

Town of Moraga
Hillsides and Ridgelines Steering Committee
MEETING AGENDA AND MINUTES

Thursday, April 10, 2014 6:00 PM
Joaquin Moraga Intermediate School Library
1010 Camino Pablo, Moraga

1. Call to Order
2. Roll Call

Committee Members:

Town Councilmembers **Metcalf (Absent)** and **Trotter (Present)**

Planning Commissioners **Comprelli (Present)** and **Levenfeld (Present)**

Design Review Board Member **Glover (Present: Arrived 6:30 PM)**

Park & Recreation Commissioner **Lucacher (Present)**

3. Public Comments

No public comment.

4. Adoption of Meeting Agenda

Action: M/S/C (Trotter/Lucacher) Adoption of 04/10/2014 Steering Committee Agenda

Vote: Ayes: Comprelli, Levenfeld, Lucacher, Trotter Noes: *None* Absent: Glover, Metcalf

5. Welcome and Introductions (10 minutes)

- a. Steering Committee Members

- *Comprelli: Member of Planning Commission*
- *Lucacher: Member of Parks and Recreation Commission*
- *Trotter: Town Councilmember since December 2006, and 26-year resident*
- *Levenfeld: Planning Commissioner for several years*
- *Glover: Design Review Board Member*

- b. Consultants

- *David Early, PlaceWorks*
- *Ben Noble, PlaceWorks*
- *Eric Panzer, PlaceWorks*

- c. Staff

- *Shawna Brekke-Read, Planning Director*
- *Ellen Clark, Senior Planner*

6. Project Overview (15 minutes)

(Consultants provided a Powerpoint presentation)

- a. Goals

- b. Schedule, Meetings, and Products
- c. Community Outreach
 - Steering Committee agendas will be published in advance.
 - Steering Committee will take public comment after each agenda item.
 - All materials for Steering Committee meetings, including presentations, will be put online as quickly as possible on the Hillsides and Ridgelines project webpage.

Members of the public expressed concern that the Hillsides and Ridgelines project could result in the violation of private property rights. Consultants noted that outcomes of the Hillside and Ridgelines Project would properly balance private property rights with the Town's Constitutionally-granted ability to regulate land use.

7. Steering Committee Role and Expectations (10 minutes)

Steering Committee was in agreement with the list of expectations presented, and further discussed the following:

- Scheduling of future meetings will strive to avoid meeting dates in August or December.
- Meetings will normally be scheduled for 7 p.m.
- Three weeks will be goal for advance notice of meetings.
- It is not possible to avoid scheduling any meetings during the summer period; however, none of the meetings during this time period will include any major project decisions.
- Schedule should attempt balance need to move project forward with providing adequate time for steering committee and public to provide meaningful input.
- First week of June was selected as an appropriate time for a second public workshop.

8. Report on Stakeholder Interviews (10 minutes)

Four groups of stakeholders were convened: Economic Development Leaders; Major Property Owners/Developers; Architects/Engineers; and Open Space Advocates. Total attendance between the four groups was 25 to 30 people.

Stakeholder group meetings did not include a formal presentation, and were composed of individuals with similar interests to promote open and honest discussion. The intent of the stakeholder meetings is to provide overall guidance for consideration by the Steering Committee.

Discussion among the stakeholders included the following main issues, among others:

- Project process and goals
- Hillside and ridgeline regulatory process and efficiency
- Inclusion of a variety of viewpoints in Hillsides and Ridgelines Project

- Concern regarding slope calculation process and other technical details
- Regulatory ambiguity and conflicts between MOSO Initiative, MOSO Guidelines, and General Plan.

Common to all Stakeholder groups was a sense that it was important for Town policy to reflect local values and strike a balance that maintains the safety, and environmental and economic health of the community. All groups agreed that Moraga's hillsides and ridgelines represent an important community resource and reflect the character of the community. Summary notes from the four Stakeholder Meetings will be published.

9. Saint Mary's College "Small Victories" Series Report (5 minutes)

The "Small Victories" series convened several self-selected groups to achieve a defined goal over the course of several meetings. One group focused on hillside and ridgeline policies in Moraga and created a diagram of the MOSO process as their small victory. The resulting diagram is considered informational at this time and will be provided among other background materials for the project.

10. Workshop #1: April 16, 2014 (5 minutes) *(See attached Presentation)*

The goal of upcoming workshop is to foster discussion among people representing a wide range of perspectives and concerns. Community members will be randomly assigned to facilitated small groups to increase the likelihood of interaction between people with differing perspectives. Group facilitators will be members of the consultant team or Town staff. Steering Committee members and members of other commissions and the Town Council are encouraged to attend as observers, but are discouraged from participating in the small groups.

Members of community expressed concern that images of hillside development presented could result in an inappropriate or inadequate framing of the issue, and some repeated the concern that the outcome of the process would affect private property rights. It was agreed that the Steering Committee and members of the public will be presented with complete and balanced information that fairly represents the full spectrum of possibilities for Town hillside and ridge policies and regulations..

Consistent with Town goals for the project, and its unbiased approach to the project, the consultant team will present factual information in an impartial manner. The public workshop will also seek to balance the provision of information to participants, with the need for adequate time to receive public input.

Action M/S/C (Trotter/Comprelli): Continue the meeting discussion, starting at Agenda Item 11 forward, to a date and time certain of Wednesday April 16, 2014 at 5:30 PM at St. Mary's College at De La Salle Hall.

Vote: Ayes: Comprelli, Glover, Levenfeld, Lucacher, Trotter Noes: None Absent: Metcalf.

Town of Moraga
Hillsides and Ridgelines Steering Committee
CONTINUED MEETING MINUTES

Wednesday, April 16, 2014 5:30 PM
Room 113, De la Salle Hall, Saint Mary's College
1928 St. Mary's Road

Roll Call

Committee Members:

Town Councilmembers **Metcalf (Present)** and **Trotter (Present)**
Planning Commissioners **Compelli (Present)** and **Levenfeld (Absent)**
Design Review Board Member **Glover (Present)**
Park & Recreation Commissioner **Lucacher (Present)**

11. Steering Committee Discussion (45 minutes)
a. Existing Policies and Regulations

Steering Committee members provided the following comments on existing hillside policies and regulations in Moraga:

- The Town Council conceived Hillsides and Ridgelines Project to improve the existing regulatory framework rather than create or rebuild an entirely new set of regulations.
- Inconsistencies and ambiguities should be eliminated, and loopholes and gaps addressed
- Founding principles of regulations should be consistent and clear
- Project should not reexamine overarching goals, issues, and principles
- Project should address discrete issues with existing regulations
- Function and application of regulations should meet citizen expectations for the protection of hillsides when voters approved MOSO
- Project does not seek to change existing zoning or land use designations
- Steering committee recommendations will go to Town Council

b. Key Issues for Project

Committee members identified the following issues as important to address in this process:

- Lack of clarity as to whether General Plan Policy CD-1.5 is meant to apply to all ridgelines or merely a subset of ridgelines.
- Definition and application of ridgelines, and minor and major ridgelines.
- Process for determining high risk lands.
- Potential for high risk lands to undergo change in status.

- Application of MOSO to high risk lands before vs. after remediation or designation as “high risk” or not “high risk”.
- Need for rigorous transparent process for calculating slope.
- Requirements for engineering of unstable soils and slopes.

Committee members and members of the public also discussed the following:

- That it is more important to move forward to clarify regulations vs. attempting to determine of the intent of previous decision-makers
- Scope of the project, which includes MOSO, non-MOSO, and other hillside land.
- That Moraga and Rheem Centers should be excluded from hillside/ridgeline regulations
- Simplification of three step Planned Development process.
- Requirement for development permit for small residential projects on hillside land
- Balancing of preservation with housing and economic development.
- Committee is not in a position to determine the legal status of vested rights for particular properties or projects.

12. Items for Next Steering Committee Meeting (5 minutes)

None.

13. Adjournment