

ORDINANCE ⁵⁷¹ N.S.
 AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 REVISING CHAPTER 21.14A OF THE ZONING REGULATIONS
 PERTAINING TO HILLSIDE DEVELOPMENT

WHEREAS, at its meeting of January 24, 1989, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. In accordance with the California Environmental Quality Act, considered a proposed Negative Declaration, but on a 3-3 vote, did not make a recommendation that the City Council adopt a Negative Declaration; and
- d. On a 3-3 vote, did not make a recommendation that the City Council adopt this ordinance, and

WHEREAS, at its meeting of March 6, 1989, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this project;
- b. Considered the discussions of the Planning Commission regarding this ordinance;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Based on the scope and nature of the proposed code changes, found that the proposed ordinance would not have a significant effect on the environment and adopted a Negative Declaration in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of El Paso De Robles, to adopt this ordinance to amend the zoning code to revise the Hillside Development regulations as follows:

SECTION 1: Chapter 21.14A of the Zoning Regulations (Hillside Development) is amended to delete the existing text (which, effectively repeals Ordinance 467 N.S.) and replace it with the text contained in Exhibit A (attached).

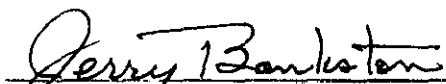
PASSED AND ADOPTED THIS 20th day of March, 1989 by the following roll call vote:

AYES: Dolan, Russell, Reneau, Conway and Martin
 NOES: None
 ABSENT: None



 MAYOR STEVE MARTIN

ATTEST:



 JERRY BANKSTON, CITY CLERK

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EXHIBIT A

Chapter 21.14A

HILLSIDE DEVELOPMENT DISTRICT

21.14A.010 Purpose. The purpose of the Hillside Development District is to establish development standards that conserve the natural character of hillside areas, preserve and enhance the scenic amenities of the City and minimize the environmental impact resulting from extensive grading in visually sensitive areas.

The Hillside Development District is not a grading code; compliance with these hillside development standards does not in any way imply that the resultant development is safe from erosion, land slippage or other hazards related to development on land with significant slopes, cuts or fills. Any development in hillside areas shall be performed in a manner consistent with recommendations of licensed civil engineers and subject to approval of the City Engineer.

21.14A.020 Applicability.

A. The Hillside Development District is established as a overlay district on the properties shown on Figure 21.14A - 1 and over all properties, including properties outside of the Hillside Development District boundaries, where the natural (ungraded) slope of developable areas is (ten) 10 percent or greater.

Developable areas are defined as follows:

1. For existing lots, the developable area includes pads, benches, and graded slopes for buildings and driveways;

2. For new lots to be created by tract maps, parcel maps and lot line adjustments, the developable area shall be determined by plotting a dimensioned building envelope on the proposed lot. The building envelope shall represent the horizontal extent of pads, benches, driveways, and graded slopes for buildings and driveways. If any portion of the building envelope overlays a natural slope of 10 percent or greater, the hillside development standards shall apply. It is the responsibility of the applicant to demonstrate that a particular building envelope will feasibly accommodate the horizontal extent of pads, benches, driveways, and graded slopes for buildings and driveways.

B. The Hillside Development standards are in addition to those development standards established within Chapter 21.16 (District Use Tables) except where the development standards for the primary district, as listed in the District Use Tables, are more-restrictive than the development standards for hillside areas.

C. Where necessary to accomplish the purposes of this chapter, the City Council, Planning Commission and Architectural Review Committee may impose additional conditions which may serve to limit said types and intensities of land uses to achieve the purpose and intent of this chapter.

21.14A.030 Standards For the Creation and Development of Hillside Lots. Within the Hillside Development District, the requirements and standards for the creation of new lots, via tract or parcel maps, the reconfigurration of existing lots via lot line adjustment, or the development of existing lots shall be as follows in the respective primary zoning districts:

A. Within the R-1 District, as specified within the R-1 District Regulations (Section 21.16.020.)

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B. Within other zoning districts, the standards specified within the R-1 District Regulations (Section 21.16.020.) shall be used as guidelines, and may be used as the basis for requirements by the Planning Commission and City Council.

It is recognized that the minimum lot sizes, widths, depths and development standards prescribed for the R-1 District may not be appropriate for hillside development within other zoning districts. Therefore, where necessary to accomplish the purposes of this chapter, the Planning Commission and City Council may require minimum lot sizes, widths, depths and development standards which are greater (more restrictive) than those prescribed by the primary district regulations other than the R-1 District. In no instance shall lot sizes or development standards be less than those prescribed in either the R-1 District or the other primary zone district, whichever is more restrictive.

21.14A.040 Standards Applicable to Existing Hillside Lots. Within the Hillside Development District, the following requirements and standards for development of already-created lots shall be in addition to those required in the regulations for the primary zoning districts:

Those existing hillside lots which were created prior to the effective date of this ordinance shall incorporate into their development, all of the above-referenced standards for development of already-created lots, to the maximum extent feasible.

It is not the intent of these regulations to preclude development of an existing and legally recognized parcel, and the Planning Commission and City Council may modify these standards to allow reasonable development of existing parcels where such modifications can be found by the Planning Commission and City Council to be consistent with the purpose and intent of these regulations.

21.14A.050 Permit Requirements for Development of Hillside Lots. Architectural Review approval, in accordance with section 21.20.270 et seq. and Chapter 21.23A shall be obtained prior to issuance of grading and building permits on hillside lots.

21.14A.060 Architectural Review Requirements. Applications for Architectural Review of development on hillside lots shall consist of the plans and reports referenced on the City's Hillside Development Application Checklist.

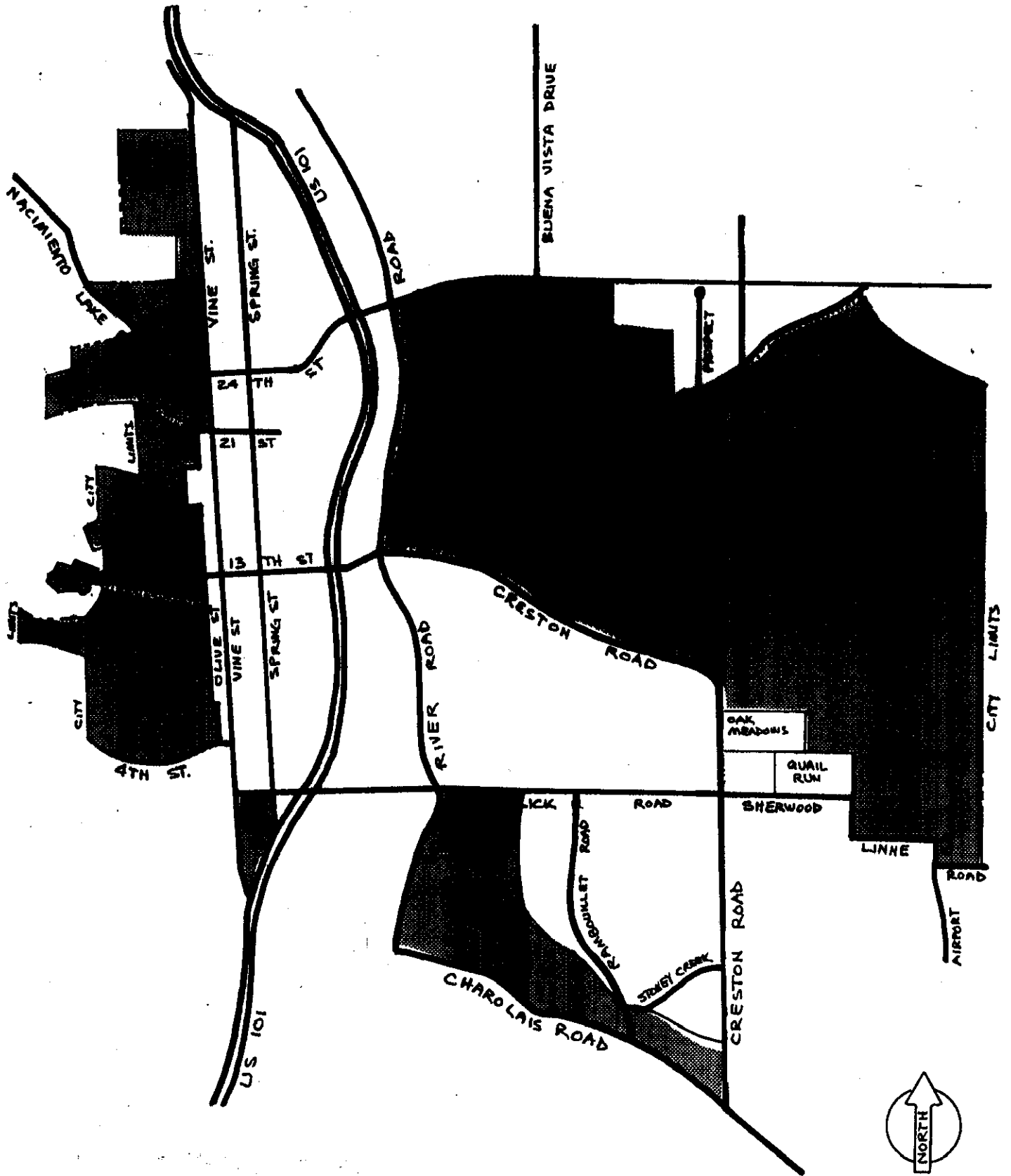
21.14A.070 Effective Date of This Ordinance. All applications for tentative tracts, tentative parcel maps, lot line adjustments, planned developments, conditional use permits, variances, and building permits, which have been filed with the Community Development Department and have been determined to be complete after March 6, 1989, shall be required to meet the standards for creation of new lots established by this ordinance.

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FIGURE 21.14A - 1

HILLSIDE DEVELOPMENT DISTRICT

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SHADED AREAS ARE WITHIN THE HILLSIDE DEVELOPMENT DISTRICT

* See the Union/46 Specific Plan for more detail. (The Trowbridge, Pemberton, and Shinn properties are within the Hillside Dev't District.)