



Meeting Date: November 5, 2012

**TOWN OF MORAGA**

**STAFF REPORT**

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**To: Planning Commission and Design Review Board**  
**From: Doug Donaldson, Contract Planner**  
**Subject: Pre-Application Review of Concept Plans for Moraga Town Center Homes**

**Request**

No action. Information only.

**Introduction**

City Ventures, a company specializing in multi-family development projects, has procured development rights for a vacant 3.09-acre site situated between Moraga Way and Country Club Drive, in Area 13 of the Moraga Center Specific Plan (MCSP) area. The developer is proposing to construct a residential project with approximately 55 units in 2- and 3-story buildings on the site, and has submitted preliminary plans for review by the Town.

Staff has scheduled a joint workshop of the Planning Commission and Design Review Board to review the preliminary plans, assess the proposal's relationship with applicable provisions of the Specific Plan, discuss the planning and design issues that are relevant to the proposed project, and generally provide early guidance to the developer as they formulate their plans.

This report provides a description of City Venture's proposed project (including an alternative variation), assesses the planning framework established by the General Plan and the MCSP, discusses design review considerations, reviews the project approval process and identifies important issues where early Planning Commission and Design Review Board input will be helpful.

1 **The City Ventures Proposal**

2  
3 **Project Site**

4 The proposed project site fronts on Moraga Way and Country Club Drive,  
5 approximately 630 feet east of School Street and 385 feet west of St. Andrews  
6 Drive/Camino Ricardo (Figure 1). The irregularly-shaped 3.09-acre parcel is  
7 approximately 570 feet long with varying widths up to about 330 feet. It wraps  
8 around 2 sides of the Moraga Orinda Fire District (MOFD) Station 14 and has  
9 approximately 150 feet of frontage on Laguna Creek. The site is vacant; there  
10 are no structures present. The land slopes from west to east toward the creek  
11 and includes a hill located in the central southern portion of the project site. The  
12 total topographic variation is less than 30 feet. The surface of the project site is  
13 soil, grass and gravel with native vegetation and trees, including a mix of old  
14 California black walnut trees, coast redwoods, arroyo willows, and blackwood  
15 acacia.

16  
17 **Figure 1: Project Location**



18  
19  
20 **Project Description**

21 City Ventures proposes to construct approximately 55 new townhomes on the  
22 3.09 acre site as shown on the site plan (Attachment A). The site plane is  
23 illustrated more completely in the attached Study Session Packet submitted by  
24 the applicant.

25  
26 The subdivision would have the following characteristics:

- 27
- 28 • Proposed Land Use: Townhomes.
  - 29 • Density: 17.8 dwelling units per acre.
  - 30 • Open Space: 1.33 acres (43% of site)
  - 31 • Configuration: The property would be developed with townhomes  
32 accessed from internal courtyards. A series of landscaped pedestrian  
33 paseos and vehicular courtyards provide access to the homes. Three  
main pedestrian access points are proposed to and through the project

- 1 area and three points of vehicular access are proposed (one on Moraga  
2 Way and two on Country Club Drive). Homes located in the southeast  
3 portion of the project site are designed to turn their back to the fire station  
4 and a road would separate a majority of the homes from the fire station.
- 5 • Size: Homes would vary in size from 1,400 to 1,800 square feet, with three  
6 and four bedrooms.
  - 7 • Height: 35 feet maximum
  - 8 • Parking: 2-car garage per unit; plus 27 guest parking spaces
  - 9 • Drainage/C.3: To meet storm water treatment requirements a variety of  
10 methods are proposed including 48” subsurface pipes, flow-through  
11 planters, pervious pavement, and bio-detention facilities.
  - 12 • Sustainability: Sustainable green design measures proposed throughout  
13 the project with LEED Gold rating, and including solar power in each  
14 home.

15  
16 **Alternatives**

17  
18 City Ventures has also submitted an alternative variation for their project  
19 (Alternative B in the Study Session Packet.) This alternative reflects on-going  
20 discussions with the MOFD City Ventures potentially purchasing a portion of the  
21 existing fire station site. The preliminary plan for Alternative B shows seven  
22 additional units (61 total) and would consolidate the driveway for MOFDs  
23 administrative building and the project site entrance into a single road. Although  
24 it is only a potential option, Alternative B should be discussed in the Workshop,  
25 as this will influence whether the parties involved continue to actively pursue their  
26 discussions.

27  
28 **General Plan Context**

29  
30 The 2002 General Plan identifies the project site as a part of the Moraga Center  
31 Specific Plan Area, which is designated for mixed uses, including multi-family  
32 residential development. General Plan Policy LU3.1 (Attachment A) sets the  
33 parameters for the preparation of the MCSP consistent with a long-term vision of  
34 the area as a community focal point and activity center. The policy calls for a mix  
35 of uses, including identifying locations and densities for new housing consistent  
36 with the goal of achieving the Town’s fair share of “regional housing need.”  
37 Policy LU3.1 also calls for development that encourages walking and biking, with  
38 appropriate amenities and connections to residential areas, and for creek  
39 protection, with appropriate protections for the riparian environment.

40  
41 In addition, General Plan Policy LU3.3 relates to the Specific Plan area in that it  
42 calls for two new residential land use designations including ‘Residential – 16  
43 DUA (with a maximum of 20 units per acre . . . ‘

44  
45 Subsequent to adoption of the General Plan, the Town prepared the MCSP and,  
46 in 2010, adopted it and certified its EIR, making it the primary planning document  
47 to guide decisions on new development within the Specific Plan Area. The  
48 relationship of the proposed project to the MCSP is discussed below.

1  
2 In addition to the policies related to the MCSP set out in Policy LU3.1, there are  
3 many other provisions of the General Plan that are directly relevant to the project  
4 and should be noted. These include:

5  
6 **Community Design Element**

7 Policy CD1.1 Location of New Development: To the extent possible, concentrate  
8 new development in areas that are least sensitive in terms of environmental and  
9 visual resources, including:

- 10 a. Areas of flat or gently sloping topography outside of flood plain or  
11 natural drainage areas.  
12 b. The Moraga Center area and Rheem Park area.  
13 c. Infill parcels in areas of existing development.

14 Policy CD1.2 Site Planning, Building Design and Landscaping: Retain natural  
15 topographic features and scenic qualities through sensitive site planning,  
16 architectural design and landscaping. Design buildings and other improvements  
17 to retain a low visual profile and provide dense landscaping to blend structures  
18 with the natural setting.

19  
20 Policy CD2.5 Connections: Designate pedestrian and bicycle routes that connect  
21 selected public places with each other and with residential neighborhoods,  
22 schools, and commercial centers.

23  
24 Policy CD3.1 Designation of Scenic Corridors: Designate the following routes as  
25 the Town's 'Scenic Corridors':

- 26 a. St. Mary's Road  
27 b. Canyon Road  
28 c. Moraga Way  
29 d. Moraga Road  
30 e. Rheem Boulevard  
31 f. Camino Pablo  
32 g. Bollinger Canyon Road

33  
34 Policy CD3.2 Visual Character: Improve the visual character along Scenic  
35 Corridors with lighting, landscaping and signage.

36  
37 Policy CD3.5 Landscaping and Amenities: Use additional street tree planting,  
38 berms, fencing and ornamental landscaping to enhance the visual continuity  
39 along the Town's Scenic Corridors. Require appropriate landscaping for both  
40 public and private developments located on designated Scenic Corridors,  
41 including pedestrian lighting and street trees within existing commercial areas.  
42 Encourage use of native and drought-tolerant species and, where applicable,  
43 preservation of orchard trees.

44  
45 Policy CD5.1 Location: Locate new multi-family developments in close proximity  
46 to commercial centers, transit stops, and community facilities such as parks and  
47 schools, with site design and landscaping to create buffers between adjacent  
48 uses while providing connection to pedestrian and bicycle paths.

1 Policy CD5.2 Design: Ensure that new multi-family developments are planned,  
2 designed and constructed to enhance the local area, reflecting the scale and  
3 quality of their surroundings. Encourage designs that help to break up large  
4 building masses, for example by breaking one large building into several smaller  
5 buildings; providing variations in rooflines; creating a three-dimensional façade  
6 rather than a massive, flat façade; and using landscaping to soften building  
7 edges. Architectural styles and materials should reflect the character of existing  
8 residential neighborhoods, with landscaping to enhance the natural setting.

9  
10 Policy CD5.3 Open Space: Require usable private and common open space in  
11 all new multi-family residential development.

12  
13 Policy CD5.4 Pedestrian Amenities: Design new multi-family developments to  
14 create high quality pedestrian environments, with connections to the Town’s  
15 pedestrian path and trail system.

## 16 **Housing Element**

17  
18 One of the two project parcels is specifically mentioned in the Housing Element  
19 (adopted in 2010). Parcel 257-180-082 is identified as a potential subdivision  
20 site for 54 mixed-use units on 2.7 acres. Policies that are relevant to the  
21 proposed project include:

22  
23 H1.3 Design for Safety: Minimize the risk of burglary, vandalism and other crimes  
24 through appropriate design in new housing and neighborhoods.

25  
26 H1.4 Design Excellence: Review the design of new housing developments to  
27 ensure that they are compatible with the scale and character of the neighborhood  
28 in which they are located and the semi-rural character of the Town as a whole,  
29 consistent with policies in the Town’s Community Design Element. Strive to  
30 ensure that affordable housing developments are well designed and  
31 professionally managed so that they provide a high quality living environment  
32 and contribute to the overall quality of life in the Town.

33  
34 H2.1 Housing Variety: Ensure that new residential developments provide the  
35 Town with a wide range of housing types to meet the various needs and income  
36 levels of people who live and work in Moraga.

37  
38 H2.2 Vacant Land Inventory: Maintain and periodically update an inventory of  
39 developable vacant land to coordinate future housing growth.

40  
41 H2.3 Fair Share Housing: Provide for Moraga’s ‘fair share’ of the regional  
42 housing need, as identified by the Association of Bay Area Governments, by  
43 identifying adequate sites for higher density housing (at least 12 acres are to be  
44 zoned Residential – 10 DUA or 7.5 acres are to be zoned Residential – 16 DUA  
45 or some combination thereof) within the Moraga Center Area Specific Plan and  
46 Rheem Park Area Specific Plan areas, as provided on the General Plan  
47 Diagram. Additionally, work with Saint Mary’s College, the Moraga School District  
48 and other property owners to identify and facilitate the development of affordable  
49 housing opportunities and also allow the development of attached or detached  
50 secondary living units where appropriate and feasible.

1  
2 H2.4 Multi-Family Housing Amenities: Ensure that multi-family housing  
3 developments provide adequate parking for residents and visitors as well as  
4 open space and recreational facilities to meet resident needs.

5  
6 **Circulation Element**

7 Policies C4.1 and C4.2 encourage pedestrian and bicycle circulation systems, as  
8 follows:

9  
10 C4.1 Pedestrian Circulation: Provide a safe, continuous and connected system of  
11 pedestrian pathways through the Town, including sidewalks, paths, trails and  
12 appropriate crosswalks along all principal streets, to link residential  
13 neighborhoods, commercial areas, community facilities such as schools and  
14 parks, and other important destinations. Link this network as appropriate with the  
15 regional trails system.

16  
17 C4.2 Bicycle Circulation: Develop a complete bicycle system with direct,  
18 continuous, interconnected pathways between residential and commercial areas,  
19 community facilities, commuter corridors and transit hubs.

20  
21 **Moraga Center Specific Plan**

22  
23 The Moraga Center Specific Plan (MCSP) provides a planning framework to  
24 guide redevelopment, new development, and future growth in the Town center  
25 while protecting the environment and preserving the Town’s semi-rural character.  
26 In general, the MCSP calls for increased residential growth through higher  
27 densities in the planning area. It also calls for a mixture of uses, pedestrian  
28 orientation, creeks and waterways preservation, and a central focus or “village”  
29 for the town.

30  
31 The MSCP allocates land within the Plan Area into 17 sub-areas and establishes  
32 the amount, type, and location of future land uses and corresponding  
33 development that will be permitted in each of the sub-areas.

34  
35 The Town Center Homes project site is located in Area 13 of the MSCP on two  
36 parcels designated as “Mixed Office/Residential.” Area 13 is defined as vacant or  
37 under-utilized land along the south and east ends of the planning area where infill  
38 development is planned. Development of these properties may take the form of  
39 mixed-use office and residential, assisted housing, and a range of residential  
40 densities, consistent with other specialty housing needs. The project site includes  
41 all the vacant land in Area 13, and proposes to develop this land as a multi-family  
42 project. The remainder of Area 13 is developed with office buildings (portions of  
43 which are vacant) and the Fire Station, which includes administrative offices and  
44 a training area. Two important questions that should be addressed in this  
45 Workshop are:

- 46  
47 a. Is the proposed land use appropriate and consistent with the MCSP; and  
48 b. Is multi-family development appropriately located on a site adjacent to the  
49 Fire Station?

1 These issues are discussed more fully below.

2

3 The MSCP anticipates that residential development in Area 13 will have a density  
4 of 12 to 20 units per acre, which equates to a range of 37 to 62 units on the 3.09-  
5 acre project site. The Town Center Homes project proposes 55 units, which is  
6 within the density range anticipated by the MSCP. As shown in the following  
7 table, the preliminary plan presented for the Town Center Homes project appears  
8 to be consistent with the development standards prescribed in the MSCP.

9

<b>Development Standard</b>	<b>Required (MSCP Table 4-9)</b>	<b>Proposed</b>
Minimum Lot Area	10,000 SF	134,600 SF
Minimum Lot Frontage	100 feet	~370 feet (Moraga Way) ~570 feet (Country Club Drive)
Minimum Lot Depth	100 feet	~100 to 335 feet
Maximum Residential Density	20 feet	17.8 feet
Maximum Building Height	45 feet	35 feet
Maximum Stories	3 stories	2 to 3 stories
Minimum Building Separation	25 (2 stories) 35 (3 stories)	35 feet
Maximum FAR	0.85	0.80
Maximum Lot Coverage	60%	≤60%

10

11 The MSCP does not establish specific recommendations for roadway locations  
12 and circulation patterns; however, the MSCP does promote best practices  
13 including minimizing cul de sac streets; providing pedestrian connections when  
14 cul de sacs are used; maintaining 2-way traffic flow; allowing for on-street  
15 parking; and designing streets to meet local fire codes.

16

17 The Town Center Homes project provides for vehicular and bicycle circulation to  
18 and through the project site. One new roadway would connect from Moraga Way  
19 through the site to Country Club Drive and internal streets within the project  
20 would provide access to homes and the open space areas.

21

22 Parking would be provided within 2-car parking garages connected to each unit  
23 and 27 guest parking spaces are provided with convenient access to the  
24 adjacent streets. All roadways within the project are designed to be consistent  
25 with emergency access requirements. The proposed vehicular access, internal  
26 circulation and parking should be discussed in the Workshop.

27

28 The MSCP also encourages bicycle and circulation within new developments and  
29 pedestrian linkages along the Laguna Creek Corridor. While, the MCSP  
30 Illustrative Land Use and Circulation Plan does not specifically call for a  
31 pedestrian/bike trail along the segment of Laguna Creek between Moraga Way  
32 and Country Club Drive, the Town Council requested this link in July (2012) in  
33 conjunction with authorizing the processing of the Vacation of an Offer of  
34 Dedication for a road right-of-way that affects the parcel (Attachment B).

1 Accordingly, the City Ventures plan shows a pedestrian pathway along Laguna  
2 Creek frontage on their site, potentially extending along the MOFD parcel.

### 3 4 **Moraga Center Specific Plan Design Guidelines**

5 The MCSP incorporates Design Guidelines (Attachment C) that are intended, in  
6 part, to guide developers in determining what is appropriate in quality and  
7 character for the Town. The Guidelines include eight guiding principles, several  
8 of which are directly relevant to this project. These principles call for maintaining  
9 the Town's Semi-rural Character, enhancing the Town's Scenic Corridors, and  
10 thoughtfully designing Multi-Family Residential Developments.

11  
12 The Guidelines specifically note that the Village concept at the heart of the  
13 Specific Plan implies a mix of different types of activities and areas of higher  
14 density to help support these activities. It specifically states that the Village  
15 concept does *not* imply a loss of Semi-Rural Character; rather it provides  
16 guidelines to ensure that the Village remains appropriately semi-rural in  
17 character. Included among these guidelines are recommendations that care  
18 should be taken to soften the effects of upper floors, to provide streetscape and  
19 public space design with "semi-rural details" and for the preservation and  
20 enhancement of the Laguna Creek riparian corridor as a landmark character of  
21 Moraga Center.

22  
23 The City Ventures proposal is a pre-application proposal, awaiting detailed  
24 design development, and is subject to revision. Staff believes that this workshop  
25 is an appropriate forum for the Planning Commission and Design Review Board  
26 members to convey their expectations to the applicant on how best to implement  
27 the Specific Plan Design Guidelines, with respect to a project of this use and  
28 scale on this site.

### 29 30 **The Planning Process**

#### 31 32 **Development Permits**

33 As noted, City Ventures has submitted a pre-application proposal and design  
34 packet. The process of reviewing and acting upon a development plan for the  
35 site would begin with the submission of formal Development Application.

36  
37 The review and approval of the Development Application will involve a number of  
38 permits and approvals by the Town and by other agencies with jurisdiction over  
39 aspects of the project. At the present time it is anticipated that the full  
40 Development Application will include applications to the Town for approval of the  
41 following:

- 42
- 43 • Conceptual Development Plan, under MMC Section 8.48.090
- 44 • General Development Plan, under MMC Section 8.48.110
- 45 • Precise Development Plan, under MMC Section 8.48.120
- 46 • Rezoning of the site to PD-Planned Development District under MMC  
47 Section 8.12.100
- 48 • Design Review approval, under MMC Section 8.136.50
- 49 • Grading Permit, under MMC Title 14
- 50 • Tree Removal Permit, under MMC Section 12.12.030

- 1           • Tentative Subdivision Map, under the Subdivision Map Act

2       In addition, permits or approvals will be required from other agencies, including:

3

- 4           • Demonstrated compliance with Provision C.3 of the National Pollutant  
5           Discharge Elimination System (NPDES) permit issued to the Contra  
6           Costa Clean Water Program  
7           • Compliance with the requirements of the NPDES Construction General  
8           Permit issued under the NPDES and required by the Regional Water  
9           Quality Control Board

10       **Environmental Review**

11       The State law that enables the preparation of Specific Plans (Government Code,  
12       Section 65450 and following) exempts any residential development project,  
13       including any subdivision, or any zoning change that is undertaken to implement  
14       and is consistent with a Specific Plan for which an environmental impact report  
15       has been certified, from further environmental review under the California  
16       Environmental Quality Act (CEQA).

17

18       Accordingly, if the project proposed by City Ventures is in full conformance with  
19       the MCSP, no additional environmental review will be required.

20

21       If the project proposed by City Ventures is not in conformance with the Specific  
22       Plan, the Town will follow standard CEQA procedures, beginning with the  
23       preparation of an Initial Study which, in turn, will lead to the preparation of a  
24       Negative Declaration, or Mitigated Negative Declaration, or Environmental  
25       Impact Report.

26

27       **Issues for Discussion**

28

29       Staff recommends that the Planning Commission and Design Review Board  
30       commence the Workshop with a presentation from City Ventures of their pre-  
31       application proposal.

32

33       The Commission and Design Review Board members can then discuss the  
34       proposal's conformance (or non-conformance) with the MCSP. Staff and the  
35       applicant would appreciate direction, comments and guidance on the following  
36       issues, at a minimum:

37

38       **Issue 1: Is the proposed use appropriate for this site**

39       Area 13 of the MSCP is designated as "Mixed Office/Residential." Multi-family  
40       development is anticipated in this area; the portions of Area 13 that are currently  
41       developed have office buildings, the fire station, and the Fire District's  
42       administrative office. In addition, the Housing Element's Vacant Land Inventory  
43       projects 54 residential units for the project site. Staff believes that City Ventures  
44       plan for developing the site with a multi-family land use, exclusively, would be  
45       consistent with the "Mixed Office/Residential" designation and that Area 13 would  
46       have the mix of uses anticipated in the MCSP if the subject site is developed as a  
47       multi-family residential use. Do the Commission and Board concur? If not, what  
48       direction can the Commission and the Board provide?

49

1 **Issue 2: Should residential development be constructed adjacent to the**  
2 **Fire Station**

3 As a variation of the use question, staff notes that the proposal would convert  
4 vacant land adjacent to a fire station (with a fire fighters training yard) into a  
5 residential development. Staff believes that there are potentially inherent conflicts  
6 with this juxtaposition of land uses, but that the conflicts can be mitigated with  
7 sensitive design and special site amenities. Does the Commission and the  
8 Board concur? What do the Commission and Board suggest to the applicant to  
9 reduce these potential conflicts?

10  
11 **Issue 3: Should Alternative B be pursued**

12 City Ventures has been in discussions with the MOFD focused on combining the  
13 entrance driveways off Moraga Way, and potentially incorporating a portion of the  
14 MOFD's land into the project area. Alternative B in City Venture's submittal  
15 illustrates how this could function. As noted, the larger site would support  
16 additional units (7 are shown). Do the Commission and Board encourage the  
17 parties to proceed along these lines?

18  
19 **Issue 4: Does the proposal generally conform to the applicable**  
20 **development and design standards set out in the MCSP**

21 Staff believes that the City Ventures preliminary plan appears to conform to the  
22 specific development standards set forth in the MCSP and reviewed in the Table  
23 above. Staff suggests the Planning Commission and Design Review Board  
24 discuss related site planning considerations including grading, buffering from  
25 adjacent uses, the layout of the access roads, on-site streets, parking,  
26 pedestrian/bicycle paths, open space areas and any other issues or  
27 considerations that would be helpful to the applicant.

28  
29 **Issue 5: What are the key design review considerations, drawn from the**  
30 **MCSP Design Review Guidelines (attached), that may be important in**  
31 **affecting the detailed design of this proposal**

32 Staff requests the Design Review Board and Planning Commission provide  
33 direction to the applicant regarding how the preliminary plan can be refined to  
34 appropriately reflect the applicable provisions of the MCSP Design Review  
35 Guidelines. Specific topics that would be appropriate for discussion would  
36 include the treatment of the Scenic Corridor frontage (see Section 1.2.4)  
37 Architecture and Building Design (see Section 4.2), and Open Space design  
38 considerations. (See Sections 4.1, 6.1.4, 6.3 and 6.4)

39  
40  
41 **Report reviewed by: Planning Director**

42  
43 **Attachments:**

- 44 A. Proposed Site Plan
- 45 B. General Plan Policy LU3.1
- 46 C. Town Council Resolution No. 61-2012
- 47 D. MCSP Design Guidelines
- 48 E. Conceptual Project Plans

# ATTACHMENT A

## **PROPOSED SITE PLAN**

# Site Plan: Conceptual Development Plan (Alt B)



City Ventures



## Moraga Site Plan - Scheme B

- PLAN A - 3 STORY
- PLAN B - 3 STORY
- PLAN C - 3 STORY
- PLAN D - 3 STORY
- CREEK TRAIL

NOTE: Alt B includes development on a portion of MOFD property. City Ventures and MOFD have discussed purchasing a portion of the property, but no agreement has been made to date.

# ATTACHMENT B

## **GENERAL PLAN POLICY LU3.1**

## GENERAL PLAN POLICY LU3.1

LU3.1 Moraga Center Area Specific Plan. Undertake a specific planning process for the area designated on the General Plan Diagram as the 'Moraga Center Area Specific Plan,' coordinated as appropriate with the planning for the Rheem Park Area Specific Plan. Address the following issues through the specific plan process:

a) Vision. Define a long-term vision for the area's development and redevelopment as a community focal point and activity center, defining specifically the area's role within the larger structure of the Town and its relation to the Rheem Park Specific Plan Area.

b) Mix of Uses. Establish an appropriate mix of residential and commercial use areas in addition to community facilities and open space areas. Focus in particular on those parcels that are undeveloped, under-utilized, or subject to potential redevelopment.

c) Housing. Define appropriate locations and densities to achieve the Town's fair share of 'Regional Housing Need' in keeping with the goals and policies of the Housing Element. Provide a mix of housing types that is fitting with Moraga's community character and responds to the needs of lower and moderate income households, the local workforce, seniors, and 'empty-nesters.'

f) Design Quality. Establish design guidelines to create an attractive pedestrian-friendly environment and reflect Moraga's community character.

g) Traffic Access, Circulation and Parking. Address traffic access and circulation issues and provide adequate parking to meet current and projected needs, located and designed consistent with the area's pedestrian orientation.

h) Pedestrian and Bicycle Circulation. Create an environment that encourages walking and biking, with appropriate amenities and connections to adjacent residential neighborhoods. Consider providing some flexibility in parking standards in return for effective strategies and amenities that promote the use of alternative transportation modes.

k) Creek Protection. Protect the creek area with appropriate development setbacks to protect its riparian environment and address flood risks. Consider incorporating the creek into a linear park feature connecting Moraga Road to the Moraga Way/School Street area, with pedestrian/bicycle connections across the creek as appropriate.

# ATTACHMENT C

**TOWN COUNCIL RESOLUTION  
NO.61-2012**

BEFORE THE TOWN COUNCIL OF THE TOWN OF MORAGA

In the Matter of:

Authorizing the Processing of Vacation of )  
Offer of Dedication Between Moraga )  
Way and Country Club Drive Through )  
Development Review Process for )  
Proposed Project (APN: 257-180-082; )  
Property Owner: Bruzzone) )

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Resolution No. 61- 2012

**WHEREAS**, the Town of Moraga (as successor to the County of Contra Costa by incorporation) was granted an Irrevocable Offer of Dedication for an approximately 84-foot wide right-of-way, known as a "Connector Road," for street and highway and incidental purposes between Moraga Way and Country Club Drive, as shown on Exhibit A, attached hereto and incorporated herein by this reference (the "Right-of-Way"); and

**WHEREAS**, the Offer of Dedication was originally part of a regional circulation plan and has never been constructed or used as a public street; and

**WHEREAS**, the owner of the property located between 1150 and 1280 Moraga Way and Country Club Drive (the "Property"), which is encumbered by the Right-of-Way, has applied to develop the Property and has requested the vacation of the Right-of-Way; and

**WHEREAS**, the Town Council has authority to accept the Offer of Dedication or vacate the Offer of Dedication; and

**WHEREAS**, the Offer of Dedication may no longer be necessary provided an alternative access is provided by the proposed project; and

**WHEREAS**, the Town Council encourages the development of the Property in accordance with the General Plan, the Moraga Center Specific Plan, the Moraga Municipal Code and Town regulations and guidelines; and

**WHEREAS**, the Town Council desires to consider the vacation along with the development application in order to ensure that appropriate alternative access is provided by the proposed project and that the proposed project complies with standard conditions for development, such as (1) the dedication of an alternative right of way that provides pedestrian and vehicular access across the Property at the Town's preferred location, consistent with Moraga Center Specific Plan and the Town's General Plan; (2) the provision of an alternative pedestrian-bicycle pathway at least 10 feet wide along the creek with landscaping improvements; (3) landscaping along Moraga Way consistent with the nearby Sonsara residential development; and (4) a neighborhood park that includes at a minimum two picnic tables and a barbecue.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Moraga that the Town Council authorizes the processing of the vacation of the Offer of Dedication through the development review process in accordance with the standards and conditions set forth above.

**PASSED AND ADOPTED** by the Town Council of the Town of Moraga at a regular meeting held on July 25, 2012 by the following vote:

**AYES:** Mayor Metcalf, Vice Mayor Harpham, Councilmembers Mendonca and Trotter  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Councilmember Chew

  
\_\_\_\_\_  
Michael Metcalf, Mayor

Attest:

  
\_\_\_\_\_  
Marty C. McInturf, Town Clerk

# ATTACHMENT D

## **MCSP DESIGN GUIDELINES**



<b>1.0 INTRODUCTION</b>	<b>3</b>
<b>1.1 Purpose, Intent, and Organization</b>	<b>3</b>
<b>1.2 Consistency with Town of Moraga Design Philosophy</b>	<b>3</b>
1.2.1 Maintain the Town’s Semi-Rural Character (SRC)	4
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## 1.0 INTRODUCTION

### 1.1 PURPOSE, INTENT, AND ORGANIZATION

This section is presented to guide the aesthetic nature of development within the MCSP, adding design guidance to the development standards presented in the Land Use Element of this Specific Plan, which guide bulk, height, and mass.

The Design Guidelines establish a range of encouraged design approaches while allowing for flexibility and innovation. As projects within the MCSP are developed, these Design Guidelines will assist the Town of Moraga in evaluating their conformance with the objectives and design vision of the Specific Plan. These guidelines are designed to provide the Town of Moraga with the necessary assurance that the Specific Plan area will develop in accordance with the high quality and lasting character proposed herein; to guide developers in determining what is appropriate in character and quality for the Town of Moraga; and to assist the Town in evaluating proposals for development.

Images provided within this document depict examples of preferred architectural character selected by citizens of Moraga during a community meeting led by Town consultants. They are used to generally describe preferred arrangements of bulk and mass, use of materials, landscape techniques, and overall design ideas.

After identifying areas of particular importance in relationship to the Design Philosophy presented in the Town of Moraga Design Guidelines, these Design Guidelines will present Design Principles for each of the main MCSP land use categories: Residential, Community Commercial, Mixed Commercial/Residential/Office, and Suburban Office. Guidelines for architectural site features such as street lighting, benches, signage, walls, and fences will follow, and this document will conclude with guidelines for landscaping with the MCSP.

### 1.2 CONSISTENCY WITH TOWN OF MORAGA DESIGN PHILOSOPHY

The Town of Moraga Design Guidelines present eight guiding principles as a Design Philosophy for the Town. These are listed as follows:

- Maintain the Town's Semi-Rural Character (SRC)
- Protect Ridgelines and Hillside Areas (RH)
- Complement Existing Landscaping (L)
- Enhance the Town's Scenic Corridors (SC)
- Minimize the Impacts of Development (ID)
- Thoughtfully Design Single Family Residential Neighborhoods (SFR)
- Thoughtfully Design Multi-Family Residential Developments (MFR)
- Promote Commercial Centers as Community Places (CC)



In addition to considering the guidance presented in the Town-wide document, the MCSP presents several unique opportunities to reinforce these eight principles. Any development proposals that will impact these areas should be given careful consideration to ensure that the most is made of these unique opportunities.

### 1.2.1 Maintain the Town's Semi-Rural Character (SRC)

The Village concept at the heart of the MCSP implies a mix of different types of activity and areas of higher density that help to support these activities and provide an active and vibrant Village atmosphere. The Village concept does *not* imply a loss of Semi-Rural Character. These two need not be mutually exclusive. However, certain steps can be taken to reinforce the Semi-Rural character as tantamount to the vision set forth in the MCSP.

Where allowed, vertical mixed-use can provide affordable housing, create a lively and active street environment, put people right in the heart of the Village, and use land much more efficiently than spreading out uses horizontally on a site by instead stacking one on top of another. However, many notions of vertical mixed-use conjure images of crowded city streets and neighborhoods with an industrial character. The following guidelines should be applied throughout the MCSP area to ensure that the Village remains appropriately semi-rural in character.

- A. Care should be taken to “soften” the effect of upper floors. Examples include using pitched roofs with dormer windows for top floors, increased setbacks applied to upper floors to create a “step-back” effect, upper-floor open spaces such as balconies or porches, and landscape treatments such as rooftop vegetation and adequate use of street trees.
- B. Streetscape and public space design should include the use of “semi-rural details,” with examples such as rolled curbs, curbless streets with bioswales, split rail fences, and the use of soft materials such as crushed gravel and irregular paving, where appropriate.
- C. The Moraga Ranch and the Laguna Creek Riparian Corridor run through the middle of the MCSP area. They should both be preserved and enhanced to provide semi-rural core landmark character defining elements visible from points throughout the plan area.

### 1.2.2 Protect Ridgelines and Hillside Areas (RH)

Care should be taken to maintain low visual profiles for lower density buildings on hill sites, reserving the flattest areas within the MCSP for higher densities. Cluster zoning techniques will allow a certain average density across a large plan area. Within this area, individual projects can be allowed to build densities higher than the allowable average in exchange for areas that remain free from development. When applied, the remaining undeveloped open space areas should be designed to remain publicly accessible and be clearly marked to provide recreational opportunities in the form of trails, greenways, and pocket parks to serve the entire community.

### 1.2.3 Complement Existing Landscaping (L)

The existing landscape in the MCSP is dominated by the Laguna Creek Riparian Zone and orchard trees planted throughout, both of which help to frame the semi-rural context of the MCSP zone. To complement the existing landscape within the MCSP, drainageways should be designed as open channel bioswales that reflect natural topographic profiles, creating an opportunity for native species plantings to run throughout the community and connect to the Laguna Creek corridor, as well as employing visible green strategies for treating storm water. To



reflect the historical context of orchard use, the use of both organic fruiting and non-fruiting orchard species planted in linear arrangements is encouraged for buffer areas and within public parks.

### 1.2.4 Enhance the Town's Scenic Corridors (SC)

Moraga Road and Moraga Way, two of the town's major scenic corridors, play pivotal roles in the circulation concept through the MCSP. In addition to guidelines presented in the Town Design Guidelines for scenic corridor enhancements, the Town's 2006 Transportation Corridor Streetscape Plan presents specific design approaches. However, the Village character and development intensity being proposed in parts of the MCSP will result in buildings oriented toward the street, not just located adjacent to it. In these areas, planting and paving treatments that respect setback requirements but create a pedestrian streetscape rather than greenbelt, may be appropriate.

In all contexts, the importance of Scenic Corridors should be enhanced as important organizing elements within the MCSP area. Special landscaping, signs, lighting, and other streetscape design techniques should be used along streets to announce gateways into the Town and into the MCSP area.

### 1.2.5 Minimize the Impacts of Development (ID)

The most significant impacts in the MCSP are those generated by non-residential uses that affect residential areas. Items such as traffic and parking, noise, debris, light and glare, and visual impact should be given special consideration due to the close proximity of residential and non-residential uses within the MCSP, with special consideration being given to residential mixed use development.

In all areas of the MCSP, the use of green building techniques and sustainable development is encouraged, building on the success of sustainable reconstruction of the historic Moraga Barn. Strategies to employ sustainable site design, water efficiency, energy reduction, and the use of sustainable materials and resources should be used when possible. For further guidance on specific design measures to mitigate impacts of development, please see the following section dealing with General Plan EIR mitigation measures.

### 1.2.6 Thoughtfully Design Single Family Residential Neighborhoods (SFR)

Single family residential neighborhoods in the MCSP will be some of the closest such dwellings to an area of commercial activity in Moraga, providing a unique opportunity for these Moraga residents to walk rather than drive for many of their daily trips. These neighborhoods should be designed with high-quality pedestrian environments with sidewalks and pathways to adjacent neighborhoods and the Moraga Center to encourage walking as a primary mode of transportation.

### 1.2.7 Thoughtfully Design Multi-Family Residential Developments (MFR)

Multi-family residential developments in the MCSP will result in a high concentration of residents in close proximity to the Moraga Center. This provides Moraga Center businesses with an opportunity to attract new customers and increase sales. These developments should be designed with high-quality pedestrian environments with sidewalks and pathways to adjacent



neighborhoods and the Moraga Center to encourage walking as a primary mode of transportation for local shopping trips.

### 1.2.8 Promote Commercial Centers as Community Places (CC)

A community place should be inviting and comfortable, providing Moraga residents with a place to linger, stroll, and interact. Special attention should be given to creating a high-quality pedestrian environment through the use of pedestrian amenities such as seating, lighting, and signage; plaza areas; and outdoor café spaces. Through traffic and parking lot access should be directed away from main pedestrian areas, while diagonal on-street parking should be used in pedestrian areas to create an adequate buffer between the sidewalk and the roadway. To further enhance the sense of community in the Moraga Center, designs are encouraged to include a maximum amount of mixing of uses, to include retail, office and residential uses. In addition, commercial centers should include bicycle-friendly design strategies that enhance the direct access to the Lafayette-Moraga Regional Trail.

## 1.3 DESIGN CONSISTENCY WITH GENERAL PLAN EIR MITIGATION MEASURES

The following general design strategies should be employed where appropriate to mitigate the impacts of development within the MCSP area and on adjacent neighborhoods.

### 1.3.1 Traffic and Parking

- A. On-site parking should be designed handle maximum demand.
- B. Access points to parking areas and areas of heavier traffic should be located to direct traffic away from all residential areas.

### 1.3.2 Noise

- C. Use of berms, sound walls, and additional setbacks along residential property lines is encouraged.
- D. Delivery and service areas should be enclosed and located away from all residential areas and pedestrian paths, plazas, and sidewalks.
- E. External vents and mechanical equipment should be enclosed and fully screened from view and should be directed away from residential uses and pedestrian paths, plazas, and sidewalks.
- F. Nighttime uses such as ATM machines should be oriented away from residential uses.
- G. Active recreational areas and their related service areas should be located away from lower density residential areas.
- H. Primary parking areas and building entrances should be located away from lower density residential areas.

### 1.3.3 Debris and Odor

- I. Service entrances and waste disposal facilities (trash, recycling, dumpsters) should be enclosed and fully screened from view and oriented away from all residential areas.
- J. Six foot “good neighbor” fencing should be provided along side and rear residential property lines.



#### 1.3.4 Light and Glare

- K. Light sources should be shielded and directed away from interior living spaces of all residential areas.
- L. Illuminated signs should be oriented away from interior living spaces of all residential uses. Ground signs should be used rather than pole signs.

#### 1.3.5 Visual Impacts

- M. Full landscape plantings should be provided to “line-of-sight” levels to screen views from residential properties into other use areas.
- N. Building scale and massing should be compatible with surrounding uses. Higher intensity uses and larger building scale and mass are appropriate in the Moraga Center, and should transition down to be compatible with the existing building scale and mass in adjacent areas.
- O. Unobstructed view corridors from adjacent areas with views of significant topographic features such as ridgelines should be maintained.

### 1.4 PROCEDURAL CONSIDERATIONS

Please refer to the Town of Moraga Design Guidelines for information regarding the implementation of these Design Guidelines and the Design Review Process.



## 2.0 RESIDENTIAL

The primary aim of design guidelines for residential areas within the MCSP is to create pedestrian friendly, coherent, and attractive neighborhoods that fit into the context of surrounding character of Moraga. Residential areas should support a variety of residential types and densities that all achieve the same high quality design standard, regardless of the specific building type or density.

### 2.1 SITE DESIGN

#### 2.1.1 Circulation Patterns

Circulation patterns should define community character, provide links to recreational amenities, and encourage interaction between neighbors.

- A. Neighborhood patterns should allow residents to easily walk or bike through the neighborhood.
- B. Neighborhood patterns should be designed to work with and preserve topographic and natural features.

#### 2.1.2 Streets

Neighborhood Streets should be designed to provide safe and convenient access for vehicles and pedestrians. Streets should provide attractive designs where the composition of street, landscaping, sidewalks, and private front yards define a common space in which residents and visitors can walk, meet, play, and socialize. Street patterns should interconnect and encourage easy access from one neighborhood to another while discouraging high speed travel.

- A. Cul-de-sacs should be open ended and adjacent to open space or other recreational amenities such as parks where possible.
- B. Closed cul-de-sacs of homes should not back onto open space or parks.
- C. Long stretches of homes should not back onto neighborhood collectors or open space amenities such as parks or paseos.



- D. Inappropriate street termination points should be avoided. Examples include bedroom windows vulnerable to headlights, alleys, or other parking areas.

## 2.2 ARCHITECTURE

### 2.2.1 Cohesive Neighborhood Design

Open relationships between neighborhoods should be maintained while still allowing for market differentiation.

- A. Signature detailing should establish the community's architectural character in form, color, and materials.
- B. Abruptly disharmonious and monolithic architectural style, color, and material should not be used.

### 2.2.2 Streetscapes

Building relationships and groupings should be designed to create streetscapes that demonstrate variety and individuality to contribute to a positive sense of place.

- A. Building heights should vary along streets.
- B. Setbacks should vary along streets.
- C. Uniform and repetitive facades that present a monolithic form of development should be avoided.
- D. Window placement and building siting should not violate the privacy of a adjacent private yards.

### 2.2.4 Garages and Driveways

Important in the creation of pedestrian oriented neighborhoods is lessening the impact of garage doors.

- A. Plans should provide garages pushed to the rear of the lot or accessed from alleys.
- B. Driveway pavement should be reduced to the minimum functional width. The use of permeable materials for driveways is encouraged.
- C. Planting pockets should be used between adjacent garage doors.
- D. Living space should be forward of the garage setback.
- E. Unadorned street-facing garages should not be forward of living areas.

### 2.2.5 Building Articulation

Visual interest in the streetscape should be created through building articulation and variation of building forms.

- A. Strong vertical accents and varied wall plane lines are encouraged.
- B. Building forms should be appropriate to their style.
- C. Use of balconies, verandas, porches, and arcades visible from the street is encouraged.
- D. Front porches should be sufficiently sized to allow for functional use.
- E. Where topography allows, porches should be elevated above the street level.
- F. Use of repetitive, unarticulated building forms should not be allowed.



- G. Inappropriate mixing of styles should be avoided. (e.g., English half-timbering on 4:12 pitch roof should not be applied to a ranch style home.)
- H. Unarticulated roof forms should not be set on a constant wall plate height.

Equal concern should be given to side elevations on corner lots and rear elevations where visible from public areas and neighboring areas. All “public” faces should be articulated.

- I. Articulation, materials, and architectural details should wrap around corners to sides and rears of homes where visible.
- J. Unadorned flat side and rear elevations should not face onto open space areas and streets.
- K. Wrapping porch elements around the corners of buildings is encouraged on corner lots.
- L. Side elevations that face a public street should be enhanced with additional windows, pop-outs or bays, chimneys, stepped rooflines, or balconies, as appropriate.

### 2.2.6 Entries

Entries should be given special attention as a whole system including the door, side windows, porch, and entry wall.

- A. Entries should be inviting from the street.
- B. Adequate protection from wind, rain, and sun should be provided at building entries.
- C. Where homes occur on corners, wrapping of entry elements around the side is encouraged.
- D. Sectional garage doors should have appropriate articulation, such as panel detailing or window panels, and be recessed into the building plane.

### 2.2.7 Details and Materials

Details and materials should be appropriate to the architectural style of the building. Appropriate and well thought out detailing should enhance the perception of a project’s quality.

- A. Gutters, downspouts, and rainwater leader heads should be integral to the roof and wall detailing and should be designed as part of the trim.
- B. Roofing materials should be appropriate to their related style and pitch.
- C. Homes should have a color palette that at a minimum includes a body color, trim color, and accent color.



## 3.0 COMMUNITY COMMERCIAL

The retail areas of the Moraga Center Specific Plan are important in establishing long term successful retail relationships with the surrounding community.

Retail buildings should provide a contemporary design sensibility that reflects the eclectic architectural context of Moraga. Building forms should be articulated with pedestrian scaled storefronts and a sidewalk oriented retail presence that creates the desired Village character. Also refer to the section on Mixed Commercial/Residential/Office for additional design guidance.

### 3.1 SITE DESIGN

#### 3.1.1 Pedestrian Orientation

Consistent with the Town's principle to promote commercial centers as community places, a primary focus for site design of Community Commercial areas should emphasize creating comfortable spaces for pedestrians.

- A. Community Commercial areas should be designed to be both bicycle and pedestrian friendly.
- B. Pedestrian scaled lighting fixtures should be provided.
- C. Strong pedestrian connections should be provided from surrounding neighborhoods to the Moraga Center.
- D. Outdoor seating should be provided to include both sunny and sheltered areas.
- E. Both paved and planted areas should be incorporated into the design.
- F. Significant intersections and pedestrian routes across parking areas should be highlighted with bollards, special paving, accent trees.
- G. Focal points should be used to provide central opportunities for public art.

### 3.2 ARCHITECTURE

#### 3.2.1 Building Design



Building forms should generate interest through strong and simple forms, colors, and materials. All building facades visible from public areas should employ the same high level of articulation and quality of details and materials as the front elevation of the building.

- A. A composition of distinct but related forms should be used for overall massing.
- B. Depth and variation along the elevation may be accomplished with projected and recessed wall sections or with colonnades to establish a varying sense of physical movement.
- C. Where long expanses of blank wall are unavoidable, they should be articulated and softened with three dimensional details, planters, vines, and other landscaping.
- D. Buildings should incorporate three dimensional façade elements that lend a pedestrian scale to the street level.
- E. Main entries should be easily identifiable.

Roof design should be integral to the overall building design.

- F. Structures should feature a variety of roof designs and wall projections to visually break up the building mass.
- G. Roof heights may vary and roof forms may include traditional pitch roofs, shed roofs, and gable forms for creating visual movement along the elevations.
- H. Rooftop mechanical equipment should be screened from view.

### 3.2.2 Materials

Materials should be appropriate to the building's style and character and suited to commercial construction.

- A. Use of materials such as shingle, lap siding, stucco, masonry, storefront glazing, and well-detailed concrete is encouraged.
- B. Accent materials such as brick, stone, tile, and anodized or patinaed metals are encouraged.
- C. Any changes in materials should occur at inside corners where the building plane changes direction.
- D. Mirror glazing should not be used.

### 3.2.3 Other Considerations.

For retail tenants, this Specific Plan recognizes the importance of tenant identity and that tenant identity is often integral with the elevations or form of a particular building. Any modification and/or customization of a building(s) and/or building elevation(s) should occur within the overall character and context of the Specific Plan Design Guidelines and of the approved architecture and site plans.

Any changes to a building(s) and/or building elevation(s) for any land use submitted after Administrative Design Review or approval by the Design Review Board should be reviewed and approved administratively when appropriate. When staff deems that there has been too great a modification to plans previously recommended for approval by the DRB, and approved by the Planning Commission and/or Town Council, then the particular proposal shall be re-submitted for review and approval.



### 4.0 MIXED COMMERCIAL / RESIDENTIAL / OFFICE

Mixed use areas within the MCSP should be a unique combination of different land uses, including but not limited to retail, residential, office, commercial, service, entertainment, and recreation. This blending of uses creates an energy to the urban fabric with distinct yet connected public open spaces, linking the School Street retail area, the Moraga Ranch main lawn, and existing and enhanced open spaces within the Moraga Center to formal and informal pedestrian spaces throughout the plan area.

The School Street “main street” character is intended to create a focal point for the new village at the heart of the MCSP, creating a gathering place that has the potential to be a gathering place for formal events and gatherings such as the weekly farmers’ market or arts and crafts exhibitions while also providing for comfortable, intimate places to pause and rest. Please also see the section on Community Commercial for additional design guidance.

#### 4.1 SITE DESIGN

##### 4.1.1 Pedestrian Orientation

Consistent with the Town’s principle to promote commercial centers as community places, a primary focus for site design of Mixed Commercial/Residential/Office areas should emphasize creating comfortable spaces for pedestrians. Please refer to Community Commercial section for general site design considerations. Specific to the Mixed Commercial/Residential/Office land use classification, use of multi-story mixed use buildings with storefronts, awnings, and ample landscaping is encouraged to create a greater sense of street enclosure where people are comfortable walking and spending time.

- A. Mixed Commercial/Residential/Office areas should be designed to be both bicycle and pedestrian friendly.
- B. Provide for a mix of sizes of businesses to create a pedestrian friendly atmosphere that provides diverse retail components.
- C. Use of trellises, awnings, and other weather protection devices is encouraged.



Plazas and other outdoor seating areas should be provided to create gathering places for residents and visitors in order to enhance a village atmosphere.

- D. Focal points should be created with features such as fountains, a clock tower, outdoor performance and gathering areas, or opportunities for public art.
- E. A generous amount of outdoor seating should be provided and should include both sunny and sheltered areas.
- F. Both hard surface and planted areas should be incorporated into the design.
- G. Colored, decorative paving patterns should be used at special focal points.

### 4.1.2 Street Furnishings

Creating comfortable streets and pedestrian spaces is an important part of the crafting the Village environment. These areas should be furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as public art, the furnishings should be in a similar family of style color, and finish to create a refined and uncluttered appearance.

- A. Formal seating areas should be provided, using benches, tables, and chairs. To create interesting public spaces, the use of concrete seat walls and steps to create informal seating at raised planters, steps, and benches cast into the plaza areas is also encouraged.
- B. Newspaper racks should be of one cohesive design and integrated into the landscape design.
- C. Bicycle parking and utilities should be integrated into the landscape design to place these elements where they are needed in a discreet manner.
- D. Bollards may be placed to provide separation between auto and pedestrian crossings.
- E. Trash and ash receptacles should be placed at convenient locations to help keep these areas clean.

## 4.2 ARCHITECTURE

The goal of the Mixed Commercial/Residential/Office architecture is to create a character which is distinctive and memorable. The architecture should be inspired by classic Village architecture as well as semi-rural design sensibility in a restrained modernist vocabulary.

### 4.2.1 Building Design

All building facades visible from public areas should employ the same high level of articulation and quality of details and materials as the front elevation of the building.

- A. Where long expanses of blank wall are unavoidable, they should be articulated and softened with three dimensional details, planters, vines, and other landscaping.
- B. A composition of distinct but related forms should be used.
- C. Loading and service areas should be integrated into the overall building composition.
- D. Architectural enclosures should be designed as integral elements of the building architecture.
- E. Use of long, unbroken forms and flat planes is discouraged.

Public street facing facades should incorporate three dimensional façade elements that lend a pedestrian scale to the street level.



- F. Trellises or permanent awnings should be occasionally incorporated where appropriate to protect sidewalks and plaza areas from the elements.
- G. Use of arcades, wide overhangs, and deep reveals is encouraged.
- H. Main entries should be easily identifiable.
- I. Flat, unarticulated wall planes should not be used.

Roof design shall be integral to the overall building design.

- J. Parapets shall screen rooftop mechanical equipment from view.
- K. Tower elements should be included at key locations (entries, corners) to provide points of interest along the street.
- L. Uniform rooflines should be avoided by varying heights of adjacent buildings or storefronts.

#### 4.2.2 Materials

Materials should be appropriate to the building's style and character and should be suited to commercial construction.

- A. Use of Materials such as shingle, lap siding, stucco, masonry, storefront glazing, and well-detailed concrete is encouraged.
- B. Accent materials such as brick, stone, tile, and anodized or patinaed metals are encouraged.
- C. Any changes in materials should occur at inside corners where the building plane changes direction.
- D. Mirror glazing should not be used.



## 5.0 SUBURBAN OFFICE

The Suburban Office land use classification seeks to provide an employment base for the Town of Moraga in a quality environment. As an integral part of the community, it is important to maintain the quality of the character established throughout the rest of the MCSP.

### 5.1 SITE DESIGN

#### 5.1.1 Pedestrian Orientation

Suburban Office development should provide for an employment environment where people are comfortable walking between buildings and parking areas, and with strong pedestrian connections to the rest of the community.

- A. Suburban Office areas should be designed to be both bicycle and pedestrian friendly.
- B. Pedestrian paths and walks should be lined with trees. Trees should also be used to create separation between pedestrian paths and parking areas.
- C. Pedestrian scaled lighting fixtures should be provided along internal walkways.
- D. There should be provision of street furniture including bus shelters, trash receptacles, and bicycle racks.
- E. Special paving should be used at key pedestrian and vehicular intersections.
- F. Loading and service areas should be screened from view and not be visible from public streets.
- G. Architectural enclosures should be designed as integral elements of the building architecture.

### 5.2 ARCHITECTURE

#### 5.2.1 Building Design

Building design should create a quality character of architecture that is both aesthetically pleasing and functionally efficient, and allows for flexibility over time. Public street facing facades of all buildings should have the same level of articulation and quality of details and materials as the “public front” of the building.

- A. A composition of distinct but related forms should be used.
- B. Roof heights may vary.
- C. Main entries should be easily identifiable.
- D. Flat, unarticulated wall planes should not be used.
- E. Roof design should be integral to the overall building design.
- F. Rooftop mechanical equipment should be screened from view.



- G. Superficial roof forms or roof forms that appear to be tacked on should not be used.

### 5.2.3 Details and Materials

Details and materials should be appropriate to the building's style and character and suited to commercial construction.

- A. Use of materials such as stucco, masonry, storefront glazing, and well detailed concrete is encouraged.
- B. Accent materials such as brick, stone, tile, glass block, and anodized or patinaed metals should be used.
- C. Mirror glazing should not be used.



## 6.0 SITE FEATURES

The use of accessory site elements such as lamp posts, signage, walls, and fences greatly contribute to the overall feel of a community. In addition, these elements contribute to the safety, comfort, and legibility of a community, therefore having the dual role of being functional and aesthetic at the same time. Site features used in the MCSP area should be of a similar character to contribute to a cohesive community aesthetic that preserves the semi-rural context and character of the Town.

### 6.1 LIGHTING

The goal for the lighting guidelines is to provide a comfortable level of illumination that meets the community's needs for orientation and safety in a way that complements the aesthetic qualities of the architecture and the semi-rural character of Moraga.

#### 6.1.1 General Considerations

Lighting design should be energy efficient, to create a better quality of life, an improved aesthetic, and preserve energy resources.

- A. High efficiency fixtures and sophisticated optics are encouraged to direct light where it is needed without creating excessive glare.
- B. Long lasting high pressure sodium lamps are suggested to minimize energy use and lamp replacement.
- C. Lights should be placed where they are needed for specific uses, rather than to a continuous foot-candle requirement, allowing for the appreciation of the dark sky in the residential neighborhoods and reducing the total number of fixtures and energy consumption.

Lighting should be shielded to avoid excessive and unnecessary glare.

- D. The use of uplights for buildings, trees, or signs is discouraged.
- E. High intensity light fixtures should include a shielded light source that reduces the view to the light source.
- F. High pressure sodium and incandescent lamps shall be used exclusively to provide a narrow light spectrum to preserve viewing opportunities and increase efficiency.
- G. Mercury vapor, metal halide, and fluorescent lamps will not be permitted for use in the specific plan area.
- H. Other light sources may be considered if it can be demonstrated that the narrow light spectrum is maintained.



### 6.1.2 Village Lighting

Centers of community activity should have street and plaza lighting consistent with the Community Commercial and Mixed Commercial/Residential/Office guidelines in order to maintain the continuity of design through these spaces.

- A. Light fixtures should be designed as an integral part of the streetscape with a spacing and pattern that complements tree plantings and other site furniture.
- B. Retail sidewalks and plazas should utilize a combination of decorative pedestrian scale pole and bollard lights that complements the architectural style of the buildings.
- C. Use of wall mounted fixtures where appropriate on the building elevations is encouraged to supplement other forms of lighting and to complement the building architecture.
- D. Use of special lighting features is encouraged to further animate public spaces by encouraging nighttime use.
- E. Festive lighting such as string lights is encouraged in focal points of pedestrian activity such as plazas, outdoor seating areas, and special sidewalk zones.
- F. Light fixtures in retail areas should provide arms for banners to provide seasonal decorative opportunities and to add a festive quality to the Village environment.
- G. Parking areas should be lighted with high efficiency pole fixtures that provide an even distribution of light while minimizing glare. Lamps should be combined with sophisticated optics and sharp cut off features to direct all of the light to the ground.

### 6.1.3 Residential Lighting

Lighting in residential areas should be provided at specific points of need in keeping with a semi-rural standard to reflect a quieter and more intimate setting in residential areas.

- A. Use of pole lights with a shielded light source and/or optics to direct the light down to the ground is encouraged so that the light source is not visible outside of the light distribution area.
- B. Light poles should be provided at street intersections and along pedestrian pathways to provide orientation and way finding within the community.
- C. Street identification signs and traffic control signs should be mounted on light poles to integrate these elements into the design and minimize the visual impact of poles and signs on the community.

### 6.1.4 Open Space Lighting

Lighting for parks should help characterize parks as an extension of pedestrian zones throughout the rest of the community and should provide the minimum ample lighting for safety, orientation, and way finding along the trails.

- A. The same pole lights used along streets should be placed in parks.
- B. Use of decorative pole lights along adjacent streets is encouraged to provide an amenity enhanced edge and increased illumination around park perimeters.
- C. Lighting should not be provided for active nighttime use of parks to discourage excessive light and noise to neighbors.
- D. Light sources should minimize glare through the use of side shields and cut off optics.
- E. No direct view to light sources should be visible from off site.



- F. Pedestrian pole light fixtures should complement the pattern of tree planting along paths, roads, and parking areas.
- G. Use of building mounted fixtures that match the pole lights is encouraged, as long as the fixtures are scaled appropriately for their location on the building.

### 6.2 SIGNAGE

Signage in the MCSP area should be functional and attractive and incorporate artistic elements when possible, using a high level of design, graphics and efficient maintenance.

#### 6.2.1 General Considerations

- A. All signs should be related to their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design and not in competition with other signs in the area.
- B. Signs should be subtle and unobtrusive, conveying their message in a clear and legible fashion, and should be vandal- and weather-resistant.
- C. Wayfinding or directory signs may be placed at key locations to provide information and orientation for customers.
- D. Struts, braces, kickbacks, or guy wires to support signs should be avoided unless they are a feature of the design.
- E. Decorative product type signs, such as beer signs and informative type signs used for purposes of interior design only, are termed non-accessory signs. Such signs shall be erected only within the business establishment and shall be located no closer to an exterior window or open doorway than 6 feet.
- F. Use of internally illuminated signs and exposed neon tubing should be avoided.
- G. Illuminated signs should be halo-type reverse channel letters or screened, low level spot lights. External lighting sources should be screened from view and light should be directed against the sign so that it does not shine onto adjacent property nor into the eyes of motorists or pedestrians.
- H. All lighted accessory signs (primary business identification signs) shall be submitted for Design Review approval and shall be in conformity with any approved sign and design policy for the center, building complex, or area.

#### 6.2.2 Building Signs

All building plans should provide a signage program so that they are an integral part of the building design.

- A. Use of reverse channel halo lit signs, pedestrian oriented blade signs, sculptured cantilevered signs, non-internally lit signs backed by building face or storefront are encouraged.
- B. Individual letter characters are encouraged.
- C. Metal signs may be made of aluminum, brass, bronze, copper, or stainless or welded steel.
- D. Signs are to be free of all labels and fabricator's advertising, except for those required by code.
- E. Logos or trademark displays may be used on signs.
- F. Building signs may be halo lit or use shielded gooseneck spot lights directed away from the sidewalk to reduce glare.



### 6.2.3 Freestanding Monument Signs

- A. Pole signs are not allowed.
- B. Freestanding signs should be of a low profile and integrated with the site plan.
- C. Accessory low level floodlights are allowed if properly screened from view.
- D. Color, materials, and fonts shall be integrated with the surrounding buildings, walls, or other construction and landscaping.

### 6.2.4 Live/Work and Home Occupation Signs

Accessory signs for home occupations should be unobtrusive and in character with residential neighborhoods rather than retail storefronts. Home occupations are encouraged in certain areas as opportunities for St. Mary's faculty housing and as an opportunity to provide sustainable practice for small businesses.

- A. Use of pedestrian oriented blade signs, sculptured cantilevered signs, and individually crafted plaque signs is encouraged.
- B. Signage is intended to be unique and original for each establishment and executed with a high degree of craftsmanship.
- C. Accessory signs in residential areas shall not exceed 2 square feet.

## 6.3 WALLS AND FENCING

Walls and fences should be minimized to the greatest extent possible. For information about reducing the impact of site grading and retaining walls, please refer to the Town of Moraga Design Guidelines

### 6.3.1 Walls

- A. Site walls should be made of materials complementary to the building architecture palette.
- B. Walls located in visually prominent areas should be decorative and faced with materials that are compatible with the surrounding natural environment and from local sources, whenever possible.
- C. Keystone and other interlocking masonry wall systems are encouraged in place of concrete retaining walls.
- D. Concrete retaining walls shall be allowed only where necessary for structural and spatial requirements and shall be heavily screened from view with plantings to minimize their visual impact.
- E. Plantings should be utilized to minimize the visual impact of all retaining walls.

### 6.3.2 Fencing

- A. Fencing materials and colors should complement adjacent architecture.
- B. Use of decorative fencing styles such as grape stake, picket, and split rail fences are encouraged in areas of high visual sensitivity.
- C. Use of a variety of traditional wood "good neighbor" style fences is allowed.

## 6.4 SITE FURNITURE



### 6.4.1 Street Furniture and Paving Treatment

Streets and public spaces should be designed to be comfortable for pedestrians and emphasize pedestrian movement among and between various uses in MCSP area.

- A. Benches and seat walls should be incorporated into the streetscape to provide seating areas along pedestrian promenades.
- B. Ample bicycle parking areas and bicycle racks should be provided throughout the MCSP area.
- C. Seating areas should present both shady and sunny opportunities.
- D. Tree grates, bollards, and other site furniture should be used to help articulate the street edges and provide a pleasant separation between the automobile realm and the pedestrian realm.
- E. Where the automobile realm and the pedestrian realm overlap, clear priority should be given to the pedestrian in the form of accentuated paving, bollards, special crosswalk lighting, and other pedestrian features.
- F. The use of permeable concrete or permeable asphalt paving with score lines to reduce the scale of the pavement, or permeable interlocking pavers, is encouraged.
- G. Passageways between stores that lead to parking areas are particularly important and should be accentuated by architectural gateway elements, decorative paving and plantings, bollards, and seating courts with ample shade and weather protection.

### 6.4.2 Park Furniture and Paving Treatment

Pedestrian promenades flow through parks as the primary pedestrian activity zone. They should be furnished with durable materials and equipment that will support a variety of play and recreation experiences. Wood, concrete, and galvanized or patinaed metal materials may be used where appropriate to achieve the best performance possible for the furnishings specified.

- A. Use of wood or recycled plastic planks and metal is encouraged for benches and picnic tables. Wood should be specified from sustainable sources.
- B. Barbecue grills should be cast into concrete footings and made of durable cast iron materials.
- C. Bollards should be used to separate pedestrian areas from vehicular pavement, and should be made of cast iron or natural wood posts.
- D. Wood fences may provide separation between parks and adjacent uses. Where front yards or streets face parks, use of post and rail or picket fences is encouraged. Where side or rear yards occur next to parks, “good neighbor” fences six feet in height should be used.
- E. Wood trellis structures may be used as shade structures. These should be built of oversized rough lumber with patinaed or galvanized hardware that matches the metal color palette.
- F. Cast in place concrete seat walls may be used where they provide the best material solution to the need. Walls should be formed and finished to provide comfortable seating elements that flow with the site geometry.

In addition to open lawn areas, park designs should provide for passive and active play environments for all ages and interests.

- G. All play experiences shall be designed to meet the access requirements addressed in the ADA codes and regulations.



- H. Use of play surfaces such as sand, recycled rubber pavement, and artificial turf that create different play experiences as well as increase safety and provide options for comfortable and heat resistant play surfaces is encouraged.
- I. Play structures should be composed of wood, plastic, or metal components to provide the most practical and appropriate material for the intended use. Galvanized metal components may be used where it provides the best wearing treatment for the use.
- J. Variation in colors and materials of play equipment is encouraged to create different identities for neighborhood parks. Brighter colors may be used selectively for interest, and color coordination with the color palette of the planting design is encouraged.
- K. Use of interactive public “play art” is encouraged. These elements should be painted in bright colors to add interest and playful energy to these spaces.

Selection of paving materials for parks should be based upon the nature of the traffic and the type of experience that is designed for the park.

- A. Use of crushed stone for the primary paving material in parks is encouraged.
- B. Use of integrally colored and natural gray concrete with decorative scoring and sandblasted patterns is encouraged for focal points of pedestrian activity.
- C. Where appropriate, asphalt paving, porous paving, and crushed stone paths should be used.
- D. Higher intensity multi-purpose paths shall be 12 feet wide with a center stripe and be made of natural gray concrete paving.
- E. Lower intensity bicycle paths shall be reinforced crushed stone paving.
- F. Crushed stone, permeable concrete, and permeable paving stones should be used to reduce storm water runoff and to reduce the scale of parking areas.
- G. Enhanced paving should be used to articulate pedestrian crossings, buildings entrances, and site entrances that relate to parking areas.



## 7.0 LANDSCAPE

Landscaped areas should be drought-tolerant, deer resistant, and appropriate for Moraga's chaparral landscape context.

### 7.1 STREET LANDSCAPING

Street trees provide a significant landscape presence that enhances the experience of walking, riding, or driving through the MCSP neighborhoods. Street trees should be evergreen varieties which are well suited to the local environment and should be used to create a sense of continuous street enclosure and protection for pedestrian areas.

For landscape strategies specific to Scenic Corridors, please refer to the Town of Moraga Design Guidelines Appendix A for a list of recommended trees and shrubs for scenic corridors. Street trees for community streets and bioswale areas should also be taken from this list. In addition, please refer to the Moraga Transportation Corridor Streetscape Plan for additional landscape design principles appropriate to street landscaping.

### 7.2 RESIDENTIAL LANDSCAPING

Planting designs should be appropriate for the local site and environmental conditions present in Moraga.

- A. Neighborhood plantings should have individual expressions of landscape design consistent with the architectural character of the homes.
- B. Street trees should be placed in landscape strips that separate the roadway from the sidewalk, which should also include drought tolerant shrub and groundcover plantings to encourage sidewalk use.
- C. Residential alleys should be planted with evergreen trees and shrubs to soften and complement the architectural design.
- D. At a minimum, planting pockets should occur at each property line along alleys.
- E. Pedestrian walkways that provide garden entries to homes along common paseos should be treated with ornamental trees and flowering shrubs to accentuate their pedestrian significance.

### 7.3 COMMERCIAL LANDSCAPING

The landscape design for commercial areas should provide a festive and dynamic environment for shopping and passive recreation.

- A. Planting design of storefronts and plaza areas should have individual expressions of landscape design consistent with the architectural design.



- B. Bold use of plant material in sweeping masses of layered color and texture is encouraged.
- C. Street trees should create a continuous canopy along streets.
- D. Trees planted along commercial streets should be planted in tree wells a minimum of 4 feet by 4 feet. Where diagonal parking or corner conditions permit additional landscape areas, trees should be complemented by flowering shrubs or other ornamental plants.
- E. The use of “soft” materials such as crushed rock is encouraged as a base in planting areas to enhance the semi-rural character of commercial areas.

Landscape treatments for parking areas should present a coherent planting theme that minimizes the impact of asphalt and automobile traffic.

- A. Pedestrian routes through parking areas should be clearly marked by features such as enhanced paving, pedestrian scaled light fixtures, bollards and enhanced tree canopies, and should lead directly to passageways between stores.
- B. Evergreen trees should be used to provide year-round parking lot tree coverage and to help reduce the impact of storm water runoff.
- C. Bioswales should be integrated into parking areas to improve the quality of storm water runoff and to allow infiltration of storm water into the subgrade. Curbs should have notched openings set flush or below the asphalt elevation to allow water flow into the bioswales.

### 7.4 OPEN SPACE LANDSCAPING

Planting design in parks should have distinct variations in theme based upon the site context, use, and visual concept.

- A. Smaller parks and those in higher intensity use areas should be designed in a formal style.
- B. Larger parks and those in lower intensity of use areas and residential neighborhoods should include native plantings and landforms that have an informal character.
- C. Formal gardens that make use of bold plantings in sweeping masses of layered color and texture, and that create visual interest and ease of maintenance, are encouraged.

# ATTACHMENT E

## **CONCEPTUAL PROJECT**