

ORDINANCE NO. 2687

AN ORDINANCE OF THE CITY OF REDLANDS ADDING CHAPTER 18.138 TO
THE REDLANDS MUNICIPAL CODE TO ESTABLISH THE HILLSIDE
DEVELOPMENT DISTRICT

The City Council of the City of Redlands does ordain as follows:

Section 1. Chapter 18.138 relating to the establishment of a Hillside
Development District is hereby added to the Redlands Municipal Code to read as follows:

“Chapter 18.138
HD HILLSIDE DEVELOPMENT DISTRICT

18.138.010 Purpose.

The purpose for establishing the Hillside Development District is to protect the public health, safety and general welfare in hillside areas of the City, preserve ridgelines and scenic vistas and implement the provisions of the City’s General Plan.

18.138.020 Objectives of Hillside Development (“HD”) District.

The objectives of the HD District shall be to:

- A. Minimize flood hazards, water runoff and soil erosion problems incurred in development alteration of the land;
- B. Maximize retention of natural topographic features such as skyline profiles, ridgelines, ridgecrests, hilltops, hillsides, slopes, arroyos, ravines, canyons, prominent trees and rock outcrops, view corridors and scenic vistas;
- C. Ensure that development on or near topographic features relates to the surrounding topography and will not be conspicuous and obtrusive because of design or location;
- D. Provide safe vehicular circulation to and within hillside areas and minimize scarring effects of hillside street construction;
- E. Minimize exposure of human life and property to wildland fire;
- F. Minimize potential for deterioration of ground water quality;
- G. Ensure efficient expenditure of public service funds.

18.138.030 Scope.

- A. The HD District shall apply to any land parcel with an average cross slope of fifteen percent or greater, and to land parcels with any slopes of fifteen percent or greater including, but not limited to major slope areas as generally depicted on the map labeled City of Redlands Slope Identification contained in and made part of this section; and all other areas in the Live Oak Canyon (Southeast Area) General Plan Amendment No. 38.
- B. Fractions of numbers shall be rounded off to the nearest tenth. When .05 or higher is computed, the number shall be rounded off to the next tenth.
- C. All calculations shall apply to parcel boundaries of parcels of record as of the effective date of the ordinance codified in this Chapter, except those individual parcels less than the minimum size that would allow construction may be increased through property aggregation to meet minimum building requirements for a dwelling unit.

18.138.040 Definitions.

Certain terms used in this Chapter shall be defined for purposes of this Chapter only, as follows:

- A. "Average cross slope" means the method of determining natural cross slope of land by using the following equation:

$\frac{I \times L \times .0023}{A}$ where

A

I = Contour interval in feet;

L = Combined length in feet of contour lines measured on the project site.

.0023 = A constant which converts square feet into acres and expresses slope in percent.

A = Project site area in acres.

- B. "Building envelope" means the area to be occupied by any structure and associated development.
- C. "Building site slope" means the average natural slope of the area designated as the building envelope measured at right angles to the natural contours along a line passing through the center of the building envelope; such line shall terminate at the opposite edges of the proposed building, or at the opposite edges of the proposed cut or fill, whichever distance is greater.

- D. "Development" means any alteration of the natural or existing configuration of the earth's surface or vegetative cover creating residential and accessory facilities, including any and all utility services and circulation areas, such as streets, private roads, parking areas or driveways. An alteration of or any addition to a structure or circulation area which existed prior to December 11, 1987 and does not exceed either one thousand square feet or twenty-five percent of the area covered by the existing structure, whichever is greater, shall not be considered "development."
- E. "Divide" means to separate into two or more land parcels.
- F. "Exposed slope" means all the face of a cut or fill, from the toe to the top, whether the surface is retaining walls, rip-rap, natural vegetation or other materials.
- G. "Land parcel" means an area of land with boundaries recorded in the San Bernardino County Recorder's office.
- H. "Project site" means an area consisting of one or more land parcels that is planned, reviewed and developed as a unified project.
- I. "Slope plan" means a plan for development, clearly depicting all proposed grading including the location, extent and treatment of all exposed slopes.

18.138.050 Slope density requirements.

- A. Maximum dwelling unit density on portions of land parcels with a cross slope of fifteen to thirty percent shall not exceed one dwelling unit per two and one-half acres.
Note: In the A-1 zone these densities shall be used for the purpose of combining under subsection D of this section, however, the total number of lots shall not exceed the number permitted by the A-1 zoning standards.

- B. Maximum dwelling unit density on portions of land parcels with a cross-slope exceeding thirty percent shall not exceed one dwelling unit per ten acres unless the following conditions are met:

1. The building envelope is not located within the Saugus Sandy Loam soil series as mapped by the Soil Conservation Service, or by site specific studies reviewed by the U.S. Soil Conservation Service.

2. The maximum dwelling unit density does not exceed standards of the following table:

Average Cross Slope (%)	Minimum Area per Dwelling Unit (acres)
Greater than 30	5.0
32	5.5
33	6.0

34	6.5
35	7.0
36	7.5
37	8.0
38	8.5
39	9.0
40 and greater	10.0

C. Maximum dwelling unit density on portions of land parcels with a cross slope of less than fifteen percent shall be as determined by the general plan and zoning standards. In the A-1 zone, a density of one dwelling unit per two and one-half acres shall apply. Note: In the A-1 zone these densities shall be used for the purpose of combining under subsection D of this section; however, the total number of lots shall not exceed the number permitted by the A-1 zoning standards.

D. Permitted densities may be combined within any land parcel, so long as the number of dwelling units to be placed on a parcel does not exceed the sum of the units permitted in each slope category area of the parcel. Units may be transferred from greater slope categories to lesser slope categories. However, when a proposed subdivision results in a density transfer within a site, the entire parcel shall be subject to review as a planned residential development; minor subdivisions may substitute a conservation easement to protect open space and the natural environment over the portions of the parcel that have slopes greater than thirty percent and integral contiguous areas. Such conservation easement shall preclude these areas from contributing toward density transfers for any future subdivisions.

E. Fractions of units in different slope categories shall be dropped and may not be added together in order to obtain additional whole units. Exception: One additional lot may be obtained in minor subdivisions (four lots or less) by adding fractions of units calculated in various slope categories. When this exception is used, the resulting subdivision shall provide accessible homesites on the flatter portion of the property with a minimum amount of grading.

18.138.060 Development standards.

A. A building site slope analysis and a slope plan certified by a registered civil engineer shall be submitted to the Community Development Department for review and approval of conformance with this chapter prior to any clearing, grading or the issuance of a building permit or grading permit.

B. Cut and fill requirements:

1. No cut or fill shall encroach upon any Federal Emergency Management Agency (FEMA) floodplain except in conformance with city and FEMA regulations.

2. Cut or fill material in excess of that approved for use shall be disposed of in a manner approved by the City Engineer or his designated representative.
 3. Cut or fill materials that are added to or taken away from the site shall be transported according to a haul route approved by the City Engineer or his designated alternative.
- C. Erosion and sediment control shall be accomplished according to best management practices defined in Redlands Southeast General Plan Amendment Final Environmental Impact Report Sch. # 87070606, Appendix 5.
- D. Slope landforming:
1. Landforming shall be accomplished by the use of variable slope ratios, undulating tops and toes, hiding of terraces and downdrains, and constantly varying surface features and landscaping.
 2. All slopes greater than one hundred feet in length or ten feet and greater in height shall be landformed.
 3. Slopes constructed adjacent to roadways shall be designed to reduce their visual impacts, by the use of variable slope ratios, meandering tops and toes, and integrated landscaping with right-of-way areas.

18.138.070 Development plan requirements.

In addition to the requirements of Title 17, Subdivisions, tentative maps and development plans shall include:

- A. A topographic map of the existing terrain utilizing a scale no smaller than one inch equals one hundred feet, and five-foot contour intervals depicting the following cross slope categories: zero to fifteen percent, fifteen to thirty percent and greater than thirty percent. The topographic map shall be prepared by the City or by private consultants pursuant to contract with the City. The person or entity proposing to carry out the project shall bear all costs incurred by the City in preparing the topographic map. Exception: Depiction of cross-slope categories is not required when all of the proposed lots have ten or more acres.
- B. A soils map showing all soil series as determined by the Soil Conservation Service.
- C. The average cross slope and individual cross slope categories of the project site analysis shall be certified by a registered civil engineer.
- D. A building site slope analysis and a slope plan, similarly certified.

E. For project sites with an average cross slope of less than fifteen percent, but with portions that are fifteen percent or greater, the following shall be noted on the development plan: "Lots (list which lots), may be subject to the HD District as determined by review of a building site slope analysis by the Department of Community Development and any development to be placed thereon shall be shown to conform to the requirements of the HD District prior to the issuance of any building permits."

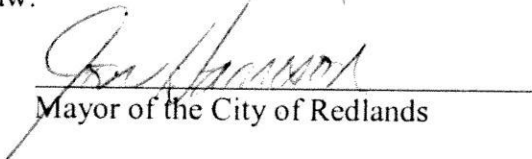
F. For project sites with an average cross slope of fifteen percent or greater, the following shall be noted on the development plan: "This project is subject to the Hillside Development District and any development to be placed thereon shall be shown to conform to the requirements of the HD District prior to the issuance of any building permits."

G. The final map shall indicate for each lot affected by this ordinance a building envelope, dimensioned in a surveyable manner. Each building envelope shall be consistent with the approved slope plan for the development.

18.138.080 Exception.

A lot line adjustment between two or more existing adjacent parcels where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels or allowance for dwelling units than originally existed is not thereby created is exempt from the provisions of this Chapter."

Section 2. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.

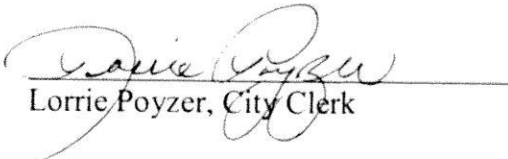

Mayor of the City of Redlands

ATTEST:


City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the forgoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 18th day of March, 2008 by the following vote:

AYES: Councilmembers Gilbreath, Gallagher, Aguilar, Bean; Mayor Harrison
NOES: None
ABSENT: None
ABSTAIN: None


Lorrie Poyzer, City Clerk