

Hillside Development Standards And Guidelines

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The Hillside Development Standards and Guidelines were adopted by the Town Council in January, 2004. All new hillside homes including pending applications that were not deemed complete prior to adoption and major addition and remodels of hillside homes are required to comply with the standards and guidelines. For more information contact a planner.

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Hillside Development Standards & Guidelines Hillside Specific Plan On April 7, 2015, the Council rescinded the Community Benefit Policy, the Policies for Development Applications Along Los Gatos Boulevard from Spencer Avenue to Route 85, and other land use items.

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LOS GATOS, CA — The Town of Los Gatos ' s Planning Commission will consider modifications to the Hillside Development Standards and Guidelines in a Sept. 23 teleconference. © Shutterstock The town...

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Chapter 14.33 HILLSIDE DEVELOPMENT STANDARDS GUIDELINES FOR HILLSIDE DEVELOPMENT IN THE NORTHERN RANGE Guided by GIS analysis and the existing land use policy framework, the following recommendations have been established to guide development on hillsides: 1. All areas above the 700 feet/215meter contour must remain under forest cover.

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9-50.040 Hillside development manual. 9-50.050 Standards and guidelines. 9-50.060 Application required. 9-50.010 Purpose and intent. The purpose of this chapter is to provide standards and guidelines for hillside development. (Ord. 98-8 § 2 (part); prior code § 9-29.010) 9-50.020 Applicability.

[Chapter 9-50 HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES](#)

Hillside Development Standards and Guidelines Adopted by Council January 2004. TOWN OF LOS GATOS HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES ... E. Objectives of the Hillside Development Standards & Guidelines..... 9 F. Standards versus Guidelines..... 10 G. Relationship of the Hillside Development Standards and Guidelines to the Town ' s ...

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Performance standards for hillside development have been developed and are incorporated into the Zoning Code as an overlay zone, referred to as the "Hillside Area Overlay". This manual is intended to serve as the design guidelines for the development of hillside areas.

[Hillside Development Guidelines Manual](#)

Read Book Hillside Development Standards And Guidelines Standards Research by Studio S Squared Architecture, Inc. 2 years ago 13 minutes, 14 seconds 228 views In this video we discuss the numerous , development standards , that you should research prior to purchasing a property to build Chapter 9: Earthworks pt 1 | The Permaculture

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1. A Hillside Development Permit application is submitted to the Development Services counter at 1635 Faraday Avenue. The application must be submitted with and reference any other permit application such as a tentative map, site development plan, etc. 2. Information items required: a. A completed Hillside Development Permit Application Form;

[HILLSIDE DEVELOPMENT AND DESIGN GUIDELINES](#)

The specific purposes of the hillside development standards are to: A. Ensure development patterns that preserve and protect the natural forms and features of hillside areas including swales, canyons, knolls, ridgelines, rock outcrops, riparian and other wildlife habitats, streambeds, vernal ponds, other water features, woodlands and significant trees;

[Chapter 14.33 HILLSIDE DEVELOPMENT STANDARDS](#)

LOS GATOS, CA — The Town of Los Gatos's Planning Commission will consider modifications to the Hillside Development Standards and Guidelines in a Sept. 23 teleconference. The town seeking public input on the proposed modifications and is encouraging the community to attend the 7 p.m. meeting. The meeting agenda, related...

[Los Gatos Mulls Modifying Hillside Development Standards...](#)

Hillside Development Standards and Guidelines Modifications - Town Council Meeting on October 20. The Town Council will hold a public hearing to consider modifications to the Hillside Development Standards and Guidelines regarding the visibility analysis. The meeting will occur on October 20, 2020 at 7:00 p.m. via teleconference.

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While the standards themselves won't be directly enforceable, Rees notes that council can create policies and bylaws to support the guidelines such as: incorporating the goals and objectives into the Official Community Plan (OCP); creating a Hillside Development Permit Area (DPA), which would consolidate existing DPA policies that apply to hillside areas and could allow the Village to require applications materials such as a landscaping or grading plan; creating site-specific hillside zoning ...

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Chapter II (Constraints Analysis), Chapter III (Site Planning), and Chapter IX (Project Review and Approval Process) of the Hillside Development Standards and Guidelines regarding the visibility...

[Proposed Modifications To Los Gatos Hillside Development...](#)

The Los Gatos Town Council unanimously approved revisions Tuesday night to the Hillside Development Standards and Guidelines designed to protect hillside views. The town ' s hillside standards were...