



MORAGA HILLSIDE AND RIDGELINES PROJECT



COMMUNITY WORKSHOP, JUNE 5, 2014

Workshop Purpose



- ❑ Increase community understanding of Moraga's hillside development regulations
- ❑ Prioritize key issues to address through the Hillside and Ridgeline Project



Workshop Agenda



1. Brief Project Status Update
2. Understanding Moraga's Hillside Regulations
 - Presentation
 - Question and Answer Exercise
3. Key Issues for Hillside and Ridgelines Project
 - Presentation
 - Prioritization of Issues
4. Concluding Observations



Project Status Update



- ❑ Project initiated February 2014
- ❑ Meetings in April 2014
 - Stakeholder Interviews
 - Steering Committee Meeting #1
 - Community Workshop #1
- ❑ Public Review Draft *Understanding Moraga's Hillside Regulations* released May 30, 2014

Community Workshop #1



Areas of Consensus:

- ❑ Moraga residents value the town's open space, hillsides, and semi-rural character. These qualities must be protected and maintained.
- ❑ Residents need to better understand the Town's hillside and ridgeline regulations.
- ❑ Existing regulations, to the extent they are understood, are unclear, conflicting, and produce uncertain outcomes. There is a need to improve these regulations so they are clearer and more consistent.



Community Workshop #1



Issues identified as important:

- ❑ Protection of ridgelines on non-MOSO lands
- ❑ Interpretation and application of MOSO to specific development projects
- ❑ Maximum permitted density on hillside lands
- ❑ Method for calculating average slope on a development site
- ❑ Hazard remediation in high-risk areas
- ❑ Rules that apply to scenic corridors and viewsheds
- ❑ Habitat protection in open space areas



Draft Background Report



Understanding Moraga's Hillside Regulations

- ❑ Explains Moraga's hillside and ridgeline regulations in plain English
- ❑ Question & answer format with maps, graphics, and photographs
- ❑ Contains a preliminary list of key issues to address in project
- ❑ Public comments on document welcome through June 20, 2014
- ❑ Town will correct any factual errors and publish final document in July 2014



Understanding Moraga's Hillside Regulations PUBLIC REVIEW DRAFT

Town of Moraga
May 30, 2014

Prepared by:



Open Town Hall



<http://www.moraga.ca.us/opentownhall>

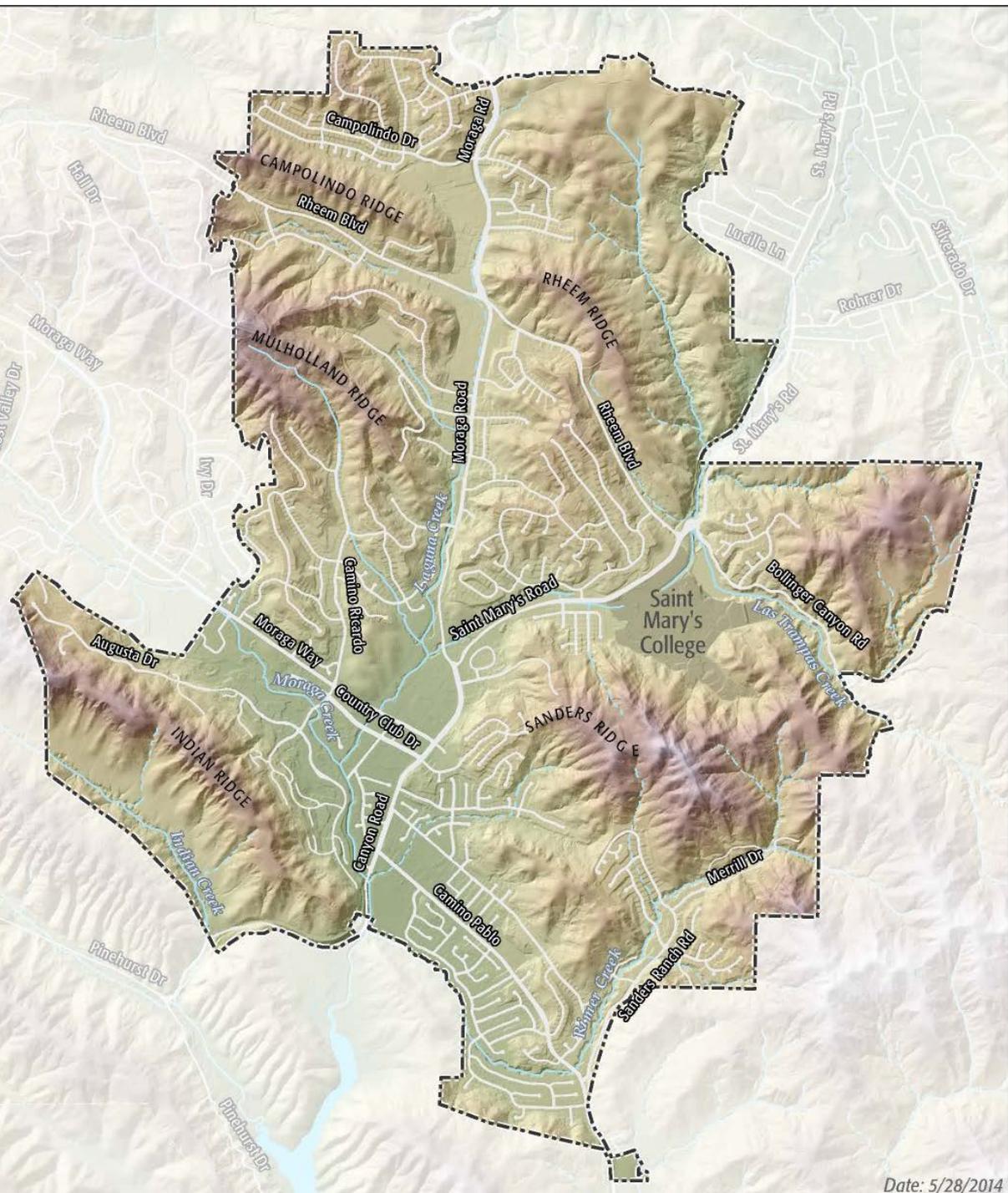
- ❑ Topics:
 - Hillside development issues
 - Background Report: *Understanding Moraga's Hillside Regulations*
 - Prioritization of key issues to address through Hillside and Ridgelines Project
- ❑ Steering Committee, Planning Commission, and Town Council will review comments on Open Town Hall before deciding on key issues to address through the project

Understanding Moraga's Hillside Regulations



- ❑ Presentation
- ❑ Question and Answer Exercise ("Community Quiz")





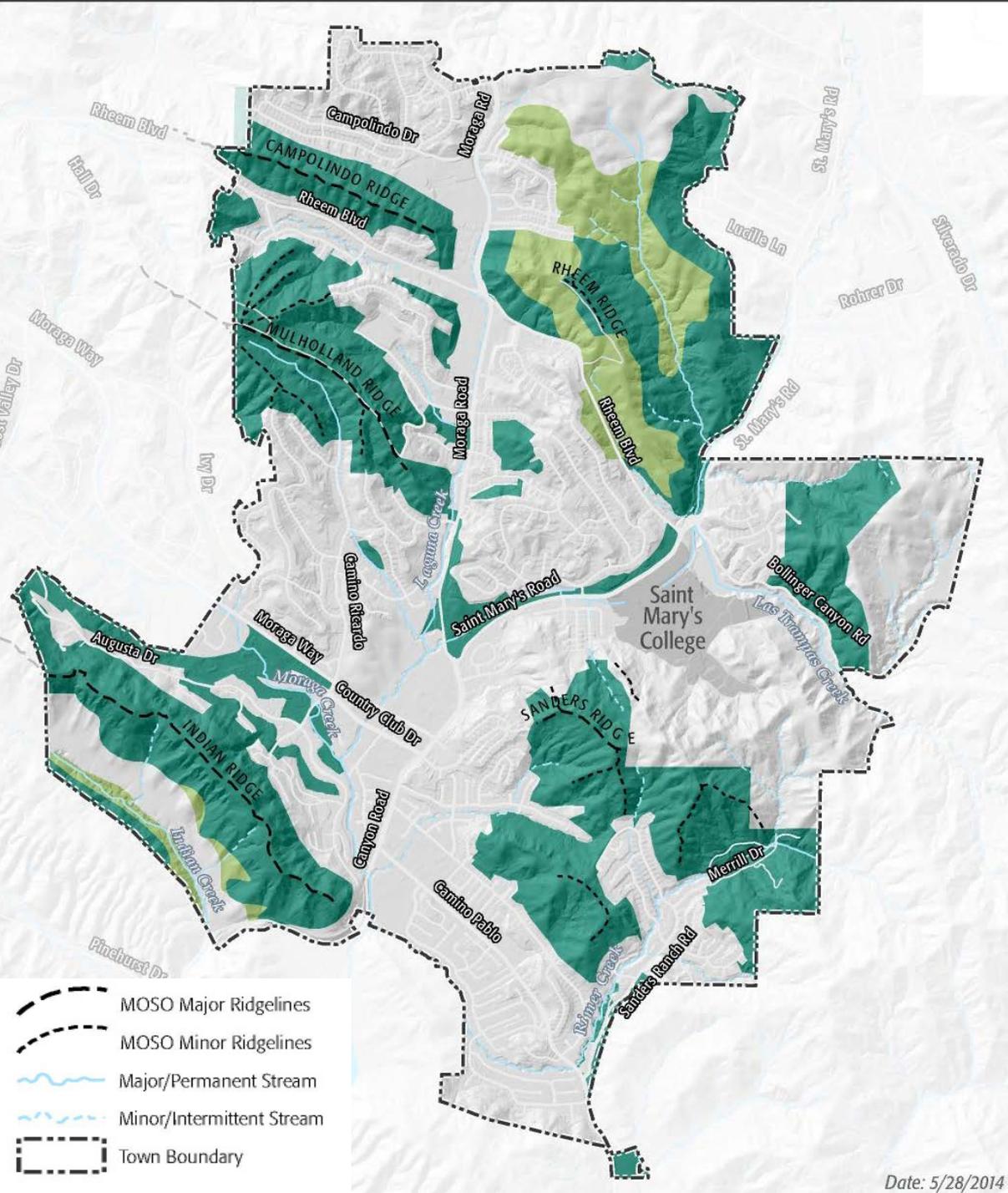
Moraga Hillside Areas

- Steep Slopes
- High Elevations
- Entire Town

Hillside Regulations

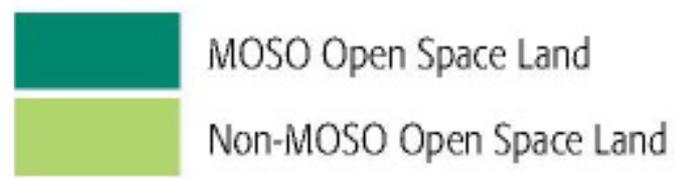


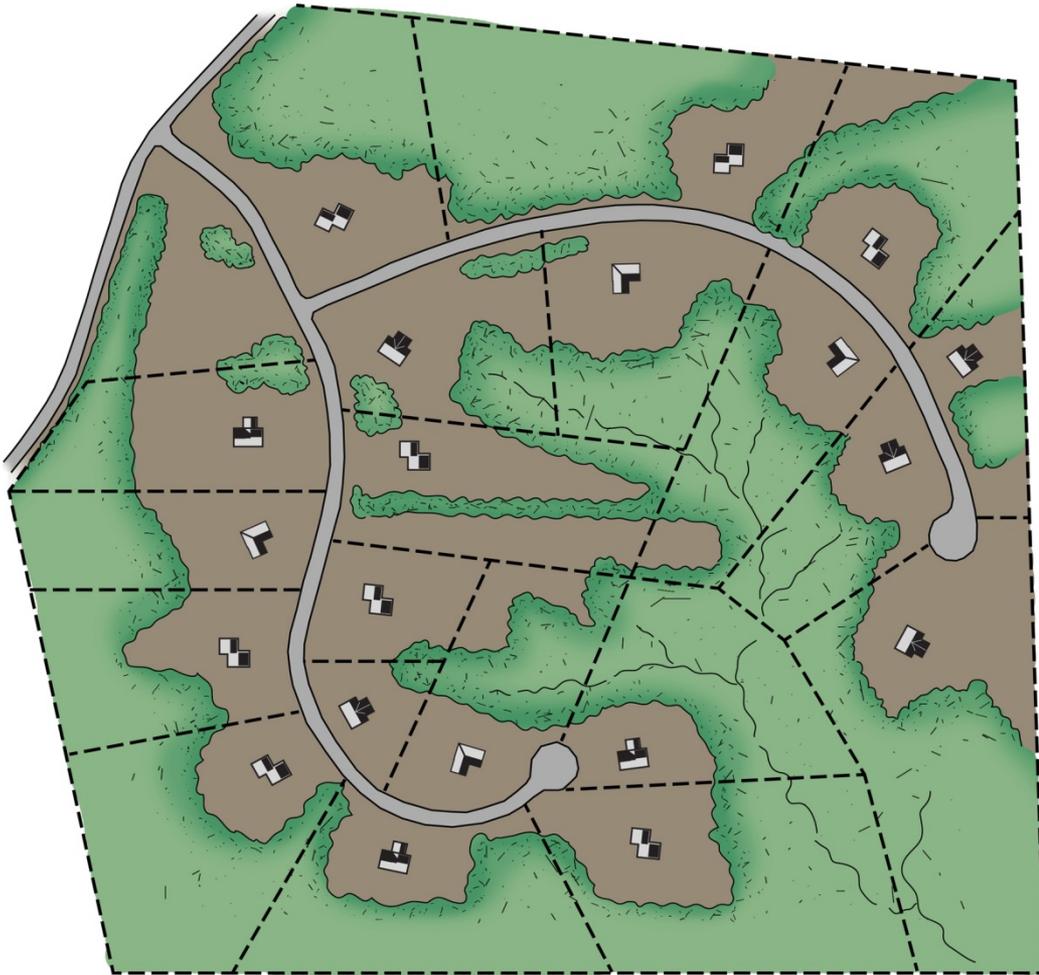
- ❑ Moraga General Plan
- ❑ Moraga Open Space Ordinance (MOSO)
- ❑ Guidelines for Interpreting and Implementing the Moraga Open Space Initiative ("MOSO Guidelines")
- ❑ Grading Ordinance (Municipal Code Title 14)
- ❑ Moraga Zoning Ordinance (Municipal Code Title 8)
- ❑ Moraga Design Guidelines



MOSO and Non-MOSO Open Space

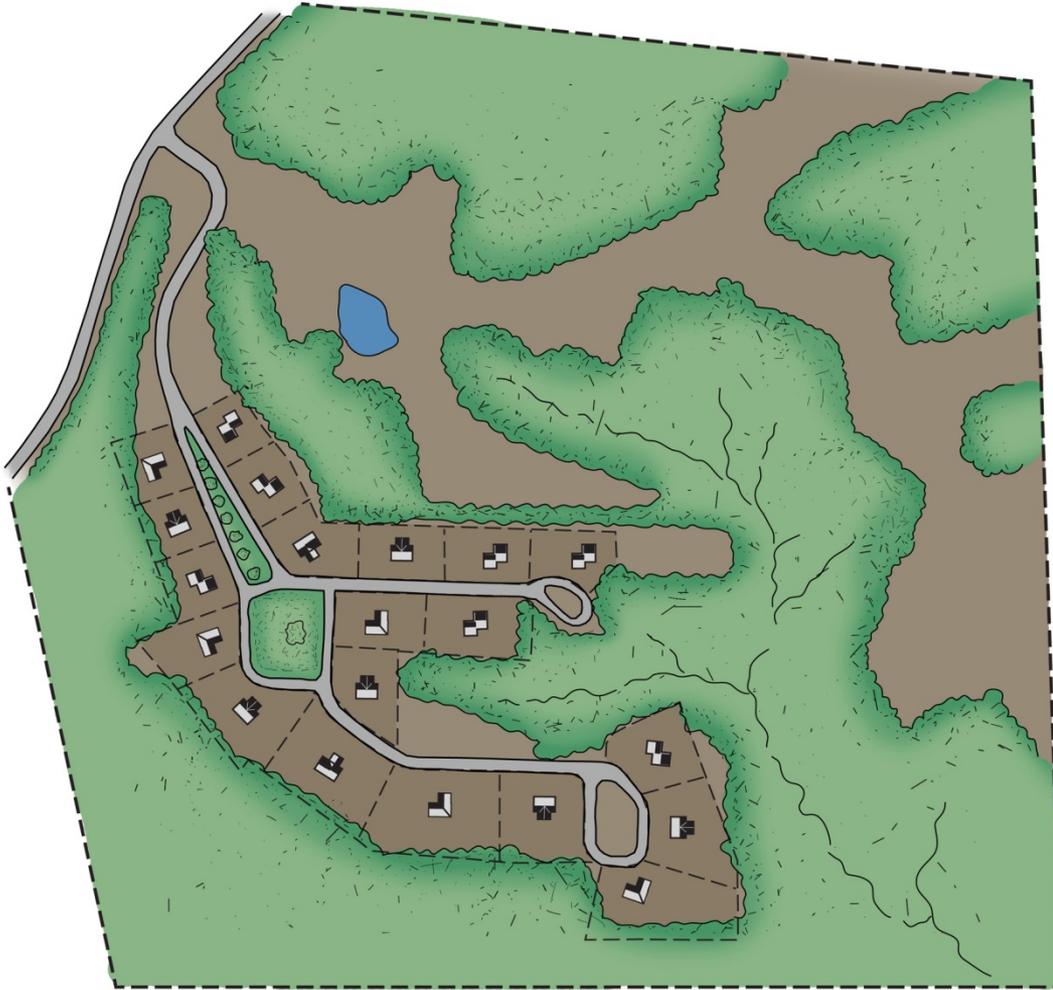
- Permitted Land Use
- Permitted Density





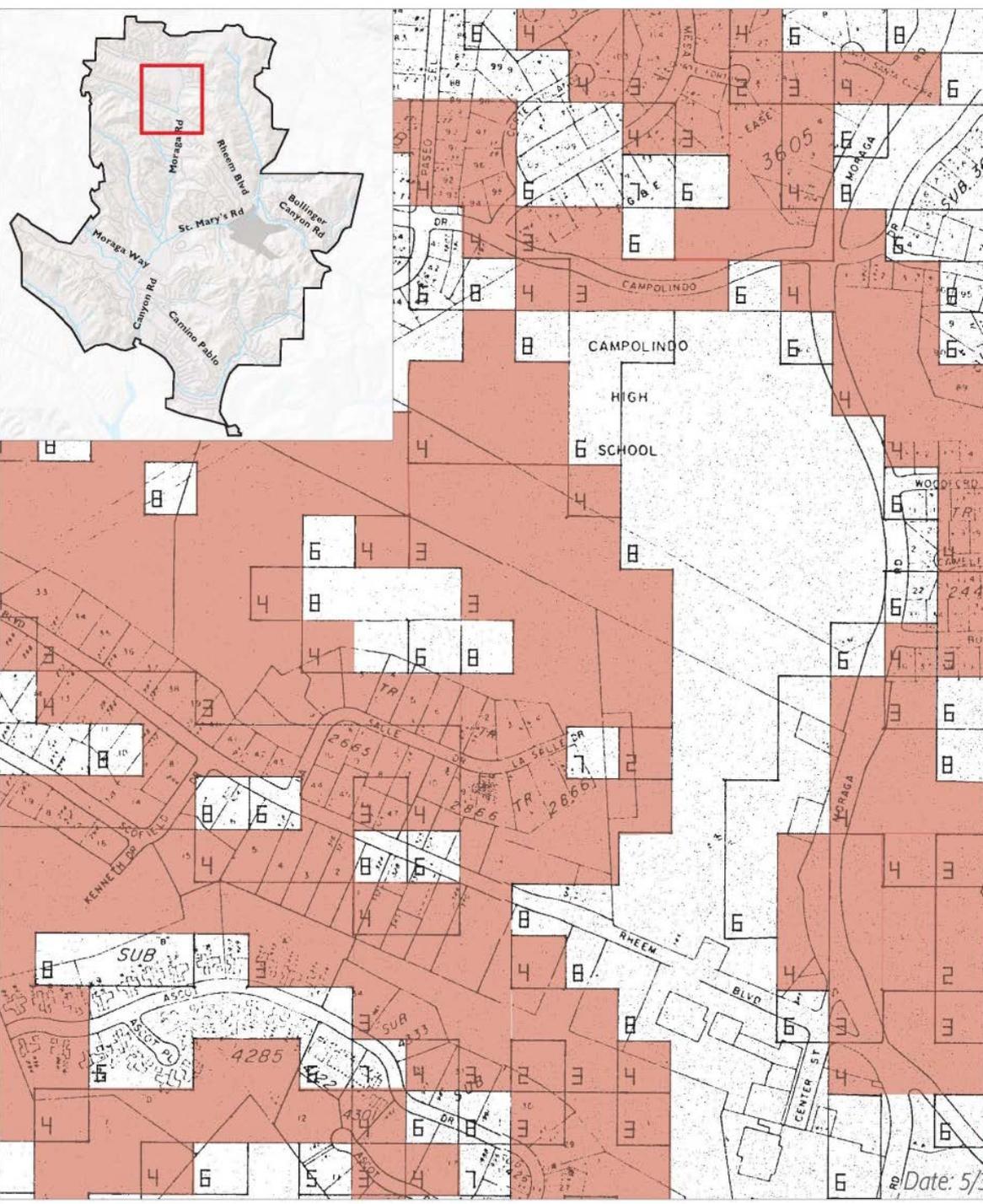
Density Example

- Property area = 100 acres
- Number of homes = 20
- Density = 1 unit per 5 acres



Clustered Development

- Density remains 1 unit 5 acres
- Lot sizes reduced
- Open space preserved

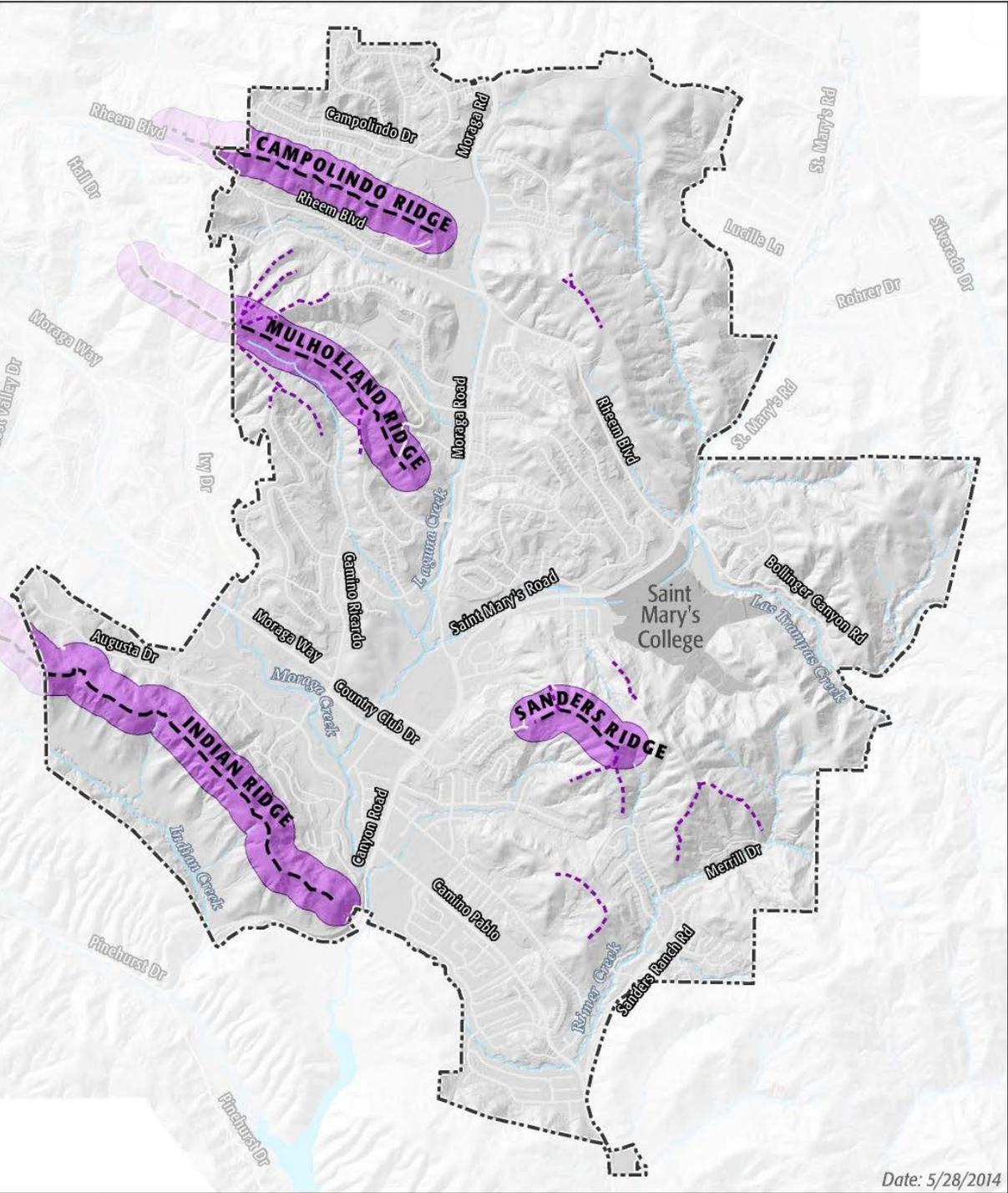


High Risk Areas

- Definition
- Location
- Determination
- Change of Status
- Remediation



High Risk Area



Ridgelines

- Definition
- Development Restrictions



MOSO Major Ridgelines



MOSO Minor Ridgelines



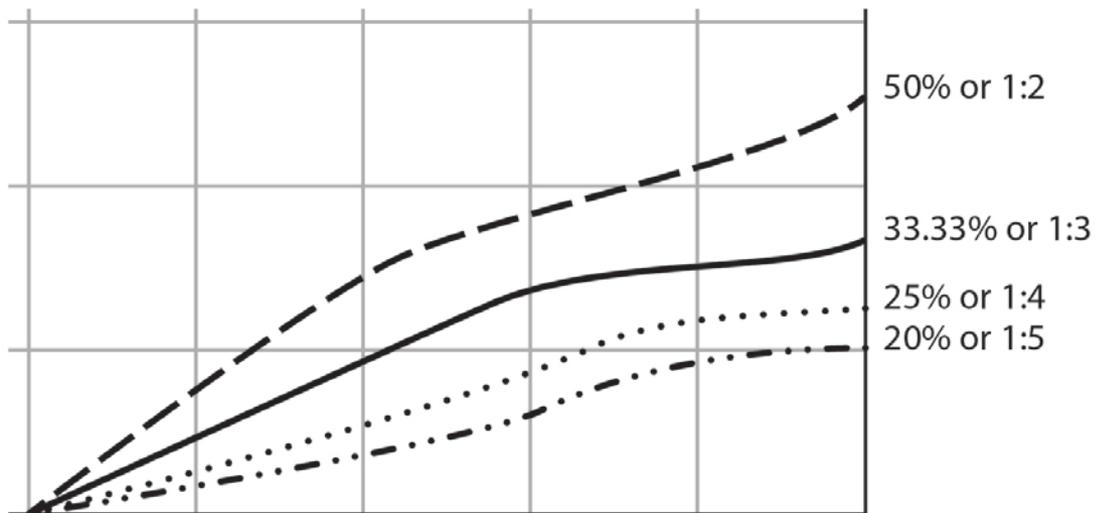
500 ft Buffer of Major Ridgelines

Steep-Slope Areas

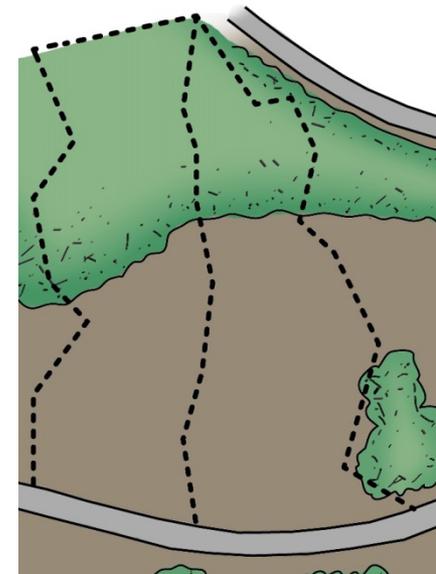


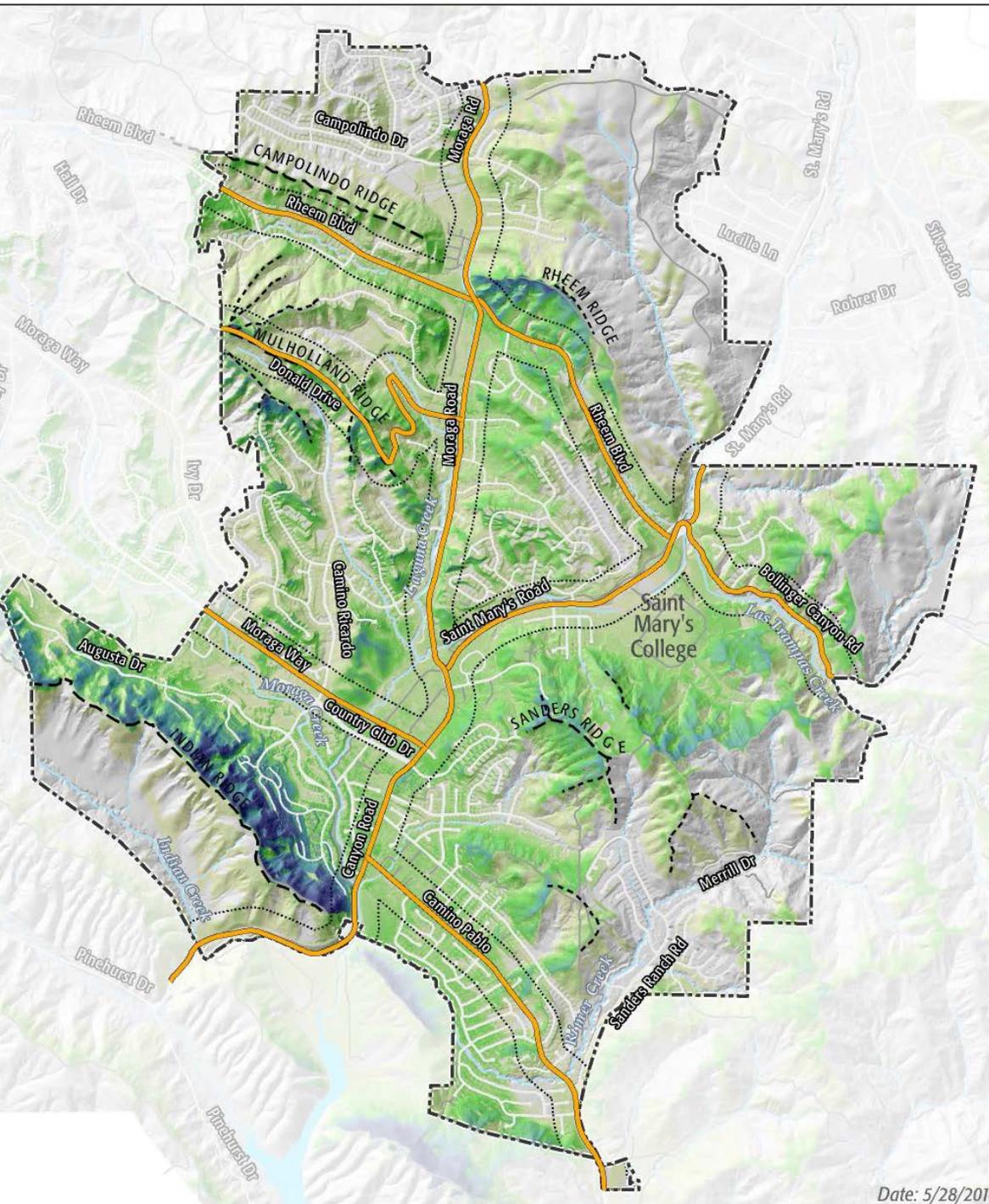
- ❑ Development Restrictions
- ❑ Calculation of Slope
- ❑ "Cells"

Slopes Illustrated



Contorted Cell





Scenic Corridors

- Definition
- Development Regulations
- Viewsheds

 Town-designated Scenic Corridors
 500-foot Buffer of Scenic Corridors

Relative Visibility



High Visibility

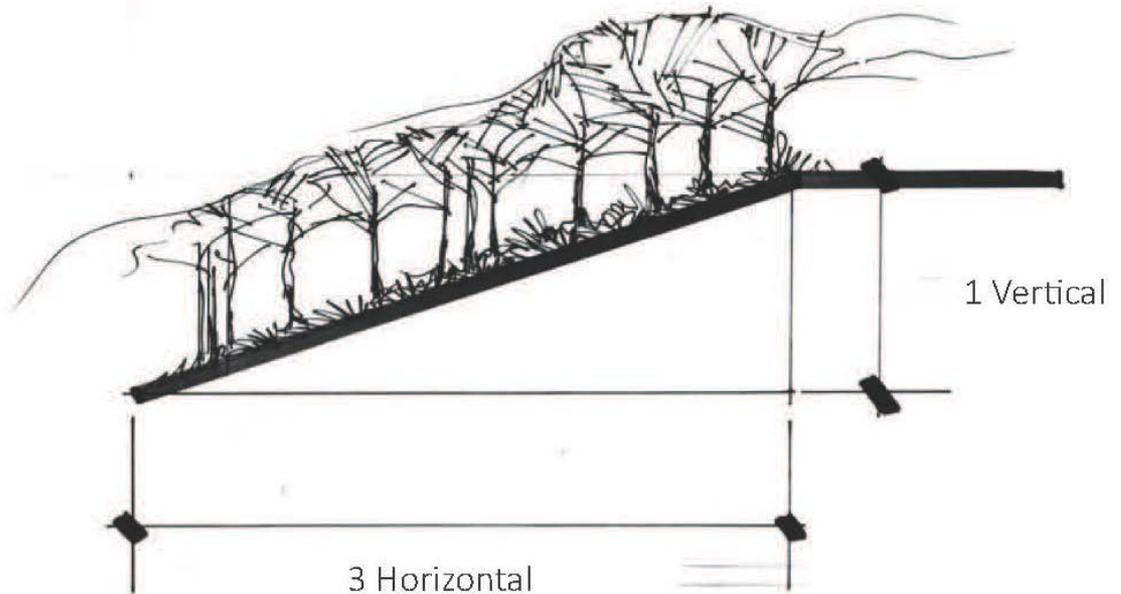
Low Visibility

Grading



- ❑ Grading Permits
- ❑ Grading Standards
- ❑ Prohibitions

3.1 Slope Example Maximum Gradient



Permits and Approvals



- ❑ Types of Permits
- ❑ Hillside Development Permits
- ❑ Planned Development Districts

1 Conceptual Development Plan

- » Shows proposed grading, land use, building intensity, circulation pattern, open space, architectural design theme, and project phasing
- » CEQA document approved with Conceptual Development Plan

2 General Development Plan

- » Must be consistent with approved Conceptual Development Plan
- » Includes a property survey showing landscaping, structures, land use, and infrastructure
- » Provide details on the type and design of homes
- » Tentative maps for subdivisions approved with General Development Plan

3 Precise Development Plan

- » Must be consistent with the Conceptual and General Development Plans
- » Includes site plans, floor plans, and elevation plans for all buildings
- » Provides detailed landscaping and engineering plans
- » After approval applicant may apply for grading and building permits to begin construction

Community Quiz



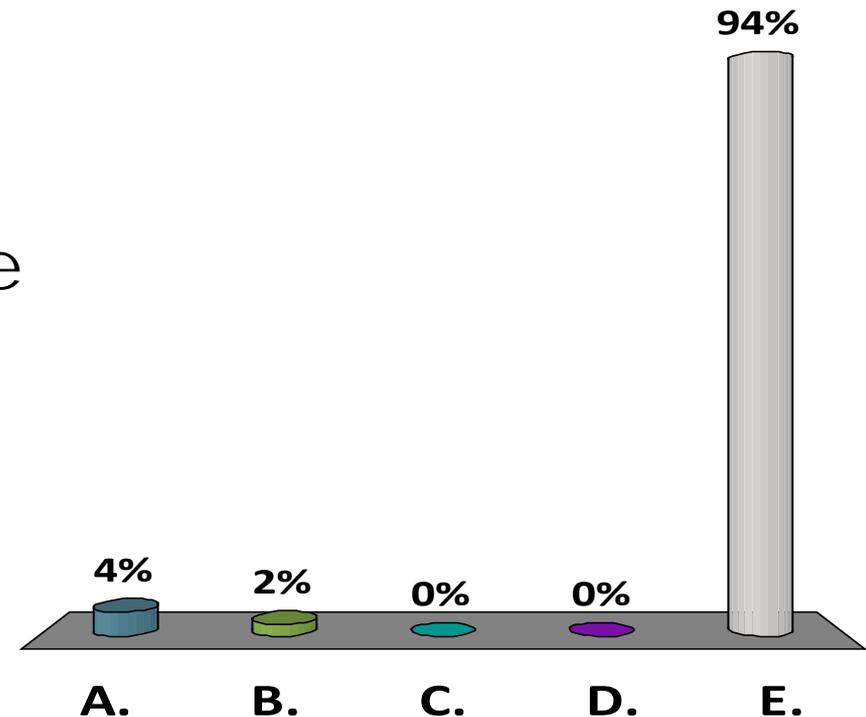
- ❑ As each question is asked, quickly confer with your group and then record your individual response with your clicker
- ❑ Questions with a  means the answer is subject to controversy
- ❑ After everyone has responded to a particular question, we will view and discuss the results

Question 1



Which Town documents establish regulations for hillside and ridgeline development in Moraga?

- A. MOSO Initiative
- B. General Plan
- C. Grading Ordinance
- D. Zoning Ordinance
- ✓ E. All of the above

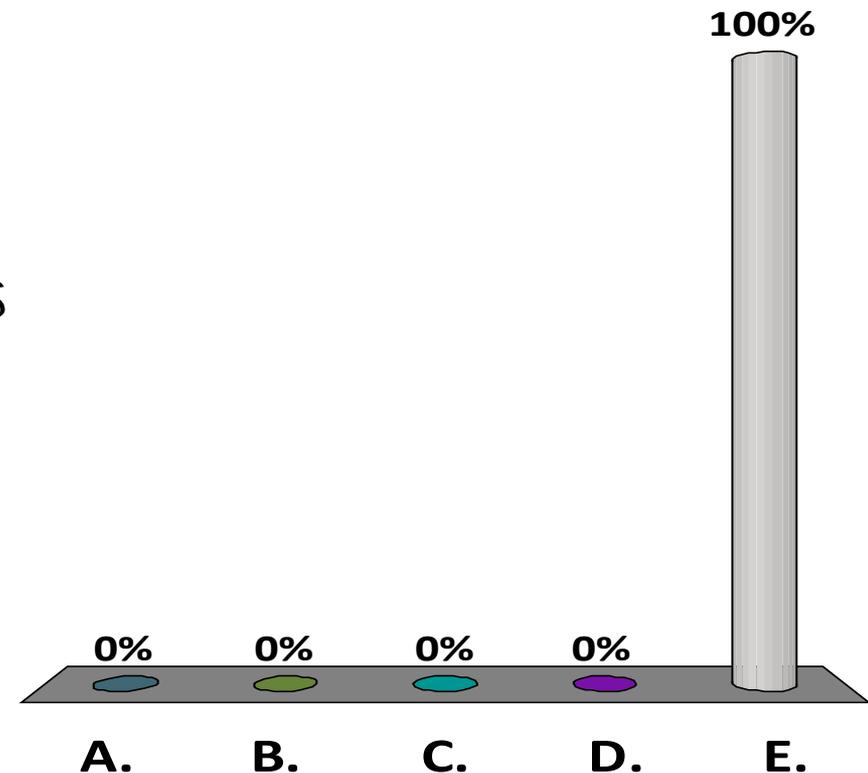


Question 2



What land uses are permitted in MOSO and non-MOSO Open Space areas?

- A. Agriculture
- B. Single-family homes
- C. Parks and recreational facilities
- D. Schools
- ✓ E. All of the above

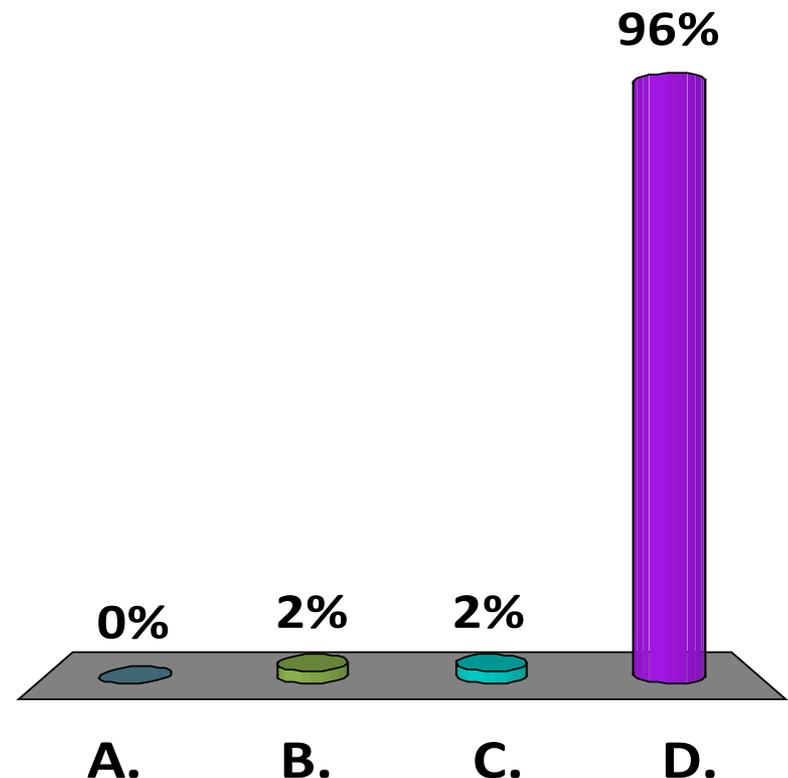


Question 3



What is the permitted residential density in Open Space areas?

- A. 20 units per acre
- B. 1 unit per acre
- C. Always 1 unit per 20 acres
- ✓ D. 1 unit per 5 acres to 1 unit per 20 acres, depending on site conditions

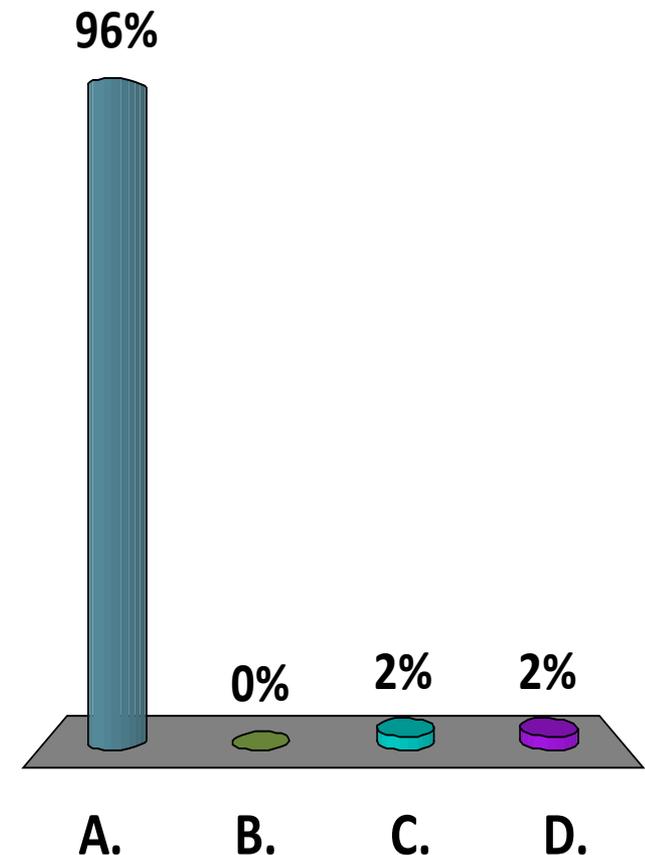


Question 4



What does "clustered development" mean?

- ✓ A. Placing homes closer to one another on a property while permanently protecting remaining open space
- B. Multi-family development of at least 20 units per acre
- C. Development designed to look like a delicious confection of peanuts, caramel, and chocolate
- D. Allowing the transfer of residential units from a MOSO site to a Non-MOSO site

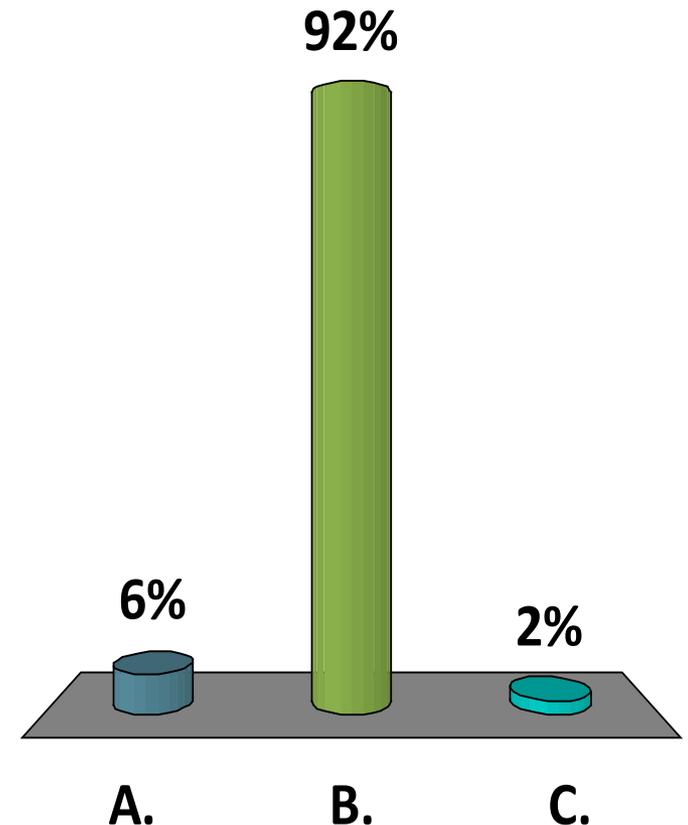


Question 5



Is development permitted on ridgelines?

- A. No. Development is prohibited on all ridgelines in Moraga.
- B. It depends. Development is prohibited on Major and Minor Ridgelines in MOSO Open Space. Development is allowed on other ridgelines.
- C. Yes. Development is permitted on all ridgelines.



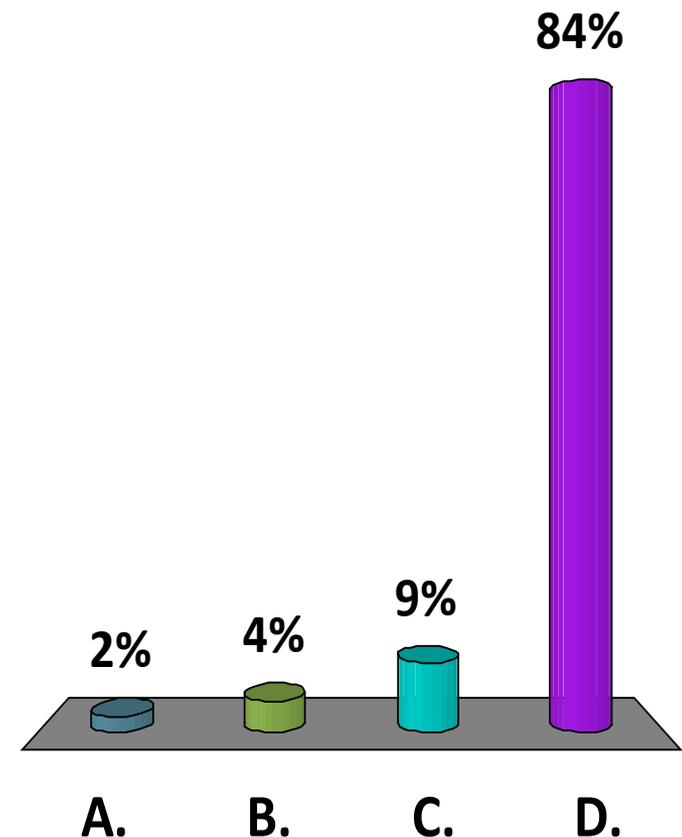
Question 6



Is development prohibited on slopes of 20 percent or more?

- A. Yes. Development is always prohibited on slopes of 20 percent or more.
- B. Within MOSO Open Space, development is always prohibited on slopes of 20 percent or more.
- C. Outside of MOSO Open Space, development must be "avoided" on slopes of 20 percent or greater and is permitted only if supported by site-specific analysis.

✓ D. Both (b) and (c)

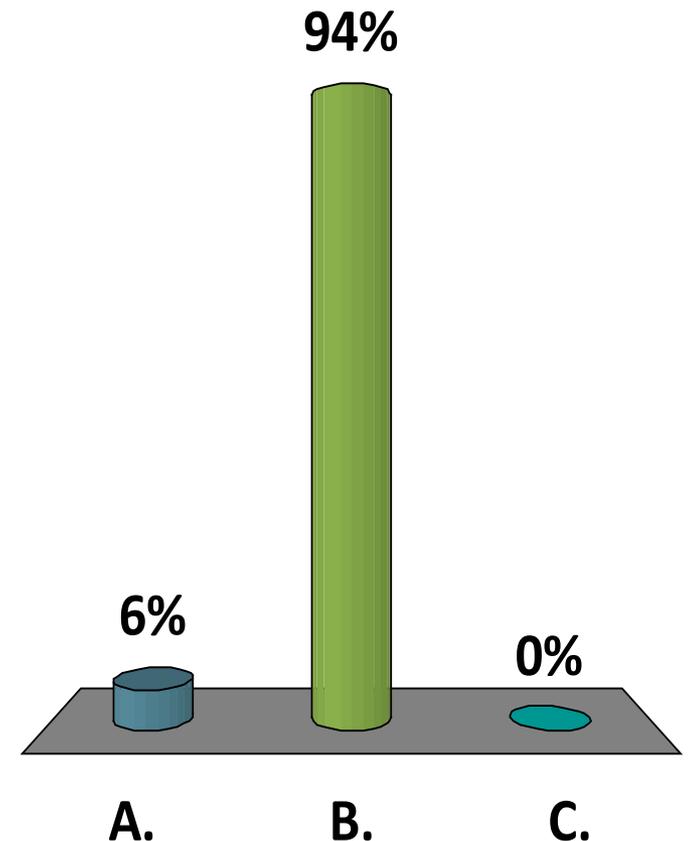


Question 7



What is a "cell" as used in Moraga's hillside regulations?

- A. A dwelling unit of less than 1,000 square feet
- ✓ B. The area used to calculate the average slope of a development site in MOSO areas
- C. An area subject to landslides

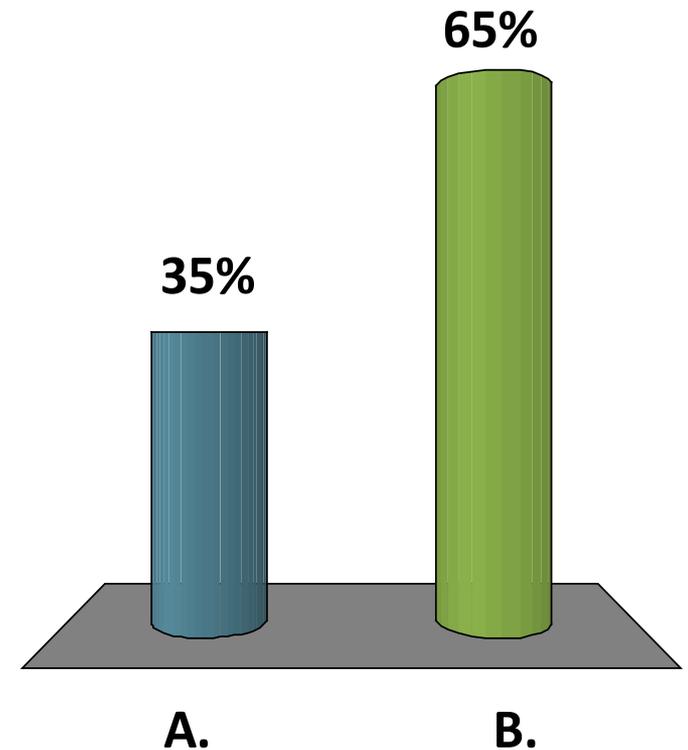


Question 8



Development is always prohibited in “high risk” areas in MOSO Open Space.

- A. True
- ✓ B. False

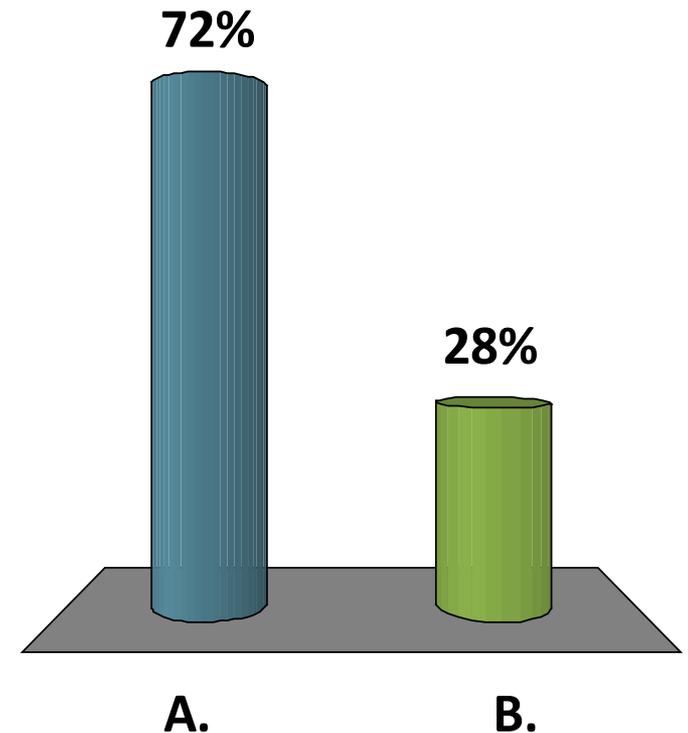


Question 9



Within MOSO High Risk areas, remediation of geological hazards is permitted to increase the allowable maximum density to more than 1 unit per 20 acres.

- A. True
- B. False

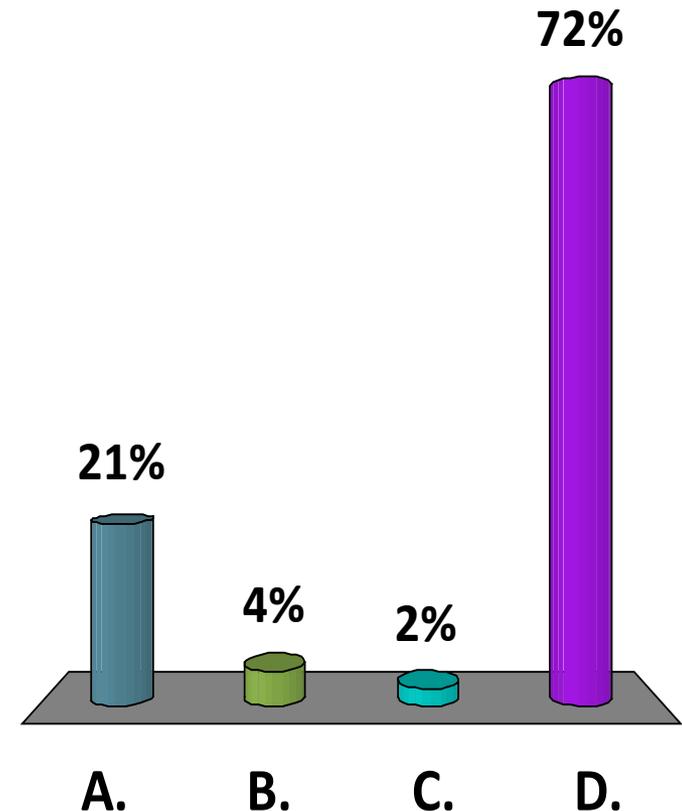


Question 10



When is a Hillside Development Permit Required?

- A. Residential subdivisions of 10 units or more in hillside areas (20 percent or more)
- B. New single-family homes in hillside areas
- C. A new retaining wall on a single-family lot in hillside areas
- D. All of the above

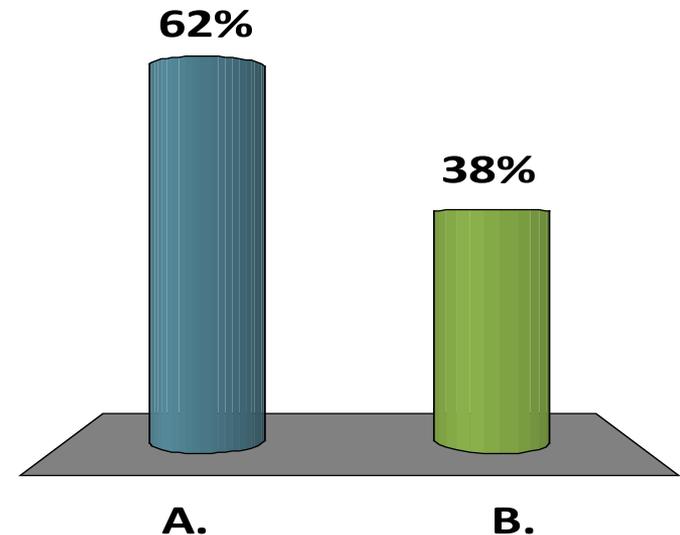


Question 11



If the Town approves a Conceptual Development Plan for a Planned Development project, the Town must also approve subsequent General Development Plans and Precise Development Plans for the project, if they are consistent with the Conceptual Development Plan.

- A. True
- B. False

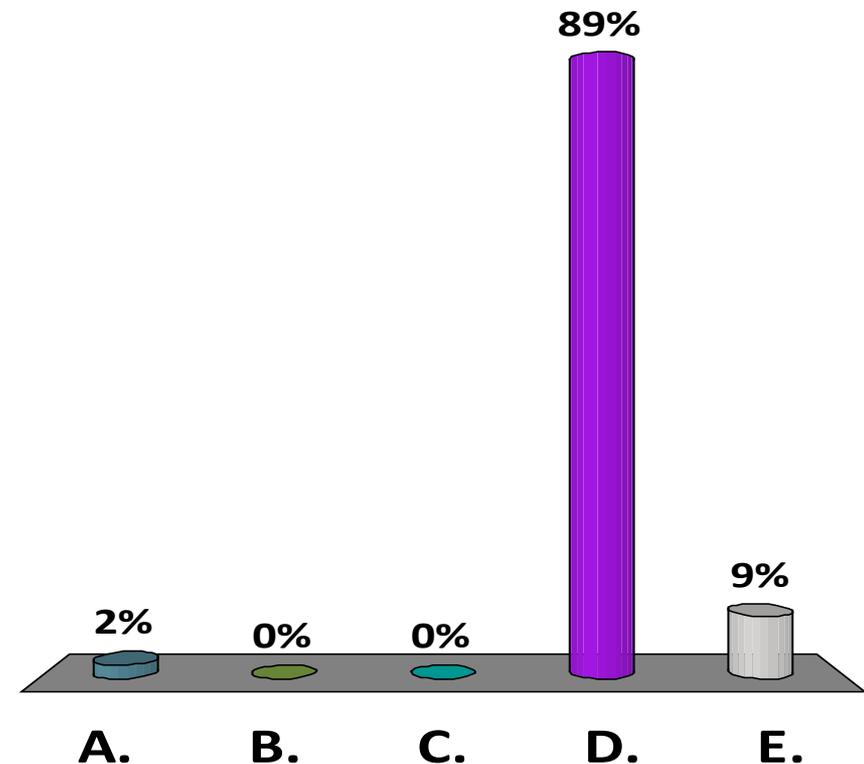


BONUS Question 12



What is the mascot for Campolindo High School?

- A. Matadors
- B. Dons
- C. Gales
- ✓ D. Cougars
- E. Ridgelines



For Additional Information:

Understanding Moraga's Hillside Regulations

www.moraga.ca.us/hillsides



Understanding Moraga's Hillside Regulations
PUBLIC REVIEW DRAFT

Town of Moraga
May 30, 2014

Prepared by:



Key Issues



What are the most important issues to address through the Hillside and Ridgelines Project?

- ❑ *Understanding Moraga's Hillside Regulations* report contains a preliminary list of key issues
- ❑ Tonight we will hear your thoughts on this preliminary list
- ❑ In July and August the Steering Committee, Planning Commission, and Town Council will select key issues to focus on
- ❑ The Town will then prepare amendments to existing regulations to address these issues

Key Issues



Issue areas identified in report:

- A. Protecting Ridgelines
- B. Steeply-Sloping Portions of Development Site
- C. Cell Shape and Slope Calculation
- D. Remediation in High Risk Areas
- E. Viewshed Protection
- F. Balanced Grading
- G. Grading Standards
- H. Hillside Development Permit
- I. Planned Development Process

Key Issues



A. Protecting Ridgelines

- ❑ Does General Plan Policy CD1.5 apply to all ridgelines in Moraga, including those outside MOSO and Non-MOSO Open Space, or only Major and Minor Ridgelines on MOSO lands?
- ❑ What exactly does “protect” mean in the context of hillside development?

Key Issues



B. Steeply-Sloping Portions of Development Site

- ❑ Can homes be built on a portion of a site with a slope of greater than 20 percent if the average slope of the site is less than 20 percent?
- ❑ Can homes be built on a portion of a site with less than 20 percent slope, if the average slope of the entire site is greater than 20 percent?

Key Issues



C. Cell Shape / Slope Calculation

- ❑ Do the rules for calculating the slope of a site or “cell” need to be modified to better reflect the intent of Moraga’s hillside regulations?
- ❑ How could the Town use improved data, or more explicit guidelines to address this question?

Key Issues



D. Remediation in High Risk Areas

- ❑ Can geologic hazards in “high risk” areas be remediated as part of a development project to allow densities greater than 1 unit per 20 acres?
- ❑ Should remediation within MOSO areas only be allowed when it would address an existing threat to public health and safety?

Key Issues



E. Viewshed Protection

- ❑ What criteria should the Town use to determine compliance with General Plan Policy CD1.3?
- ❑ What standards should the Town use to determine if a project has a significant adverse impact on a visual resource?
- ❑ What are the Town's most important viewsheds?

Key Issues



F. Balanced Grading

- ❑ Are there circumstances where not balancing cut/fill on site is acceptable?

Key Issues



G. Grading Standards

- ❑ Should any specific grading standards be changed?
- ❑ Should the Town continue to apply a strict limit on maximum gradient for cut/fill slopes?
- ❑ Should slopes steeper than three horizontal to one vertical (3:1) be allowed, provided they are adequately engineered for stability?

Key Issues



H. Hillside Development Permit

- ❑ Should a Hillside Development Permit be required for all projects, even development on a single-family lot?
- ❑ Is a Hillside Development Permit required if any portion of a property has greater than 20 percent slope?
- ❑ Are Hillside Development Permit requirements redundant for projects that otherwise need grading or building permits, design review, or MOSO approval?

Key Issues



I. Planned Development Process

- ❑ Should Moraga modify its Planned Development approval process so that the Town has more complete information when making initial approvals?
- ❑ Would a modified process provide the public adequate opportunities for comment?

Issues Prioritization



- ❑ Discuss issues in small groups to make sure everyone understands them.
- ❑ Prioritize the issues on a scale of 1 (high) to 10 (low)
- ❑ Write in any other ideas to add
- ❑ When poll opens (next slide), use your handheld clicker to enter the issues in the order of importance for you
- ❑ We will then review and discuss the results

Enter Question Text



Enter letters in order of your prioritization.

- A. Protecting Ridgelines
- B. Steeply-Sloping Portions of Development Site
- C. Cell Shape / Slope Calculation
- D. Remediation in High Risk Areas
- E. Viewshed Protection
- F. Balanced Grading
- G. Grading Standards
- H. Hillside Development Permit
- I. Planned Development Process
- J. Other Issues

Next Steps



- ❑ Comments on *Understanding Moraga's Hillside Regulations* accepted until June 20, 2014
- ❑ Final report published in July 2014
- ❑ Steering Committee Meeting: July 2014
- ❑ Joint Planning Commission/Town Council Meeting August 2014
- ❑ Additional public meetings will follow



MORAGA HILLSIDE AND RIDGELINES PROJECT



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