

Agenda Report

TO: CITY COUNCIL

DATE: November 2, 1998

FROM: CITY MANAGER

SUBJECT: **AMENDMENT TO SECTION 14.05.250 OF THE PASADENA MUNICIPAL CODE TO AMEND THE STANDARDS FOR EXCAVATION AND GRADING IN HILLSIDE AREAS (RETAINING WALLS)**

RECOMMENDATION:

It is requested that the Council direct City Attorney to prepare an ordinance to amend the standards for excavation and grading in hillside areas.

BACKGROUND :

Currently retaining walls are limited to a height of 8 feet total. This ordinance would allow walls of any height under certain conditions.

The ordinance will allow property owners to stabilize deteriorating slopes on developed properties. This will permit property owners to reinforce failing slopes that are endangering pool fences, landscaping and neighboring properties. The larger retaining walls will only be allowed on developed lots, thereby not encouraging disturbance of undeveloped hillside areas.

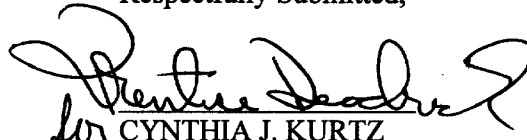
In order to utilize the walls of more than 8 feet in height, the slope must first be deemed subject to failure by the Building Official. The retaining wall must blend in with the terrain in both contour and color. The wall must provide for irrigated landscaping. And the wall must comply with all the structural requirements mandated by the Building Code.

FISCAL IMPACT:

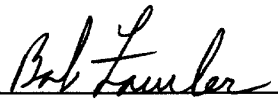
Fiscal impact will be limited to the revenues generated by the permits for the additional retaining walls that would be permitted. Since this is a new requirement, we have no history on which to

base a reliable estimate. A permit for a moderate size wall (value \$15, 000) would be in the \$250.00 range. The permit will cover the cost to administer the program.

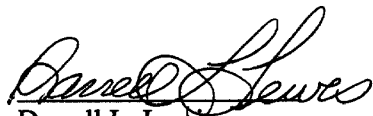
Respectfully Submitted,


for CYNTHIA J. KURTZ
City Manager

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Approved by:


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