TOWN OF MORAGA
PLANNING COMMISSION STAFF REPORT

DATE: April 17, 2009 for the April 20, 2009 MEETING

ITEM: VIII.A.

SUBJECT: **Discussion of the Moraga Center Specific Plan (MCSP) including park and recreation facilities, traffic, commercial and residential development potential, and the final Environmental Impact Report (EIR)**

Requested Action:

1. Receive a report from staff regarding the Moraga Center Specific Plan (MCSP) Environmental Impact Report (EIR), park and recreation facilities, traffic, and commercial and residential development potential
2. Ask questions of staff and consultants
3. Receive public comments
4. Adopt a draft resolution that will be provided to the Commission at the meeting or provide direction regarding revisions to the resolution for consideration by the Planning Commission on 5/4/09

Background:

On April 6, 2009, the Planning Commission and Parks and Recreation Commission conducted a joint meeting to consider the Moraga Center Specific Plan. A copy of the minutes from that meeting is attached.

The EIR for the MCSP studied the potential development of up to **720 dwelling units** of varying densities in the Moraga Center Specific Plan area. The EIR also studied the potential impact of up to 90,000 square feet of retail space, 50,000 square feet of office space, an 85 room hotel, a 75 room congregate care facility and a 75 room assisted living facility.

In addition, as required by CEQA, the EIR also contains a number of alternatives to the proposed Moraga Center Specific Plan. The alternatives are as follows:

Alternative 2 evaluated the potential development of **339 single family** dwelling units, 16,000 square feet of retail space and 38,000 square feet of office space.

Alternative 3 evaluated the potential development of up to **400 dwelling units** of varying density, 50,000 square feet of retail space, 50,000 square feet of office space, a 50 room hotel, a 20 room congregate care facility and a 40 room assisted living facility.

Alternative 4 evaluated the potential development of up to **560 dwelling units** of varying density, 90,000 square feet of retail space, 50,000 square feet of office space, a 50 room hotel, a 30 room congregate care facility and a 60 room assisted living facility.

Also included in the project description for the Moraga Center Specific Plan was the development of a 30,000 square foot community center/gymnasium. Two locations within the MCSP were explored as possible locations for the community center including the overflow parking area across from the Moraga Commons (designated as "Site A") and the Town signboard area which is also across from the Commons (designated as "Site B").

Discussion:

Traffic

Attached are several charts showing the additional traffic that would potentially result from the development alternatives. In all cases the potential additional traffic is small when compared with existing conditions. While the total number of dwelling units varies significantly within the specific plan area the total traffic is managed by the type of dwelling unit proposed. For example, senior unit have many fewer trips associated with their use than family units. In considering development alternatives, the total number of trips was fixed and the number and type of units varied in order to provide a range of housing options.

Commercial development potential

Attached is a copy of the Economic and Planning Systems study that looked at commercial development potential within the Moraga Center Specific Plan area.

Parking

At the meeting on Monday night, staff will provide additional information regarding parking at the Moraga Center.

Next Steps:

Staff has scheduled a number of meetings for consideration of the final EIR, draft Specific Plan and draft Housing Element. The **tentative** schedule is as follows:

4/20/09 Planning Commission meeting to recommend approval of EIR and recommended level of development to satisfy Housing Element requirements *(continue to 5/4/09, if necessary)*

4/27/09 Design Review Board meeting to recommend approval of MCSP Design Guidelines

5/4/09 Planning Commission meeting to recommend approval of EIR and level of development to satisfy Housing Element requirements and/or review Housing Element workbook

5/11/09 Possible additional Planning Commission meeting to review Housing Element workbook

5/13/09 Town Council meeting to consider Planning Commission, Design Review Board and Park and Recreation Commission recommendations regarding MCSP

5/27/09 Town Council to consider adoption of final EIR and approval of MCSP and preliminary draft Housing Element

6/24/09 Town Council to review revised draft Housing Element and authorize submittal to HCD

Recommendation:

Conduct the meeting in accordance with the requested action.

Attachments:
EXHIBIT A - Minutes of the April 6, 2009 joint meeting
EXHIBIT B - Summary of traffic impacts
EXHIBIT C - Economics and Planning Systems study