PORTERVILLE CITY COUNCIL AGENDA
ADJOURNED MEETING - DECEMBER 1, 2006
12:00 P.M. - CITY HALL COUNCIL CHAMBERS
291 NORTH MAIN STREET, PORTERVILLE

Roll Call: Council
Pledge of Allegiance led by Mayor Pro Tem Felipe Martinez
Invocation

ORAL COMMUNICATIONS

SCHEDULED MATTER
1. Hillside Development Ordinance Review
   Re: An update and discussion of the analysis to date for a Hillside Development
   Ordinance.

ORAL COMMUNICATIONS

ADJOURNMENT to the Council Meeting of December 5, 2006.

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the Deputy City Clerk at (559) 782-7464. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.
CITY COUNCIL AGENDA: DECEMBER 1, 2006

SUBJECT: HILLSIDE DEVELOPMENT ORDINANCE UPDATE – PURPOSE AND INTENT – OVERVIEW (ZONING ORDINANCE AMENDMENT 2006-8)

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

Introduction

On September 6, 2005 the City Council adopted an interim urgency ordinance regulating development for the protection of the hillside areas of the community. In October 2005, the Council approved the first extension of the interim ordinance and removed certain provisions requiring the submittal of additional information intended to provide clarity on what the ultimate project would look like. On February 13, 2006, the City Council approved the second and last extension of that ordinance to February 13, 2007. Staff and the consultant have been working on the preparation of the ordinance and have an administrative draft currently under review.

At the November 21, 2006 Council meeting the Council set a study session to discuss certain aspects of the draft ordinance including the stated Purpose and Intent of the draft ordinance as well as hear an overview of the draft ordinance. The Consultant working on the Hillside Development Ordinance will be present at the December 1, 2006, study session to present an overview of the effort to date.

Background

Council’s interest in the hillside/eastside area of the city has consistently been expressed as wanting to encourage/facilitate hillside/eastside development to balance out growth, conserve prime farmland, provide an additional housing opportunity, and spur on revitalization of the eastside of the community. This is evidenced by actions previously taken by the Council to create a hillside advisory committee, to prioritize the creation of the hillside ordinance, adjust fees for low density development in the hills, undertake capital improvement efforts to improve water service in the hillside areas to facilitate development, and establish an Interim Urgency Ordinance regulating new proposals for hillside development.

When the Council initially adopted the Interim Urgency Ordinance in September 2005, it included a requirement to submit grading and drainage information and eliminated the conditional use permit requirement, which extends beyond the requirements for typical flatland developments in the City. Submittal of the additional information was intended to provide clarity on what the finished product of a proposed development would look like. When the Council extended the Interim Urgency Ordinance in October 2005, the provisions for grading information and conditional use permit requirements were removed from the ordinance.
There are two fundamental approaches to take in promoting the development of the hillside area with variation in between. The first approach would be to open the door wide and have limited provision for hillside developments. This would allow just about anything without specific policies to ensure consistency or continuity of development and preserve the public interest in protecting the views of the hillside, defining and addressing grading and drainage issues and other issues that may affect surrounding property owners or the broader community. This approach leads to greater uncertainty about what the outcome will be for the ultimate development of the hills.

The City's current standards more closely represent this condition resulting in limited certainty as to the outcome of hillside development. Over the years the City has seen a number of subdivision maps proposed for the hillside areas while few have been developed. It appears that maps have typically been intended for speculative development that has rarely materialized. Currently, there is one subdivision under construction in the lower reaches of the hillside and three others either approved and awaiting development or reinitiating the environmental review process.

The second fundamental approach would be to require the necessary information and define development requirements to the extent that the City decision makers could clearly understand the outcome of a development proposal in the hillside area. To illuminate the issue, it is obvious that a light that shines on a hill is more noticeable to a community than the same light on flat land or in a basin. This concept plays out into what views should be preserved, how and whether subdivision designs should be tailored to natural topography, etc. The fact is, that the approach taken may have an affect on when and how the city would realize development of the hillside. The market has to support the development or it will not happen.

**Analysis**

Under the draft ordinance, there is an added level of submittal information and design considerations that will require additional Staff analysis. While the City has experienced concentrated development activity on the west side of town over the past few decades, development on the east side has lagged, particularly in the hillside area. The City has been working on the preparation of a hillside development ordinance for at least 7 to 8 years. Staff believes that policies defining an expected outcome, and most likely a higher quality of hillside development are important. It is important to note that there are some realities to this approach that should be discussed prior to moving forward. Some of these are as follows:

1. The additional submittal requirements could deter the development community from pursuing development of the hillside area, at least for a period of time. As stated earlier, much of the activity seen in the hillside area to date has been speculative mapping. If the development were economically feasible, the subdivisions would have been developed. These additional requirements could deter or delay development but the ultimate development of this area should be a higher quality.
2. Development will likely occur at a faster pace in other areas of the city until the market dictates otherwise. The City is experiencing the construction of larger homes than in the past, which could be considered an indicator that the market is evolving – progressing.

3. While not necessarily facilitating development of the hillside in the short term, the code would facilitate a higher quality and more comprehensively integrated development.

Based on an initial review of the draft document, staff believes it important to review the Purpose and Intent of the ordinance with the Council at this time, especially due to the fact that there are three new Councilmembers that will have an opportunity to provide input into the process. An excerpt of the Draft Hillside Development Ordinance - Section 240 specifically states the Purpose and Intent of the ordinance and is attached for reference. It outlines permit types, permit requirements, content of and technical studies required for submittal, and identifies the fact that the ordinance will include design guidelines intended to assist in preparing submittals. The Draft Ordinance includes Section 240.01 Purpose and Intent, which has been excerpted for this report. Certain portions have been emphasized for discussion. This section reads as follows:

A. This Code, Article 2, R-H: Hillside Residential Zone is established to achieve the City’s objective to facilitate and permit the orderly development of property within the hillside areas through a set of hillside development standards aimed at protecting the public health, safety and welfare; protecting and preserving natural and biological resources for the long-term benefit of the Porterville community and the broader community; recognizing the inherent value in the properties subject to this Code; allowing size, type, location, density, and intensity of development based on available infrastructure, the geographic steepness of terrain, presence of unique geographic conditions and constraints, and presence of environmentally sensitive areas; and optimizing the use of sensitive site design, grading, landscape architecture, and architecture, all to achieve the City’s objectives.

B. The Hillside Residential (R-H) zoning district and the regulations contained in this Code are intended to provide development that is consistent with and serves to implement the goals and policies of the Porterville General Plan for properties designated R-H Zone. Specific regulations and standards address the following City objectives:

1. To establish a Hillside Residential Development Application process that requires property owners to select suitable development sites on their real property for new hillside development projects founded on science-based conclusions, including the use of slope density calculations and maximum land holding capacity, to determine the appropriate density and intensity of a structure that can be built on a particular hillside slope.
2. To involve participation of affected resource agencies early in the application process of new hillside development projects.

3. To uphold the value of the community and the subject property by protecting ridgelines, prominent landforms, rock outcroppings, open space areas, hydrologic features, wildlife communities, unique and sensitive habitat and vegetation communities, and other natural, biological, and scenic resources.

4. To preserve and enhance the visual and aesthetic qualities of hillsides in the surrounding community.

5. To facilitate the protection of existing views from vantage points within public open spaces, rights-of-way, public parks, and private development from encroachment upon by new development.

6. To minimize grading and cut and fill operations where possible to retain the natural character of the hillside areas.

7. Minimize water runoff and soil erosion incurred in adjusting the terrain to meet onsite and offsite development needs.

8. To encourage all the characteristics and qualities of a cohesive neighborhood that promotes a “sense of place” within a hillside setting.

9. To promote and encourage a variety of high-quality, alternative architectural and development designs and concepts appropriate for hillside areas by utilizing the highest quality of prescribed standards.

10. To preserve the public health, safety, and welfare and specifically protect the public and property from hazards such as seismic, geologic, hydrologic and fire, including damage to property from landslides, erosion, earth creep, and storm water runoff, and other hazards in and near hillsides.

11. To reflect the City’s design goals and policies expressed in the General Plan.

As should be the case, the Purpose and Intent portion identifies the salient points that define the character of the Ordinance. Staff agrees with the Statement contained in this section but wants Council input. It is important for Council to indicate any disagreement with, or seek clarification on any of these principals so this effort can progress. If the Council is looking for a better-defined outcome and quality of development, this approach is warranted. If the Council is looking toward facilitating development of the hillside in the short term, Staff and Consultant will need to proceed in a different direction. Regardless of the direction the development the Code takes, the market will dictate when the hillside is developed.
RECOMMENDATION: That the City Council provide direction to Staff and the Consultant.

ATTACHMENT: Draft Ordinance Section 240
Section 240

Hillside Residential Zone

Purpose and Intent
ARTICLE TWO: ONE-FAMILY ZONES

Section 240.00 Hillside Residential Zone

The following regulations set forth in Section 240.01 through Section 245.05 shall apply in the R-H Hillside Residential Zone unless otherwise provided in this ordinance.

Section 240.01 Purpose and Intent

A. This Appendix A, Article 2, R-H: Hillside Residential Zone is established to achieve the City’s objective to facilitate and permit the orderly development of property within the hillside areas through a set of hillside development standards aimed at protecting the public health, safety and welfare; protecting and preserving natural and biological resources for the long-term benefit of the Porterville community and the broader community; recognizing the inherent value in the properties subject to this Appendix A; allowing size, type, location, density, and intensity of development based on available infrastructure, the geographic steepness of terrain, presence of unique geographic conditions and constraints, and presence of environmentally sensitive areas; and optimizing the use of sensitive site design, grading, landscape architecture, and architecture, all to achieve the City’s objectives.

B. The Hillside Residential (R-H) zoning district and the regulations contained in this Appendix A are intended to provide development that is consistent with and serves to implement the goals and policies of the Porterville General Plan for properties designated R-H Zone. Specific regulations and standards address the following City objectives:

1. To establish a Hillside Residential Development Application process that requires property owners to select suitable development sites on their real property for new hillside development projects founded on science-based conclusions, including the use of slope density calculations and maximum land holding capacity, to determine the appropriate density and intensity of a structure that can be built on a particular hillside slope.

2. To involve participation of affected resource agencies early in the application process of new hillside development projects.

3. To uphold the value of the community and the subject property by protecting ridgelines, prominent landforms, rock outcroppings, open space areas, hydrologic features, wildlife communities, unique and sensitive habitat and vegetation communities, and other natural, biological, and scenic resources.

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5. To facilitate the protection of existing views from vantage points within public open spaces, rights-of-way, public parks, and private development from encroachment upon by new development.

6. To minimize grading and cut and fill operations where possible to retain the natural character of the hillside areas.

7. Minimize water runoff and soil erosion incurred in adjusting the terrain to meet onsite and offsite development needs.
8. To encourage all the characteristics and qualities of a cohesive neighborhood that promotes a "sense of place" within a hillside setting.

9. To promote and encourage a variety of high-quality, alternative architectural and development designs and concepts appropriate for hillside areas by utilizing the highest quality of prescribed standards.

10. To preserve the public health, safety, and welfare and specifically protect the public and property from hazards such as seismic, geologic, hydrologic and fire, including damage to property from landslides, erosion, earth creep, and storm water runoff, and other hazards in and near hillsides.

11. To reflect the City's design goals and policies expressed in the General Plan.

Section 240.02 Applicability and Permit Requirements

A. This Appendix A applies to all properties within the incorporated boundaries of the City of Porterville, as well as those properties within the City's official Sphere of Influence that are designated R-H Zone on the City of Porterville General Plan Land Use Map.

B. No person shall grade, erect, or construct into, over or on top of property within the R-H zoning district without first obtaining a Hillside Development Permit (HDP) in compliance with this Appendix A.

Section 240.03 Exemptions from Hillside Development Permit

A. Notwithstanding the provisions of Section 240.02, the following actions and activities are exempt from the requirement for a Hillside Development Permit, except that all development in the Hillside Residential zoning district shall comply with hillside development standards set forth in this Appendix A:

1. Construction that does not require a grading permit or a building permit.

2. The construction and installation (trenching, utility construction, and backfilling) of underground utility systems.

3. The re-grading of existing yard areas for landscaping installation, provided such regraded yard area does not exceed 1,000 square feet in area.

4. Pool/spa construction that does not involve the construction of any retaining walls, whether or not part of the pool structure, over 3 feet in height.

5. Additions to existing structures and/or construction of accessory structures which are less than 500 square feet in area, unless a grading permit for establishment of same is required.

6. Any project that has received final approval of a Hillside Development Permit prior to the effective date of this Appendix A, provided that such permit or approval has not expired or is not otherwise revoked and further provided that the development is in accordance with the approved Hillside Development Permit and related approvals.

B. Grading of flat areas in excess of 1,000 square feet including, but not limited to, such items as tennis courts or riding arenas, are NOT exempt.
Section 240.04  Hillside Development Permit Approving Authority

A. An application for a Hillside Development Permit or Hillside Development Permit Amendment shall be processed and approved concurrently with any other development permits required by this Appendix A and any other applicable provision of the Municipal Code. The same decision-making body or official that has the authority to approve, conditionally approve, or deny the other development permits required for the project shall have the authority to approve, conditionally approve, or deny a Hillside Development Permit.

B. If no other development permits are required by this Appendix A or other provisions of the Municipal Code, then the property owner or duly authorized agent may submit an application for an Administrative Hillside Development Permit. The Community Development Director shall have the authority to approve, conditionally approve, or deny an application for an Administrative Hillside Development Permit in the same manner as authorized for a Certificate of Compatibility [What is the ministerial permitting process equivalent in Porterville], as set forth in xxx, xxx v.

Section 240.05  Voluntary Pre-Application Review Process

A. Prior to the submittal of an application for any Hillside Development Permit or Hillside Development Permit amendment, the property owner or an agent with written authorization is recommended to voluntarily meet with the Community Development Director or designee to review the requirements of this Appendix A and to review matters set forth in this Appendix A.

B. The purpose of pre-application review is to review the requirements of this Appendix A, to identify and review available information regarding physical conditions affecting the property for which the application will be submitted, to respond to questions of the property owner or agent, and to present and review General Plan policies affecting use and development of the property.

C. The pre-application review process is not meant to constitute a comprehensive Hillside Development Permit application review and should not be considered to commence any timeline, whether under the California Environmental Quality Act, Permit Streamlining Act, or any law, statute or ordinance. City comments are to provide direction so that the review of the subsequent Hillside Development Permit or Hillside Development Permit amendment can be facilitated.

Section 240.06  Review Procedure and Cost Recovery

A. Administrative Hillside Development Permit

An Administrative Hillside Development Permit shall be processed in compliance with the procedures and noticing requirements established for a Certificate of Compatibility [Porterville equivalent], as set forth in this Appendix A. The Community Development Director or designee may refer an Administrative Hillside Development Permit to the City Council, in which case, the City Council acts as the Director and follows the procedures and noticing requirements for a conditional use permit, as set forth in Appendix A: Article 29 of the City Code.
B. **Hillside Development Permit**

A Hillside Development Permit shall be processed in compliance with the procedures and noticing requirements established for a conditional use permit, as set forth in Appendix A, Article 29 of the City Code, and it shall be acted upon by the Approving Authority having final jurisdiction over accompanying actions.

Section 240.07  Application Filing Requirements

The following information, maps, and other specified data shall be submitted concurrently with all required application forms and fees.

A. **Topographical Map**

A topographical map at a scale specified in development applications. This map shall identify all existing slope banks, ridgelines, canyons, natural drainage courses, federally recognized blue-line stream or Waters of the United States, rock outcroppings, and existing vegetation. The vegetation map shall indicate whether the plant communities or habitat are native (e.g., southern mixed chaparral) or exotic (e.g., palm trees). Also depicted shall be known landslides and other existing geologic conditions.

B. **Conceptual Grading Plan**

A conceptual grading plan, which shall include the following items in addition to those required by the City Code:

1. Top of walls
2. Top of curbs
3. High point and low point elevations
4. Elevation of significant trees, which are defined as trees with a greater than 6-inch trunk diameter measured at 4 feet above grade
5. Spot elevations, where appropriate
6. Pad and/or finished floor elevations
7. Change in direction of drainage
8. Areas of cut and fill, calculated as a percentage of the total site area
9. Contours for existing and proposed topography. Existing contours shall be depicted with a dashed line with every fifth contour darker, and proposed contours shall be depicted as above except with a solid line. Contours shall be shown at minimum intervals of 5 feet of change in elevation, with 2-foot contours shown in the flatter areas below 10%
10. Lot and pad dimensions, along with a statistical summary
11. Design of roads and driveways, including average grades indicated, as well as areas of the steepest grade
12. Lot drainage, including the gradient of the drainage and flow velocities
C. Cut and Fill Map

A cut and fill map identifying proposed fill areas colored blue and cut areas colored red, with depths of such areas clearly shown in 10 foot major contour lines. Quantities of each cut and fill area shall also be clearly specified on the map.

D. Constraints Map

A series of existing conditions and constraints composite maps that, respectively, describe in detail the information described below. Such maps shall be included as part of any technical report required pursuant to paragraph I (Section 240.07.H) of this section.

1. Geotechnical and soils conditions, including known faults and landslides.
2. Archaeological and paleontological resources and documented or potential historic resources.
3. Recorded easements and title report planning constraints.
4. Prominent ridgelines and required ridgeline setback zones, consistent with information on the City's adopted Prominent Ridgeline Map.
5. Biological resource map showing all of the existing plant communities, with sensitive or protected species or communities clearly delineated, as well as known habitat area for protected animal species including the location of sensitive biological resources.
6. Map identifying significant trees, which, for the purposes of this map, are defined to be trees with a caliper greater than 6 inches when measured 4 feet above grade.
7. 100-year floodplain areas, USGS blue-line streams, and jurisdictional wetlands
8. Slope areas 25 percent or greater which are at least 1 acre in size and have a minimum dimension of 50 feet in any direction.

E. Slope Analysis Map

1. A detailed slope analysis map to use in determining the average slope and the amount and location of land as it exists in its natural state. For the slope analysis map, the applicant shall use a base topographical map of the subject site, prepared and signed by a registered civil engineer or licensed land surveyor. The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with 2-foot intermediates. This interval may be adjusted with the approval of the Community Development Director and City Engineer on the basis of good engineering principles. This base topographical map shall include all adjoining properties within 150 linear feet of the site boundaries to portray the site's context. The slope map shall delineate slope bands, with monochromatic but distinct colors for the following slope ranges:
   a. Up to 5.9%
   b. 6% to 10.9%
   c. 11% to 20.9%
   d. 21% to 25.9%
   e. 26% to 30.9%
   f. 31% to 50%
City of Porterville

q. Greater than 50%

2. Also included shall be a tabulation of the land/area by slope percentage specified in acres. Such slope map shall be prepared using CAD-based or GIS-based software specifically designed for such purpose and approved for such use by the City Engineer.

3. A calculation of the average slope of the entire parcel. Such calculation shall be performed by using the average percent slope formula as follows:

\[ S = \frac{(0.00229 \times L)}{A} \]

Where \( S \) = Average percent slope

I = Contour interval, in feet

L = Summation of length of contours, in feet

A = Area in acres of parcel being considered

4. Calculations of average slope percent shall be based upon accurate topographic surveys using a contour interval no greater than 10 feet and a horizontal map scale of 1 inch: 200 feet or larger.

5. The slope analysis shall be stamped and signed by a registered or licensed professional competent to provide such analysis and indicating the datum, source, and scale of topographic data used in the slope analysis, and attesting to the fact that the slope analysis has been accurately calculated.

F. Future House Plotting Map

In the event that no grading is proposed, a statement to that effect shall be filed with a plan that shows possible future house plotting and driveway design for each parcel proposed. This future house plotting map shall be prepared on a topographic map at the scale required in the development application.

G. Site Sections

Sufficient number of site sections to clearly illustrate the extent of the proposed grading. The sections shall:

1. All be drawn at the same scale and indexed, or keyed, to the existing topography, grading plan, and project site map. Both vertical and horizontal scales shall be indicated and not exaggerated. The site section shall extend at least 150 feet outside the project site boundary to clearly show impact on adjacent property.

2. At a minimum, sections shall be drawn along those locations of the project site where:
   a. The greatest alteration of existing topography is proposed; and
   b. The most intense or massive development is proposed; and
   c. The site is most visible from surrounding land uses; and
   d. At all site boundaries illustrating maximum and minimum conditions; and
   e. Where grading will impact natural drainage conditions.
3. At least two of the site profiles shall be roughly parallel to each other and roughly perpendicular to existing contour lines. At least one other slope profile shall be roughly at a 45-degree angle to the other slope profiles and existing contour lines.

4. The slope profiles shall be stamped and signed by civil engineer or landscape architect registered in the State of California indicating the datum, source, and scale of topographic data used in the slope profiles, and attesting to the fact that the slope profiles have been accurately calculated and identified.

5. Show existing and proposed topography, structures, and infrastructure facilities. Proposed topography, structures, and infrastructures shall be drawn with a dashed line. Existing topography and features shall be drawn with a thin, solid line.

6. The site profiles shall be stamped and signed by a registered civil engineer indicating the datum, source, and scale of topographic data used in the slope profiles, and attesting to the fact that the slope profiles have been accurately calculated and identified.

H. Technical Reports

The following technical reports:

1. A geologic and soils report prepared by a registered geotechnical engineer mutually agreed upon by the applicant and the City from the City’s list of approved geologists or soils engineers, payment for which will be made by the applicant, in sufficient detail to substantiate and support the design concepts presented in the application as submitted

2. Phase I (records search) and any and all Phase II (physical investigation of soils) environmental assessments identifying any hazards present on the property

3. A biological resource survey report identifying all existing plant communities, with sensitive or protected species or communities clearly delineated, as well as known habitat area for protected animal species, including the location of sensitive biological resources. All sensitive species surveys shall be conducted in accordance with any applicable protocols established by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. The report shall be signed by the person preparing such report, with the signature intended to verify that the mandatory protocols were conformed to in the analysis.


A comprehensive architectural and landscaping design guideline manual shall be part of the development application. Such manual shall be required for all Hillside Development Permit applications except those involving the construction of one single-family dwelling unit on an existing lot, in which case paragraph J below shall apply. Such manual shall be approved as part of the applicable Hillside Development Permit and shall be binding upon all subsequent development authorized by that applicable Hillside Development Permit. The manual shall include the following, but the applicant/land owner may include additional information at his/her discretion.

1. Illustrative, color drawings or similar representations of the various architectural styles to be used with text and visual descriptions on the overall architectural theme of the project.
2. A neighborhood design diagram depicting the locations of proposed vehicular and pedestrian circulation, utility easements, developable pad, property lines, perimeter setbacks, parks, and recreation centers.

3. A description of all housing types to be built which references the location of defined parcels within the property, diagrams of how the product orients to the flat pad with setbacks, and an illustrative street scene perspective of the product.

4. Identification of building articulation in the following locations (but not limited to): front massing and entry scale, garage placement, architectural projections, rear articulation, and corner lots.

5. Identification of exterior building materials (structure and trim), roofing materials, and colors for primary structures.

6. Illustrations and descriptions of permitted fencing and wall materials.

7. Illustrations and descriptions of permitted signage and entry treatments.

8. Description and illustrative drawings or similar representations of how the architecture and building approaches established in the manual implement the Architectural Standards set forth in Section 243 of this Appendix A.

9. Identification of landscaping approaches and plant palettes for all common open space areas, roadway medians, edge and berm treatments, common slopes, and private front yard areas.

10. Description of how the landscaping approaches and plant palettes established in the manual implement the Landscape Standards set forth in Section 244.

J. Single Lot Applications

For applications involving one single-family dwelling unit residence on an existing lot or a second unit on a single lot, architectural and landscaping treatment materials shall be provided consistent with the requirements for a Certificate of Compatibility [Porterville equivalent?], as set forth in Section [Porterville equivalent?] of this title.

K. Additional Analysis

The following items shall also be required as part of an application, unless waived or conditionally waived by the Community Development Director or the City Council to aid in the analysis of the proposed project to illustrate existing or proposed conditions or both:

1. A topographic model and/or large scale detailed partial model at a 1:1 vertical to horizontal relationship.

2. A line of site or view analysis as described in paragraph N below.

3. Visual simulation of the post-development condition, including use of photographic and/or computer generated graphic renderings as described in paragraph N below.

L. Landscape and Irrigation

Preliminary landscape and irrigation plans for all common areas showing project compliance with the provisions of this Appendix A and requirements of the City Fire Chief for fire hazard mitigation and brush management zones in Chapter 12, Article III of the City Code.
M. Government Agency

Any pre-application comments received from other affected government agencies having authority over any component of the development application, including but not limited to the California Department of Fish and Game; U.S. Fish and Wildlife Service; and U.S. Army Corps of Engineers shall be included in the application.

N. Visual Simulation

1. Purpose and Intent

The purpose of requiring a visual simulation is to provide decision makers with a pictorial representation of the future condition of a development project as close to reality as possible.

2. Photography

The photograph is the basis of view simulation, and care shall be taken in the camera selection. The goal is to select a camera-lens combination that will yield photographs that, as closely as possible, represents site views from a variety of locations distant from the project and from surrounding areas that will have a direct view of the project.

The photographs shall be taken with the camera mounted on a leveled tripod and the height of the camera recorded. If the scene cannot be captured in one photograph and a panoramic shot is required, a proper panorama camera or lens/camera that accurately records a panorama shall be used. If a series of incremental panoramic shots were taken, special stitching software or photo retouching software shall be used.

3. Control Data

The location of the camera shall be recorded as accurately as possible at the time the photograph is taken. The location can be determined by field survey, existing topographic maps, or GPS locators.

Items or features that appear in each photograph shall be field surveyed for accurate location using the methods described above to allow for accurate configuration of the views in the modeling software.

4. Computer Modeling

The proposed project shall be modeled based on subdivision design, architectural, and landscape data. Existing terrain, buildings, survey data, and any field notes shall be included in the modeling effort. The level of detail included in the computer model will be determined by the intended use of the simulation.

5. Staging

The computer model shall be aligned to the photographs in the rendering software utilizing the alignment data and the lens and focal length of the camera used. The model shall be lighted according to the time of day and year and the views rendered.

6. Rendering

The rendering process shall be completed after aligning the model to the photograph. The subject matter should be colored and textured to simulate the proposed project as closely as possible.
7. Photocomposition

Any retouching undertaken to make foreground objects visible shall be done in such a way so as to preserve the original photograph and the rendered image intact.