediate members shall be so placed that a sphere nine (9) inches in diameter cannot pass through.

§ 86005. RESIDENTIAL DRIVEWAY GRADIENTS.

- A. Gradient and Driveway Width Adjacent to Garage Entrance - Driveways shall have a maximum gradient of twelve and one-half percent (12-1/2%) along the center line of that portion of the driveway located within fifteen (15) feet of the garage entrance. The width of twenty-five feet of driveway adjacent to front of the entrance shall be not less than the width of the garage opening or openings with a minimum width of ten (10) feet.
- B. Gradient and Width of the Remainder of Driveway - The maximum gradient for driveways other than that portion within twenty (20) feet of the garage opening shall be twenty percent (20%) along its center line and shall not be less than ten (10) feet wide.

- C. Driveway Drainage - Driveways are to drain with a minimum slope of one half percent (1/2%) and a maximum transverse slope of five percent (5%).
- D. Vertical Transition - Any vertical transitions shall be so designed and constructed so that any portion of a vehicle having a twelve (12) foot wheel base and a five (5) inch undervehicle clearance will not make contact with the driveway surface.

§ 86006. MINOR EXCEPTIONS FOR THIS CHAPTER.

- A. When it is claimed by an owner, contractor, or developer of property that special circumstances or conditions applicable to the property would result in a particular hardship or unreasonable loss of enjoyment and utility of property when requirements of this chapter are strictly applied, the owner may file for a minimum exception permit in accordance with the provisions of Section 43.20 of Ordinance No. 1000 (City of Redlands Zoning Ordinance). The application for a minor exception will be processed in accordance with Section 43.20 of Ordinance No. 1000.

ARTICLE 861
MINIMUM FILL GRADING

§ 86101. APPLICATION. This article shall apply to single lots and perimeter lots of multiple lot projects where it is necessary to provide fill materials to elevate at least thirty percent (30%) of a building pad to provide that the site drain to the street with a minimum drainage swale gradient of one percent (1%).

§ 86102. Grading Such Lots Abutting Streets Having a Slope of One Percent (1%) or less:

- A. Such lots shall have drainage gradients not exceeding 1.25 percent nor shall the drainage gradient be less than one percent (1%) in all areas.

- B. The slope of the finish grades adjacent to a dwelling or structure may differ from these specified gradients if the soils engineer determines that the specified one percent to 1.25 percent gradients are not adequate for proper drainage, or, if in the opinion of the building official, steeper grades are necessary to provide drainage from the building foundations.
- C. The lot may drain to the street at any location of the lot frontage.

§ 86103. Grading Such Lots Abutting the Intersection of Two Streets (Corner Lots) Each Street With a Slope of one percent (1%) or Less:

- A. Such lots shall be graded according to the criteria of Section 86102 of this chapter.

§ 86104. Grading Such Lots Abutting Streets Having a Slope in Excess of One Percent (1%):

- A. Said lots shall conform with Sections 86102(A) and 86102(B) of this chapter except that the building pad shall be no higher than is necessary to drain the lot to any location of the lower fifty percent (50%) of the frontage of the lot.

§ 86105. Grading Such Lots Abutting the Intersection of Two Streets (Corner Lots) With One or Both Streets Having a Slope Exceeding One Percent (1%):

- A. Said lots shall be graded so the pad will be no higher than necessary to drain the lot to any location to the lower fifty percent (50%) of the frontage abutting the street with the steepest slope.

ARTICLE 862

TREATMENT OF GRADING ADJACENT TO PROPERTY LINES

§ 86200. APPLICATION. This article applies to treatment of slopes within multi-lot developments and to permit boundary slopes.

§ 86201. SLOPE GRADIENT. Cut and fill slopes adjacent to property line and at other approved locations shall be not steeper than one vertical to two horizontal.

§ 86202. SLOPES BETWEEN LOTS. When two or more lots are graded and cut and fill slopes of steeper than ten percent (10%) occur adjacent to the property line between the lots, the top of the slope shall be located at the property line.

§ 86203. REAL PROPERTY LINE AT PERMIT
BOUNDARIES ON NATURAL SLOPES OF FIVE PERCENT (5%) OR LESS.

- A. Where earth fill of twelve (12) inches or more is placed on property having a natural average slope of five percent (5%) or less, a retaining wall not to exceed five (5) feet above the original natural grade shall be placed adjacent to the property lines at locations where a grading permit boundary line abuts vacant property or the rear yard area of adjacent properties when the slope of the finish grade exceeds ten percent (10%) within twenty (20) feet of said permit boundary line.

§ 86204. SIDE PROPERTY LINES AT PERMIT
BOUNDARIES WHEN NATURAL SLOPE IS FIVE PERCENT (5%) OR LESS.

- A. Where earth fill of twelve (12) inches or more is placed on property having a natural slope of five percent (5%) or less or is abutting a street which has a slope of five percent (5%) or less, a retaining wall not to exceed thirty (30) inches in height shall be placed adjacent to the property line when the grading permit boundary abuts a side yard of adjacent properties, excepting the rear twenty-five (25) feet thereof when the fill slope exceeds ten percent (10%) in any area within the side property line. The treatment of the rear twenty-five (25) feet of a lot upon a permit boundary abuts an adjacent side yard may comply with Section 86202 of this chapter.

ARTICLE 863
GRADING STANDARDS FOR
PROPERTY HAVING A NATURAL
SLOPE STEEPER THAN FIVE PERCENT

§ 86300. APPLICATION. This article will apply to cut and fill grading for property having a natural slope steeper than five percent (5%).

§ 86301. No cut or fill slope shall exceed one vertical to two horizontal.

§ 86302. No cut or fill slope shall be created which exceeds thirty (30) feet in vertical height and any cut or fill slope which exceeds five (5) feet in height shall not exceed three hundred (300) feet in horizontal length except slopes required for public streets may exceed three hundred (300) feet in length.

§ 86303. When two or more lots are graded and cut and fill slopes exceeding ten percent (10%) occur adjacent to lot lines other than permit boundaries and streets, the top of the slope shall be located at the lot line.

§ 86304. Slopes exceeding three (3) feet in height shall be provided with irrigation systems and sufficient plants chosen from a list of erosion resisting plants available at the Department of Building and Safety or as approved the the Redlands Park Director.

Unless the final landscaping plans have been submitted, approved, and slopes planted, perennial rye or approved blade grass shall have been seeded and the growth shall be evident prior to the final inspection of the premises.

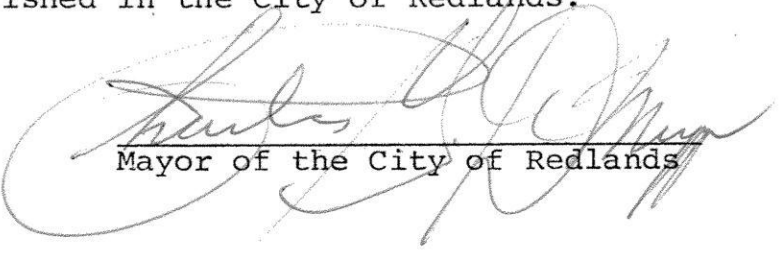
§ 86305. RETAINING WALLS.

- A. Retaining walls shall not exceed six (6) feet in height, except in front yard areas where retaining walls may not exceed thirty (30) inches in height. However, retaining walls necessary for the construction of an adjacent driveway may be constructed to a maximum of six (6) feet in height at any location on the property.

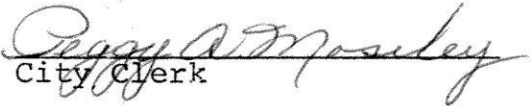
- B. Retaining walls exceeding thirty (30) inches in height will require a protective fence or guard rail of at least thirty-six (36) inches in height either of solid material or with intermediate members so spaced that a nine (9) inch sphere will not pass through. The combination of a retaining wall may not exceed nine (9) feet except if such retaining and guard rail is within fifteen (15) feet of an existing dwelling, the combination of retaining walls and guard rails shall not exceed six (6) feet in height.

SECTION THREE: This ordinance shall be in force and take effect as provided by law.

SECTION FOUR: The City Clerk shall certify to the adoption of this ordinance and cause it to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in the City of Redlands.


Mayor of the City of Redlands

ATTEST:

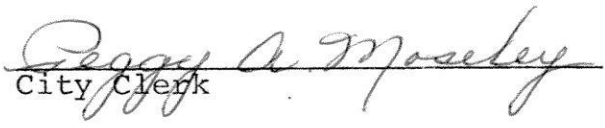

City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 21st day of July, 1981, by the following vote:

AYES: Councilmembers Gorman, Martinez, Riordan, Roth;
Mayor DeMirjyn
NOES: None
ABSENT: None


City Clerk