

AD HOC SUBCOMMITTEE ON PROPOSED WILDLIFE DISTRICT


OCTOBER 2022 ORDINANCE DRAFT

MEETING GOAL

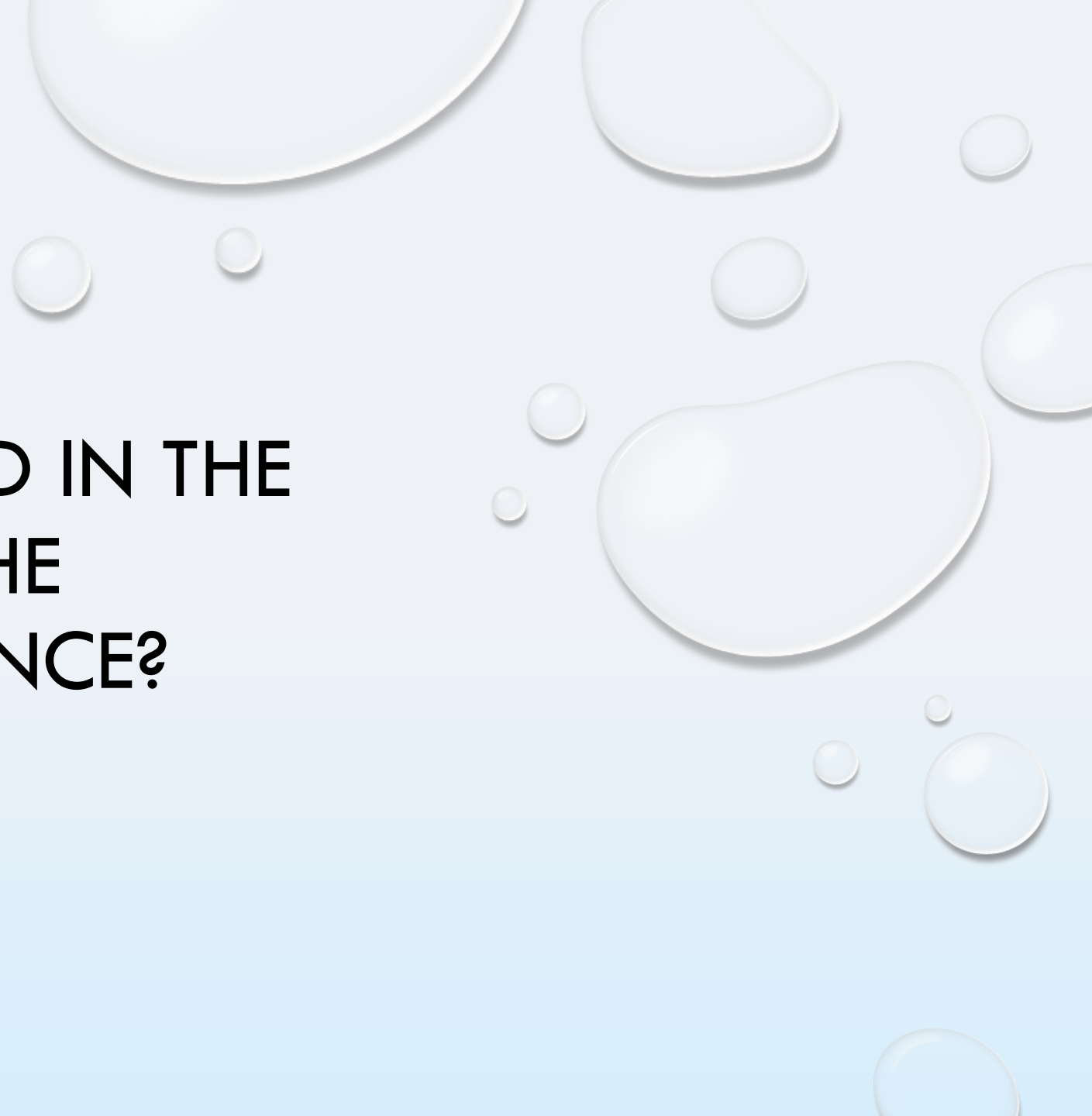
TO PREPARE COMMENTS ON CURRENT DRAFT OF ORDINANCE



QUESTIONS

- WHAT HAS CHANGED?
 - WERE RECOMMENDATIONS FOLLOWED? WHOLLY? IN PART? NOT AT ALL?
 - WHAT WOULD CONSTITUTE AN EFFECTIVE RESPONSE?
- 

WHAT'S CHANGED IN THE NEW DRAFT OF THE WILDLIFE ORDINANCE?






DEFINITIONS

SOME DEFINITIONS WERE ELIMINATED:

- UNOBSTRUCTED
- WILDLIFE-FRIENDLY FENCING

- 
- NO LONGER INCLUDES CITY-OWNED VACANT LAND NOT DESIGNATED AS OPEN SPACE
 - MANY LOTS FIT THIS DEFINITION

OPEN SPACE
DEFINITION
CHANGED



The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance.

COMMENT, DISCUSSION & DELIBERATION

PROJECT TYPES



OLD LANGUAGE

1. Project Type

- (a) **New Construction.** The construction of a new, standalone building.
- (b) **Additions.** Additions exceeding 500 square feet to any building or structure.
- (c) **Major Remodel- Hillside.** Any remodeling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building.
- (d) **Grading.** Cumulative grading on a lot in excess of 500 cubic yards.
- (e) **Tree Removal.** Removal of any Protected Tree, Significant Tree, or tree within the public right of way.
- (f) Any construction or grading activity requiring a permit on a lot where a Wildlife Resource Buffer is present.

NEW LANGUAGE

1. Project Type

(a) New Construction. The construction of a new, standalone building exceeding 500 square feet. Reconstruction of a building or structure damaged or destroyed in a natural disaster shall not be considered New Construction.

(b) Additions. Additions exceeding 500 square feet to any building or structure.

(c) Major Remodel- Hillside. Any remodeling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building. Reconstruction of a building or structure damaged or destroyed in a natural disaster shall not be considered Major Remodel-Hillside.

(d) Grading. Cumulative grading on a lot in excess of 500 cubic yards.

(e) Tree Removal. Removal of any Protected Tree, Significant Tree, or tree within the public right of way.

**REGULATIONS NOW
REFER TO PROJECT
TYPES**



COMMENT, DISCUSSION & DELIBERATION



The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. Some droplets are in the top left, some in the bottom right, and others in the center. They have highlights and shadows, giving them a 3D appearance.

DISTRICT-WIDE REGULATIONS

FENCES, SETBACKS, HEDGES


- SETBACK & HEDGE REGULATIONS ELIMINATED
- REMAINING REGULATION
 - APPLIES TO NEW CONSTRUCTION, MAJOR REMODELS & ADDITIONS
 - PROHIBITS MATERIALS AND FEATURES AS IN PREVIOUS DRAFT EXCEPT NOW ALLOWS GLASS AS A DESIGN FEATURE

HEIGHT

- RESTRICTION APPLIES TO ALL NEW CONSTRUCTION, MAJOR REMODELS, AND ADDITIONS
- 45' OVERALL HEIGHT
- NO NEW ENVELOPE HEIGHT RESTRICTION
- DOESN'T APPLY WHEN REBUILDING AFTER A DISASTER
- BABCNC LETTER RECOMMENDED SAME THOUGH NO SPECIFIC OVERALL HEIGHT RECOMMENDATIONS

- RESTRICTION APPLIES TO NEW CONSTRUCTION, MAJOR REMODELS, ADDITIONS, AND GRADING
- RESTRICTION ON SLOPES $> 100\%$ REMAINS
- NO GRADING EXEMPTION FOR FIRE DEPARTMENT TURNAROUND
- CHANGE IN LANGUAGE ON FOOTPRINT EXEMPTION ELIMINATION
- RECOMMENDED ADDITIONAL PROVISIONS FOR GRADING SECTION NOT INCLUDED
- NO SPECIAL PROVISIONS TO INHIBIT GRADING ON UNDEVELOPED RIDGELINES AS RECOMMENDED

GRADING

- 
- RESTRICTION APPLIES TO NEW CONSTRUCTION, MAJOR REMODELS
 - GARAGE EXEMPTION NOW WOULD APPLY IN WLD AREA
 - RFA NOW ALLOCATED FOR SLOPES IN EXCESS OF 60%

RESIDENTIAL
FLOOR AREA



- APPLIES TO NEW CONSTRUCTION, MAJOR REMODELS
- R1 & R2 LOTS NO LONGER HAVE TO INCLUDE PLANTERS, SPORTS COURTS, PAVEMENT, PATIOS, DECKS IN CALCULATIONS
- BABCNC SUGGESTED MAXIMUM LOT COVERAGE OF 25,000 SQUARE FEET; REMAINS 100,000 SQUARE FEET

LOT COVERAGE

- APPLIES TO TREE REMOVALS ONLY
- ADDED LAFD CONSULTATION FOR EMERGENCY TREE REMOVALS
- BABCNCR RECOMMENDATIONS NOT INCORPORATED

TREES

- APPLIES TO NEW CONSTRUCTION, MAJOR REMODELS
- ZONES A & B ARE RENAMED TO 1 & 2
- 5 PLANTS ELIMINATED FROM PREFERRED PLANT LIST

VEGETATION AND LANDSCAPING

- APPLIES TO NEW CONSTRUCTION, MAJOR REMODELS AND ADDITIONS
- NO CHANGES
- NO BABCNC RECOMMENDATIONS INCORPORATED

LIGHTING

- APPLIES TO NEW CONSTRUCTION, MAJOR REMODELS, ADDITIONS
- NOW APPLIES TO WINDOWS 45 SQUARE FEET & OVER
- BABCNC RECOMMENDATIONS NOT INCORPORATED

WINDOWS

- APPLIES TO NEW CONSTRUCTION, MAJOR REMODELS
- NO CHANGES

TRASH ENCLOSURES

SITE PLAN REVIEW REGULATIONS THAT APPLY DISTRICT-WIDE

- REQUIREMENT FOR SITE PLAN REVIEW ON LOTS WHERE RESOURCE BUFFER IS PRESENT IS ELIMINATED
- SITE PLAN REVIEW RECOMMENDATIONS NOT ADOPTED:
 - TREE REMOVAL NOT ADDED TO THE LIST OF PERMITS NOT ISSUED PRIOR TO SITE PLAN REVIEW
 - CONTINUED TO APPLY TO PROJECTS THAT ADD 7500 SQUARE FEET
 - SITE PLAN REVIEW REQUIREMENT FOR LANDS CONTIGUOUS TO LANDS CUMULATIVELY GREATER THAN HALF AN ACRE NOT ADDED

The background is a light blue gradient. It features several translucent, 3D-style water droplets of various sizes scattered across the surface. Additionally, there are several light blue speech bubbles of different shapes and sizes, some overlapping, creating a sense of conversation or discussion.

COMMENT, DISCUSSION & DELIBERATION

WILDLIFE RESOURCE REGULATIONS



(b) Regulations.

- (1) A Biological Assessment is required for any Project proposed within a Wildlife Resource or its buffer, as shown on Map X.
- (2) Site Plan Review is required for all Projects located within identified Wildlife Resources and their buffers, as outlined in Table 4.1 below:

Table 4.1 Wildlife Resource Buffer Requirement	
Wildlife Resource	Buffer
Water features (lakes, reservoirs, ponds, wetlands, rivers, streams, creeks, riparian areas)	50'
Open Channels	15'
Open Space (zoned open space, conservation easements, protected areas)	25'

BIOLOGICAL ASSESSMENTS & SITE PLAN REVIEW (1 / 2)

BIOLOGICAL ASSESSMENTS & SITE PLAN REVIEW (2/2)

(3) Site Plan Review. Site Plan Review is required for any Project, including construction staging, requiring a permit within a Wildlife Resource or its buffer. Interior remodeling and additions that do not alter or expand a building's footprint shall not count as Projects.

(i) A Biological Assessment is required for any Project within a Wildlife Resource or its Buffer.

REQUIRED FINDINGS

- SAME AS PREVIOUS DRAFT
- SPECIFICALLY NOTES MODIFICATIONS THAT MAY BE REQUIRED:

Project modifications could include: locating the project away from resource areas, additional setbacks from adjacent Wildlife Resource areas, permeable fencing for Resource areas, landscaping with Preferred Plant species, retaining existing Protected Trees, or other such modifications to protect or enhance wildlife habitat or connectivity.

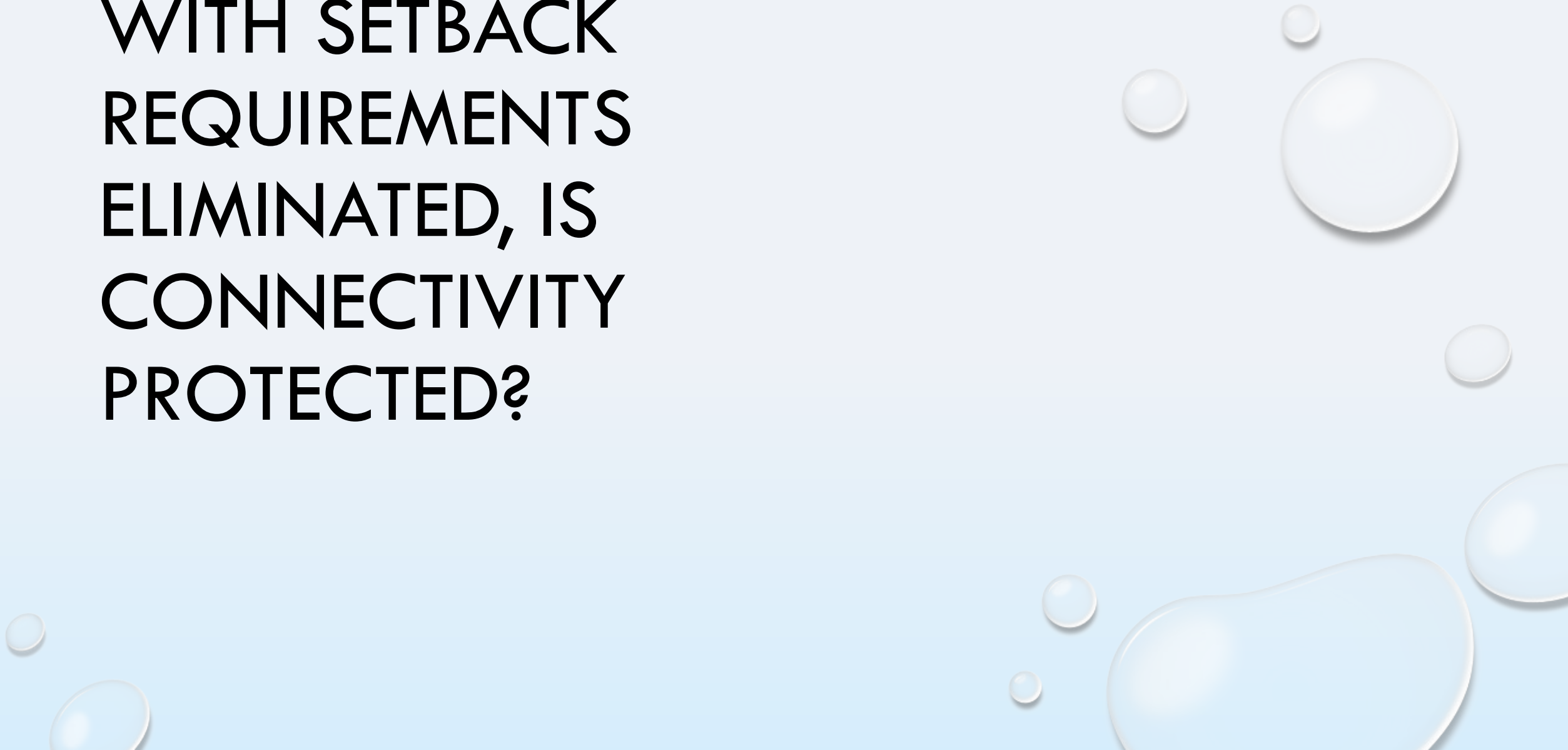
The background is a light blue gradient. It is decorated with several realistic water droplets of various sizes, some with highlights and shadows, giving them a 3D appearance. There are also several light blue, semi-transparent speech bubbles of different shapes and sizes, some pointing towards the center where the text is located. The overall aesthetic is clean and modern.

COMMENT, DISCUSSION & DELIBERATION

LAND USE VS LAND COVER



**WITH SETBACK
REQUIREMENTS
ELIMINATED, IS
CONNECTIVITY
PROTECTED?**



OTHER FEEDBACK NOT TAKEN UP

- NO NEIGHBORHOOD COUNCIL REVIEW PROVISION
- CITY-INITIATED DEVELOPMENT STILL EXEMPT
- MITIGATION TREES CONTINUE TO BE EXCLUDED FROM DEFINITION OF NATIVE PLANTS
- STRUCTURES ON UNDEVELOPED RIDGELINES SHOULDN'T EXCEED 18' ABOVE THE RIDGELINE



The background is a light blue gradient. It is decorated with several white, 3D-style water droplets of various sizes, some with highlights and shadows. There are also several light blue, 3D-style speech bubbles of different shapes and sizes, some pointing towards the center. The text is centered in the middle of the image.

COMMENT, DISCUSSION & DELIBERATION



**MISS ANYTHING?
COMMENTS OPEN FOR ITEMS
NOT PREVIOUSLY ADDRESS**