



HILLSIDE MANAGEMENT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.217.F, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the proposed development preserves the physical integrity of the HMAs to the greatest extent feasible, resulting in lesser amount of impacts to hillside resources by:</p> <ol style="list-style-type: none"> 1. Locating development outside of HMAs to the extent feasible; 2. Locating development in the portions of the HMAs with fewer hillside constraints, and; 3. Using sensitive hillside design techniques tailored to the site requirements.
<p>B. That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser amount of impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site specific aesthetic or significant natural features of the hillside, by:</p> <ol style="list-style-type: none"> 1. Locating development outside of HMAs to the extent feasible; 2. Locating development in the portions of HMAs with the fewest hillside constraints, and; 3. Using sensitive hillside design techniques tailored to the site requirements.
<p>C. That the proposed development is compatible with or enhances community character, and provides open space as required in the ordinance. Where open space requirements are modified:</p> <ol style="list-style-type: none"> a. For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or b. For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access. In such cases, no portion of the street shall be counted as open space.
<p>D. That the proposed development is in substantial compliance with the Hillside Design Guidelines.</p>