TOWN OF MORAGA
DESIGN REVIEW BOARD AND
PLANNING COMMISSION STAFF REPORT

DATE: February 17, 2009 for the February 23, 2009 MEETING

ITEM: VII.A.

SUBJECT: **PRECISE DEVELOPMENT PLAN FOR THE PALOS COLORADOS PROJECT SUBDIVISION 8378 Richfield Investment Corporation (Applicant), Bigbury Company (Owner). Consideration and approval of the Precise Development Plan for the 123-lot Palos Colorados residential development project. The project is located on a 460-acre site with access from the east side of Moraga Road and 600-feet feet south of Sky-Hi Drive adjacent to the City of Lafayette. The Precise Development Plan is the third step in the three step process for approval of a planned development in the Town of Moraga. On May 7, 2007, the Planning Commission approved the Vesting Tentative Subdivision Map and Hillside Development Permit for the Palos Colorados project. The property is zoned 1-DUA (One Dwelling Unit per Acre), OS (Open Space) and OS-M (Open Space- MOSO). APNs: 256-370-004, 005, 006, 007 and 008.**

REQUESTED ACTION:
Adopt the attached draft resolution (EXHIBITS D) conditionally approving the Precise Development Plan.

BACKGROUND:
On February 2, 2009, the Planning Commission considered the Precise Development Plan for the Palos Colorados Project. A copy of the staff report for that meeting is attached as EXHIBIT A. Also attached as EXHIBIT B, is a copy of the minutes from the February 2, 2009 Planning Commission meeting.

As indicated in the meeting minutes, the Planning Commission had numerous questions and comments regarding the scope of the Precise Development Plan approval. In particular, the Planning Commission requested input from the Design Review Board with respect to architectural design issues and the project design guidelines. As requested by the Planning Commission, staff has examined the proposed plotting plan for semi-custom residences within the project and has provided a detailed analysis of a plan that would satisfy numerous design considerations and conditions of approval. A copy of the staff plotting analysis is attached as EXHIBIT C.

RECOMMENDATION:
The Design Review Board should discuss and provide direction to the Planning Commission regarding the draft design guidelines and proposed architectural plans.

If recommended for approval by the Design Review Board, the Planning Commission should adopt the attached draft resolution.

RECOMMENDED PROCEDURES FOR THE MEETING:
Staff recommends that the Planning Commission and Design Review Board:
1. Hear the introduction from staff;
2. Ask questions of staff;
3. Receive a presentation from the applicant;
4. Ask questions of the applicant;
5. Receive public testimony;
6. Close the public portion of the meeting and discuss the issues as requested by the Planning Commission;
7. Have the Design Review Board make the requested recommendations to the Planning Commission
8. Have the Planning Commission consider the recommendation of the Design Review Board and adopt the attached draft resolutions (if appropriate) or continue the matter to a future meeting date.

ATTACHMENTS:
EXHIBIT A - February 2, 2009 Planning Commission staff report
EXHIBIT B - February 2, 2009 Planning Commission meeting minutes
EXHIBIT C - Staff analysis of design issues
EXHIBIT D - Draft Precise Development Plan resolution
EXHIBIT E - Proposed Plans and Design Guidelines

Prepared by: Lori Salamack, Planning Director