

	R1-5	R1-6, 7.5, 8, 10, 20, etc., and R1-6e	R1-a
2. Fences	See Chapter 19.48, Fence Ordinance		
<u>E. Development (structures, improvements, or grading)</u>			
<u>1. On actual slopes <math>\geq 30\%</math></u>	<u>i.</u> Limited to 500 square feet. <u>ii.</u> Development greater than 500 square feet shall be subject to a Hillside Exception by the Planning Commission in accordance with section 19.40.080 of the RHS Ordinance. <b><u>No Hillside Exception is permitted on lots developed pursuant to Section 19.28.150.</u></b>		
<u>2. For projects proposed pursuant to Government Code Sections 64411.7 and/or 65852.21</u>	<u>i. Unless required by the City Engineer or to meet Fire Code requirements, grading activity on lots with an average slope of:</u> <u>a. Less than five percent shall not result in a change in grade elevation by more than 12 inches from existing natural grade.</u> <u>b. Between five and ten percent shall not result in a change in grade elevation by more than 24 inches from existing natural grade.</u> <u>c. Ten percent or more shall not result in a change in grade elevation by more than three feet from existing natural grade.</u> <del><u>i. Unless required by the City Engineer or to meet Fire Code requirements, grading activity shall not result in a change in grade elevation of more than 12 inches from existing natural grade.</u></del> <u>ii. In all cases, the following shall apply:</u> <u>a. Change in grade elevation shall be limited to the minimum extent necessary to ensure adequate drainage and access as demonstrated by a grading and drainage plan prepared by a registered civil engineer.</u>		

	<p><u>d. Unless required by the City Engineer or to meet Fire Code requirements, grading activity on lots with an average slope of:</u></p> <ul style="list-style-type: none"><li><u>i. Less than five percent shall not result in a change in grade elevation by more than 12 inches from existing natural grade.</u></li><li><u>ii. Between five and ten percent shall not result in a change in grade elevation by more than 24 inches from existing natural grade.</u></li><li><u>iii. Ten percent or more shall not result in a change in grade elevation by more than three feet from existing natural grade.</u></li></ul> <p><u><del>d. Unless required by the City Engineer or to meet Fire Code requirements, grading activity shall not result in a change in grade elevation of more than 12-inches from existing natural grade.</del></u></p> <p><u>e. In all cases, the following shall apply:</u></p> <ul style="list-style-type: none"><li><u>i. Change in grade elevation shall be limited to the minimum extent necessary to ensure adequate drainage and access as demonstrated by a grading and drainage plan prepared by a registered civil engineer.</u></li><li><u>ii. Split level designs shall be used to avoid additional change in grade elevation.</u></li><li><u>iii. Unless otherwise required by the City Engineer, spoils shall be balanced on site and shall match the existing grading and drainage pattern of the site.</u></li><li><u>iv. Unless required by the City Engineer, development shall not result in a finished floor more than 36 inches above finished grade.</u></li></ul>
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