Town of Moraga
M.O.S.O. Conditional Use Permit

Project Description
Moraga Country Club
December 4, 2009

The Moraga Country Club has been serving its resident members for over 35 years. The original Clubhouse was built in 1974 and no longer adequately serves the needs of the Members. It is in deteriorating condition, lacks current structural and energy code compliance, and needs upgraded A.D.A. access. In 2007, the Membership overwhelmingly voted to assess themselves for the construction of a new clubhouse. The new clubhouse will offer enhanced dining facilities, larger locker rooms, and a dedicated family locker room. Even though the Country Club will be making considerable improvements of their facilities, there will be no increase in the membership size.

The new facility will be designed to the latest California Building Code for Structural and Life Safety Construction and the new Title 24 energy requirements that become effective in January 2010. To further reduce their energy requirements, the Club is currently working with P.G.&E. and their "Savings by Design" program.

The conceptual project is as follows:

1. Demolition of the current two-story plus basement Clubhouse and construction of a new +/- 20,000 sq. ft. two-story with no basement Clubhouse in the same general location. By eliminating the basement, the new floor level will be lowered to match the existing grade and allow ADA and pool access.
2. Expand the existing metal equipment building at the Maintenance Yard to store +/- 45 electric golf carts (previously stored in the Clubhouse basement).
3. Provide new restroom facilities at the Driving Range.
4. Provide new Snack Shack for the pool.
5. Existing Tennis Building and Pool Equipment Building will remain.
6. Convert the current in-only driveway to an in/out driveway by eliminating parking in it.
7. Eliminate the current out-only driveway and provide pedestrian and golf cart access only.
8. Provide new drop off turnaround and ADA parking at the front entry.
9. Eliminate the loop road on the southwest and northwest sides to expand the pool deck. The swimming pool will not be changed.
10. Provide additional parking on the north side of the pool by double-loading the existing parking lot. The children's wading pool will be removed and relocated in the pool area.
11. Provide a Fire Department hammerhead turnaround in the new pool area on the northwest side.
12. Maintain existing parking lot curb along the creek. No creek or creek bank modifications are planned.

END OF DESCRIPTION

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Cell Plan Analysis
Moraga Country Club
December 4, 2009

This application is for two (2) adjacent cells. Cell 'A' is the Club parcel and Cell 'B' is the Golf area. The cell analysis is as follows:

	CELL A - CLUB		CELL B - GOLF	
	EXISTING	PROPOSED	EXISTING	PROPOSED
Impervious Surface Area	67%	67%	20%	20%
Average Slope	7.3%	N/A	10.6%	N/A
Lot Area (Acres)	+/-6.2	+/-6.2	+/-9.9	+/-9.9
Density	N/A	N/A	N/A	N/A
Frontage	497'	497'	434'	434'
Front Setback (South)	None	50'	None	20'
Side Setback	None	Varies*	None	Varies*
Rear Setback (North)	None	Varies*	None	Varies*
Building Height	None	45'	None	45'
Site Coverage	67%	67%	20%	20%

* Setbacks vary, see Cell Plan for specific setbacks

END OF CELL PLAN ANALYSIS

1 - Club

2 - Club

3 - Club

4 - Club

5 - Club

6 - Club

7 - Tennis Bldg

8 - Tennis Bldg

09 - Maintenance

10 - Maintenance

11 - Maintenance

12 - Maintenance

13 - Maintenance

14 - Maintenance