

**GENERAL PLAN POLICIES & PROGRAMS
RIDGELINE PROTECTION/PROPERTY RIGHTS**

Policy 17: Preserve the ridgelines and hilltops in their open state.

Program 17a: Prohibit land use changes that would result in development that would break the natural ridgeline.

Program 17b: Adopt hillside development standards that protect against ridgeline development through regulation of the siting of structures, location of access, landscape requirements and other pertinent factors.

Program 19a: Identify and map vistas and view corridors of community-wide value to be preserved and enhanced.

Policy 83: Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres.

Policy 6: Set clear and definitive standards for all rules and regulations.

Policy 16: Acknowledge the mountain setting and the proximity to the Bay as central factors in forming the physical character of the City.

Program 16a: In making land use decisions, consider the proximity of open space on San Bruno Mountain and public views of and access to the Bay as issues to be addressed.

Policy 19: In the context of respecting private property rights, make every effort to preserve and enhance public views of the Mountain and the Bay.

Program 19b: Consider amendments to the Zoning Ordinance to provide for site plan review to assure that identified vistas and public view corridors remain accessible for public enjoyment. The review should evaluate building placement, height and bulk.

Policy 4: Acknowledge the fundamental rights of citizens to freely act and to use their own property, except to the extent government rules or regulations are necessary for the public health and safety and for protection of the environment.

Policy 5: Use the least intrusive rules and regulations consistent with overall governmental needs and State and Federal law.

Policy 20: Retain diversity of development and individual expression in residential and commercial development, especially in Central Brisbane.