TOWN OF MORAGA
PLANNING COMMISSION STAFF REPORT

DATE: April 28, 2009 for the May 4, 2009 MEETING

ITEM: VIII.A.

SUBJECT: **Review of the Town of Moraga General Plan Housing Element and Implementation Programs and discussion of housing policies for the Housing Element update.**

Requested Action:
1. Receive a report from staff/consultants regarding the required Housing Element update
2. Ask questions of staff and consultants
3. Receive public comments
4. Provide direction regarding housing element policies

Background:
Attached is a copy of the Town of Moraga Housing Element and report on the status of implementation of Housing Element policies. As required by State law, the Town of Moraga must submit an update to its Housing Element by June 30, 2009. The recently recommended Moraga Center Specific Plan goes a long way toward the identification of adequate sites for the development of housing in the Town of Moraga but it is not the only required component of an adequate Housing Element.

The Town's consultant will provide additional information regarding the State's requirements at the Planning Commission meeting on May 4th. In order to meet that Town Council's goal of submittal of the Housing Element update to the state by June 30th, it is recommended that the Planning Commission hold an additional meeting (possibly May 18th) to consider the draft Housing Element update prior to consideration by the Town Council on May 27th.

Recommendation:
Conduct the meeting in accordance with the requested action.

Attachments:
EXHIBIT A - Review of current housing policies

5 HOUSING

H1 Housing and Neighborhood Quality

GOAL: Continued maintenance and improvement of high-quality, safe and livable housing and residential neighborhoods.

H1.1 Maintenance and Rehabilitation. Encourage owners of residential structures to maintain and, where appropriate, rehabilitate their premises in accordance with current housing codes.

Implementing Programs:
IP-D2 Building Inspection, Code Enforcement ...
IP-H3 Housing Rehabilitation Program

H1.2 Student Renters. Allow students enrolled in Saint Mary's and other colleges to rent quarters in single-family residences, provided the character of the neighborhood is not adversely affected.

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances

H1.3 Design for Safety. Minimize the risk of burglary, vandalism and other crimes through appropriate design in new housing and neighborhoods.

Implementing Programs:
IP-E5 Public Safety Guidelines

H1.4 Design Excellence. Review the design of new housing developments to ensure that they are compatible with the scale and character of the neighborhood in which they are located and the semi-rural character of the Town as a whole, consistent with policies in the Town's Community Design Element. Strive to ensure that affordable housing developments are well designed and professionally managed so that they provide a high quality living environment and contribute to the overall quality of life in the Town.

Implementing Programs:
IP-E2 Residential Design Guidelines

IP-E3 Multi-Family Residential Design Guidelines

H2 Housing Mix and Affordability

GOAL: A variety of housing types to help meet the Town's projected housing needs.

H2.1 Housing Variety. Ensure that new residential developments provide the Town with a wide range of housing types to meet the various needs and income levels of people who live and work in Moraga.

Implementing Programs:
IP-A1 General Plan Diagram
IP-H1 Regional Housing Need
IP-H4 Affordable Housing Subsidies
IP-H5 Affordable Housing Trust Fund
IP-K1 Moraga Center / Rheem Park Area Specific Plans

H2.2 Vacant Land Inventory. Maintain and periodically update an inventory of developable vacant land to coordinate future housing growth.

Implementing Programs:
IP-G1 Vacant Land Inventory

H2.3 Fair Share Housing. Provide for Moraga's 'fair share' of the regional housing need, as identified by the Association of Bay Area Governments, by identifying adequate sites for higher density housing (at least 12 acres are to be zoned Residential – 10 DUA or 7.5 acres are to be zoned Residential – 16 DUA or some combination thereof) within the Moraga Center Area Specific Plan and Rheem Park Area Specific Plan areas, as provided on the General Plan Diagram. Additionally, work with Saint Mary's College, the Moraga School District and other property owners to identify and facilitate the development of affordable housing opportunities and also allow the development of attached or detached secondary living units where appropriate and feasible.

Implementing Programs:
IP-A1 General Plan Diagram
IP-K1 Moraga Center / Rheem Park Area Specific Plans

H2.4 Multi-Family Housing Amenities. Ensure that multi-family housing developments provide adequate parking for residents and visitors as well as open space and recreational facilities to meet resident needs.

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances
IP-C1 Development Review

H2.5 Condominium Conversions. Allow the conversion of rental units to condominiums only when:

- The safety, design and environmental requirements of the Town are met;
- The relocation needs of the apartment residents are adequately addressed; and
- An adequate supply of rental units is preserved for those who want to live in Moraga but cannot afford or do not desire to purchase a residence.

Implementing Programs:
IP-B3 Condominium Conversion Ordinance

H2.6 Density Bonus. Provide a density bonus of 25 percent or equivalent regulatory or financial incentive, consistent with State law requirements (California Government Code 65915), for residential projects that provide *at least* 10 percent of the dwelling units affordable to very low-income households, or *at least* 20 percent affordable to low-income households, or *at least* 50 percent suitable for senior citizens.

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances

H2.7 Affordable Housing Trust Fund. Establish an Affordable Housing Trust Fund and encourage contributions from local organizations and charities to help support affordable housing development in the Town.

Implementing Programs:
IP-H5 Affordable Housing Trust Fund

H2.8 Affordable Housing Partnerships. Work with Saint Mary's College, the Moraga School District, affordable housing developers, and other groups and organizations to develop collaborative approaches for meeting local housing needs,

including affordable workforce housing, senior housing, and other special housing needs.

Implementing Programs:
IP-H5 Affordable Housing Trust Fund

H2.9 Manufactured Housing. As a means to offer lower cost housing, permit manufactured housing, built to current Federal and State standards and on permanent foundations, in all residential areas, providing their overall design is consistent with the Town Design Guidelines (in accord with SB 1960, enacted in 1980).

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances
IP-C1 Development Review
IP-C3 Design Review

H2.10 Secondary Living Units. Allow secondary living units in single-family and multi-family areas, including MOSO and non-MOSO open space providing they comply with the Town's Municipal Code and Design Guidelines. Further, detached second units within existing subdivisions may be allowed on lots that are sufficiently large for accommodation of such units taking into consideration impacts to the neighborhood and its residents including but not limited to visual impacts and privacy impacts and where they are otherwise compatible with the neighborhood.

Implementing Programs:
IP-B1 Zoning and Subdivision Ordinances
IP-C1 Development Review
IP-C3 Design Review

H3 Special Housing Needs

GOAL: Greater cultural diversity and the prevention of discrimination in housing based on age, race, ethnic background, household composition or any other illegal or arbitrary criteria.

H3.1 Equal Opportunity Housing. All persons and families should have equal opportunity to obtain housing in Moraga, unconstrained by arbitrary or illegal patterns of discrimination.

Implementing Programs:
IP-H7 Equal Housing Opportunities, Coordination and Information Program
IP-H8 Non-discrimination Clauses

H3.2 Information for Homeless Persons and Families. Provide access to information on temporary housing resources, assistance and facilities to any person or family faced with the prospect of homelessness.

Implementing Programs:
IP-H6 Homeless Services and Referral

H3.3 Student Housing Demand. Cooperate with Saint Mary's College to address student housing needs.

Implementing Programs:
IP-L10 Coordination with Saint Mary's College

H3.4 Senior Housing. Encourage senior citizen housing, consistent with projected community needs. Include the following considerations:

- easy access to needed services, such as shopping, medical, transportation, etc.;
- off-street parking requirements consistent with project needs;
- limited income constraints of many elderly; and
- adaptable to mobility constraints of disabled.

Implementing Programs:
IP-C1 Development Review

H3.5 Housing for People with Disabilities. Encourage housing that responds to the needs of people with disabilities, providing maximum housing choice consistent with community needs.

Implementing Programs:
IP-H9 Accessible Housing Information and Referral

Quantified Objectives (1999 – 2006)

The quantified objectives in Figure 2 represent a reasonable expectation for the new housing that will be developed, households that will be assisted in finding affordable dwellings, and housing that will be conserved during the five-year time frame of the Housing Element, rather than buildout. The quantified objectives are based on

the implementation programs outlined in Chapter 11, the development potential of vacant and underdeveloped sites (see 'Residential Development Potential' in Appendix C), and general market conditions. The objectives are also summarized in the 'Action Plan Summary' in Appendix F.

The quantified objectives are intended to evaluate the potential effectiveness of the Housing Element. These figures overlap where implementation programs can be applied jointly. Consequently, the table is indicative of the potential effectiveness of the implementation programs contained in the General Plan. It does not describe Moraga's anticipated annual residential growth rate.

Figure 2
Summary of Quantified Objectives

	Very Low	Low	Moderate	Above Moderate	TOTAL
Sites to Accommodate RHND[1] Share	32	17	45	120	214
Housing Construction	30	25	50	120	225
Housing Rehabilitation	2	3	0	0	5
Homebuyer Assistance	0	5	10	0	15
Renter Assistance (New Section 8)	5	0	0	0	5

[1] Regional Housing Need Determination (RHND), as determined/approved by the Association of Bay Area Governments in accordance with State housing law

Town of Moraga
General Plan Implementation Status Report
Regarding Housing Element Programs 2009

A. General Programs

IP-A1 General Plan Diagram

Use the General Plan Diagram to guide land use planning activities in the Town and its Sphere of Influence area. Use the Circulation System of the General Plan Diagram to guide activities related to goods movement, emergency vehicle routes, street closures and other activities that affect the transportation system, local businesses and residents. Review and update the General Plan Diagram as part of the annual General Plan review process.

This implementation program is ongoing. No changes in the General Plan Diagram are requested at this time. Emergency vehicle routes were reviewed in 2007 as part of the Lamorinda Emergency Preparedness Program. New emergency vehicle routes were also approved in the Palos Colorados project in 2007 and are under consideration for the Bollinger Canyon area. The updated Emergency Preparedness plan discusses vehicle and pedestrian routes for escape and shelter in place issues.

B. Ordinances

IP-B1 Zoning and Subdivision Ordinances

Revise the Town's Zoning Map, Zoning Ordinance and Subdivision Ordinance, as needed, to maintain consistency with the adopted General Plan and, specifically, to achieve the following:

- Incorporate the land use plans of the Moraga Center Area and Rheem Park Area Specific Plans, when completed. *Until such time that the new Specific Plans are completed, the 1990 General Plan designations and existing zoning shall apply in the specific plan areas.*
- Retain existing residential zoning and discourage non-residential uses in these zones.
- Provide for density bonuses in residential districts, consistent with State law requirements (California Govt. Code 65915).
- Continue to allow the renting of rooms/quarters in single-family homes as a permitted use in single-family zones.
- Permit emergency and transitional housing in the Community Commercial Zoning District.
- Continue to allow manufactured housing on single-family lots if placed on permanent foundations and subject to compliance with Town Design Guidelines.
- Review the requirements for second units and implement changes, including permitting detached units under certain circumstances.
- Prohibit the creation of new non-MOSO lots unless the after-graded average slope of the proposed development area is less than 25%.

When the Specific Plan is adopted it will require implementation through the Municipal Code. Land use densities will be changed to conform to the approved plan. New development standards will be required for the new zoning districts. Currently, the maximum allowable residential density is 6 dwelling units per acre. In the Specific Plan area, however, the Town

is considering a maximum density of up to 24 dwelling units per acre. If this higher density is approved by the Town it will need to be implemented through the zoning ordinance in the Municipal Code.

IP-B3 Condominium Conversions Ordinance

Revise the Condominium Conversion Ordinance to exempt limited equity residential cooperatives that meet all of the following requirements to the extent necessary to comply with State Law:

- Minimum of 20 percent of the units as housing affordable to very-low to moderate income households,
- Resale controls to assure long term affordability of the low- and moderate-income units,
- Right of first refusal of purchase of units by occupants, and
- Relocation assistance to low- or moderate-income households who are unable to afford the purchase of units that are converted.

As noted above, changes in the zoning code will be required to implement the Specific Plan. This program will be implemented at the same time changes as the Specific Plan as both the Specific Plan and this program relate to affordable housing.

C. Development Review

IP-C1 Development Review

Undertake development reviews to ensure compliance with applicable local, regional, state, and federal laws and adopted policies. Ensure that developers contribute funding for on-site and off-site improvements that mitigate impacts of development.

Specifically, review development proposals to ensure:

- *Neighborhood Quality.* Continue to examine site and building plans to ensure that layout and design meet Town objectives for neighborhood quality (including minimizing burglary, vandalism, and other crimes).
- *Performance Standards.* Ensure that one or more of the following conditions will be met:
  - Performance standards will be maintained consistent with adopted mitigation programs following project occupancy;
  - Additional mitigation measures are available and will be required of the project sponsor in order to insure maintenance standards; or
  - Capital projects planned by the Town or special districts will result in the maintenance of standards. Improvements should be in place at the time of project implementation.
- *Acceptable Noise Levels.* Discourage the siting of residences adjacent to major arterials unless noise can be reduced to acceptable levels, consistent with State law. Encourage designs that orient sensitive portions of buildings away from noise sources, utilize the natural terrain to screen structures from major arterials or other noise sources, and use appropriate design techniques to reduce adverse noise impacts.
- *Solar Access.* Discourage the design and siting of buildings in a manner that may reduce solar access for adjacent buildings or properties.
- *Emergency Response.* Appropriate consideration of emergency response planning.
- *Fire Prevention.* Appropriate fire prevention measures, including fire protection systems and fire-retardant roofs in accordance with adopted ordinances and standards.
- *Safe Subdivision Design.* Subdivision design and platting of each parcel so that there is a safe building location.
- *Slope Stability.* Location of development in the most stable portion of each subdivision and/or parcel, with a statement from the project engineering geologist and geotechnical engineer to this effect,

subject to review of the Town's consulting geotechnical engineer and engineering geologist.

- *Seismic Safety.* Design and construction according to the seismic standards of the latest edition of the Uniform Building Code, with public buildings, multi-story buildings, office and commercial buildings, and public infrastructure designed to the highest feasible standards of seismic design by a structural engineer according to expected levels of seismic shaking, with review by a qualified structural engineer.

This implementation program is ongoing. Implementation examples are provided below:

- ***Neighborhood Quality. All applications for design review require consideration of neighborhood factors prior to approval. In order to approve an application for design review the town must find:***
  1. The proposed improvements conforms with good design as set forth in the Town of Moraga Design Guidelines, and in general contributes to the character and image of the town as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality.

  2. The proposed improvement will not have a substantial adverse affect on neighboring properties or the community due to poor planning; neglect of proper design standards; or the existence of building and structures unsuitable to and incompatible with the character of the neighborhood and the character of the community.
  3. The proposed improvement will not lower property values; discourage the maintenance and improvement of surrounding properties; or preclude the most appropriate development of other properties in the vicinity.
  4. The proposed improvement will not impair the public health, safety or welfare.
- ***Performance Standards. In part to improve monitoring of conditions of approval, the Town is now using Town employees as inspectors especially with respect to grading and erosion control.***
- ***Acceptable Noise Levels.*** **The Town has conditioned the location of certain noise generating devices such as air conditioning condensers and pool equipment to reduce noise impacts on neighbors to an acceptable level**
- ***Solar Access.*** **Consideration for solar access occurs through the design review process as well as the subdivision process.**
- ***Emergency Response and Fire Prevention. All applications for subdivision or design review are made available to the Fire Department. Fire Department conditions of approval are incorporated into the Town approval process.***
- ***Safe Subdivision Design. The Town employees the expertise of consulting engineers in subdivision design.***
- ***Slope Stability. The Town employees the expertise of consulting geologists and geo-technical engineers in applications for slide repair or hillside development.***
- ***Seismic Safety. Applications for building permits are reviewed in accordance with the seismic standards of the latest edition of the Uniform Building Code.***

IP-C3 Design Review

Submit all applicable development proposals to the Design Review Board to ensure consistency with the design goals and policies of the General Plan and the Town Design Guidelines.

This implementation program is ongoing. In 2007, the Town Council adopted new Design Guidelines for the Town which included Green Building Guidelines for new residences in new subdivisions. In 2008, staff processed 27 applications for Design Review Board approval and 53 applications for administrative design review approval.

D. Codes and Enforcement

IP-D2 Building Inspection, Code Enforcement and Hazard Abatement

Encourage the County to continue to respond to complaints of substandard property conditions by inspecting properties and enforcing applicable building, health and safety codes. Regularly inform elected and appointed officials regarding code compliance and enforcement issues.

For critical structures and development in risk areas, encourage the County to implement a pro-active program of building inspection, code enforcement, and hazard and nuisance abatement. Specifically:

- *Substandard Structures.* Inspect and vacate or condemn structures that are damaged or are in imminent peril, using public nuisance abatement powers.
- *Hazards in Town Buildings.* Reduce non-structural hazards in all Town buildings.
- *Continuing Education for Seismic Safety.* Require inspectors to attend continuing education programs to ensure their familiarity with principles of seismic design and with seismic code requirements.
- *Grading and Foundation Inspections.* Establish inspection procedures to ensure that all grading and foundation work is observed and documented at specific critical stages. For sensitive sites, require periodic grading and foundation inspection by the Town's engineering geologist and/or geotechnical engineer.
- *Inspection of Critical Public Buildings.* For particularly critical public buildings, require periodic inspection by the Town's structural engineer for seismic safety.

This implementation program is ongoing. In August of 2007, Jeff Keebler, a Building Inspector from Contra Costa County, moved his office to the Planning Department and joined Town staff. The objective was to create a 'one stop shop' for the community with planning, engineering, and building all in one convenient location. Staff works and communicates regularly with Greg Wixom, the Town's Contra Costa County Code Enforcer, in order to keep property conditions standard and code compliant. Town staff also continues to respond to complaints of substandard property conditions by making site visits, writing code enforcement letters, and, if necessary, employing the hazard and abatement processes.

E. Design Guidelines

Review and update the Town Design Guidelines to implement the goals and policies of the General Plan, including its Community Design Element. Specific areas to address include:

IP-E5 Public Safety Guidelines

Develop planning and design guidelines for implementation of design ideas that can help prevent or reduce crime (e.g., through attention to sight-lines to front doors and windows and from front windows to the street).

This is an on-going program. The Police Department has been involved with current development planning regarding traffic and crime prevention issues in developments. The Police Department will provide on-going POST training to interested officers in this field as classes become available.

G. Ongoing Programs

IP-G1 Vacant Land Inventory

Maintain and update an inventory of vacant and under-utilized parcels in the Town, including an assessment of their potential development capacity.

This implementation program is ongoing.

H. Housing Specific Programs

IP-H1 Regional Housing Need

Continue to zone sufficient sites to meet Moraga's regional share of housing need as established by the Association of Bay Area Governments Regional Housing Needs Determination for the period 1999 through 2006.

This implementation program is ongoing. With the completion of the Moraga Center Specific Plan in June , the Town will have a strong foundation for preparation of a new Housing Element that will be due to the state in June 2009.

IP-H2 Housing Partnerships

Work with Saint Mary's College, the Moraga School District, affordable housing developers, and other groups and organizations to define opportunities for collaboration in the development of new affordable housing to meet the needs of local employees and special needs populations. Identify potential sites, financial resources and regulatory mechanisms to facilitate the development of new units that can help meet the Town's 'fair share' housing requirements.

This implementation program is ongoing. Collaboration will be increased through the completion of the Moraga Center Specific Plan.

IP-H3 Housing Rehabilitation Program

Participate in the County Housing Authority's Housing Rehabilitation Program which provides low interest loans for the rehabilitation of homes owned or occupied by very-low to moderate income households. Improve citizen awareness of this rehabilitation loan program by making pamphlets on this program available at the Planning Department and the public library.

A plan to increase citizen awareness will be implemented in 2009.

IP-H4 Affordable Housing Subsidies

Seek to increase the availability of state and federal subsidies for affordable housing in Moraga through the following actions:

- Petition the County Housing Authority for additional Section 8 subsidies if rental dwelling units can be located that are within federal fair market rent guidelines. If necessary, collect documentation on rent levels and need to substantiate an increase in the number of Section 8 certificates or vouchers.
- Assist developers in accessing funding for the construction of senior housing or other low- or moderate-income housing for which state or federal subsidies are available.
- Participate in future issuances of mortgage revenue bonds or mortgage tax credit programs by Contra Costa County to support home ownership opportunities for low- and moderate-income Moraga

residents.

- Support a waiver exemption of Lamorinda Fee and Financing Authority (LFFA) Impact Fees for affordable housing development.
- Encourage future development to consider a fair share affordable housing component for work force housing.

The methods most likely to be pursued in Moraga are LFFA fee waivers and work force affordable housing. The other methods require expertise beyond that of the current staff. The required expertise could be provided by consultants should an appropriate project be proposed in Moraga.

IP-H5 Affordable Housing Trust Fund

Establish an Affordable Housing Trust Fund to which financial contributions can be directed to support affordable housing development in Moraga. Establish procedures and criteria for determining how the Fund's proceeds are to be managed and expended to support affordable housing development in the Town.

Participation in a countywide program is an alternative for this program.

IP-H6 Homeless Services and Referral

Provide referrals to private and public agencies that offer assistance and shelter to homeless individuals and families, and participate with designated inter-agency organizations to address homeless needs.

This implementation program is ongoing.

IP-H7 Equal Housing Opportunities Coordinator and Information

Facilitate fair and equal housing opportunity by designating the Planning Director as the Town's Equal Opportunity Coordinator with responsibility to refer complaints to a district office of the California Department of Fair Employment and Housing. Provide information to the public regarding equal housing opportunity laws and the Town's Equal Housing Opportunities Coordinator. Prepare and distribute a pamphlet on equal housing opportunity to the public at Town Administration offices.

This implementation program is ongoing.

IP-H8 Nondiscrimination Clauses

Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for affordable housing constructed pursuant to this Element.

This implementation program is ongoing.

IP-H9 Accessible Housing Information and Referral

Provide information to developers, homeowners and other interested parties on the needs and techniques for producing adaptable and accessible housing for people with disabilities. Encourage consideration of such techniques in both new and rehabilitated housing, and provide referrals for people with disabilities who desire specially designed housing to meet their needs.

This implementation program is ongoing.

K. Special Plans and Projects

IP-K1 Moraga Center Area and Rheem Park Area Specific Plans

Undertake a coordinated specific plan process to address planning issues in the Town's two centrally located mixed use areas (the Moraga Center Area and Rheem Park Area, as shown on the General Plan Diagram) in accordance with the goals and policies of the General Plan.

This implementation program has been underway since fall 2002. Since that time the Town has conducted numerous community outreach events and detailed traffic and economic studies. In June 2007, the Town Council approved a project description for the draft environmental impact report for the Moraga Center Specific Plan (MCSP). The project description is as follows:

The Moraga Center Specific Plan (MCSP) is a planning document for a 187 acre area in the Town of Moraga. Consistent with the needs of the community, the MCSP includes as an integral component the revitalization and renovation of the aging Moraga Shopping Center and Moraga Ranch, while not exceeding the Lafayette and Orinda gateway levels of traffic associated with the 2002 Moraga General Plan. Key elements of the plan include the preservation and enjoyment of portions of the existing orchard and Laguna Creek, enhanced pedestrian circulation, and increased opportunities for recreation and socialization.

To revitalize the existing shopping center, it is anticipated that within the Specific Plan area up to 90,000 square feet of new retail and entertainment space may be constructed along with up to 50,000 square feet of new office space. The addition of new retail or office space would be combined with a Specific Plan program to revitalize and renovate the existing Moraga Center to ensure the specific plan area incorporates a cohesive downtown "village" area. The new space and revitalization goals are intended to address the retail and entertainment needs of Moraga residents who currently make 75% of their sales taxed purchases outside the Town. This new and revitalized space is further intended to reduce the needs of Moraga residents to travel out of Moraga for basic goods and services. Additionally, the construction of new office space would allow Moraga professionals to work closer to home. This increased proximity could reduce travel time to work and energize the local economy with more daytime activity.

In addition to increasing the number of jobs in the community, the Specific Plan seeks to improve the Town's job/housing balance by providing up to 50 workforce housing units and up to 50 Saint Mary's College faculty and/or student housing units. While these units have the potential to reduce commute trips into and out of Moraga, they are also intended to address the Town's "fair share" of affordable regional housing as identified by the Association of Bay Area Governments (ABAG).

The MCSP also addresses the need for senior housing in Moraga with up to 300 units at a maximum density of 24 dwelling units per acre. With a minimum density of 20 dwelling units per acre, these active senior units would also address the Town's "fair share" of affordable regional housing. These active senior units are in addition to a maximum of 150 units for assisted living/congregate care. While assisted living and congregate care units are an essential part of a range of housing options in Moraga, they do little to contribute to the revitalization of the Moraga Shopping Center.

To support the existing and proposed retail and office space and to spur reinvestment in the existing shopping center, the Specific Plan also contemplates up to 320 primarily compact or attached single-

family residences between Camino Ricardo and the creek. Careful siting and clustering of dwelling units in this area would be employed to preserve portions of the existing orchard. These 320 residential units would not likely contribute to the Town's affordable housing goals, but would provide housing in close proximity to the proposed Village center, reducing the number of vehicle trips needed to access local-serving amenities.

A 30,000 square foot community center/gymnasium is also being considered for the MCSP. This new activity center would complement the increased activity associated with the Moraga Center dwelling units and address many of the needs for recreational facilities in the community. Several locations within the MCSP will be 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").

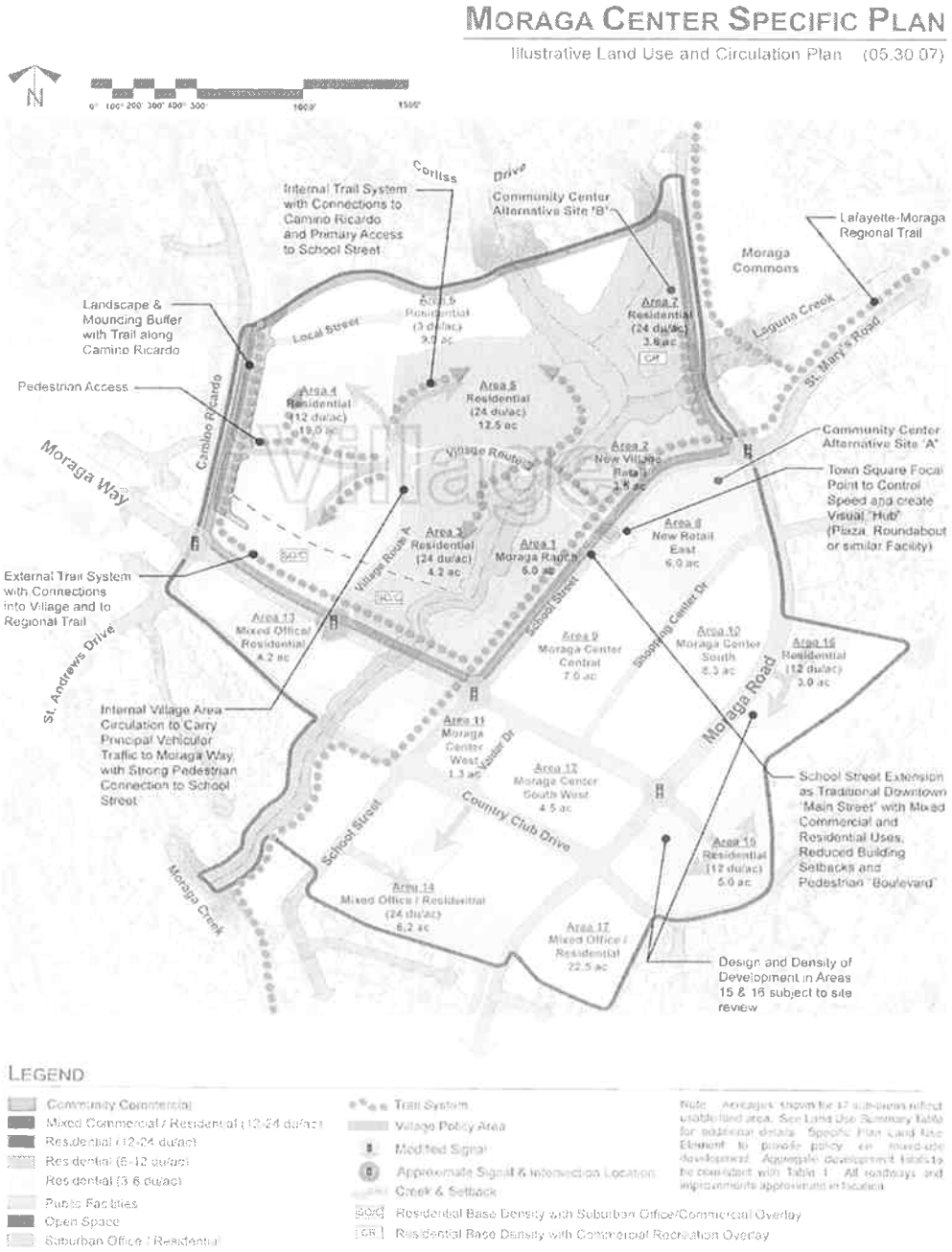
Lastly, recognizing that there are currently no facilities to accommodate overnight guests in Moraga and recognizing that there is a need for overnight accommodations especially in conjunction with Saint Mary's College, the MCSP provides for the construction of a 10 room bed and breakfast facility and 75 room hotel. To best serve the local community, these lodging accommodations may be developed in combination with amenities such as a spa or winery project or other restaurant/entertainment use.

Aside from new development, two key components of the MCSP are the renovation of the Moraga Ranch – which shall include preservation of the "look and feel" of the historic Ranch building area adjacent to School Street -- and the preservation and enjoyment of Laguna Creek. These elements will be partially facilitated through changes in circulation including the integration of the Lafayette-Moraga Regional Trail with the extension of School Street.

As shown in the illustrative land use and circulation plan, the MCSP area is bounded to the north by residential development and to the east by the Moraga Commons park and recreational area as well as additional residential development. Residential development also abuts the southern and western boundaries of the area. Significant features within the area are the Moraga Center commercial complex and other retail and service facilities including offices and financial institutions. The area is served by County Connection bus service with direct service to the Orinda Bart Station which is 4.8 miles from the intersection of Moraga Way and Moraga Road, the two principal roads serving the area.

As indicated in the diagram, the plan for the MCSP area may be characterized as consisting of a community-serving commercial core which encompasses both existing and potential new retail and service businesses that is partially supported and enhanced by the establishment of new residential development which will be realized at various densities ranging from low (3-6 du/ac) to medium and high (12-24 du/ac). The complementary retail and residential land uses to be developed in the central part of the plan area will create an attractive, pedestrian-friendly "Village" environment. Given that approximately 50% of the MCSP area is currently vacant land, the plan may further be characterized as primarily an urban infill project, wherein available, vacant land will be put to productive, complementary use within the existing framework of land uses and circulation. The key natural feature in the plan area - Laguna Creek - will be visually accessible to residents and visitors, while its natural course and conditions be maintained.

It is currently expected that the draft MCSP and draft EIR will be available for public review in April and adoption of the plan will occur in June 2009.



L. Intergovernmental Coordination

Coordinate with other relevant jurisdictions and agencies to address issues of mutual concern. Specific programs of intergovernmental coordination should include the following:

IP-L10 Coordination with Saint Mary's College

Work collaboratively with Saint Mary's College to:

- Coordinate calendars of events.

- Regularly communicate on plans in progress and upcoming opportunities.
- Encourage Saint Mary's employees residing in Moraga to serve on local boards and committees.
- Create a process to address proposals and issues of mutual concern in an expeditious manner.
- Meet annually to review the progress of the approved Master Plan's implementation. The Town is working closely with the College to coordinate the college's Master Plan buildout and is creating a process to review large development projects such as a proposed new baseball stadium at the back of the campus. This project should come to the town within the next year.
- Discuss student housing needs and solutions, as needed. These may include: a) assistance in accessing funding for student housing; b) approving an affordable housing development that includes student units in multifamily residential zones, or c) permitting second units, the renting of rooms, and/or other uses of existing single family properties, consistent with neighborhood quality objectives.
- The relationship between the Parks and Recreation Department and St. Mary's college is improving as we work closer together. We continue to coordinate recreation endeavors that benefits both entities.

This implementation program is ongoing. Communication is increasing with Saint Mary's College regarding issues related to affordable housing and transit. The Town and the College have ongoing discussion regarding student safety and behavior in the Moraga Community. More work could be done to better coordinate our calendars of events. The Town coordinated implementing a party ordinance in conjunction with the College to ensure safety and privacy in residential neighborhoods. Further, the Town Planning Department worked collaboratively with the College to install a new sign at their extended Education building off Rheem Boulevard.