

Review of Other Agency Practices

Planning Commission Meeting

July 9, 2020

Ridgeline Phase I Meetings

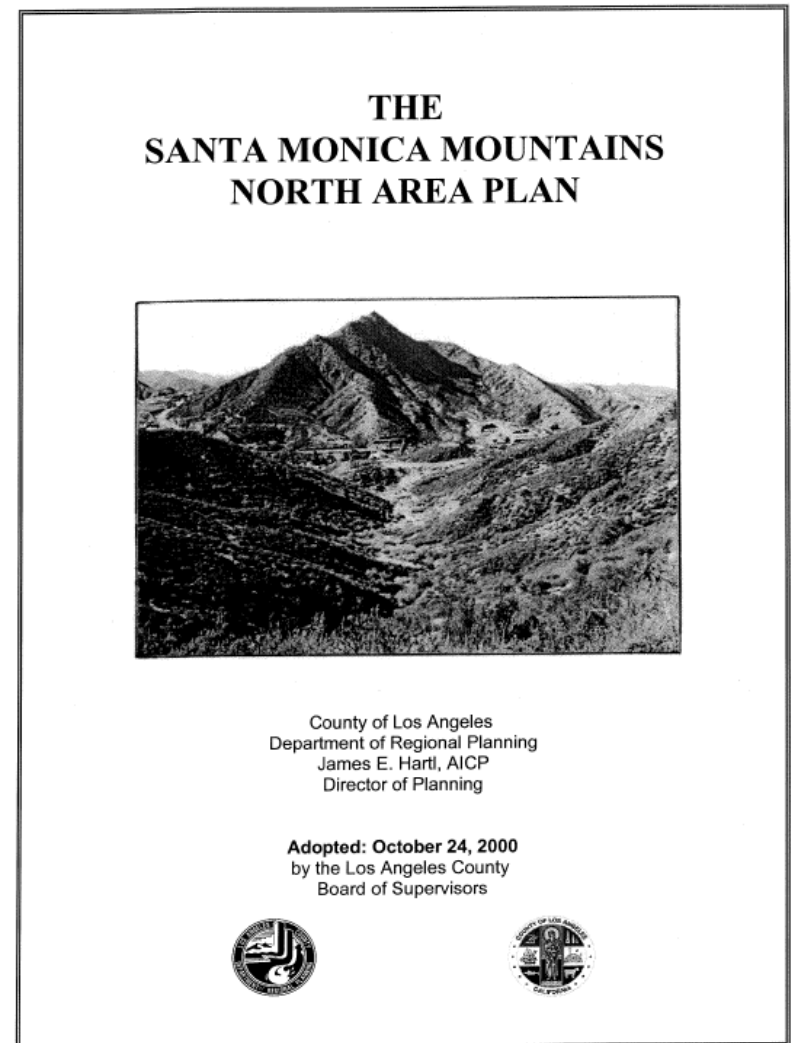
- Mtg #1) Review of City Documentation August 16, 2018
- Mtg #2) Mapping and View line Exercises June 18, 2020
- **Mtg #3) Review of Other Agency Practices** July 9, 2020
- Mtg #4) Public Workshop
- Mtg #5) Options for Council Consideration

Review of Other Agency Practices

- City of Calabasas and Los Angeles County
- County of Santa Clara
- City of Thousand Oaks
- Town of Moraga, CA
- Town of Los Gatos, CA

Los Angeles County North Area Plan (10/2002)

- Established Regional Planning Goals for the area
- Intergovernmental land use was coordinated with the cities of Calabasas, Agoura Hills, Hidden Hills, Westlake Village, SMMC, NPS, LVUSD and LVMWD



LAC North Area Plan (10/2002)

- Established as goals:
 - “Goal II: Preservation and enhancement of the natural environments and scenic beauty of the area”
 - “Goal III: Preservation of the area’s natural terrain, with minimal alterations to existing undisturbed areas”
- Established as a “guiding principle”:
 - “Resource protection has priority over development”
- Identified natural hillsides as a “key factor” contributing to community character

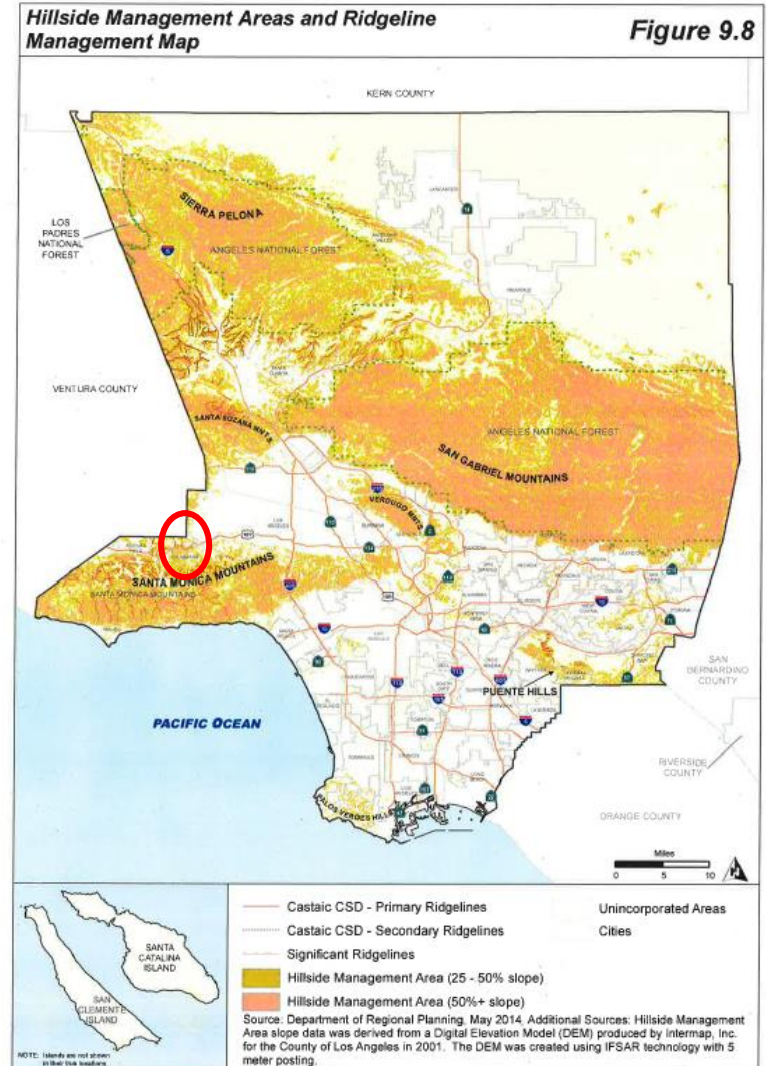
LAC Ridgeline/Grading Protection

(Dec. 2014)

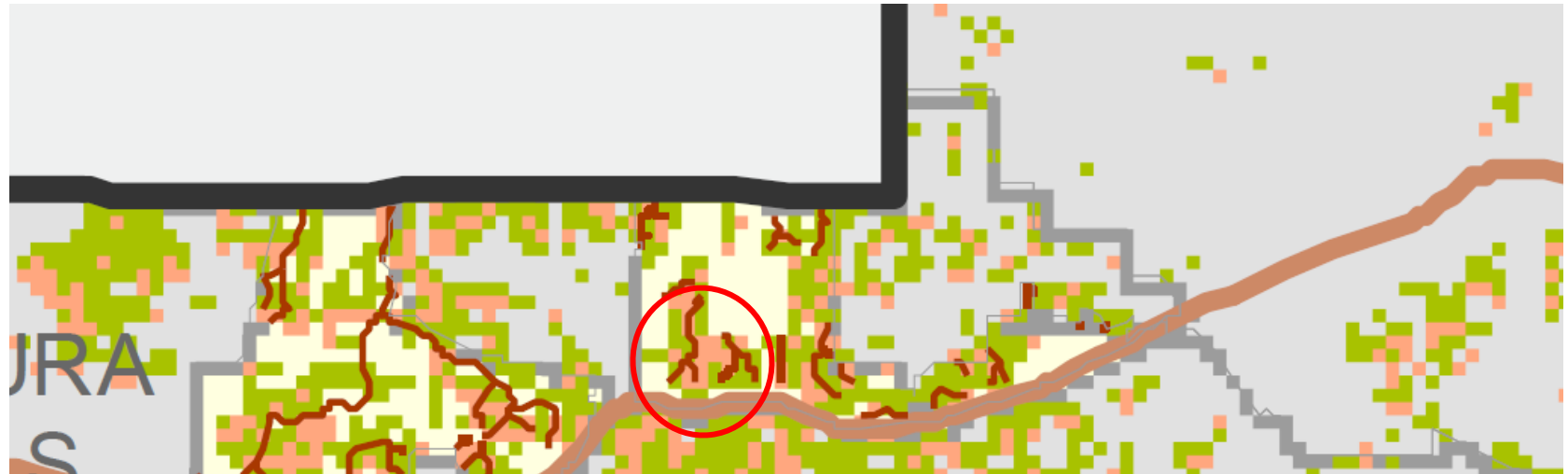
- LAC Ridgeline ***Definition:***
 - Ridgelines are “defined as the line formed by the meeting of the tops of sloping surfaces of land.”
 - “Significant ridgelines are ridgelines, which, in general, are highly visible and dominate the landscape.”
- LAC ***Mapping:***
 - Combines both ridgeline and slope gradient mapping

Los Angeles County 2035 General Plan

- **Mapping:**
- Fig. 9.8 - LA County Hillside Management Areas and Ridgeline Management Map (May 2014)
- Maps only undeveloped, natural ridgelines
- Maps gradients between 25% and 50% on all properties




Los Angeles County 2035 General Plan





———— Castaic CSD - Primary Ridgelines

----- Castaic CSD - Secondary Ridgelines

———— Significant Ridgelines

 Hillside Management Area (25 - 50% slope)

 Hillside Management Area (50%+ slope)

 Unincorporated Areas

 Cities

Source: Department of Regional Planning, May 2014. Additional Sources: Hillside Management Area slope data was derived from a Digital Elevation Model (DEM) produced by Intermap, Inc. for the County of Los Angeles in 2001. The DEM was created using IFSAR technology with 5 meter posting.

Los Angeles County 2035 General Plan



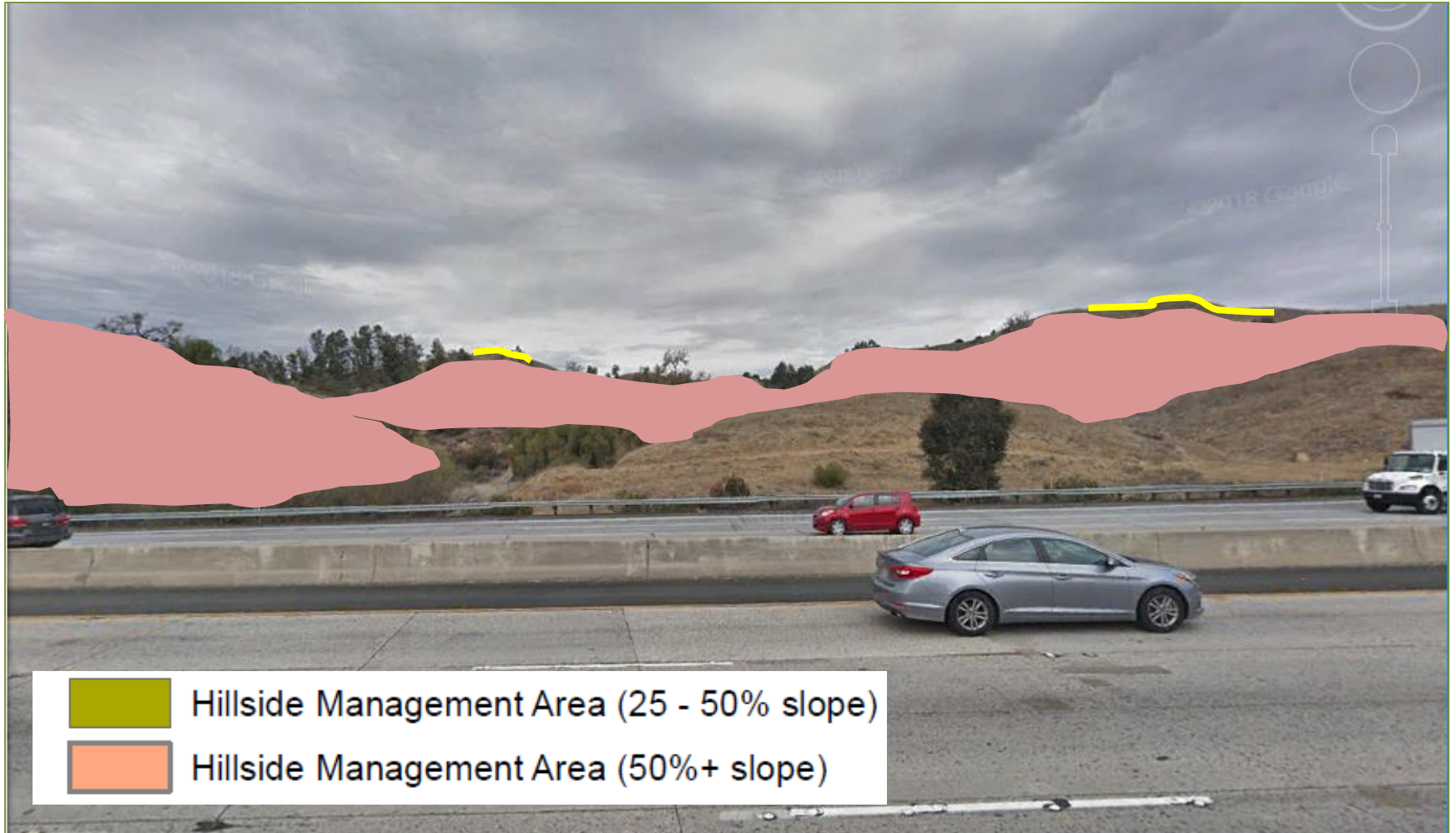
Los Angeles County 2035 General Plan



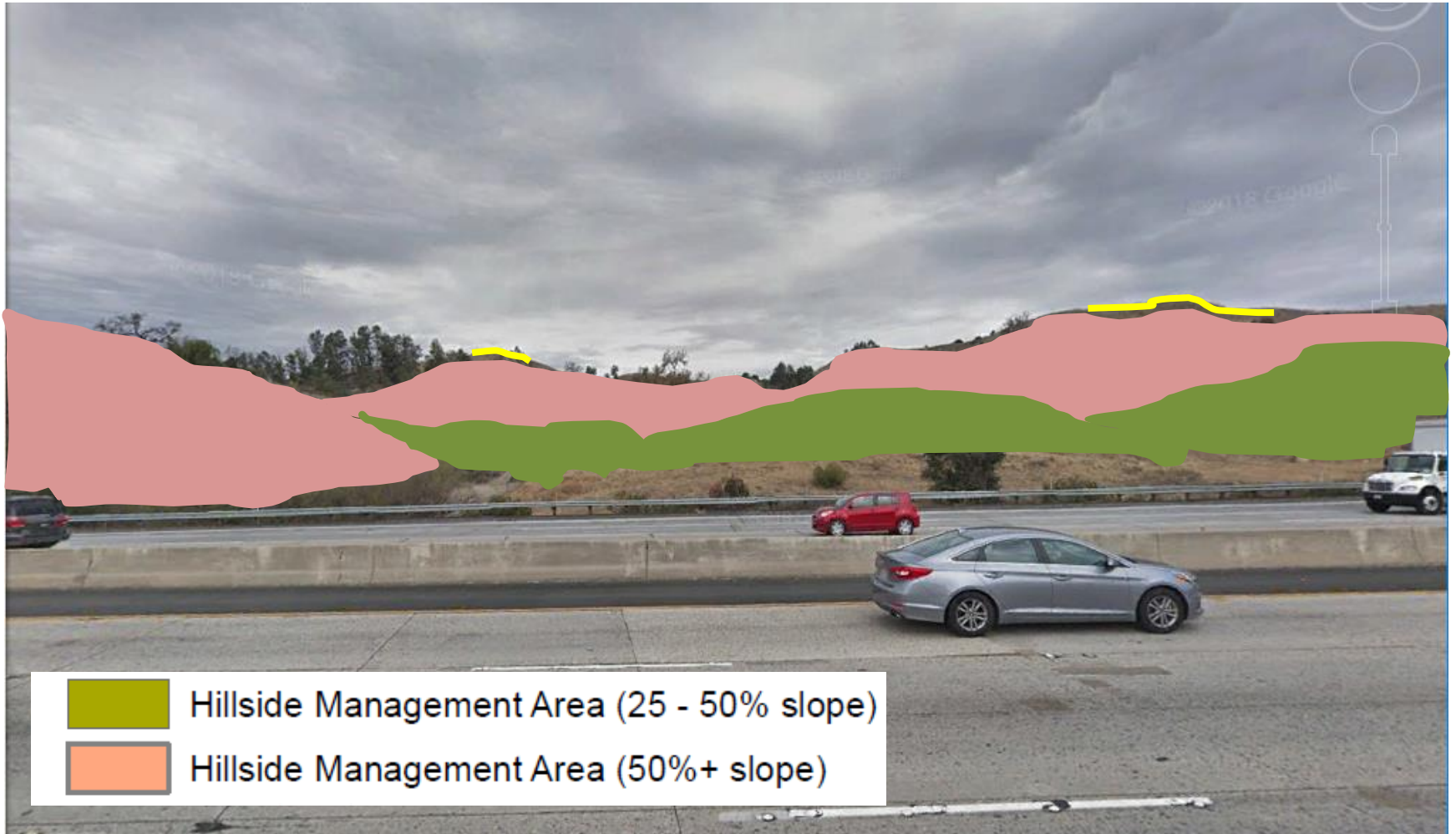
Los Angeles County 2035 General Plan



Los Angeles County 2035 General Plan

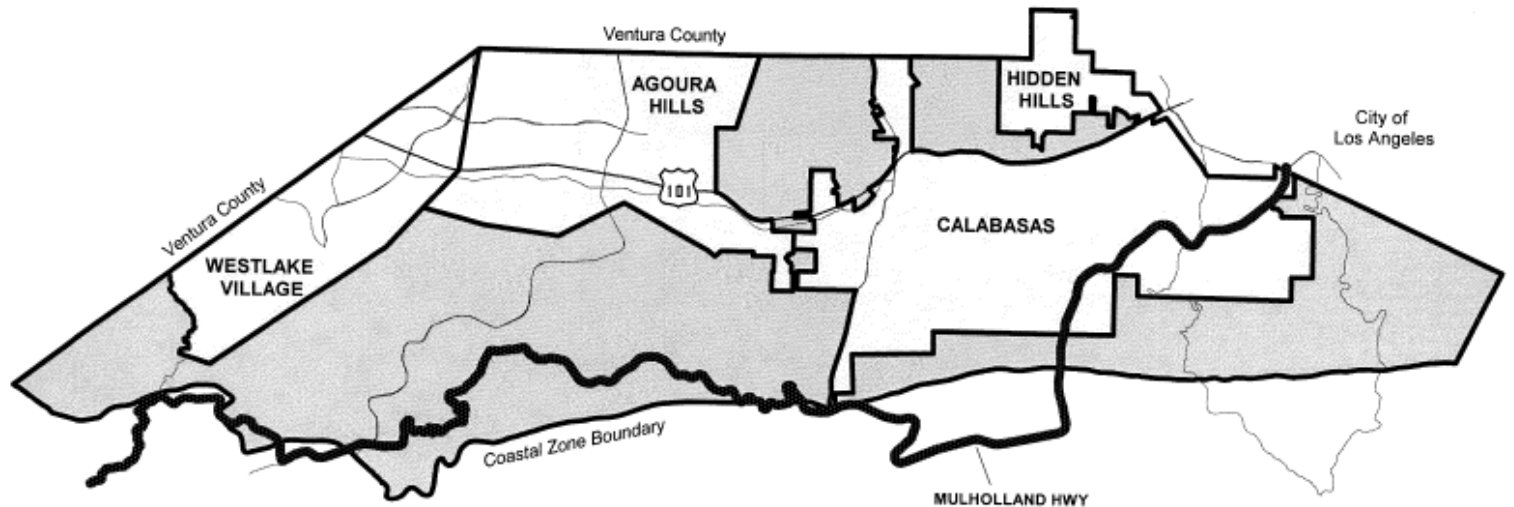


Los Angeles County 2035 General Plan

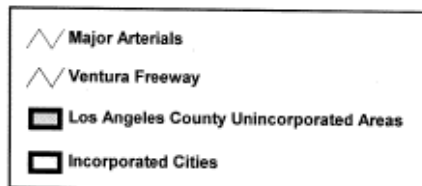


LAC North Area Plan (2002)

Map 3
Ventura Freeway Corridor
Mulholland Highway Scenic Corridor



Legend:



LAC North Area Plan

- 101 Frwy, Mullholland, Las Virgenes and Kanan Dume are designated as Scenic Routes
 - Protection policies (IV29-38) for vistas include:
 - Preserve natural features, minimize grading, alteration
 - Integrate design and landforms
 - Restore woodlands, natural landscaping
 - Encourage clustering
 - ***Limit brush clearance for fire safety***
 - ***Remove signs and billboards***
 - ***Preserve the night sky***

LAC North Area Plan (2002)

- Hillside/ridgeline management approaches:
 - “In areas over 25% slope, use specialized architectural and design techniques...”
 - “Discourage the use of manufactured slopes over ten feet...”
 - “...emphasize fitting the project into its hillside setting rather than altering the hillside to fit the project.”
 - “Prohibit skyline development and require that structures be located sufficiently below ridgelines...”
 - “Preserve vistas of natural hillside areas from designated public places, including streets and highways.”
 - “Encourage clustering...”

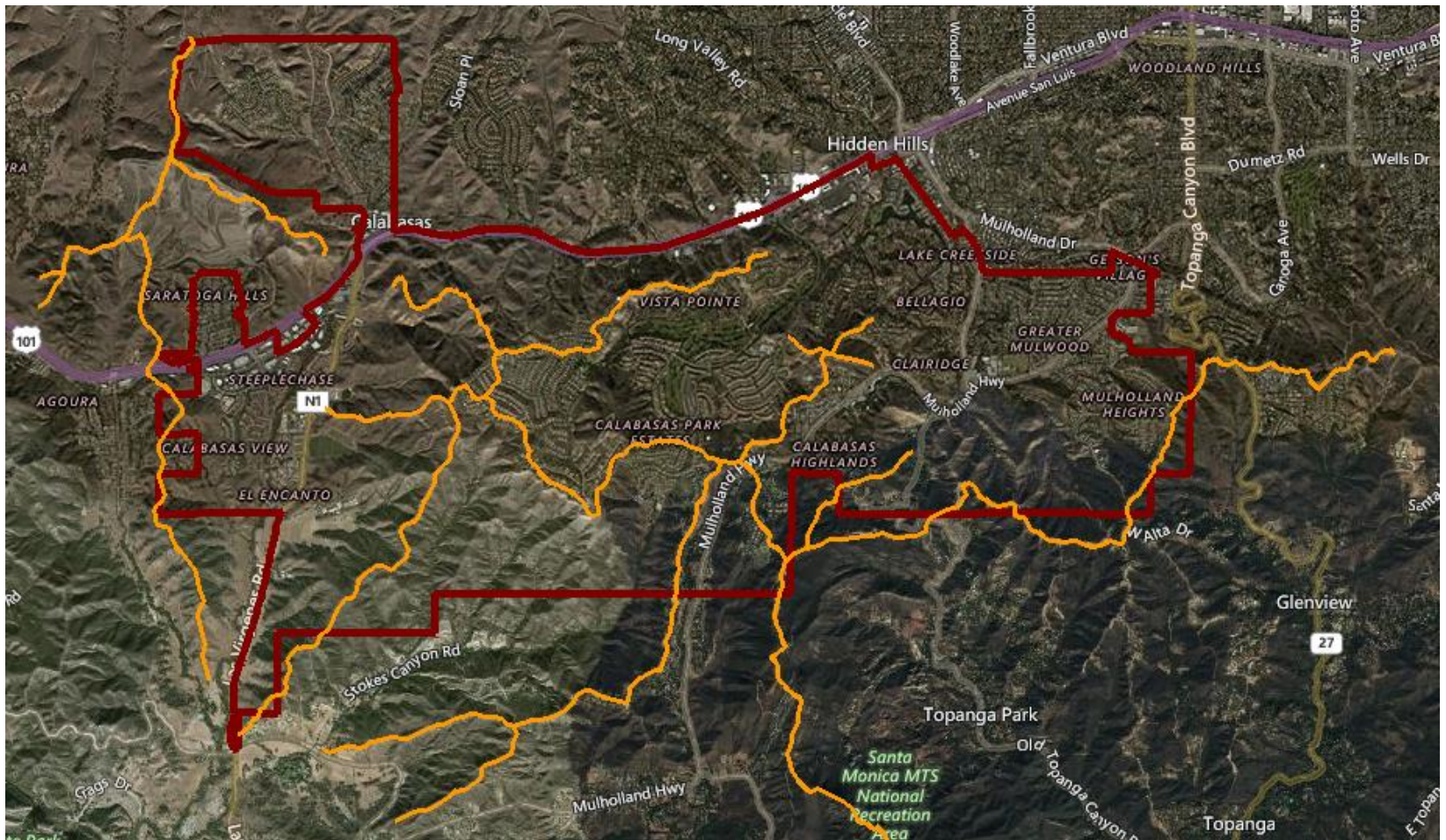
CMC 17.20.150 - Hillside and Ridgeline Development

Definition:

- "Ridgeline" means ***a line connecting the highest points along a ridge and separating drainage basins*** or small-scale drainage systems from one another.
- "Ridgeline, significant" means those ridgelines depicted on Figure III-4 of the General Plan Open Space Element.

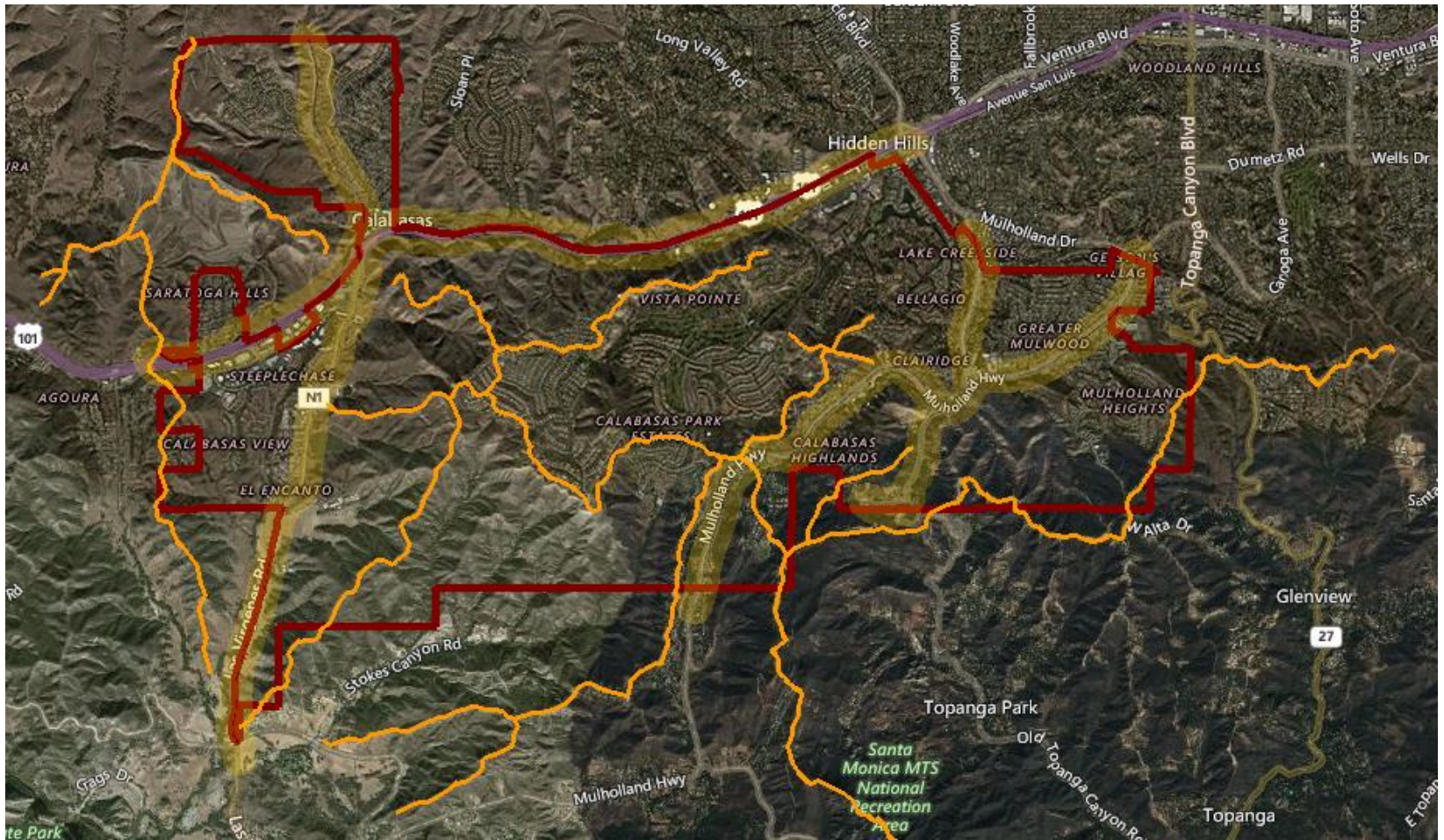
Calabasas General Plan

Mapping: Continuous Ridgelines



CMC 17.18.040 Scenic Corridor Overlay Zone

Views: Four Designated Scenic Corridors



CMC 17.18.040 Scenic Corridor Overlay Zone

- The Calabasas Scenic Corridor Overlay Zone purpose:
 - “...to protect an important economic and cultural base of the city by preventing the destruction of the natural beauty and environment of the city
 - “.... the public may enjoy scenic views of the hill and mountain areas to the north and south of the city, and scenic views of the city itself and surrounding landscape, from the hill and mountain areas of the city.”

CMC 17.18.040 Scenic Corridor Overlay Zone

- Regulated through Council adopted:
 - Hillside and Ridgeline Development Standards
 - Scenic Corridor Development Guidelines
 - Specific Plans, Master Plans or Corridor Design Plans

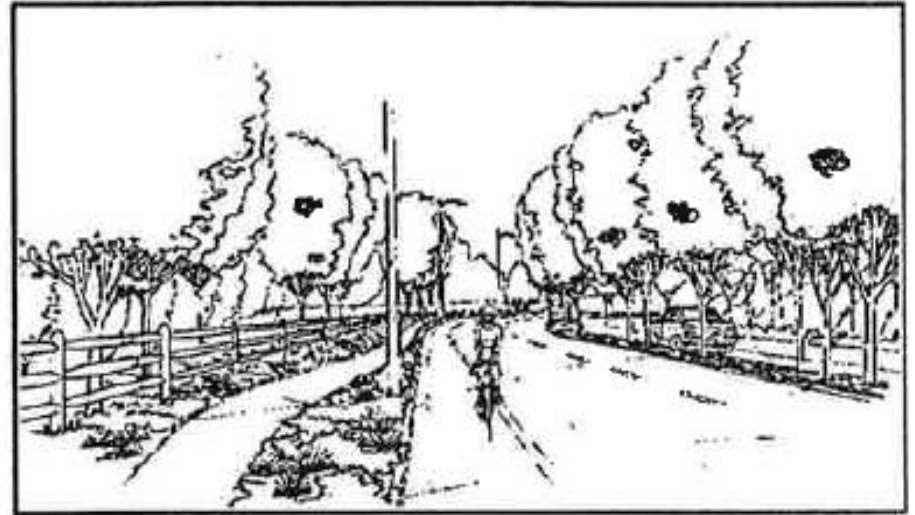
17.20 Hillside and Ridgeline Development

- Standards for hillside and ridgelines:
 - Siting prohibitions on steep slopes over 50%
 - Siting encouraged in slope areas under 30%
 - Impact analysis required for ridgeline siting
 - Structure silhouette provisions
 - 50 foot ridgeline setback for new structures
 - Color, mass and screening standards
 - Natural form grading and siting encouraged

Las Virgenes Road Corridor Master Plan (Dec. 1998)



Looking north along Pontoppidan property
EXISTING



PROPOSED

...“Create a tree canopy over the road
to support a “Country lane” look” ...

Las Virgenes Road Corridor Master Plan



Las Virgenes Road Corridor Master Plan



Mulholland Highway



Mulholland Highway



Mullholland Highway



Mullholland Highway



Mullholland Highway



County of Santa Clara, CA

- County of Santa Clara, CA.
 - 1,781,642 Residents, 1,304 square miles, 15 cities
 - Ridgelines defined as a slope 30% or steeper.
 - Guidelines for Grading and Hillside Development



County of Santa Clara, CA

Regional Parks and Scenic Highways

Map Element of the Santa Clara County General Plan



June 2008

NOTES:
Originally adopted Nov. 18, 1980 as the Regional Parks, Trails & Scenic Highways Map Element of the General Plan.

Trails component was superseded by the Countywide Trails Master Plan, adopted Nov, 1995, published separately

See Parks & Recreation Chapters of the General Plan for additional information and policies.

Parks and Public Open Space

Existing Parks

Includes County parks, large city parks, and state parks. Some sites are undeveloped or only partially developed.

Other Publicly Owned Open Space Lands

Includes open space lands of the Midpeninsula Regional Open Space District, the Regents of the University of California, the City of San Francisco Water Department, the U.S. Department of the Interior's San Francisco Bay National Wildlife Refuge, U.S. Bureau of Land Management, and some Santa Clara Valley Water District lands. Public access to most of these lands is by permit only.

Proposed Parks

Indicates general location of potential future park sites. Acquisition and development of specific sites would occur only after an assessment of potential environmental impacts has been prepared and public hearings have been held.

Scenic Roads and Highways

State Scenic Routes

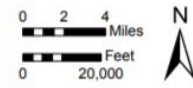
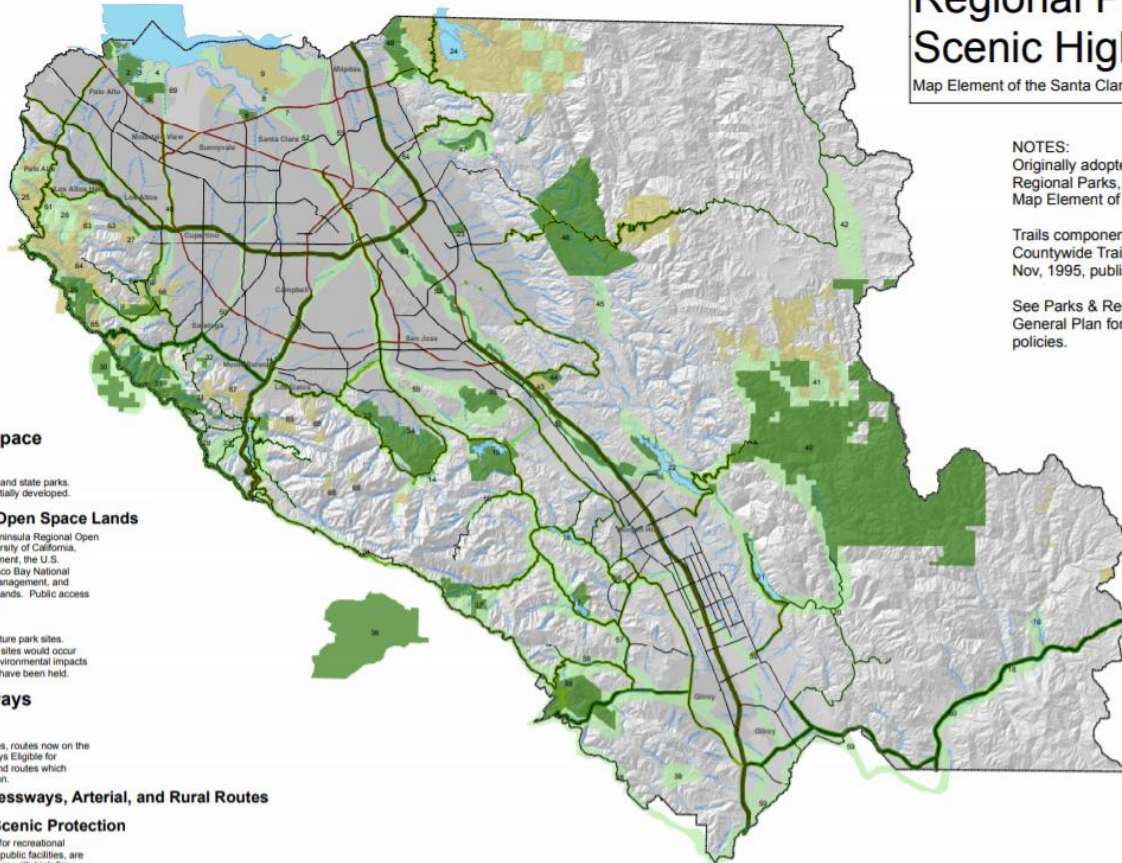
Officially designated State Scenic Routes, routes now on the "California Master Plan of State Highways Eligible for Official Scenic Highway Designation," and routes which should be added to the State Master Plan.

Scenic Freeways, Expressways, Arterial, and Rural Routes

Local Roads Needing Scenic Protection

Scenic roads which are not appropriate for recreational driving because they have no proposed public facilities, are of poor road quality, or are in remote areas with high fire hazards.

Urban Service Areas



This map created by Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability. 6/9/2008 - Y:\Information\scenic_08final Page 1 of 1

County of Santa Clara, CA

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Urban Service Areas



County of Santa Clara, CA



GUIDELINES FOR GRADING & HILLSIDE DEVELOPMENT

Adopted by the Board of Supervisors on March 12, 2013

County of Santa Clara, CA

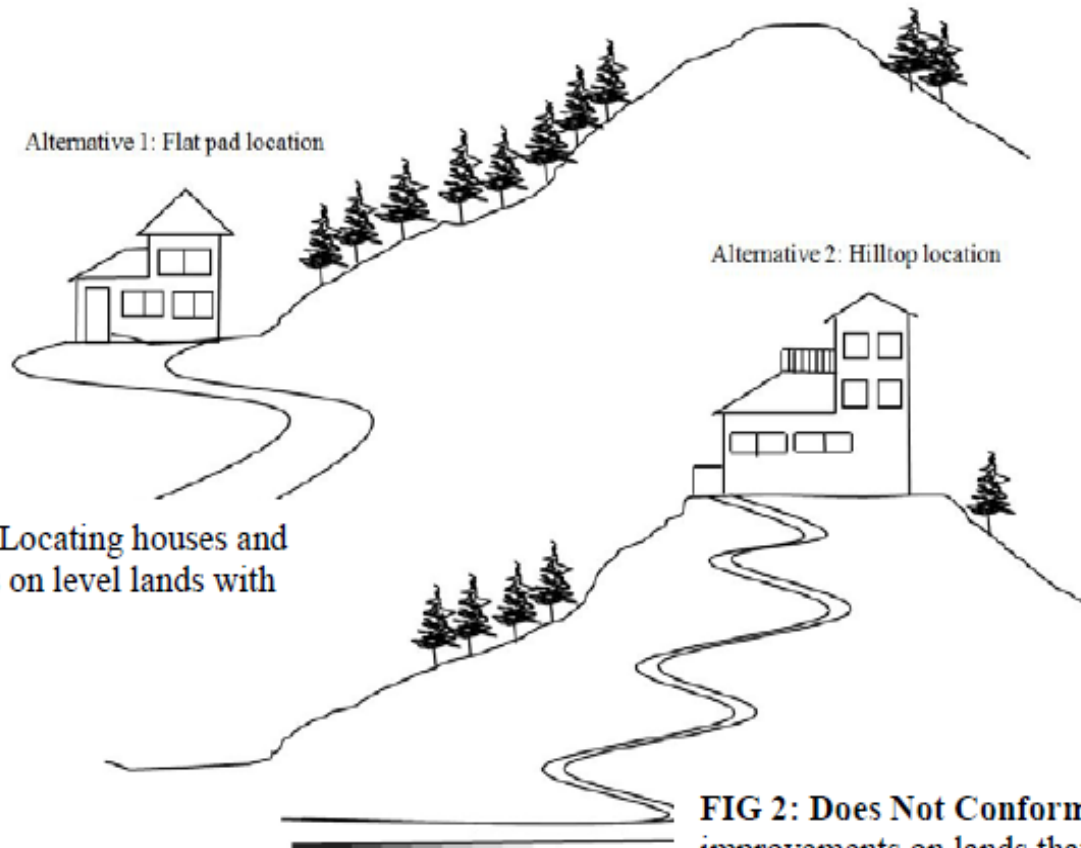


FIG 1: Conforms: Locating houses and other improvements on level lands with minimum grading.

FIG 2: Does Not Conform: Locating house and other improvements on lands that entail more grading.

County of Santa Clara, CA

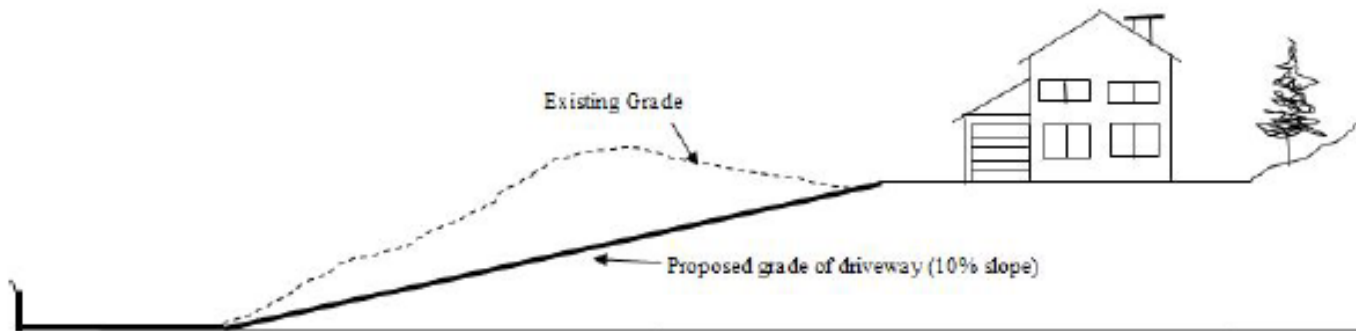


FIG 14: Does Not Conform: Access roads and driveways that do not follow natural grade and topography and are excessive in cut and or fill.

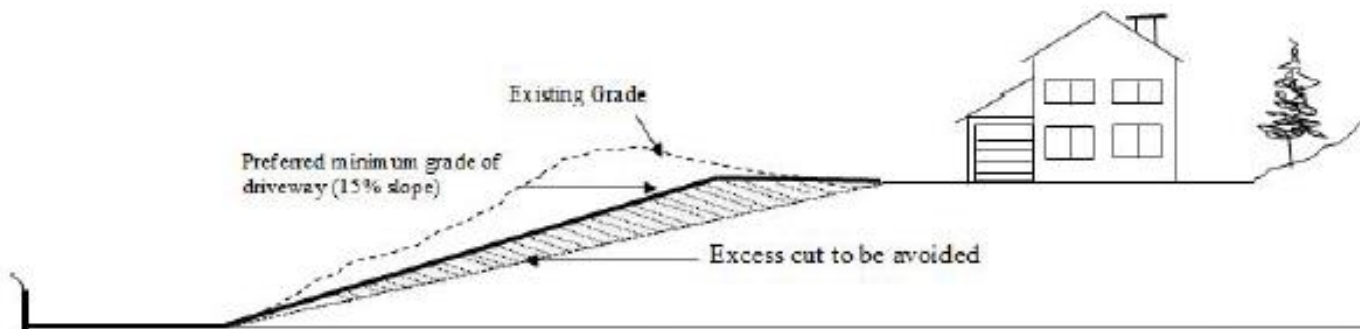


FIG 15: Conforms: When developing on steep slopes, design access roads and driveways that are closest to grade and meet minimum standards for fire safety.

County of Santa Clara, CA

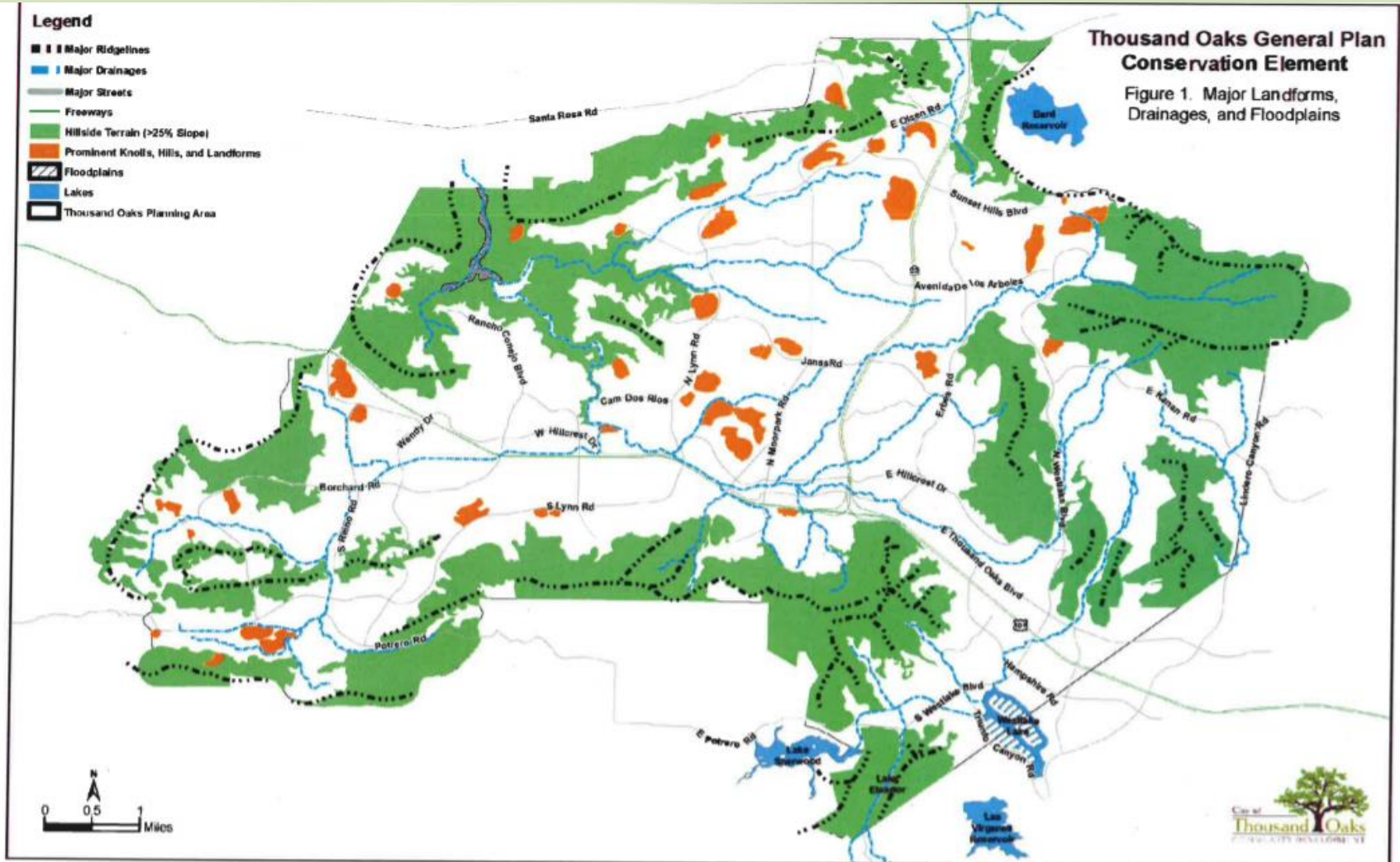
PHOTO 2: Retain as much as feasible existing trees and vegetation and choose the least intrusive location for the building site



City of Thousand Oaks, CA

- City of Thousand Oaks, CA.
- 130,196 Residents, 56 sq. miles, 15,250 OS acres
- A ridgeline is defined as the crest of a range of hills or mountains. Visually, it is the profile formed where the terrain meets the skyline. The terrain must be elevated above surrounding areas to be perceived as a ridgeline.

City of Thousand Oaks, CA



City of Thousand Oaks, CA



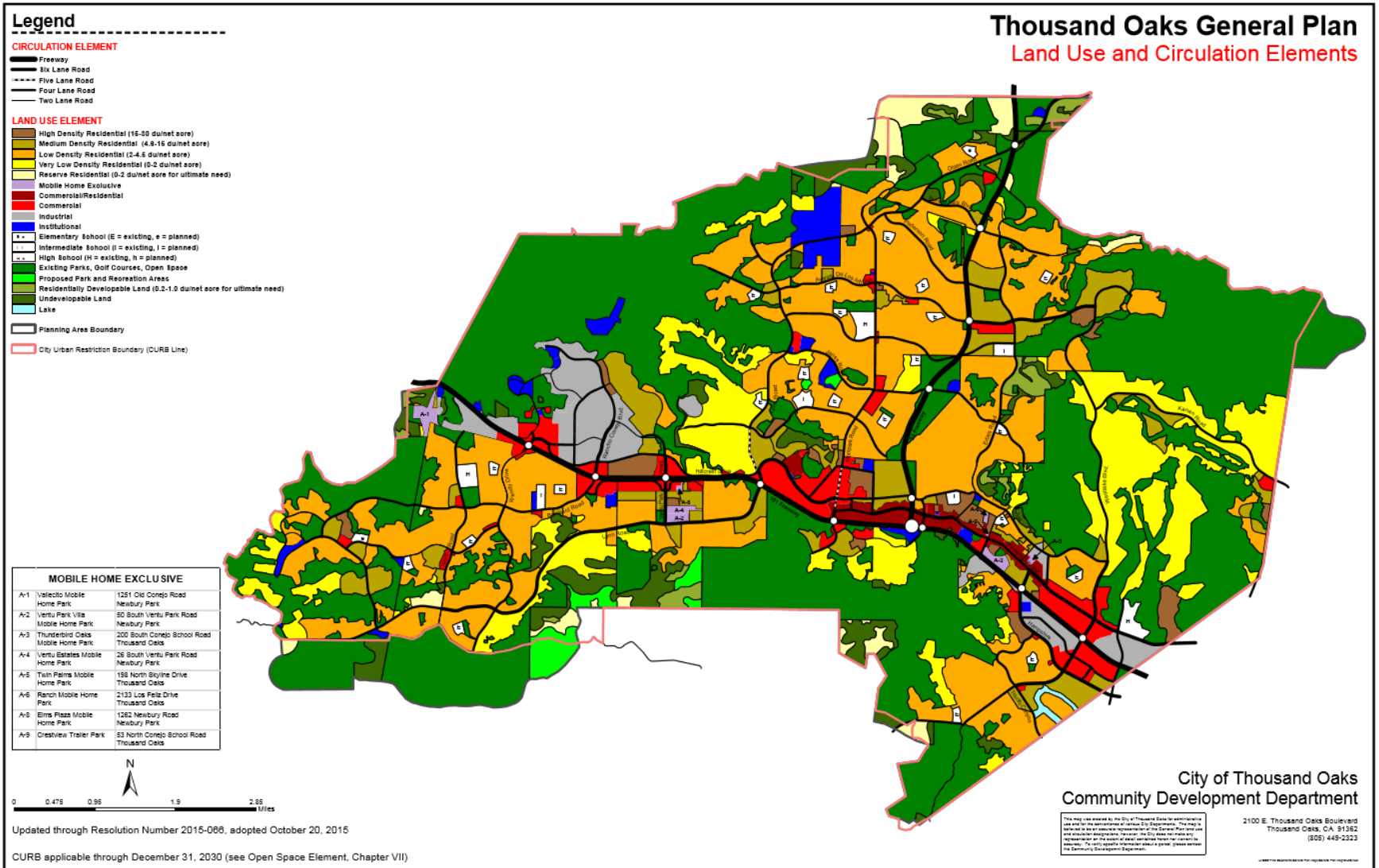
Legend

- Major Ridgelines
- Major Drainages
- Major Streets
- Freeways
- Hillside Terrain (>25% Slope)
- Prominent Knolls, Hills, and Landforms
- Floodplains
- Lakes
- Thousand Oaks Planning Area

City of Thousand Oaks, CA

- Application requirements for Ridgeline Overlay Zone:
 - Site Plan depicting existing topography and constraints
 - Plans of the proposed project including access
 - View shed analysis from the valley floor (photo simulations)

City of Thousand Oaks, CA



???



Town of Moraga, CA.



Town of Moraga, CA.



Town of Moraga, CA

- Town of Moraga, CA.
 - 16,010 Residents, 50% RSF, 33.8% Open Space
 - Hillside and Ridgeline, Scenic Corridor Ordinances, Moraga Open Space Ordinance (MOSO)



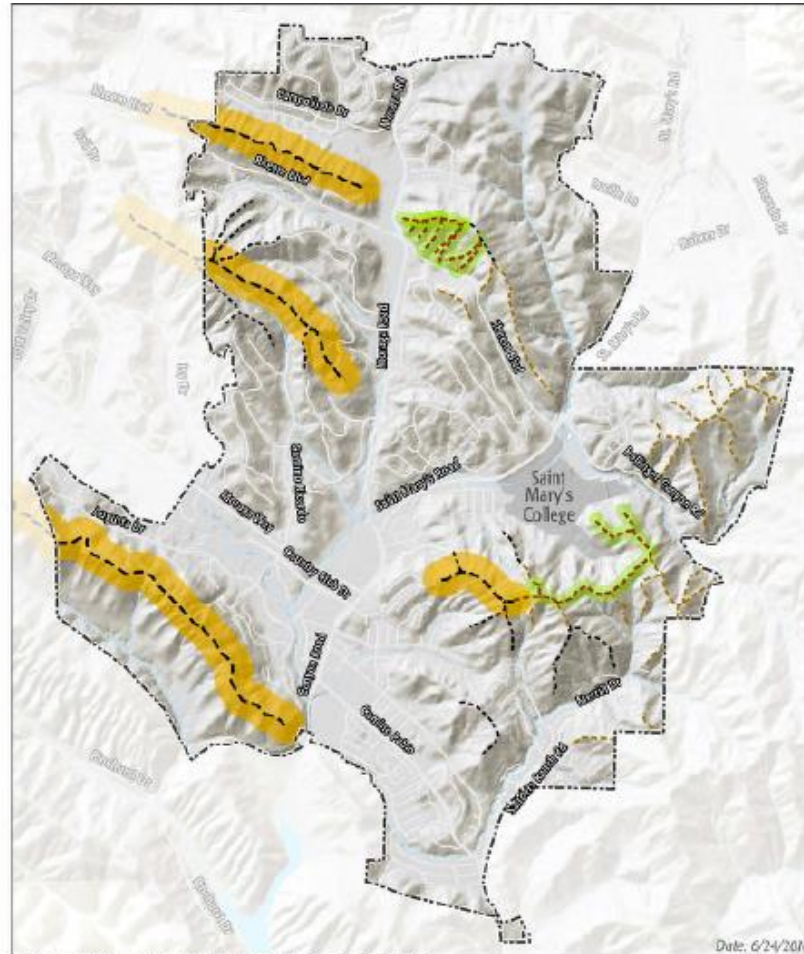
Town of Moraga, CA

- Comprehensive Hillside and Ridgeline Protection Project (2013 to 2017)
 - Mapping of 4 categories of ridgelines;
 - Comprehensive mapping and categorization of features and constraints on all protected open space and undeveloped parcels
 - Established point view locations, and set variable standards to protect hillside and ridgeline views

Town of Moraga, CA

- The Town of Moraga defines a ridgeline as anything above the centerline or crest where the crest is above eight hundred feet above mean sea level.
 - A “Major Ridgeline” is located in designated open space zones (protected in perpetuity)
 - “Minor Ridgelines” are located outside of the designated open space zones.

Town of Moraga, CA. Significant Ridgeline Map



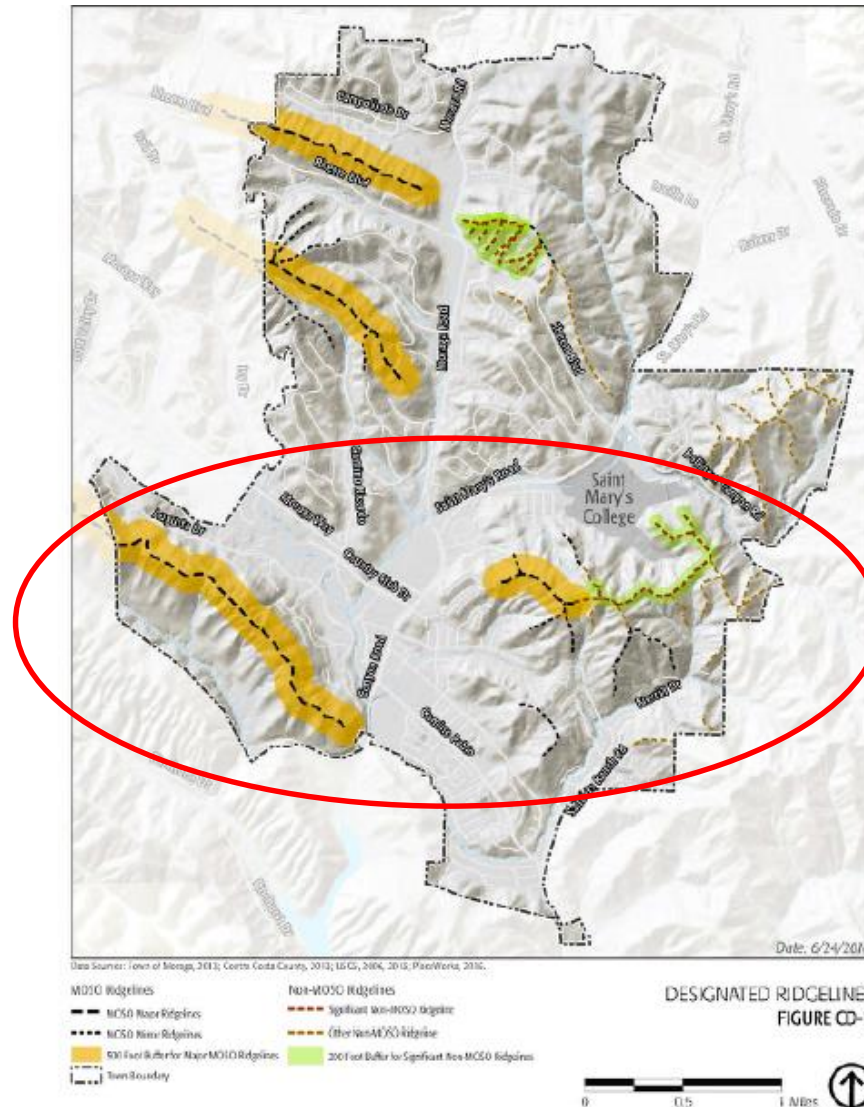
Data Sources: Town of Moraga, 2013; Corra's Costa County, 2013; USGS, 2004, 2010; Planiterra, 2016.

- | | |
|--|--|
| MORGO Ridgelines | Non-MORGO Ridgelines |
| --- MCSO Near Ridgelines | --- Significant Non-MORGO Ridgeline |
| --- MCSO Near Ridgelines | --- Other Non-MORGO Ridgeline |
| --- 500 Foot Buffer for Major MORGO Ridgelines | --- 200 Foot Buffer for Significant Non-MORGO Ridgelines |
| --- Town Boundary | |

DESIGNATED RIDGELINES
FIGURE CD-1



Town of Moraga, CA. Significant Ridgeline Map

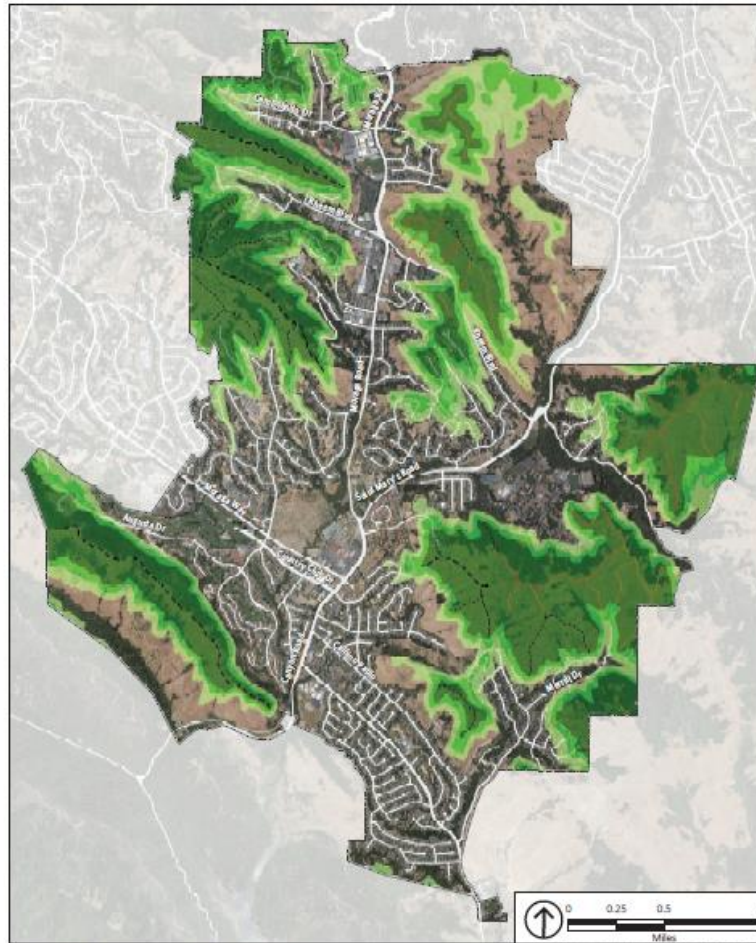


Town of Moraga, CA. Significant Ridgeline Map



The Town prohibits development within 500ft (horizontal) of any Major Ridgeline,
and 200ft (horizontal) of any Significant Ridgeline

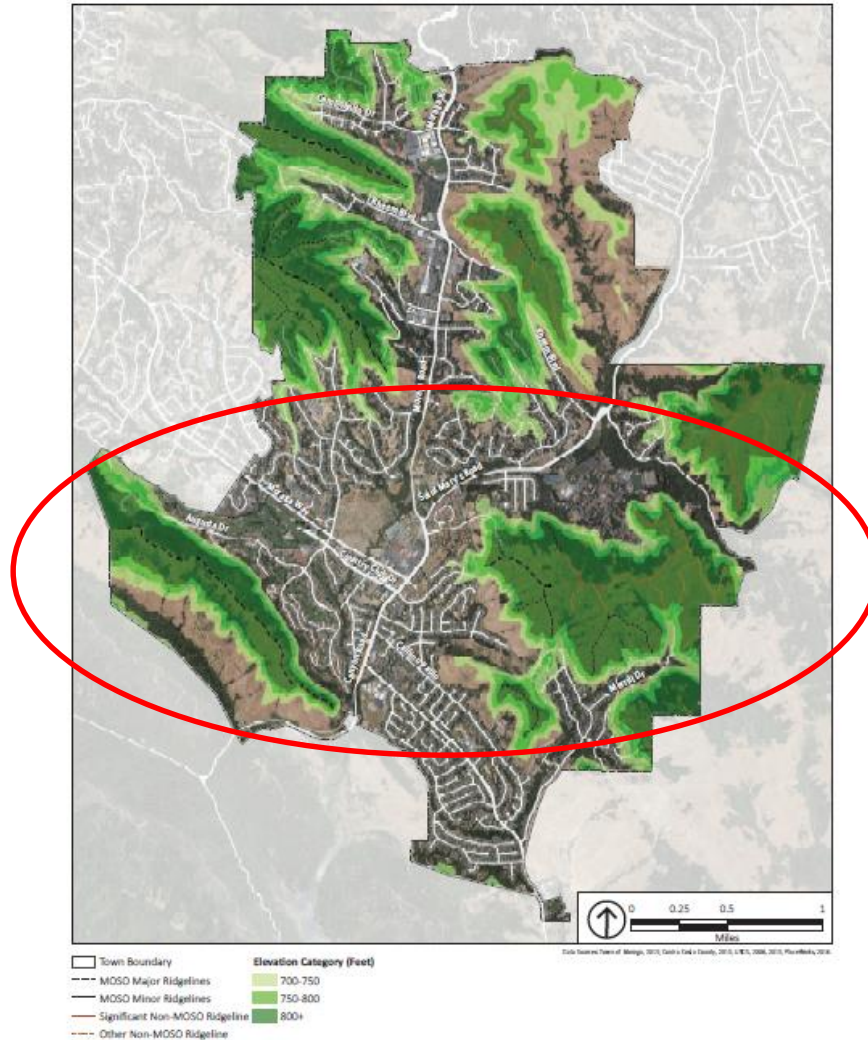
Town of Moraga, CA. Ridgelines and Elevation Categories



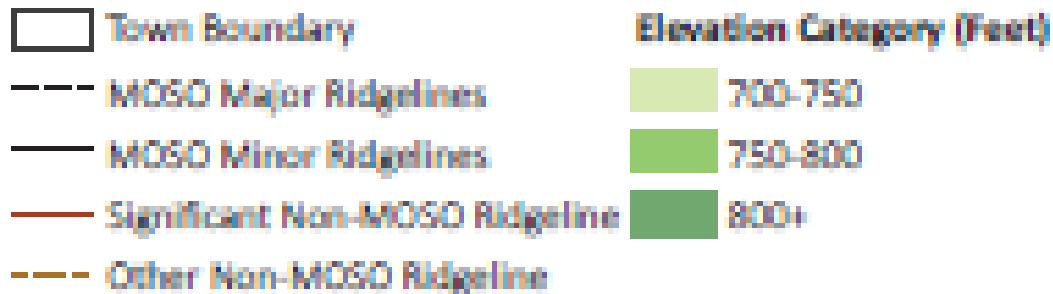
- Town Boundary
- MOSO Major Ridgelines
- MOSO Minor Ridgelines
- Significant Non-MOSO Ridgeline
- Other Non-MOSO Ridgeline
- Elevation Category (Feet)
- 700-750
- 750-800
- 800+

Data Sources: Town of Moraga, 2013; Clark & Clark & County, 2013; U.S.G.S., 2008, 2010; Flycatcher, 2014.

Town of Moraga, CA. Ridgelines and Elevation Categories



Town of Moraga, CA. Ridgelines and Elevation Categories



Town of Moraga, CA

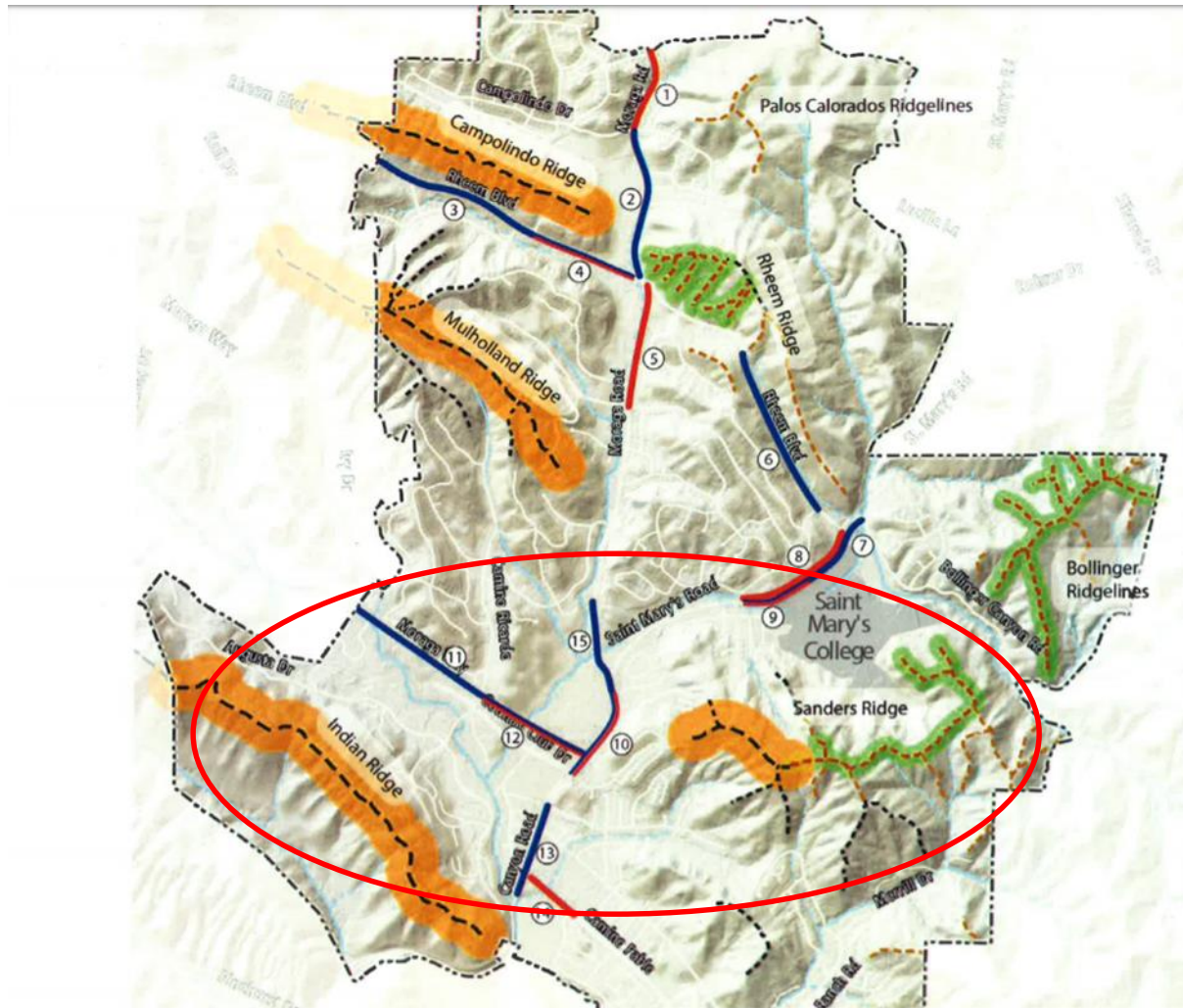


EXHIBIT I

- Scenic Corridor Segment
- MOSO Ridgelines
 - MOSO Major Ridgelines
 - MOSO Minor Ridgelines
- Non-MOSO Ridgelines
 - Significant Non-MOSO Ridgeline
 - Other Non-MOSO Ridgeline

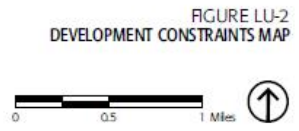
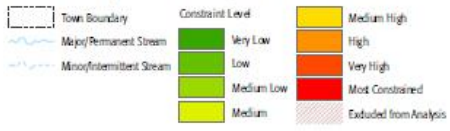
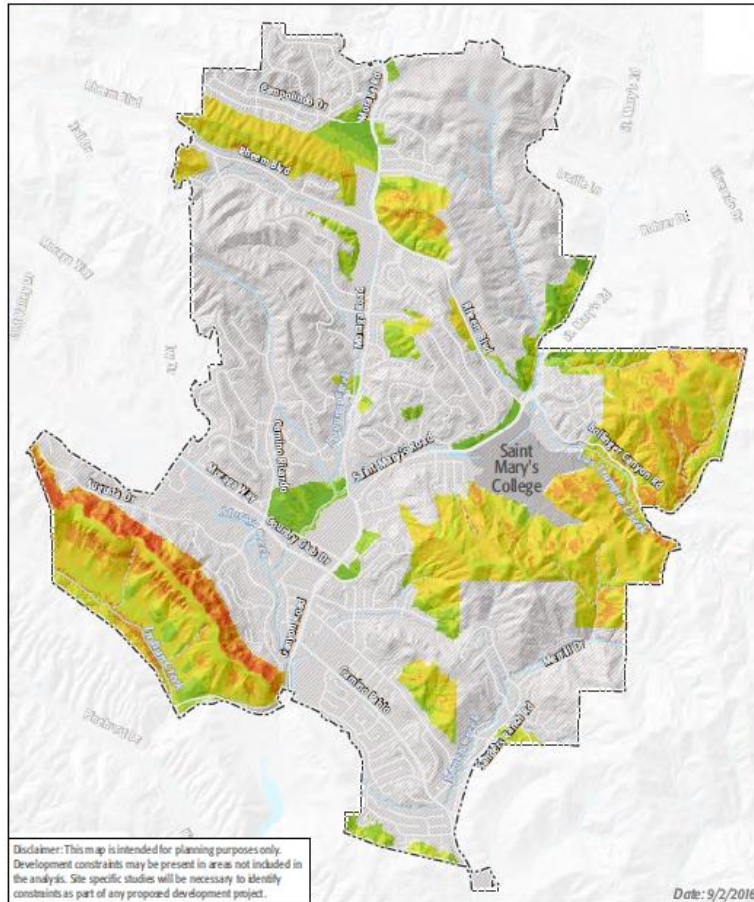
Town of Moraga, CA



Town of Moraga, CA. Development Constraints Map

PLACEWORKS

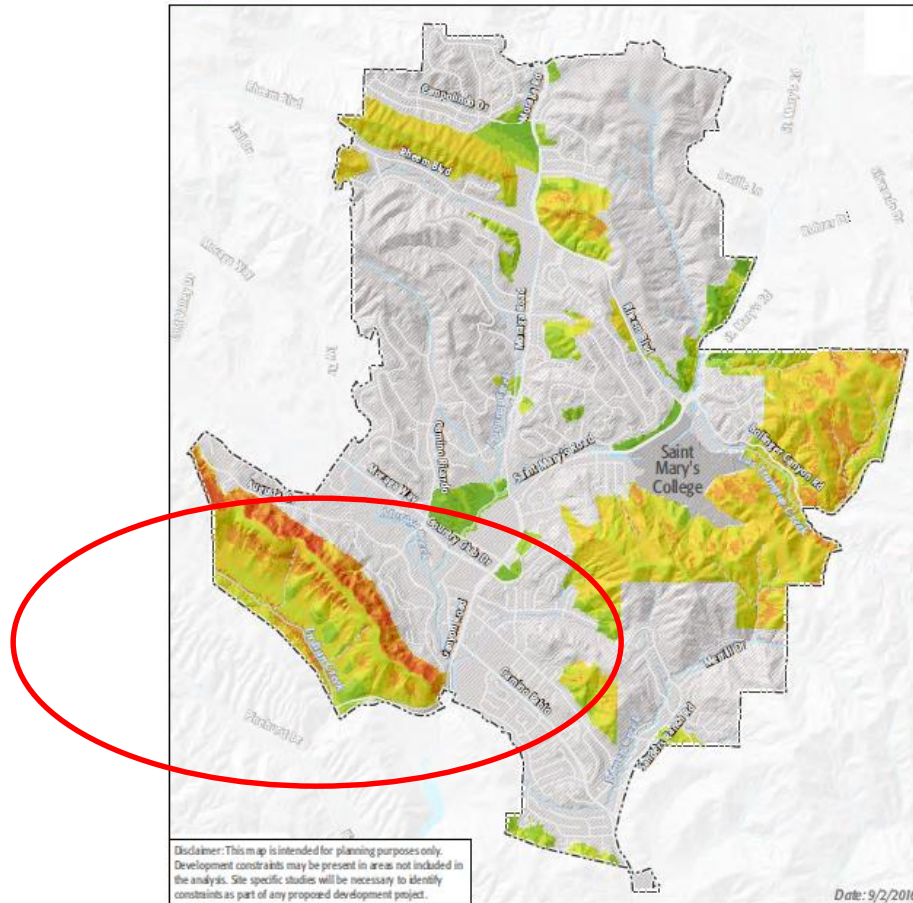
GENERAL PLAN LAND USE ELEMENT
TOWN OF MORAGA



Town of Moraga, CA. Development Constraints Map

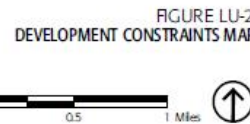
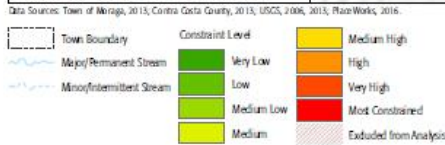
PLACEWORKS

GENERAL PLAN LAND USE ELEMENT
TOWN OF MORAGA

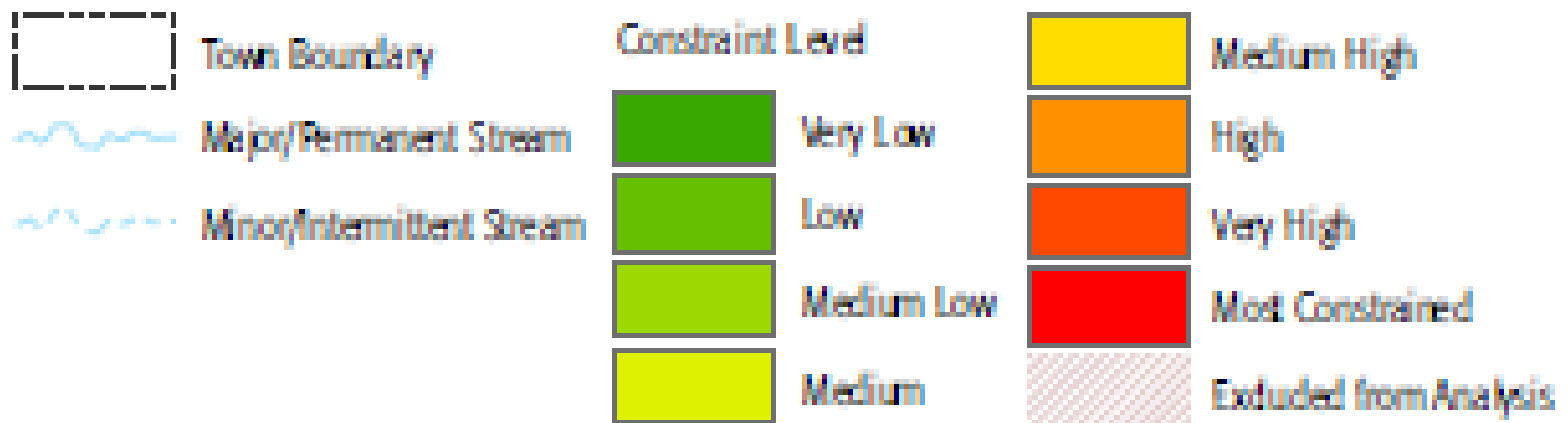


Disclaimer: This map is intended for planning purposes only. Development constraints may be present in areas not included in the analysis. Site specific studies will be necessary to identify constraints as part of any proposed development project.

Date: 9/2/2016



Town of Moraga, CA. Development Constraints Map



Town of Moraga, CA.

Development Constraints Map

- Geotechnical: Based on whether in a shallow unstable area or deep unstable area:
 - Locations outside of mapped unstable areas = 1 (i.e., minimal constraint)
 - Locations within shallow unstable areas = 5 (i.e., medium constraint)
 - Locations within deep unstable areas = 9 (i.e., highest constraint)
- This layer was weighted at 20% of the total score.

Town of Moraga, CA.

Development Constraints Map

- Steepness: scores increase as steepness increases; slopes over 25 percent rated as highly constrained
 - » 0-5% slope = 1 (i.e., very low steepness)
 - » 5-10% slope = 2 (i.e., low steepness)
 - » 10-15% slope = 3 (i.e., medium low steepness)
 - » 15-20% slope = 4 (i.e., medium steepness)
 - » 20-25% slope = 6 (i.e., medium high steepness)
 - » 25-35% slope = 7 (i.e., high steepness)
 - » 35-50% slope = 8 (i.e., very high steepness)
 - » Greater than 50% slope = 9 (highest steepness)
- This layer was weighted at 6 percent of the total score.

Town of Moraga, CA.

Development Constraints Map

- Ridgelines: proximity
 - 1,250 feet or more from ridgeline = 1 (i.e., lowest proximity)
 - 1,000-1,250 feet from ridgeline = 3 (i.e., low proximity)
 - 750-1,000 feet from ridgeline = 5 (i.e., medium proximity)
 - 500-750 feet from ridgeline = 7 (i.e., high proximity)
 - 0-500 feet from ridgeline = 9 (i.e., greatest proximity)
- This layer was weighted at 20 percent of the total score.

Town of Moraga, CA.

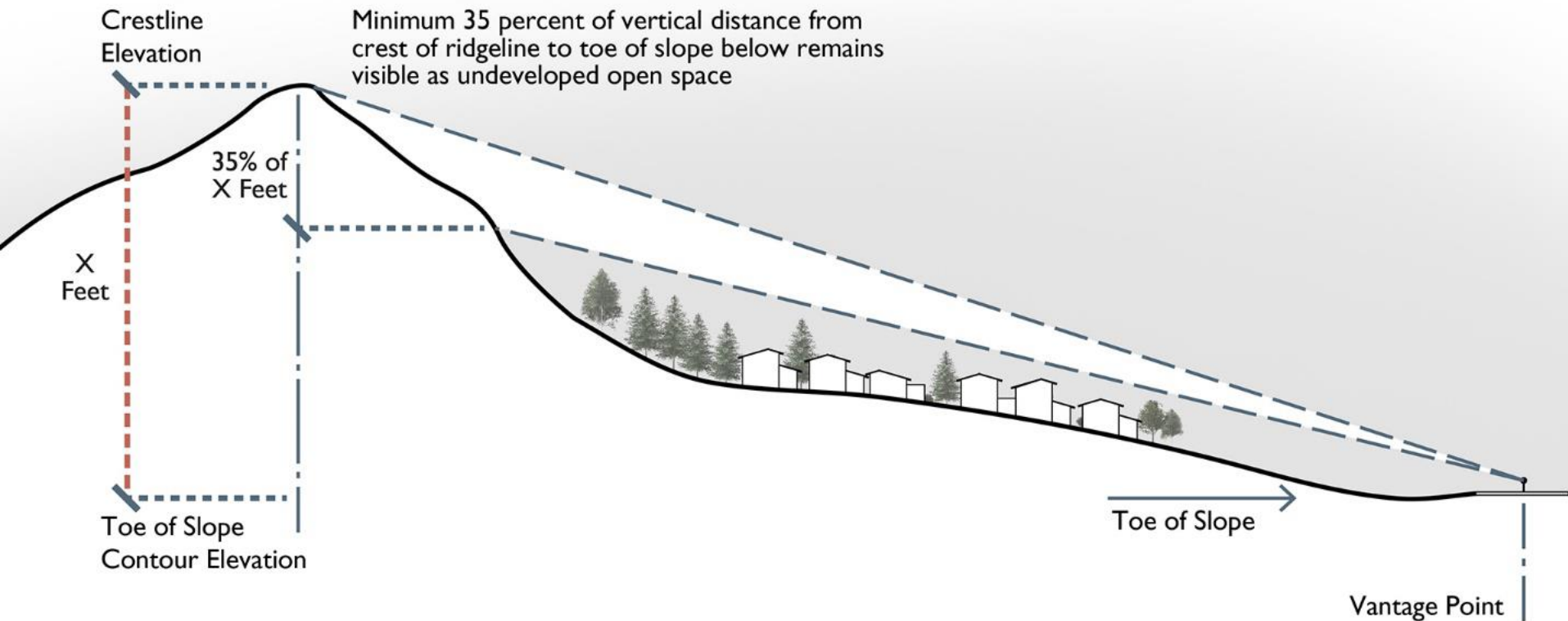
Development Constraints Map

- Additional areas of constraint mapping:
 - ACCESSIBILITY, based on distance to road, 4%
 - HYDROLOGY, distance from Streams, 6%
 - FLOOD HAZARDS, 50 or 100 year, 8%
 - WILDFIRE HAZARDS, Calfire severity zone, 8%
 - VEGETATION, grassland to oak habitat, 8%
 - VISIBILITY, low to high, 10%

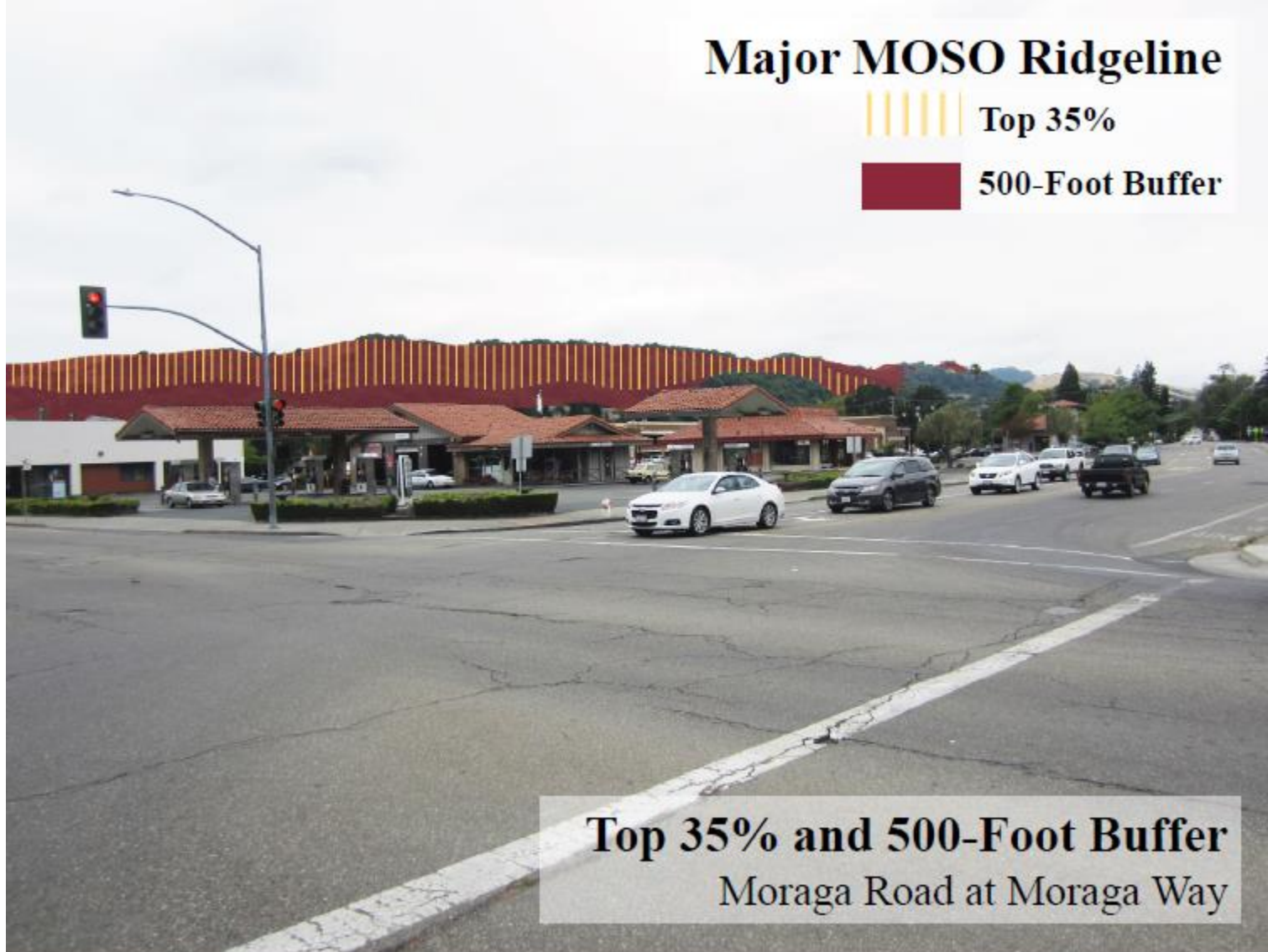
Town of Moraga, CA.

- Development Constraints Plan Requirements
 - ***No development on slopes over 20%***
 - ***Features, resource mapping and protection (vegetation, streams, etc.)***
 - ***Landslide, flood plain or other natural hazard***
 - ***Home size scaled to lot (2,800sf to 5,500sf max.)***
 - ***Access to roadways***
 - ***200 ft to 500 ft minimum horizontal ridgeline buffer***
 - ***35% ridgeline visibility, visibility of development at 200ft intervals along a scenic corridor***
 - ***1 home per 20 acres density restriction***

Town of Moraga, CA.



Town of Moraga, CA.



Town of Moraga, CA.



View of Sanders Ridge from Canyon Road at Larch Avenue

Town of Moraga, CA.

Vertical addition to homes would obstruct views of Indian ridge and conflict with vertical separation standard



Google Earth

©2018 Google

View of Indian Ridge from Camino Pablo at Rimer Drive

Town of Moraga, CA

INDIAN VALLEY **CANYON ROAD SCENIC CORRIDOR** TOWN OF MORAGA, CALIFORNIA

COMPUTER VISUALIZATION EXHIBIT BEFORE DEVELOPMENT AND AFTER DEVELOPMENT DECEMBER 2016 BASED ON EXISTING TOPOGRAPHY AND PROPOSED GRADING DESIGN



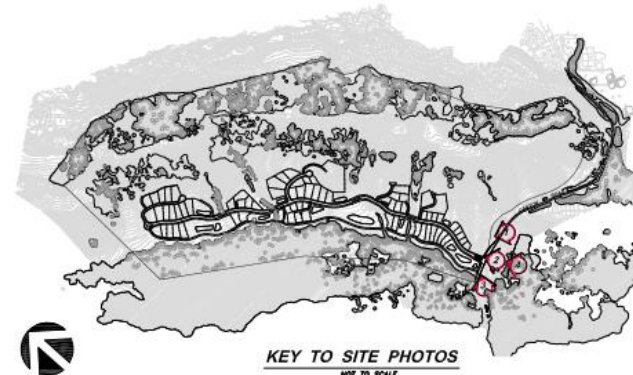
PHOTO 3. EXISTING CONDITION LOOKING EAST ALONG CANYON ROAD AND THE PROPOSED PROJECT FRONTAGE ON THE IMMEDIATE LEFT SIDE
(PHOTO 3 - BEFORE DEVELOPMENT)



REFERENCE PHOTO 4. VIEW LOOKING NORTHEAST TOWARDS THE EXISTING CONDITION OF THE PROPERTY FROM AN ELEVATED (22') POSITION ACROSS AND ABOVE CANYON ROAD IN ORDER TO SEE INTO THE VALLEY



COMPUTER VISUALIZATION 3. VIEW LOOKING EAST ALONG THE CANYON ROAD FRONTAGE TOWARDS MORAGA TOWN CENTER OVER THE RIDGE WITH THE PROPOSED PROJECT ON THE IMMEDIATE LEFT
(SIMULATION 3 - AFTER DEVELOPMENT)



KEY TO SITE PHOTOS
NOT TO SCALE

Town of Moraga, CA.

- Hillside Development Permit special findings:
 - Consistent with City plans;
 - Minimizes visual impacts, protects scenic resources
 - Protects biological, hydrological and environmental resources;
 - Minimizes hazard exposure;
 - Minimizes soils displacement.

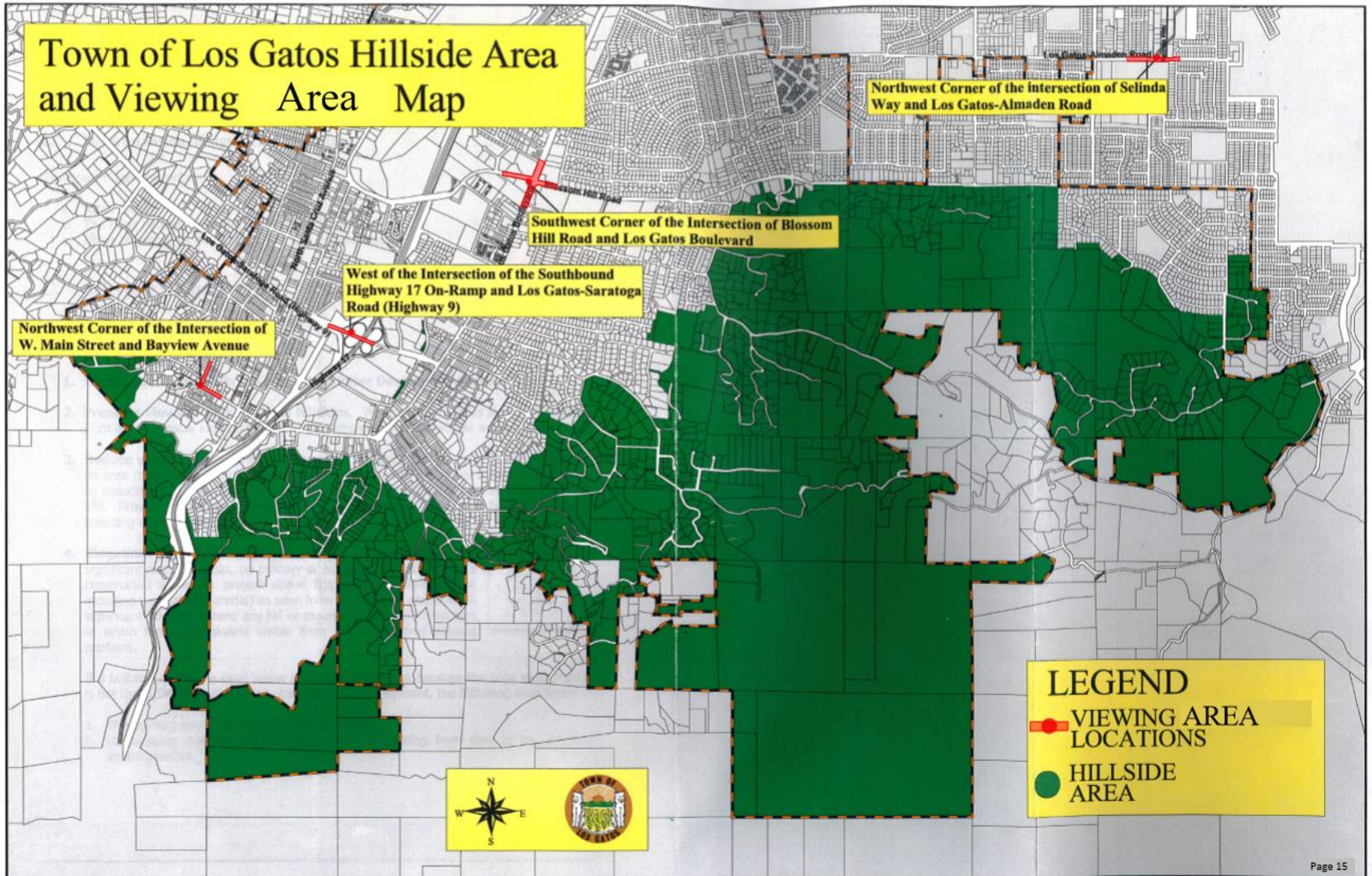
Town of Los Gatos, CA

- 29,413 Residents, 11.44 square miles
- Ridgelines are defined as a watershed similar to Calabasas
- Hillside Area Map and Hillside Viewing Area Map
- Hillside Development Standards and Guidelines

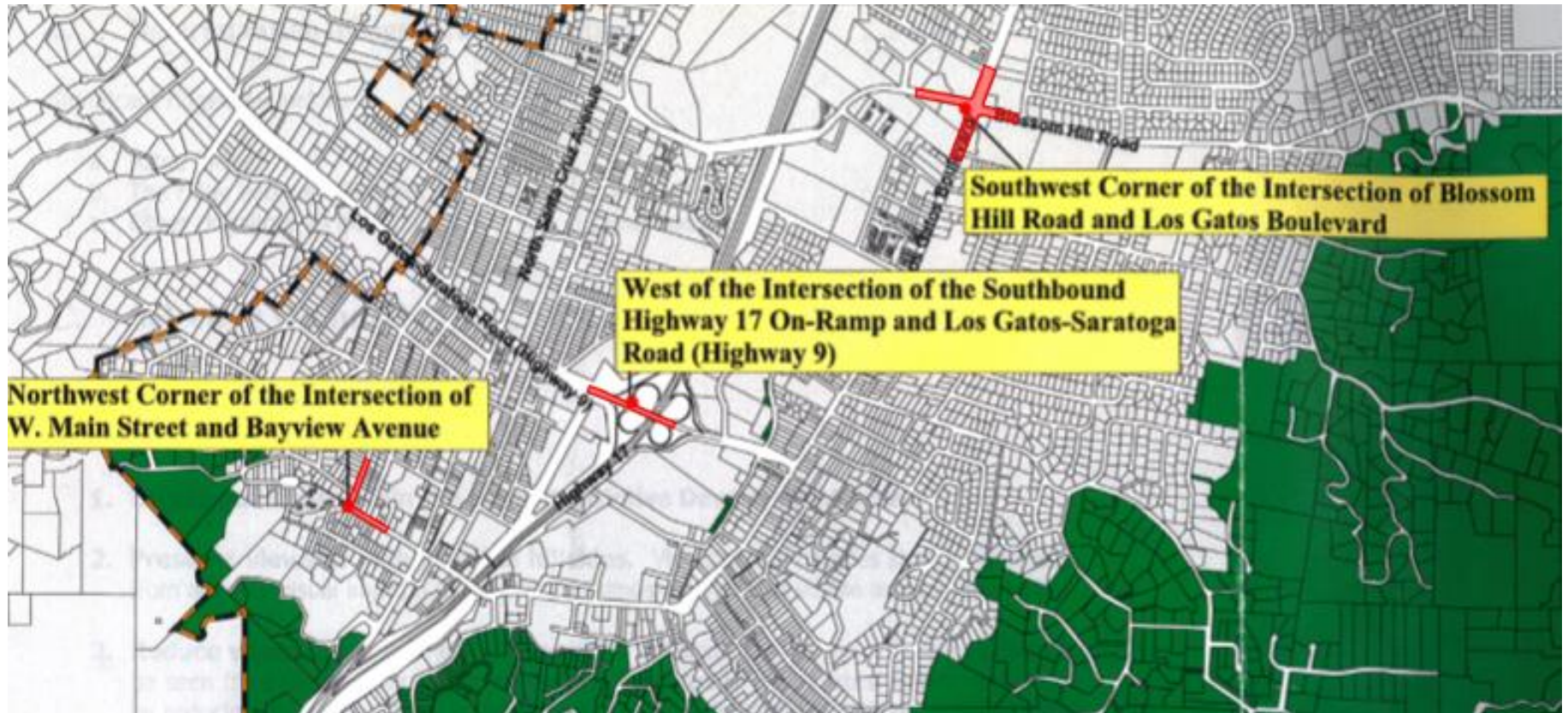
Town of Los Gatos



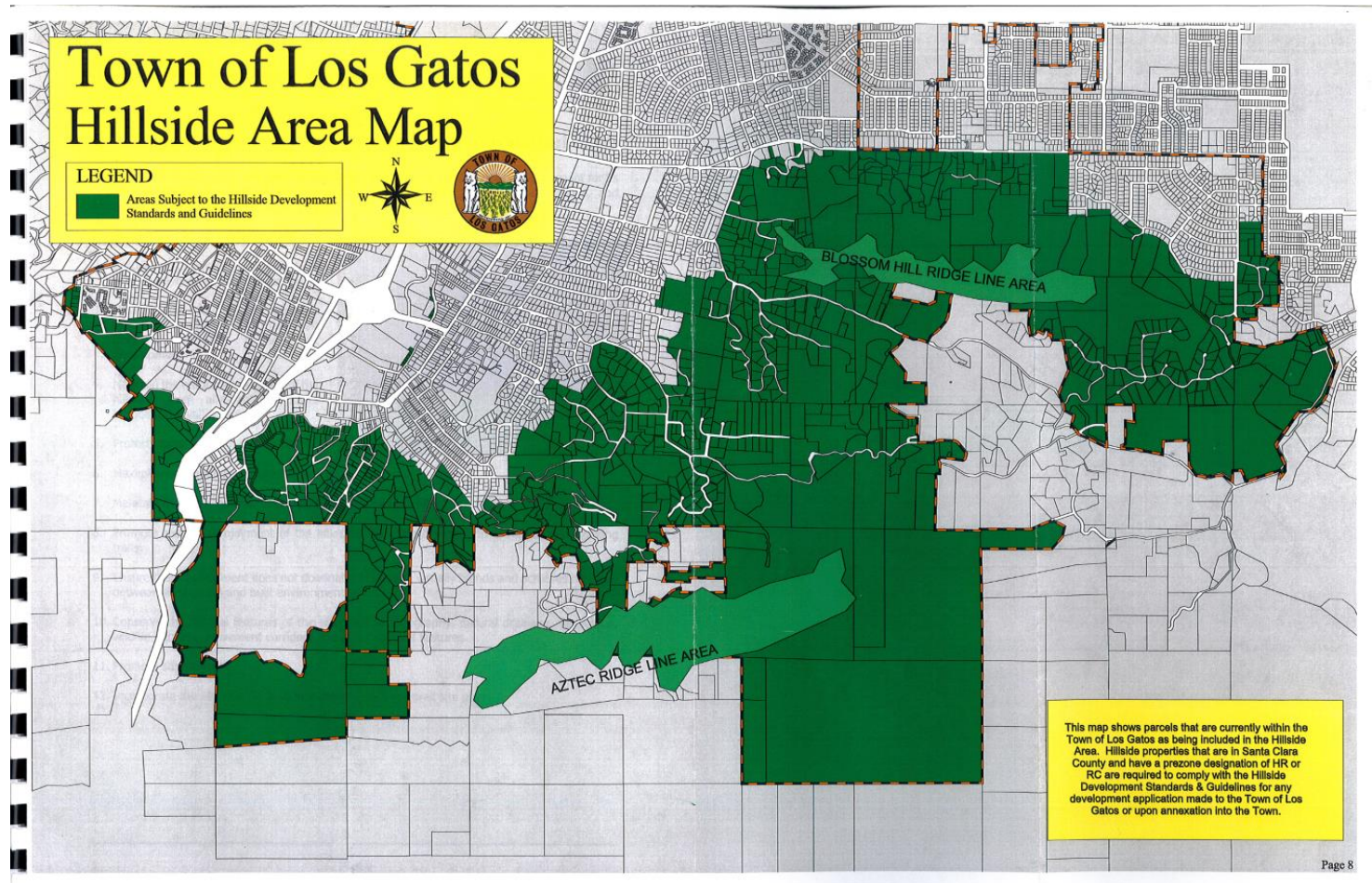
Town of Los Gatos



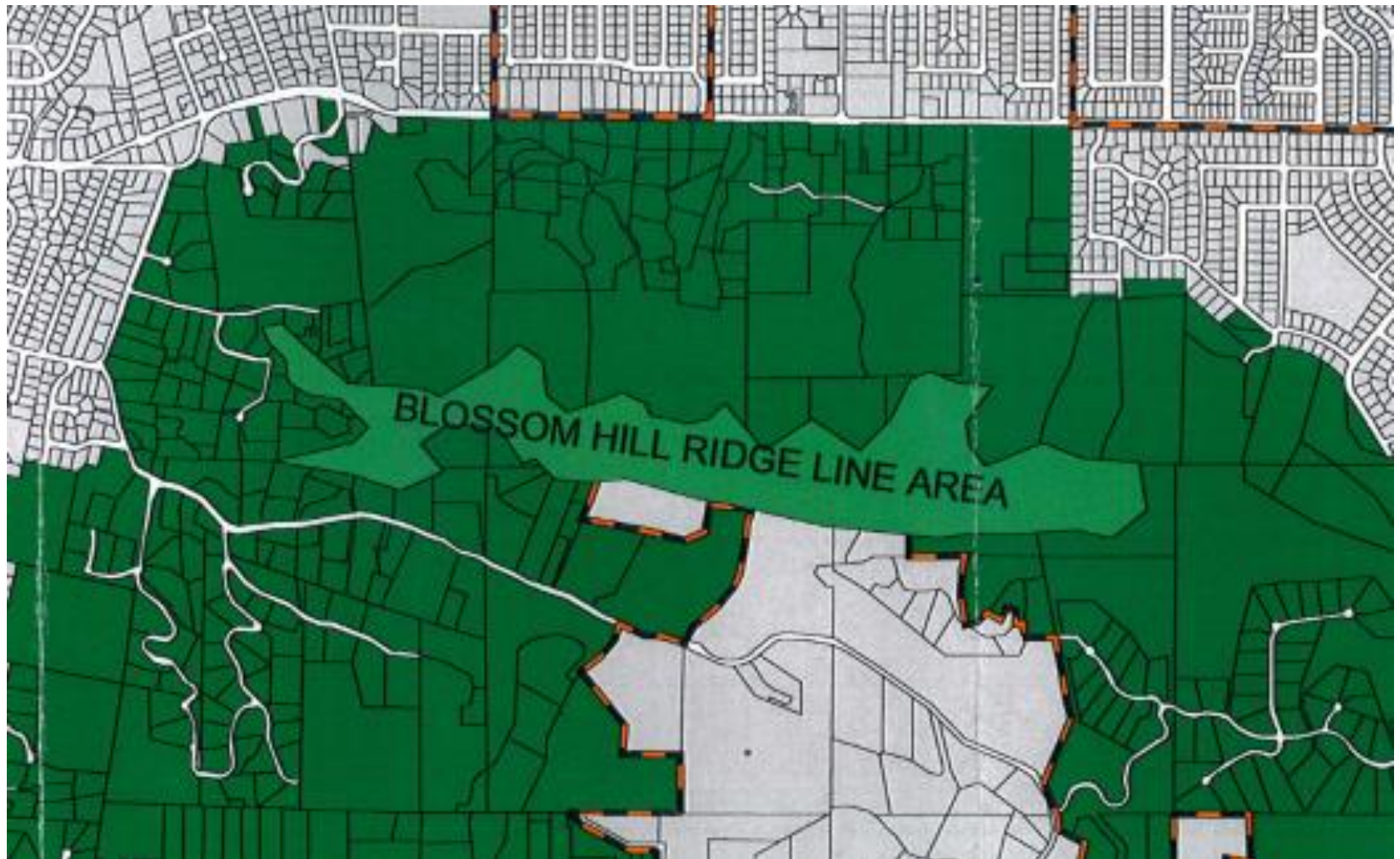
Town of Los Gatos



Town of Los Gatos



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Hillside Development Standards and Guidelines

Adopted by Council

January 2004

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Bullet point #7 from the Hillside Development Standards and Guidelines:

- It is beneficial to inventory the site's natural, physical properties (such as slope distribution and geology). A site plan and design program should be developed only after the Least Restrictive Development Area (LRDA) has been identified based on a site specific constraints analysis. This approach will assist in designing projects that avoid or fit in with the site's natural constraints.

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- Additional project site selection evaluation efforts required in the Least Restrictive Development Analysis include;
 - A required consultation with neighbors;
 - Solar considerations;
 - Impact to adjacent property views, light and natural ventilation;
 - Evaluation of wildlife corridors.

Staff Summary

Within the data presented, staff brings the Commission's attention to the following overview of concepts presented:

Definition of a Ridgeline:

While the City has a watershed definition, the practices of other cities include:

- 1) Use of an all-encompassing "hillside" definition;
- 2) Use of a visual feature.

Mapping Style

While Calabasas has continuous line, the practices of other cities include:

- 1) A broken line, determined by elevation above sea level
- 2) A larger hillside/ridgeline "zone"

Staff Summary

Tools:

Numerous ideas are found within other cities practices for the Commissions consideration:

- 1) Development of a Hillside Overlay Zone;
- 2) Limits on development height and size;
- 3) Development of a hillside/ridgeline “guidelines”;
- 4) Expanded pre-application efforts:
 - A. Site constraints analysis meetings;
 - B. Neighbor consultations;
 - C. View line simulations;
- 5) Expanded code standards, such as utility undergrounding;
- 6) Expansion of protected zones, either by distance or overlay zone.

View Lines

The Commission may consider other approaches to evaluating views, including:

- 1) Expanding City view areas beyond that of the scenic corridors;
- 2) Establishing specific locations for view evaluations;
- 3) Flexibility using a “view percentage” evaluation technique.

Overview of Agency Best Practices

Staff requests that the Planning Commission consider these materials and practices of other agencies, and provides feedback to staff