



# MORAGA HILLSIDE AND RIDGELINES PROJECT



COMMUNITY WORKSHOP, APRIL 16, 2014

# Workshop Purpose



- ❑ Introduce the Hillside and Ridgeline Project
- ❑ Answer your questions about the project
- ❑ Hear your opinions on key hillside and ridgeline issues in Moraga



# Workshop Agenda



- ❑ Presentation (20 minutes)
- ❑ Questions and Answers (15 minutes)
- ❑ Small Group Discussions (1 hour)
- ❑ Small Group Reports (15 minutes)



# Presentation Overview



- ❑ Project Goals
- ❑ Project Process
- ❑ Community Participation
- ❑ Existing Policies and Regulations



# Project Goals



- ❑ Reduce community conflicts over hillside and ridgeline development
- ❑ Clarify and educate the community about existing regulations
- ❑ Provide clear, factual, and technically-sound background data to support decision-making
- ❑ Improve existing regulations to better achieve the Town's hillside goals and policies

# Project Process



- ❑ Project Initiation (*February – April 2014*)
- ❑ Background analysis (*March – July 2014*)
- ❑ Hillside Regulation Options (*August – October 2014*)
- ❑ Draft Regulations (*October 2014 – January 2015*)
- ❑ Review and Adoption (*March – April 2015*)



# Community Participation



## Guiding Principles:

- ❑ Provide for a fair, open, and transparent process
- ❑ Solicit a diversity of opinions and points of view
- ❑ Show how public input shapes project content
- ❑ Promote civil and constructive engagement
- ❑ Provide a structured process with open outcomes

# Public Meetings



- ❑ Community Workshops (3)
- ❑ Steering Committee Meetings (7)
- ❑ Town Council and Planning Commission Study Sessions (4)
- ❑ Public Hearings (4)
- ❑ Open Town Hall



# For More Information



[www.moraga.ca.us/hillsides](http://www.moraga.ca.us/hillsides)

Shawna Brekke-Read, Planning Director  
888-7040, [sread@moraga.ca.us](mailto:sread@moraga.ca.us)

Ellen Clark, Senior Planner  
888-7041, [eclark@moraga.ca.us](mailto:eclark@moraga.ca.us)

# Open Town Hall



- ❑ On-line civic engagement
- ❑ Supplements traditional in-person workshops
- ❑ Carefully moderated to promote civility
- ❑ Broadens public participation in the project
- ❑ Participation increases with personal invitations from elected officials



# Open Town Hall



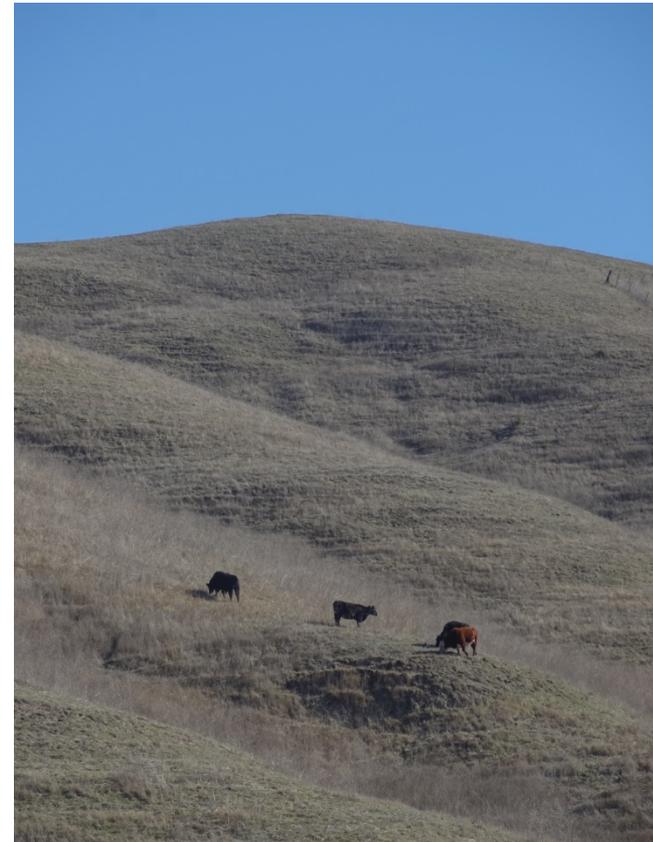
[www.moraga.ca.us/opentownhall](http://www.moraga.ca.us/opentownhall)

- ❑ Question 1: What are the key issues associated with development and conservation of hillside areas in Moraga?
- ❑ Question 2: Are there specific Town policies and regulations that should be changed as part of this project?

# Existing Policies and Regulations



- ❑ General Plan
- ❑ MOSO Ballot Initiative
- ❑ MOSO Guidelines
- ❑ Town Design Guidelines
- ❑ Grading Ordinance
- ❑ Zoning Code



# Existing Policies and Regulations



## General Plan

- ❑ Moraga's "constitution" for development and conservation
- ❑ Establishes basic goals and policies:
  - ❑ Residential density and lot size
  - ❑ Design of hillside development
  - ❑ Open space conservation
- ❑ Incorporates language from MOSO Initiative

# Existing Policies and Regulations

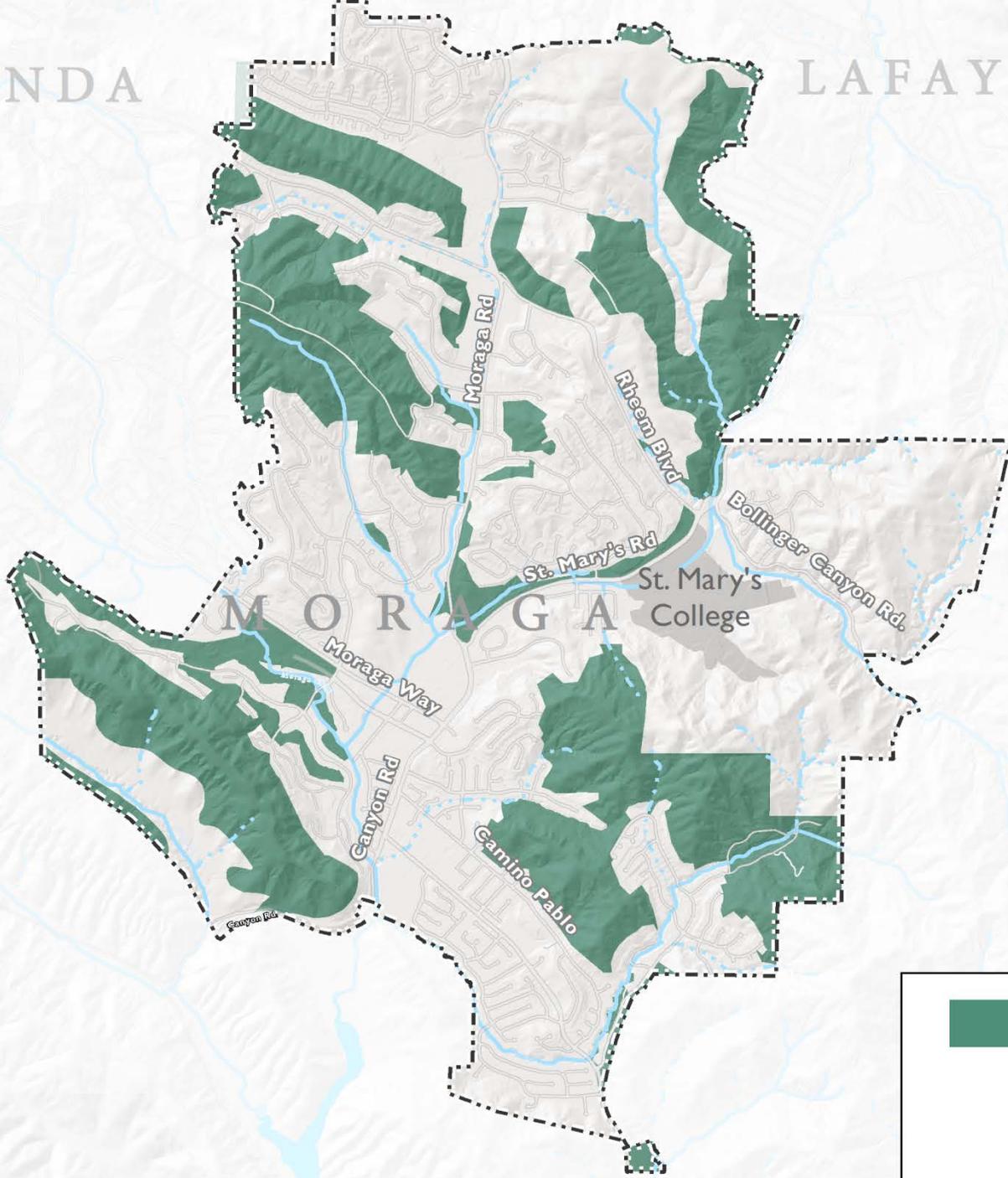


## MOSO Initiative

- ❑ Adopted by Moraga voters in 1986
- ❑ Applies to designated Open Space Lands
- ❑ Limits maximum density of 1 unit per 5 acres to 1 unit per 20 acres
- ❑ Prohibits development on:
  - ❑ Slopes of 20 percent or greater
  - ❑ Crests of minor ridgeline
  - ❑ Land within 500 feet of the centerline of a major ridge

ORINDA

LAFAYETTE



MOSO Open Space



# Existing Policies and Regulations



## MOSO Guidelines

- ❑ Adopted by Town Council in 1986, amended three times
- ❑ Guides the interpretation and application of the Initiative
- ❑ Contains maps that show areas subject to MOSO
- ❑ Provides additional detail:
  - ❑ Definitions
  - ❑ Cells to calculate slope
  - ❑ High risk areas
  - ❑ Increased density

# Existing Policies and Regulations



## Town Design Guidelines

- ❑ Describes how development should be designed in hillside areas
- ❑ Addresses various aspects of building and site design:
  - ❑ Building location
  - ❑ Retaining Walls
  - ❑ Visibility
  - ❑ Roads
  - ❑ Grading
  - ❑ Landscaping

# Existing Policies and Regulations



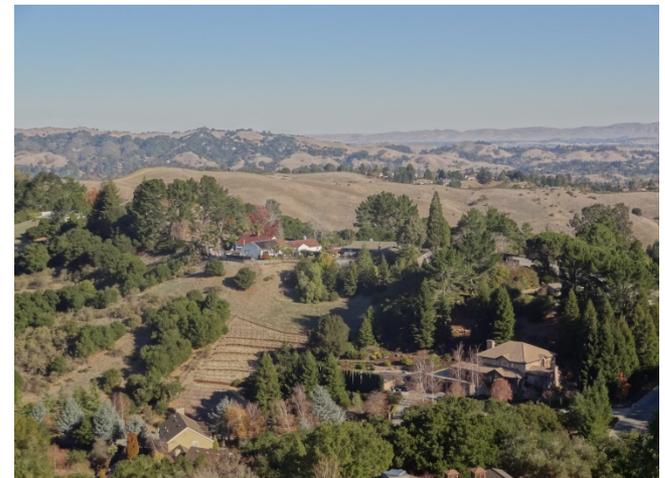
## Municipal Code

- ❑ Title 14 (Grading Ordinance)
- ❑ Section 8.48 (Planned Development District)
- ❑ Section 8.128 (Ridgeline Protection)
- ❑ Chapter 8.136 (Slope Density)
- ❑ Section 8.52 (MOSO and Non-MOSO Open Space)

# Questions?



- ❑ Project Goals
- ❑ Project Process
- ❑ Community Participation
- ❑ Existing Regulations
- ❑ Other Issues



# Small Group Discussion



## Discussion Questions:

1. What are the key issues associated with the development and conservation of hillside areas in Moraga?
2. Are there specific Town policies and regulations that should be changed as part of this project?





# MORAGA HILLSIDE AND RIDGELINES PROJECT