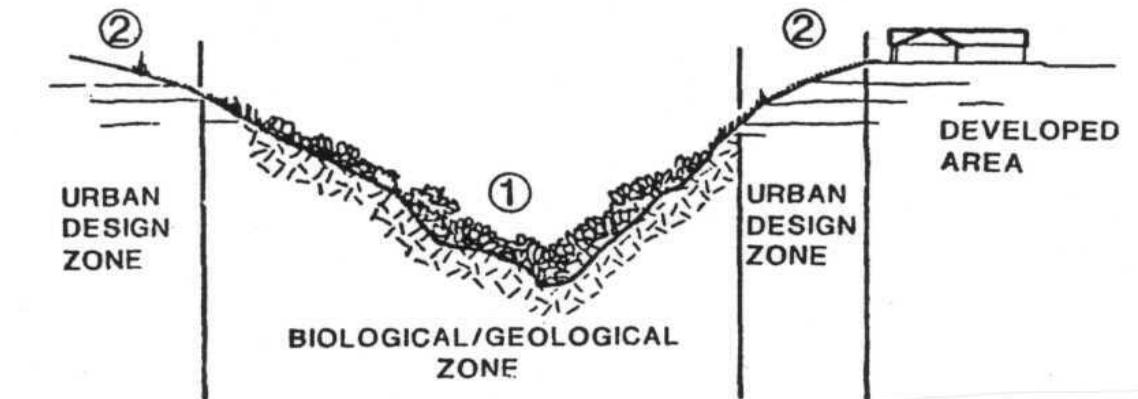


The number of dwelling units permitted on a parcel should be based upon an evaluation of: 1) this plan's very low-density (1-4 D.U./acre) designation for open space, and 2) the analytical tools described above.

HILLSIDE EVALUATION MODEL

Components of the Hillside Evaluation Model are defined below and schematically shown on Figures 45, 46, 47, and 48. These maps are representative only and are to be used for illustrative purposes only. The Uptown Community Plan maps defines the open space designated by this plan.



Biological/Geological Zone (Zone 1)

The Biological/Geological Zone (Zone 1) is the highest priority preservation zone (see above). It includes any slope of 25 percent gradient or greater, and the canyon bottoms. Only very low residential development density should be allowed on site (1-2 D.U./acre). Development encroachment and grading on-site should be kept to the absolute minimum.

No grading or vegetation removal should be permitted within the undeveloped portion of this zone, unless required due to the necessity to stabilize other areas on the site.

Grading should be minimized by using the building types, such as houses on stilts, which avoid the typical grading of flat slab/construction.

Any graded areas in this Biological/Geological Zone area should be revegetated with native vegetation mix to minimize erosion and soil instability. (See Appendix I for list of vegetation.)

The remaining vacant Biological/Geological Zone area should be preserved through an open space easement, an open space lot designation, or non-buildable easement.

Urban Design Zone (Zone 2)

The Urban Design Zone (Zone 2) is a transition zone, designed to preserve the open space character of the neighborhood and afford public views to the open space system (Hillside Evaluation Model, Page 165). This zone includes 25 percent and greater slopes at the canyon rim plus other slopes that are not as highly sensitive geologically or biologically as the Biological/Geological Zone.

Development density allowable on-site in this zone should be very low-density (3-4 D.U./acre). Development encroachment into this zone should be moderate, with minimal grading. Grading should be reduced by using building types such as pole houses or houses on stilts. Location of development should be such that public views from public streets into the open space, or surrounding panorama, are not impeded, but rather are enhanced.

Unbuilt natural open space areas within this zone, should be revegetated with native vegetation and subject to dedicated open space easements, open space lots, or non-buildable easements to assure conservation of the open space system.

HILLSIDE DEVELOPMENT CRITERIA

Hillside Development Criteria, summarized in matrix format in Table 6, were formulated to determine appropriate residential dwelling unit densities for any given hillside site. These criteria integrate the results of extensive field surveys, analysis and the Zone 1/Zone 2 conceptual model of a hillside. The criteria should be used in conjunction with the City's Hillside Design and Development Guidelines (December, 1984) in evaluating a given project.

Implementation

It is recommended that rezonings to the RI-10000, RI-20000, and RI-40000 density be applied to open space areas to ensure that only very low-density development occurs in such areas. In the interim, open space densities should be enforced through a Hillside Review Permit and other discretionary permit for all projects where there is encroachment into open space areas by either the structure or grading. These actions will also ensure appropriate development on canyon rims adjacent to open space areas. Whenever such encroachment occurs, the density of the project site would be limited to between 1 and 4 D.U./acre. The appropriate density within the 1-4 D.U. range would be determined based upon the hillside/canyon evaluation criteria in Table 6, and the Open Space Priority Matrix in Appendix D. In no case, however, would the Hillside Review portion of the site be permitted to be developed at a density greater than 4 D.U./acre. The total number of units permitted on the site could not exceed the sum of the units permitted in the Hillside Review (1-4 D.U./acre maximum) portion plus the number of units allowed by the zoning on the non-Hillside Review portion as illustrated in Table 7. The portion of the property outside the Hillside Review Zone could be developed at the density of the underlying zone. The design of development on canyon rims is addressed in the Urban Design Element of this plan.

TABLE 6
HILLSIDE DEVELOPMENT CRITERIA
RESIDENTIAL DENSITY PERMITTED

<u>1 Dwelling Unit/Acre</u>	<u>2-3 Dwelling Units/Acre</u>	<u>4 Dwelling Units/Acre</u>
<u>Community Evaluation</u>		
<ul style="list-style-type: none"> Highest priority rating on open space matrix¹ (rated greater than 33.0 or in top third of Uptown canyons) Hillside is on Uptown Community Planners' ² Open Space Priority List² 	<ul style="list-style-type: none"> Medium priority rating on open space matrix (rated 25.0 to 33.0 or in middle third of Uptown canyons) Hillside is on Uptown Community Planners' Open Space Priority List 	<ul style="list-style-type: none"> Low priority rating on open space matrix (rated less than 25.0 or in bottom third of Uptown Canyons) Hillside is not on Uptown Community Planners' Open Space Priority List
<u>Urban Form</u>		
<ul style="list-style-type: none"> Hillside is predominantly undeveloped Surround by small scale development Affects quality of view or vista from public land or right-of-way Hillside is part of a community separator 	<ul style="list-style-type: none"> Hillside is partially developed Surround by low to medium scale development Affects quality of view or vista from public land or right-of-way Hillside is part of a community separator 	<ul style="list-style-type: none"> Hillside is predominantly developed Surround by large scale development No views or vistas are affected Hillside is not part of a community separator
<u>Topography</u>		
<ul style="list-style-type: none"> Project site slopes are predominantly over 25% 	<ul style="list-style-type: none"> Project site slopes are less than 25% 	<ul style="list-style-type: none"> Project site slopes are less than 15%
<u>Surface</u>		
<ul style="list-style-type: none"> Native largely undisturbed vegetation Unstable soils, easily erodable 	<ul style="list-style-type: none"> Non-native vegetation Some soil instability and erosion potential 	<ul style="list-style-type: none"> No vegetation and/or graded, disturbed surface Stable soils not easily erodable
<u>Land Use</u>		
<ul style="list-style-type: none"> Surrounded by low density/low intensity uses Not proximate to a high volume roadway Proximate to historic/cultural resources Proximate to existing or proposed passive recreation or open sites 	<ul style="list-style-type: none"> Surrounded by medium density/medium intensity uses Not proximate to a high volume roadway Proximate to historical/cultural resources Proximate to existing or proposed public passive or active recreation or open space sites 	<ul style="list-style-type: none"> Surrounded by high density or high intensity uses such as commercial, institutional or multifamily development Proximate to a high volume roadway Not proximate to historic/cultural resources Not proximate to existing or proposed recreation or open space sites

¹See Appendix F

²See Appendix I

TABLE 7
**TYPICAL DENSITY PERMITTED
BASED ON ENCROACHMENT INTO OPEN SPACE**

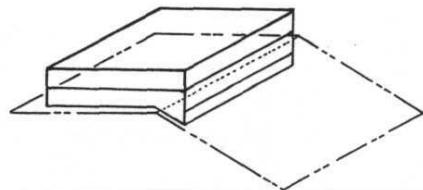
Table 7 applies to property that has not yet been rezoned to RI-1000, RI-20000, and RI-40000 zones.

SITE ASSUMPTIONS

- 20,000-square-foot site
- 50% in designated Open Space/Hillside Review Zone
- Zoning: R-600 (73 dwelling units/acre)
- Plan: medium-high density residential (45-73 D.U./acre)
- Project is a mix of 1 and 2 bedroom apartments averaging 800 square feet/unit

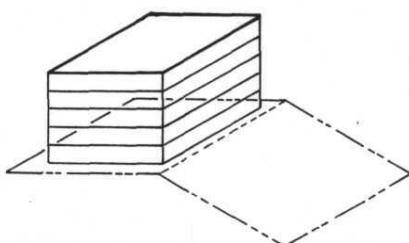
A. Project Encroaches into Open Space

- Open Space: = 0.9 D.U.
10,000 square feet @ 4 D.U./AC
- Non-Open Space: = 16.7 D.U.
10,000 square feet @ 73 D.U./AC = 17.6 D.U.
= 18 D.U.



B. Project Does Not Encroach into Open Space

- If no part of structure or grading encroaches into designated open space, then density of entire site at R-600 is permitted:
- 20,000 square feet at 73 D.U./AC = 33.3 D.U.
= 33 D.U. total



REMOVAL FROM OPEN SPACE DESIGNATION

Removing a property from designated open space requires a community plan amendment. While the Hillside Review Overlay Zone boundary was used as one basis for determining the Open Space boundary, adjustments to the Hillside Review Overlay Zone boundary (i.e. rezonings) will not affect the plan designation.

Open Space Acquisition/Preservation Guidelines

The following are guidelines for the acquisition/preservation of open space areas.

- GIVE ACQUISITION/PRESERVATION PRIORITY TO THOSE CANYONS THAT HAVE BEEN GIVEN HIGHEST PRIORITY BY THE OPEN SPACE PRIORITY MATRIX (APPENDIX D: TABLE 11).**

The evaluation matrix was prepared to provide a logical and consistent evaluation method for the biological/geological, urban design and general preservation values of individual canyons. A point system was developed, giving the higher value canyons a higher number of points.

Open Space Acquisition Methods

- ACQUIRE OR PRESERVE PRIORITY OPEN SPACE BY THE FOLLOWING METHODS WHENEVER FEASIBLE**
- Purchase**

EXPLORE FUNDING SOURCES FOR THE PURCHASE OF LAND FOR PUBLIC OPEN SPACE.

The Park and Recreation Department citywide is purchasing open space with the proceeds of Proposition C monies approved by the voters. The Uptown community, however, has to compete in funding priorities with other communities.

- Street Closings**

RETAIN UNIMPROVED PUBLIC STREET EASEMENTS FOR OPEN SPACE WHEN APPROPRIATE.

Numerous public street easements cross Uptown canyon areas due to the original grid subdivision street pattern. Street improvements are often not feasible due to the steep terrain.

STREET RIGHTS-OF-WAY SHOULD BE VACATED ONLY IF THE FOLLOWING FINDINGS CAN BE MADE THAT THE RIGHT-OF-WAY WILL NOT BE NEEDED IN THE FUTURE:

- For public access to individual parcels or to public open space;

- To provide public parking;
- To provide open space for public use; or
- To maintain views of open space from public rights-of-way.

- **Assessment Districts**

ENCOURAGE FORMATION OF ASSESSMENT DISTRICTS BY LANDOWNERS TO PRESERVE OPEN SPACE.

The assessment district method uses tax-exempted bonds paid back by monies collected through an assessment that is financed by the affected landowners adjacent to a particular canyon area. The cost of open space preservation is dispersed with equity and according to benefit. Special assessment districts may be formed under provision of state law or under provisions of the City's own policies and procedural ordinance for the purpose of acquiring open space properties. Assessment districts for open space acquisition are initiated by the City Council. Assessment districts, however, are often difficult to implement because of the necessity to have majority agreement by all participating property owners, combined with the high cost of the land, which makes the individual assessments costly.

- **Development Agreements**

PURSUE DEVELOPMENT AGREEMENTS TO ACQUIRE OPEN SPACE AS PART OF PROJECTS WHICH REQUIRE DISCRETIONARY PERMITS.

Development agreements involve the preparation of a legal agreement between the City and an individual/group/corporation/association, etc., by which the City grants certain rights to the individual or group in return for concessions that provide special benefits to the City. These concessions can include cash, services, or land and should include means for the financing of open space maintenance.

Development agreements can be conditions of hillside development permits, plan amendments and discretionary permits. Development agreements should also be used for any needed additional public park purchases. Such agreements may be applied individually on a development-by-development basis or may be combined by collecting funds from several developments for one single purchase.

- **Donations**

ENCOURAGE OPEN SPACE DONATIONS TO THE CITY THROUGH THE USE OF EXISTING TAX INCENTIVES.

The community should encourage its citizens to consider the tax advantages of cash, services, or land donations for open space and recreational area preservation and maintenance purpose. The City's nonprofit Endowment Corporation should be involved in expanding the donations or endowment program for open space preservation in the Uptown area.