City of Sonoma Planning Commission ***STAFF REPORT***	***Agenda Item #4*** ***Meeting Date: 03-09-17***

Agenda Item Title: Application for a Use Permit to construct a residence and related accessory structures on a hillside property.

Applicant/Owner: Walton Architecture & Engineering/Bill Jasper

Site Address/Location: 0 Brazil Street/Lot 3 (APN 018-051-007)

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 03/03/17

PROJECT SUMMARY

Description: Application of Walton Architecture & Engineering for a Use Permit to construct a residence and related accessory structures on the hillside property at 0 Brazil Street/Lot 3 (APN 018-051-007)

General Plan Designation: Hillside (H)

Planning Area: Northeast Area

Zoning: **Base:** Hillside Residential (R-HS) **Overlay:** Historic (/H)

Site Characteristics: The subject property is a 2.7-acre parcel north of the intersection of Fourth Street East and Brazil Street. With the exception of some City water facilities (a well and water tank), the property is undeveloped and supports oak woodlands and grasslands.

Surrounding Land Use/Zoning:
North: Undeveloped hillside property/County zoning
South: Single-family home/Hillside Residential
East: Two single-family homes/Hillside Residential
West: Single-family home/Hillside Residential

Environmental Review:

☒ Categorical Exemption	☐ Approved/Certified
☐ Negative Declaration	☒ No Action Required
☐ Environmental Impact Report	☐ Action Required
☐ Not Applicable	

Staff Recommendation: Commission discretion.

PROJECT ANALYSIS

BACKGROUND

Development of the subject property (and another adjoining property) was scheduled for review by the Planning Commission as a study session in September 2016; however the item was postponed at the request of the applicant. Since that time, an easement on the property for City water facilities has been amended and a lot line adjustment involving the subject property and three other adjoining properties has been completed and recorded at the County.

DETAILED PROJECT DESCRIPTION

The project involves construction of a ±5,500-square foot residence, ±595-square foot detached garage, and swimming pool in the northern or upper portion of the subject property, near the lower edge of a meadow west of the Ghiggioli residence at 436 Brazil Street. The long axis of the project is oriented parallel to the natural contour of the hillside. Slopes at the development site are fairly consistent, averaging roughly 25%. The structures employ a contemporary architectural style with shed roofs, utilizing neutral-colored exterior materials including gray vertical siding and ledgestone veneer with brown/charcoal railing, posts, metal seam roofing, and window frames. The residence is designed with two offset floors, with the project cut into grade on the uphill side and fill used on the downhill side. The home varies in height from ±10 feet at the main/upper floor level on the north, to a maximum of 29'2" feet when measuring the downhill/south facade. The detached garage is located just behind (north of) the residence partially tucked into the hillside while the swimming pool is located east of the home on terrace that is roughly three feet below the main floor level. Access to the residence (and an additional future home site on the parcel to the west) would be provided by a new driveway coming off the existing private driveway that originates at the corner of Fourth Street East and Brazil Street. The plans indicate that four trees would be removed at the building site and approximately 25 to 40 trees would require removal for the proposed driveway per the arborist report. Additional details are provided in the attached project narrative and drawings.

GENERAL PLAN CONSISTENCY **(☐Not Applicable to this Project)**

The properties are designated Hillside Residential by the General Plan. The Hillside Residential land use designation is intended to preserve Sonoma's hillside backdrop, while allowing limited residential development in conjunction with agricultural uses. The designation allows a density of one residential unit per ten acres (excluding second units). General Plan policies that apply to the project include the following:

Community Development Element:

- Protect important scenic vistas and natural resources, and incorporate significant views and natural features into project designs (CDE Policy 5.3).

Housing Element:

- Promote the use of sustainable construction techniques and environmentally sensitive design for all housing, to include best practices in water conservation, low-impact drainage, and greenhouse gas reduction (HE Policy 6.3).

Environmental Resources Element:

- Require erosion control and soil conservation practices that support watershed protection (ERE Policy 2.5)
- Preserve existing trees and plant new trees (ERE Policy 2.6).
- Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce green-house gas emissions (ERE Policy 3.2).

Public Safety Element:

- Ensure that all development projects provide adequate fire protection (PSE Policy 1.3).

The proposal includes emergency vehicle access and would be subject to the CalGreen Tier 1 Building standards. An erosion control plan and stormwater management plan would also be required and, while a number of trees would be removed (primarily for the driveway), the majority of trees on the property would be preserved. As discussed in further detail below, the building site is at the lower edge of a clearing, so public views of the residence and associated improvements must be evaluated carefully.

DEVELOPMENT CODE CONSISTENCY **(☐Not Applicable to this Project)**

Use: The property is zoned Hillside Residential (R-HS). Single-family homes and residential accessory structures are permitted uses in the R-HS zoning district, subject to approval of Use Permit by the Planning Commission.

Setbacks: Primary structures in the R-HS zone must be setback a minimum of 30 feet from all property lines. The residence has been located in compliance with this standard, with the northeast corner of the home setback 31 feet from the north property line.

Floor Area Ratio (FAR): The maximum FAR in the R-HS zone is 0.10 or 10% of the total lot area. The project would result in a FAR of 0.05 (5%). Staff would note that up to 400 square feet of a detached garage is excluded from FAR calculations under the Development Code.

Lot Coverage: The maximum structure/building coverage in the R-HS zone is 15% of the total lot area. The project would result in a lot coverage of 4%. Staff would note that porches, pools, and detached garages (up to 400 square feet) are excluded from coverage calculations under the Development Code.

Building Height: The maximum building height within the R-HS zone is 30 feet for primary structures, as measured from finished grade. The residence would have a maximum height maximum of 29'2" feet when measuring the downhill side.

Detached Garage: Low profile, one-story accessory structures may have a lesser setback of 5 feet provided they meet specific height criteria (i.e., a maximum wall height of nine feet and a peak height not exceeding 15 feet in height). The detached garage has been designed in compliance with these height criteria and provides the minimum 5-foot setback.

Parking: One covered parking space is required for a single-family home. The parking requirement would be met by the proposed two-car garage.

Design Review: Because the property is located in the Historic Overlay zone, the project would be subject to subsequent review by the Design Review & Historic Preservation Commission (Development Code §19.54.080). In this case, the Planning Commission is responsible for reviewing and acting upon the project site plan, building massing and elevation concepts to the extent it deems necessary. Subsequent review by the Design Review & Historic Preservation Commission would be limited to elevation details, exterior materials and colors, landscaping (demonstrating compliance with the water efficient landscape ordinance), exterior lighting and any other issues specifically referred to the DRHPC by the Planning Commission.

Hillside Development: The purpose of the hillside development regulations and guidelines is to preserve and protect views to and from the hillside areas within the City, to preserve significant topographical features and habitats, and to maintain the identity, character, and environmental quality of the City. All new development within the R-HS zone is subject to review and approval of a Use Permit. As set forth under Section 19.40.050.F of the Development Code, the Planning Commission shall evaluate applications for hillside development based on the objectives listed below, in addition to the normal findings for a conditional use permit (the entirety of Section 19.40.050 is attached for consideration).

1. *The preservation of natural topographic features and appearances by maintaining the natural topography to the greatest extent possible*.

2. *The protection of natural topographic features and appearances through limitations on successive padding and terracing of building sites and the preservation of significant ridgelines, steep slopes, natural rock outcroppings, drainage courses, prominent trees and woodlands, vernal pools, and other areas of special natural beauty.*

3. *The utilization of varying setbacks, building heights, foundation designs, and compatible building forms, materials, and colors that help blend buildings into the terrain.*

4. *The utilization of clustered sites and buildings on more gently sloping terrain to reduce grading alterations on steeper slopes*.

5. *The utilization of building designs, locations, and arrangements that protect views to and from the hillside area.*

6. *The preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction of hillside areas*.

7. *The utilization of street designs and improvements that minimize grading alterations and harmonize with the natural contours of the hillsides.*

Notable areas of consistency with the hillside design guidelines include detaching the garage, staggering the two levels of the residence with the roof of the lower level used as decks for the main floor, excavating portions of the garage and lower floor into the hillside to reduce massing, generally orienting improvements with the contour of the land, and using exterior materials and colors selected to blend with the natural surroundings. In addition, the tree line below the development site would help screen proposed improvements from public views, including the lower floor.

Staff also appreciates the modifications made to the project since the previous study session submittal, most notably lowering the floor levels of the residence by 10 feet and utilizing a more balanced cut and fill approach that no longer requires retaining walls on the downslope side. The visibility of the project has been reduced significantly as a result of these changes. However, the size of the residence and length of the project axis along the hillside are fairly substantial and views of the main floor level (its upper portion at least) would be visible from some public perspectives to the south and southeast given the more prominent location of the building site.

Another discrepancy with the hillside design guidelines is that the proposed lot pad grading for the structures is over 10,000 square feet, which exceeds the 5,000-square foot limit recommended by the hillside design guidelines. However, the applicant notes that proposed grading is consistent with the extent of grading utilized for neighboring properties.

CONSISTENCY WITH OTHER CITY ORDINANCES/POLICIES **(☒Not Applicable to this Project)**

ENVIRONMENTAL REVIEW **(☐Not Applicable to this Project)**

Pursuant to Section 15303 of the State CEQA Guidelines, construction of a new single-family residence, related accessory structures, and utility extensions to serve such construction are Categorically Exempt from the provisions of CEQA (Class 3 – New Construction).

DISCUSSION OF PROJECT ISSUES

Visual Impacts: While modifications to the project have been made to greatly reduce its visibility, the size of the residence and length of the project axis remain substantial. As a result, and in consideration of the higher and more prominent location on the hillside, staff continues to have concerns about impacts to public views.

Emergency Water Supply: In absence of fire hydrants in the vicinity, emergency water storage will be necessary on site. However, this requirement can be addressed by the proposed swimming pool.

Water Delivery: Substantial improvements will be necessary to provide City water service (both domestic and fire sprinkler) with adequate pressure to proposed structures on the lot, possibly requiring booster pumps and backflow prevention devices.

Wildland Interface: The wildland interface requirements under Chapter 7A of the Building Code will apply to the site, including vegetation management and use of fire-resistant exterior materials.

RECOMMENDATION

Staff recommends commission discretion.

Attachments:

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Development Code Section 19.40.050 (Hillside Development)*
5. *Project Narrative*
6. *Renderings*
7. *Site Images*
8. *Partial Site Plan & Floor Plans*
9. *Building Elevations*
10. *Civil Drawings*

Enclosures:

1. *Arborist Report*

cc: Clare Walton, Walton Architecture & Engineering Inc. (via email)
Ed Routhier, Caymus Builders (via email)
Bill Jasper (via email)

City of Sonoma Planning Commission

FINDINGS OF PROJECT APPROVAL

Walton Architecture & Engineering Hillside Residence

Lot 3/O Brazil Street (APN 018-051-007)

March 9, 2017

Based on substantial evidence in the record, including but not limited to the staff report, and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

Use Permit Approval

1. That the proposed use is consistent with the General Plan and any Specific Plan;

2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions).

3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and

4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Walton Architecture & Engineering Hillside Residence
Lot 3/O Brazil Street (APN 018-051-007)

March 9, 2017

1. The project shall be constructed in conformance with the approved site plan, floor plans and building elevations prepared by Nick Lee Architecture (dated 2/9/17), and the preliminary civil plans (Sheets C1-C3) prepared by Bear Flag Engineering Inc., except as modified by these conditions.

   Enforcement Responsibility: *Planning Department; Building Department: City Engineer; Public Works Department*
   Timing: *Prior to issuance of a building permit; Prior to final occupancy*

2. A grading and drainage plan and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer and Stormwater Coordinator for review and approval. In addition, a Stormwater Management Plan (SMP) demonstrating compliance with applicable stormwater requirements shall be submitted in conjunction with the grading plans for review and approval by the City Engineer and Stormwater Coordinator. The measures identified in the SMP shall be incorporated into the grading and drainage plans and the required plans shall be approved prior to the issuance of a grading permit and commencement of grading/construction activities. The erosion control measures specified in the approved plan shall be implemented during construction. Plans shall conform to the City of Sonoma Grading Ordinance (Chapter 14.20 of the Municipal Code). Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented throughout the construction phase of the project: soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles, silt fences and/or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all facilities for accumulated sediment, and post-construction clearing of all drainage structures of debris and sediment..

   Enforcement Responsibility: *City Engineer; Stormwater Coordinator; Public Works Department*
   Timing: *Prior to issuance of a grading permit*

3. The applicant shall be responsible for connecting the property to the City's water system to provide both domestic and fire sprinkler water service to the structures, including any necessary off-site improvements, the provision of a water meter(s), booster pumps for adequate pressure, and backflow prevention device as deemed necessary by the City Engineer and Fire Marshall. In addition, the applicant shall pay any required water connection fees applicable to the new development in accordance with the latest adopted rate schedule.

   Enforcement Responsibility: *City Engineer; Public Works Department; Fire Marshall*
   Timing: *Prior to issuance of a building permit and/or final occupancy as determined necessary*

4. The applicant shall obtain an encroachment permit from the City of Sonoma for all work within the Fourth Street East and/or Brazil Street right-of-way.

   Enforcement Responsibility: *City Engineer; Public Works Department; Building Department*
   Timing: *Prior to any work within the right-of-way*

5. All Building Department requirements shall be met, including Building Code requirements related to compliance with CALGreen standards and the wildland interface requirements under Chapter 7A of the Building Code. A building permit shall be required for the structures and improvements.

   Enforcement Responsibility: *Building Department; Fire Marshall*
   Timing: *Prior to construction*

6. All Fire Department shall be met, including any code modifications effective prior to the date of issuance of any building permit. In addition, the following shall be required:

   a. All residential structures shall be protected by approved automatic fire sprinkler systems
   b. Emergency vehicle access and a turnaround shall be required, designed to support a 40,000 lb. load.
   c. In absence of fire hydrants in the vicinity, emergency water storage/supply shall be required on the site.
   d. The wildland interface requirements under Chapter 7A of the Building Code shall apply, including vegetation management and use of fire-resistant exterior materials.
   e. The water source used for fire suppression shall be augmented as necessary to meet the hydraulic requirements of the sprinkler system(s) and flow calculations shall be required to show that the hydraulic requirements of the fire sprinkler system(s) will have adequate flow.
   f. An approved all-weather emergency vehicle access road to within 150 feet of all portions of all structures shall be provided prior to beginning combustible construction.

   Enforcement Responsibility: *Fire Department; Building Department*
   Timing: *Prior to issuance of a building permit; Prior to final occupancy*

7. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required prior to the issuance of a grading/building permit. Recommendations identified in the report shall be incorporated into the construction plans for the project and into the building permits.

   Enforcement Responsibility: *Building Department; City Engineer*
   Timing: *Prior to issuance of a grading/building permit*

8. Parking and drive surfaces shall be surfaced with an appropriate surface material as approved by the City Engineer and the Building Official.

   Enforcement Responsibility: *Fire Department; Building Division; City Engineer*
   Timing: *Prior to issuance of a building permit and/or final occupancy*

9. On-site tree removal shall substantially conform to the approved plans and recommendations of the project arborist. Trees removed from the site shall be replaced on site at a minimum ratio of 1:1.

   Enforcement Responsibility: *Planning Department; DRHPC*
   Timing: *During construction; Prior to final occupancy*

10. The project shall be subject to architectural review by the Design Review & Historic Preservation Commission (DRHPC), encompassing elevation details, and exterior materials and colors.

    Enforcement Responsibility: *Planning Department; DRHPC*
    Timing: *Prior to issuance of a building permit*

11. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC) and demonstrate compliance with the State Model Water Efficient Landscape Ordinance. The plan shall address landscaping, fencing/walls, hardscape improvements, and required tree plantings.

    Enforcement Responsibility: *Planning Department; DRHPC*
    Timing: *Prior to issuance of a building permit*

12. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). All proposed exterior lighting for the building and site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform to the standards and guidelines contained under Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security.

    Enforcement Responsibility: *Planning Department; DRHPC*
    Timing: *Prior to issuance of a building permit*

13. Dust control measures, subject to approval by the Building Official and the City Engineer, shall be implemented during the construction of the project. All exposed soil areas shall be watered twice daily or as required by the City's construction inspector.

Enforcement Responsibility: *Public Works Department; Building Department*
Timing: *Ongoing during construction*

14. The applicant shall comply with all requirements of Sonoma County PRMD Engineering Division with respect to sanitary sewer requirements and facilities. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County PRMD Sanitation Division immediately to determine whether such fees apply.**

Enforcement Responsibility: *Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency: City of Sonoma Building Department*
Timing: *Prior to issuance of a building permit*

15. Any private wells on the site shall be abandoned in accordance with permit requirements of the Sonoma County Department of Environmental Health; or equipped with a back-flow prevention device as approved by the City Engineer. Wells that will remain shall be plumbed to irrigation system only and not for domestic use.

Enforcement Responsibility: *Sonoma County Dept. of Environmental Health; City Engineer; Public Works Dept.*
Timing: *Prior to final occupancy*

16. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

a. *Sonoma Valley Unified School District* [For school impact fees]
b. *Sonoma County Department of Environmental Health* [For closure/removal of septic tank or wells]
c. *Sonoma County PRMD Sanitation Division* [For sewer connections and modifications and interceptor requirements]
d. *Sonoma County Department of Environmental Health* [For abandonment of wells and/or new wells, and abandonment of septic systems]

Enforcement Responsibility: *Building Department; Public Works Department*
Timing: *Prior to issuance of a building permit*

17. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, Caltrans, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project, except those fees from which any designated affordable units are specifically exempt from.

Enforcement Responsibility: *Public Works Department; Building Department; Affected Agencies*
Timing: *Prior to the acceptance of public improvements, or plan check, or within 30 days of receipt of invoice, as specified above*

18. The following measures shall be implemented as necessary during the construction phase of the project for the protection of nesting birds.

a. Grading or removal of nesting trees and habitat should be conducted outside the nesting season, which occurs between approximately February 15 and August 15.
b. If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grassland and trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent “take” of individual birds that could begin nesting after the survey.
c. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist.
d. The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFG.

e. To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.

Enforcement Responsibility: *Planning Department; Public Works Department*
Timing: *Throughout project construction*

19.40.050 Hillside development.

A. Purpose. This section establishes regulations and guidelines to preserve and protect views to and from the hillside areas within the city, to preserve significant topographical features and habitats, and to maintain the identity, character, and environmental quality of the city.

B. Applicability.

1. Hillside Areas and Hillside Zoning District. The standards and guidelines contained in this section apply to all uses and structures within areas that have a slope of 10 percent or greater, or areas with slopes that exceed 15 percent over 25 percent or more of the site and to all development within the Hillside zoning district.

2. Basis for Slope Determinations. For the purpose of this section, slope shall be computed on the natural slope of the land before grading, as determined from a topographic map having a scale of not less than one inch equals 100 feet and a contour interval of not more than five feet.

3. Conditional Use Permit Required. New development within a hillside area shall be subject to the approval of a conditional use permit in compliance with SMC 19.54.040.

C. Additional Application Requirements. In addition to the standard application submittal requirements, the city council may, by resolution, establish additional informational requirements for applications involving hillside development.

D. Development Standards.

1. Structure Height. The height of structures in a hillside area shall not exceed the maximum established by the applicable zoning district. Measurement of structure height shall be as provided in SMC 19.40.040, Height measurement and height limit exceptions.

2. Grading and Drainage.

a. Grading shall be designed to:

i. Conserve natural topographic features and appearances by minimizing the amount of cut and fill and by means of land form grading to blend graded slopes and benches with the natural topography; and

ii. Retain major natural topographic features (i.e., canyons, knolls, ridgelines, and prominent landmarks).

b. All graded areas shall be protected from wind and water erosion. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the city engineer.

c. Slopes created by grading shall not exceed a ratio of 3:1, without a soils report and stabilization study indicating a greater permissible slope and shall not exceed 30 feet in height between terraces or benches.

3. Street Layout. To the extent feasible based on property conditions, streets shall follow the natural contours of the terrain in order to minimize the need for grading. Cul-de-sacs and loop roads are encouraged where necessary to fit the natural topography subject to the approval of the city engineer and fire department.

E. Design Guidelines. Within the hillside area and the Hillside zoning district, the following design guidelines should be implemented whenever applicable:

1. Terrain Alteration. The project should be designed to fit the terrain rather than altering the terrain to fit the project. Development patterns that form visually protruding or steeply cut slopes for roads or lots shall be avoided.

2. Lot Pad Grading. Lot pad grading should be limited to the boundaries of the structure's foundation, vehicle parking space and a yard area as shown on the approved grading plan. Pads should not exceed 5,000 square feet in total area.

3. Site and Structure Design. Site design should utilize varying structure heights and setbacks, split-level foundations, and retaining walls to terrace structures with the direction of the slope.

4. Lot Line Locations. Lot lines should be placed at the top of slope areas to help ensure that the slope will not be neglected by the uphill owner.

5. Design and Location of Structures.

a. The form, mass, and profile of the individual buildings and architectural features should be designed to blend with the natural terrain and preserve the character and profile of the natural slope. Techniques that should be considered include:

i. Split pads, stepped footings, and grade separations to permit structure to step up the natural slope;

ii. Detaching parts of a dwelling (e.g., garage); and

iii. Avoiding the use of gable ends on downhill elevations. The slope of the roof should be oriented in the same direction as the natural slope.

b. Excavate underground or utilize below grade rooms to reduce the visual bulk of a structure.

c. Use roofs on lower levels as open space decks for upper levels.

d. Exterior structural supports and undersides of floors and decks not enclosed by walls may be permitted provided fire safety and aesthetic considerations have been adequately addressed.

e. Building materials and color schemes should blend with the natural landscape of earth tones and natural vegetative growth.

6. Retaining Walls. Retaining walls that result in large uniform planes shall be avoided. Retaining walls shall be divided into elements and terraces with landscaping to screen them from view. Generally, no retaining wall should be higher than five feet. When a series of retaining walls is required, each individual retaining wall should be separated from adjacent walls by a minimum of five feet.

7. Slope Restoration. Transitional slopes shall be replanted with self-sufficient trees, shrubs, and ground cover that are compatible with existing surrounding vegetation in order to enhance the blending of manufactured and natural slopes.

8. Reduced Public Street Widths. On-street parking lanes may be omitted from public streets when the result is a substantial decrease in cutting and/or filling. Where no on-street parking is provided, off-street parking areas shall be provided to yield a ratio of two additional spaces per dwelling unit.

Streets may be reduced to 24 feet in width with no on-street parking, or 32 feet in width with on-street parking on one side.

9. Preservation of Ridgelines. Ridgelines shall be preserved. Structures shall not be located closer to a ridgeline than 100 feet measured horizontally on a topographic map or 50 feet measured vertically on a cross section, whichever is more restrictive. In no case shall the roofline or any other portion of a structure extend above the line of sight between a ridgeline and any public right-of-way, whether the ridgeline is above or below the right-of-way.

E. Evaluation of Applications. The planning commission shall evaluate a conditional use permit application for hillside development based on the following objectives, in addition to the findings for conditional use permits required through SMC 19.54.040:

1. The preservation of natural topographic features and appearances by maintaining the natural topography to the greatest extent possible;

2. The protection of natural topographic features and appearances through limitations on successive padding and terracing of building sites and the preservation of significant ridgelines, steep slopes, natural rock outcroppings, drainage courses, prominent trees and woodlands, vernal pools, and other areas of special natural beauty;

3. The utilization of varying setbacks, building heights, foundation designs, and compatible building forms, materials, and colors that help blend buildings into the terrain;

4. The utilization of clustered sites and buildings on more gently sloping terrain to reduce grading alterations on steeper slopes;

5. The utilization of building designs, locations, and arrangements that protect views to and from the hillside area;

6. The preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction of hillside areas; and

7. The utilization of street designs and improvements that minimize grading alterations and harmonize with the natural contours of the hillsides. (Ord. 2003-02 § 3, 2003).