

Issue #44: Brush Management

§143.0142 Development Regulations for Steep Hillides

Development that proposes *encroachment* into *steep hillides* or that does not qualify for an exemption pursuant to Section 143.0110(c) is subject to the following regulations and the Steep Hillside Guidelines in the Land Development Manual.

(a) Allowable Development Area

(1) through (3) [No change]

(4) Within the Coastal Overlay Zone, *steep hillides* shall be preserved in their natural state and *coastal development* on *steep hillides* containing *sensitive biological resources* or mapped as Viewshed or Geologic Hazard on Map C-720 shall avoid encroachment into such *steep hillides* to the maximum extent possible.

(A) through (D) [No change]

(E) In the approval of any Coastal Development Permit for a *subdivision*, and any other division of land, including lot splits, no *encroachment* into *steep hillides* containing *sensitive biological resources*, or mapped as Viewshed or Geologic Hazard on Map C-720 shall be permitted, and the **The** decision maker shall require a **minimum 30 foot** setback for Zone 1 brush management for ~~*coastal development*~~ from such *steep hillides* **consistent with Section 142.0142.**

§142.0412 Brush Management

Brush management is required in all base zones on publicly or privately owned *premises* that are within 100 feet of a *structure* and contain native or naturalized vegetation.

(a) through (f) [No change]

(g) Zone One Requirements

(1) [No change]

(2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and nonhabitable gazebos that are located within

brush management Zone One shall be of noncombustible, **one hour fire-rated and/or heavy timber** construction.

(3) through (7) [No change]

(h) through (o) [No change]

Issue #45: Landscape Regulations Applicability:

§142.0402 When Landscape Regulations Apply

(a) [No change]

(b) [No change]

Table 142-04A

Landscape Regulations Applicability

Type of <i>Development Proposal</i>	Applicable Regulations	Required Permit Type/ Decision Process
1. New <i>structures</i> that equal or exceed the <i>gross floor area</i> shown (Column B), and are proposing the type of <i>development</i> shown (Column C) through 2. Additions to <i>structures</i> or additional <i>structures</i> on developed properties that exceed the <i>gross floor area</i> shown or that increase the <i>gross floor area</i> by the percent shown (Column B), and are proposing the type of <i>development</i> shown (Column C) [No change]		
3. New permanent parking and <i>vehicular use area</i> for four or more vehicles including access to the spaces through 7. Projects proposing slopes with gradients steeper than 4:1 (4 horizontal feet to 1 vertical foot) that are 5 feet or greater in height [See Issue #8 Minor Construction Permits]		
8. Projects creating disturbed areas of bare soils, or projects with existing disturbed areas [No change]		

<p>9. All City owned property, dedicated in perpetuity for park or recreation purposes, within 100 feet of a structure.</p>	<p><u>142.0403</u> <u>142.0412</u> <u>142.0413</u></p>	<p>No permit required by this division if work is performed in accordance with applicable regulations</p>
<p>10. Publicly or privately owned <i>premises</i>, that are within 100 feet of a <i>structure</i>, and contain native or naturalized vegetation.</p> <p>Through</p> <p>11. New <i>structures</i>, additions to <i>structures</i>, or subdivisions that create <i>lots</i> where new <i>structures</i> could be located on <i>premises</i> adjacent to native or naturalized vegetation [No change]</p>		
<p>12. New Trees or shrubs planted in the <i>public right-of-way</i></p>	<p>62.0603; 129.0702; 142.0403, and 144.0409 <u>142.0409</u> <u>142.0610</u></p>	<p>Public Right-of-Way Permit or Street Tree Permit/ Process One</p>
<p>13. <i>Condominium Conversions</i> [No change]</p>		