

Moraga Center Specific Plan Implementation



Residential Zone Districts
Steering Committee Meeting #4
November 19, 2015



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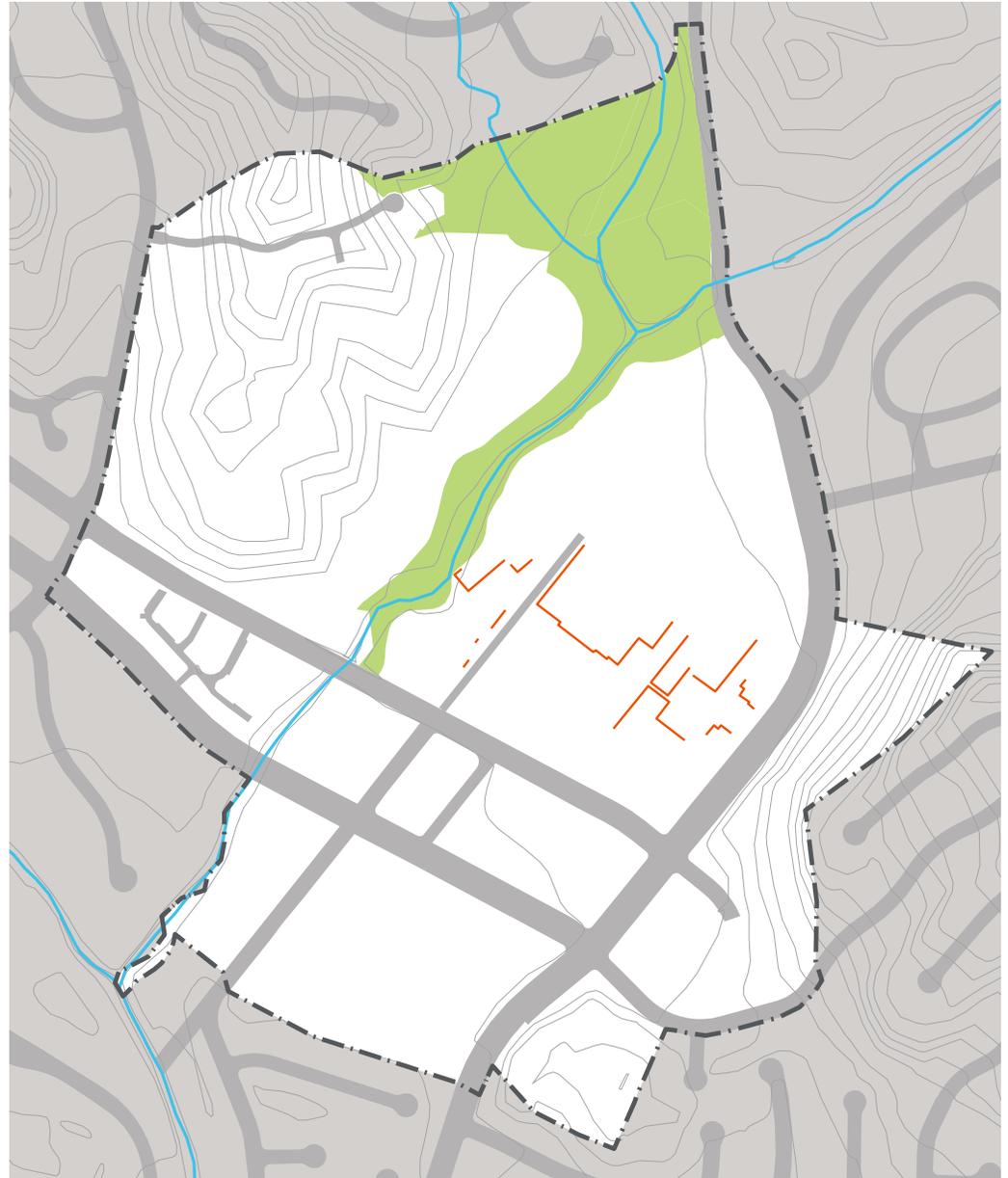
1

Guiding Design Principles

Overview from SC#3

Existing Conditions of MCSP Area

- Little to no street network internal to the central portion of the site
- Fronts of shopping center buildings have no relationship to adjacent streets
- Shopping center buildings are set back to accommodate large surface parking lots along streets



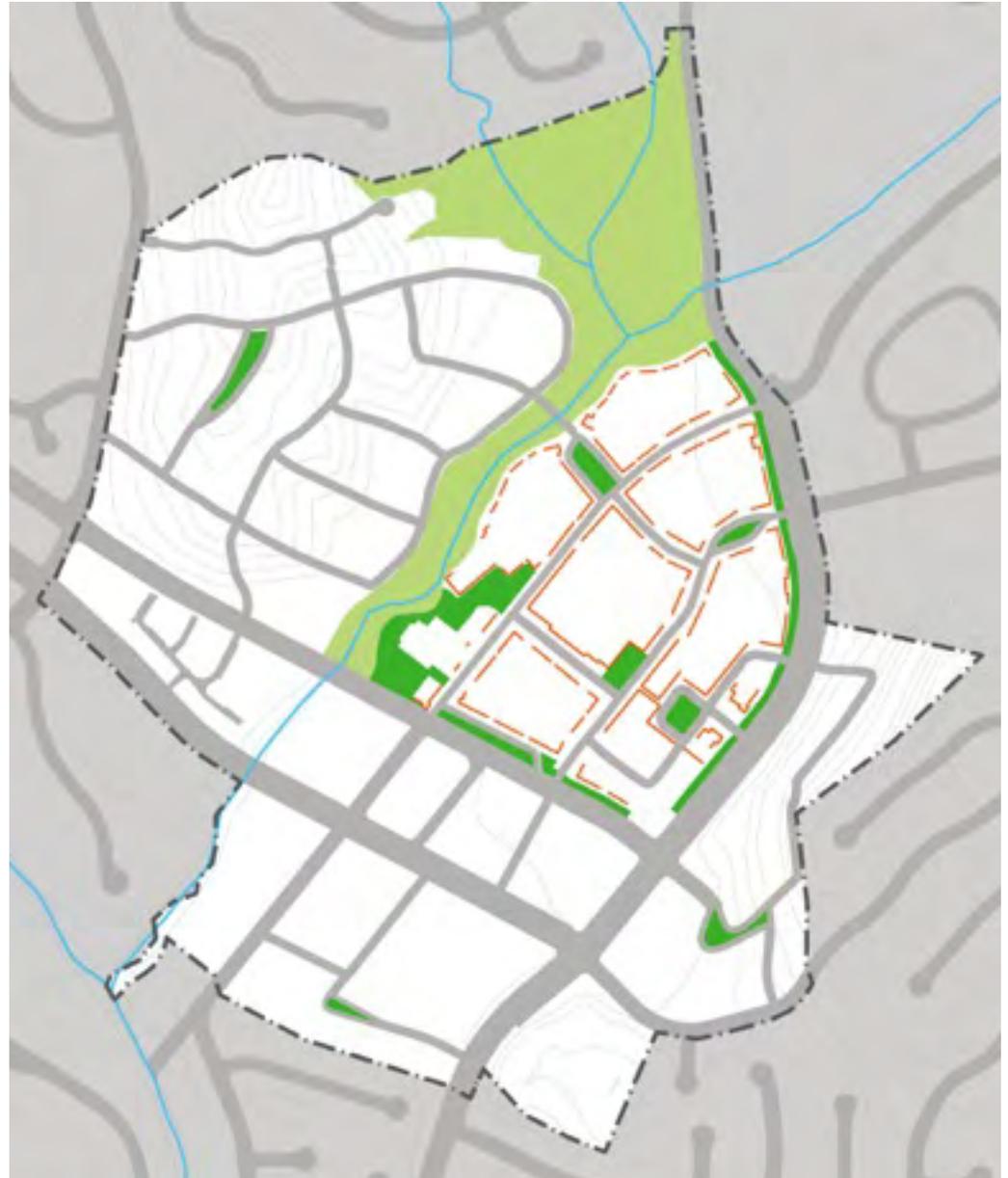
Principle I: Create Connected Street Network

- Establish grid of new streets with good connectivity, to support ped/bike mobility
- Include multi-use bridge connection across creek
- Pull new streets through existing shopping center site, to help multi-use mobility and improve existing retail's viability through better street frontage



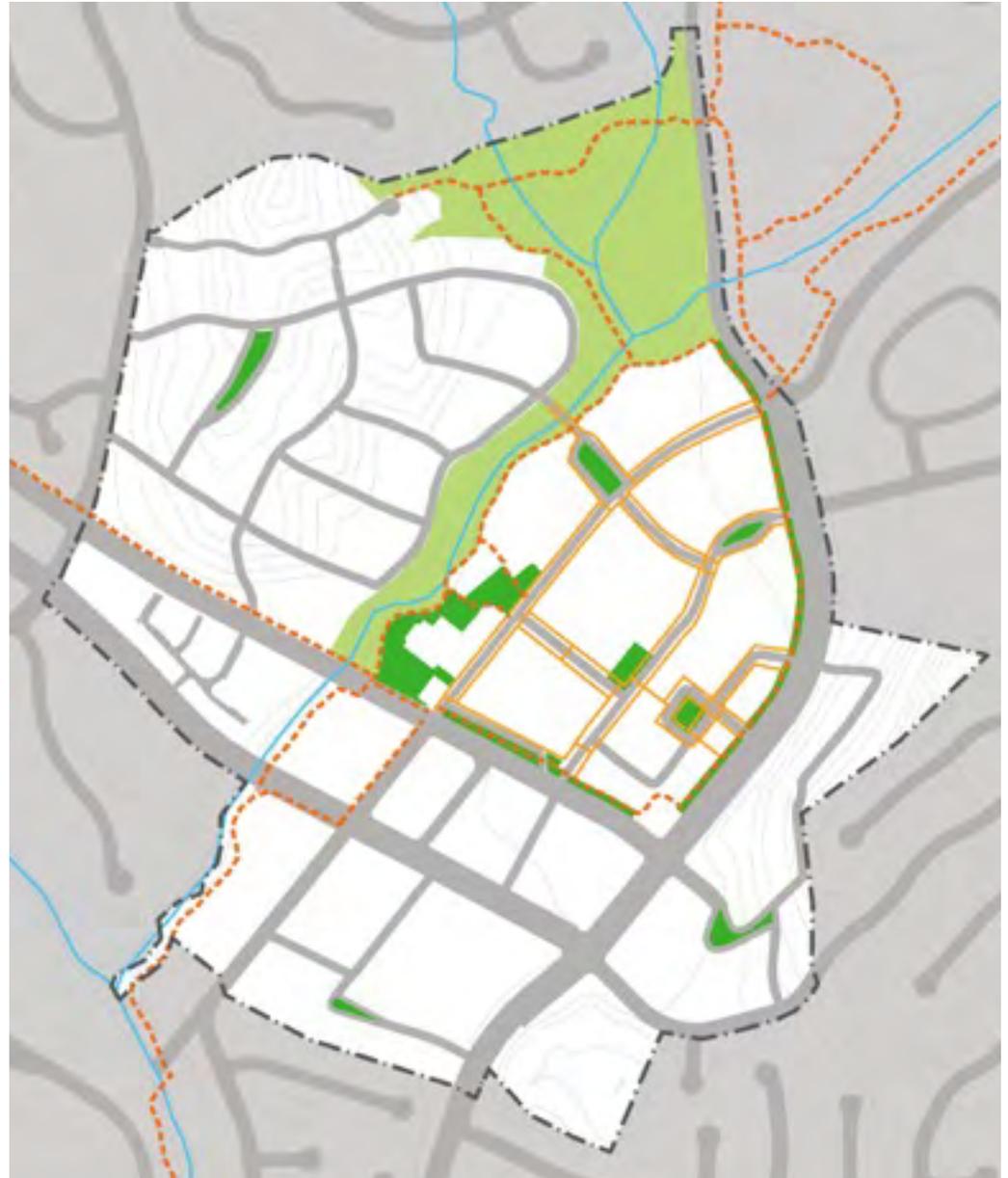
Principle II: Support New Public Spaces Through Active Block Frontages

- Integrate variety of new public spaces within new street network
- Ensure “success” of new public spaces, by requiring building fronts to face streets and public spaces
- Where possible, locate new streets along fronts of the existing retail (e.g. Safeway) to create more walkable block network



Principle III: Create Fine-Grain Pedestrian and Bicycle Routes Through Site

- Street network can be further broken down with ped/bike access through larger blocks, and regional trail connections
- Important locations to emphasize connections: between creek and School Street, through shopping center blocks



Moraga Center - Zoning Implementation

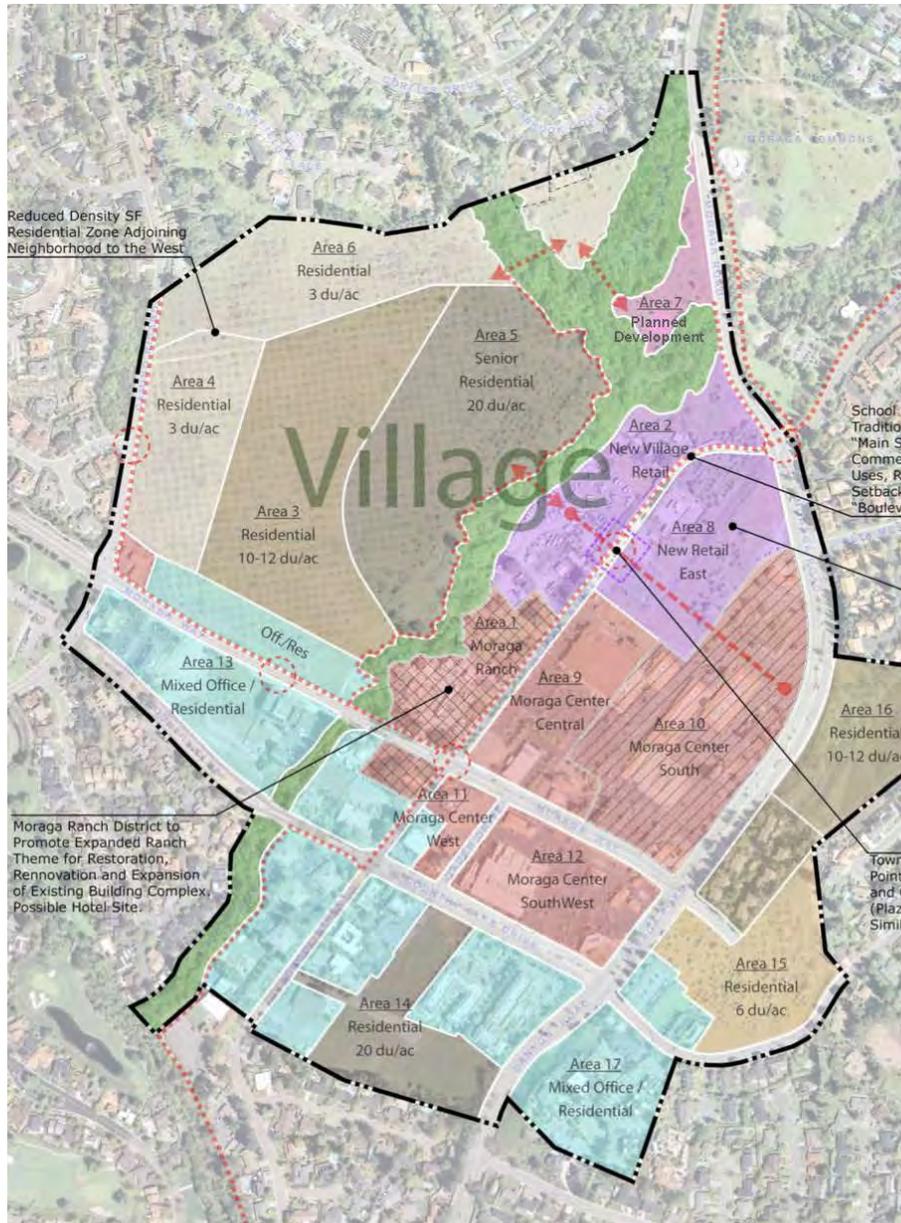


- Core
- General
- General-Open
- Edge
- Edge-Open
- Moraga Ranch-Special Planning Area
- Civic Space

2

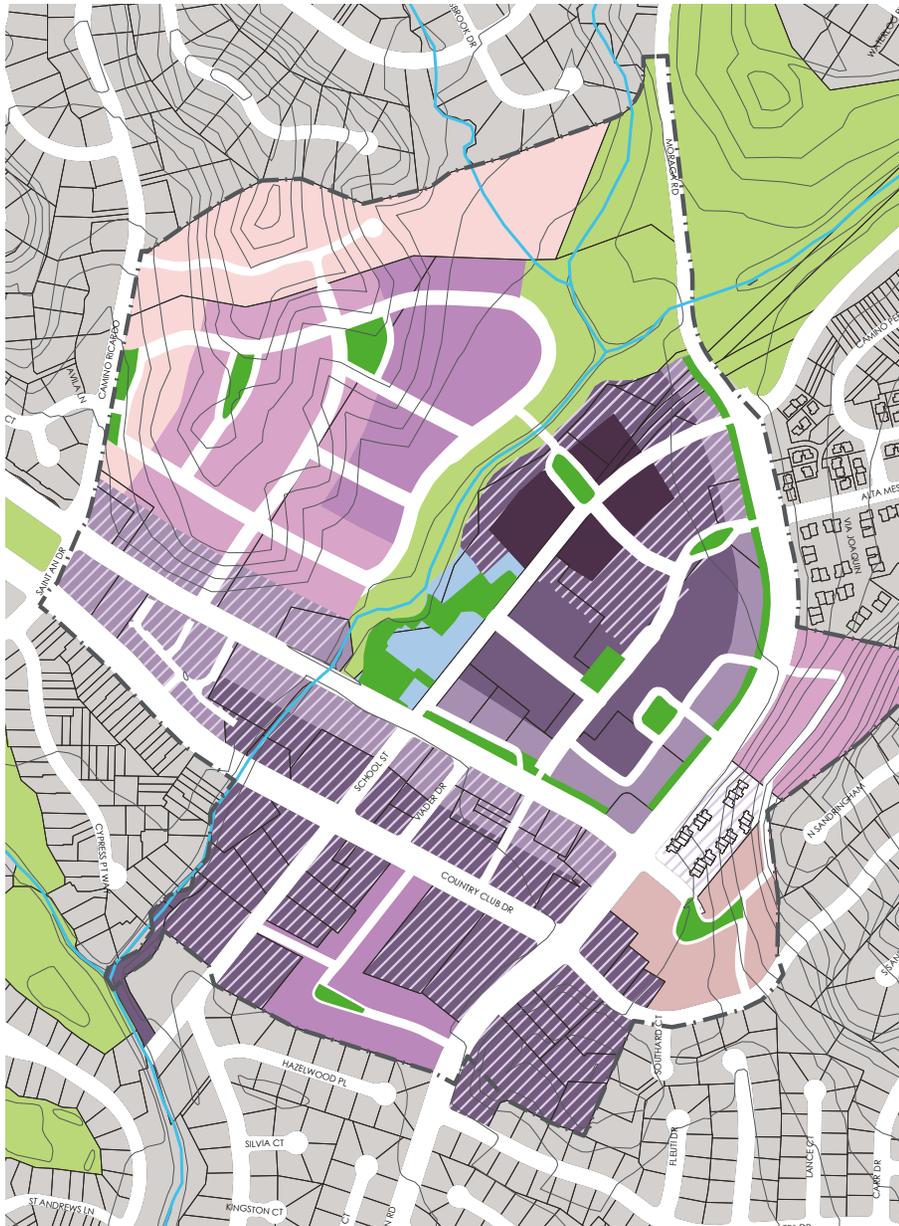
Residential Zone Districts

Moraga Center - Specific Plan Land Use



- Residential 3 du/ac
- Residential 6 du/ac
- Residential 10-12 du/ac
- Senior Residential 20du/ac

Moraga Center - Residential Zoning Implementation



Residential Zones - Intent

	Neighborhood - Core	Neighborhood - General	Neighborhood - Edge 2	Neighborhood - Edge 1
Intent	<p>A neighborhood of primarily multi-family housing types, including apartment houses, townhouses, and live/work units. The frequently attached building types often serve as a good transition between residential neighborhoods and main streets.</p>	<p>A mixture of housing types ranging from single-family houses to duplexes, small multiplexes, and cottage courts. Streets form a connected and compact pattern, encouraging walkability to nearby neighborhood nodes.</p>	<p>Detached single-family houses and carriage houses on small- to medium-size lots organized in a compact and connected street/block pattern.</p>	<p>Detached single-family houses and carriage houses on medium- to large-size lots organized in a form that serves to transition to adjacent low-density single-family neighborhoods.</p>

Residential Zones - Implementing MCSP Land Use

	Neighborhood - Core	Neighborhood - General	Neighborhood - Edge 2	Neighborhood - Edge 1
Implementing MCSP Land Use	R-20	R-10-12	R-6	R-3

Residential Zones - Desired Form

	Neighborhood - Core	Neighborhood - General	Neighborhood - Edge 2	Neighborhood - Edge 1
Desired Form	Primarily Attached Buildings	Detached with some Attached Buildings	Primarily Detached Buildings	Primarily Detached Buildings
	Buildings closely and uniformly set back from sidewalk	Buildings uniformly set back from sidewalk	Buildings uniformly set back from sidewalk	Buildings set back from sidewalk
	Up to 3 Stories/40 feet	Up to 2 Stories/35 feet	Up to 2 Stories/35 feet	Up to 2 Stories/35 feet
	Dooryard, Stoop, Forecourt, and Porch Frontage	Dooryard, Stoop, Forecourt, and Porch Frontage	Porch and Common Yard Frontage	Porch and Common Yard Frontage

Residential Zones - Building Types Mix

	Neighborhood - Core	Neighborhood - General	Neighborhood - Edge 2	Neighborhood - Edge 1
Building Types	<ul style="list-style-type: none"> • Apartment House • Mansion Apartment • Townhouse • Duplex • Cottage Court • Cottage House • Carriage House 	<ul style="list-style-type: none"> • Mansion Apartment • Duplex • Cottage Court • Cottage House • Village House • Carriage House 	<ul style="list-style-type: none"> • Village House • Estate House • Carriage House 	<ul style="list-style-type: none"> • Estate House • Carriage House

Moraga Neighborhood Core



A neighborhood of primarily multi-family housing types, including apartment houses, townhouses, and live/work units. The frequently attached building types often serve as a good transition between residential neighborhoods and main streets.

Density Range: 14-24 du/acre

Moraga Neighborhood General



A mixture of housing types ranging from single-family houses to duplexes, small multiplexes, and cottage courts. Streets form a connected and compact pattern, encouraging walkability to nearby neighborhood nodes.

Density Range: 10-12 du/acre

Moraga Neighborhood Edge 2



Detached single-family houses and carriage houses on small- to medium-size lots organized in a compact and connected street/block pattern.

Density Range: 6 du/acre

Moraga Neighborhood Edge I



Detached single-family houses and carriage houses on medium- to large-size lots organized in a form that transitions to adjacent low-density single-family neighborhoods.



Density Range: 3 du/acre

3

Zoning Standards - Considerations

Building Type Standards

165.2.0118 Detached House Medium



Detached Medium House with leading, deep engaged porch



This apartment-style Medium House is permitted



Secretary Medium House with projecting porch

A. Description

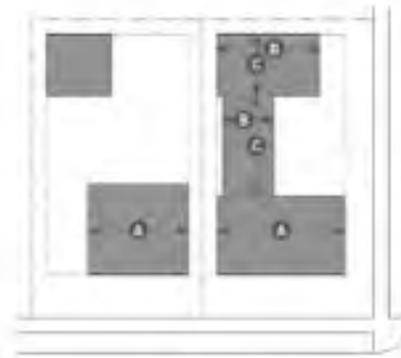
The Detached House Medium Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood transit street.

Allowed under Building

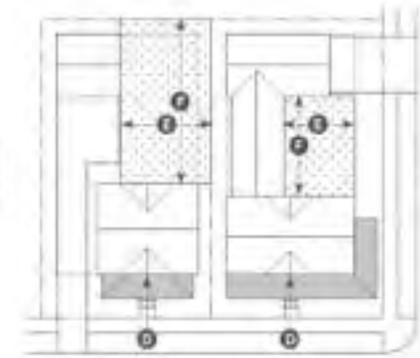
T1	T3N1	T3N2	T3N3	T4N1	T4N2
Allowed	Not Allowed				

Key
 Allowed
 Not Allowed

General Note: Photos on this page are illustrative and not required.



Floor Plan



Floor Plan

Key
 --- ROW / Lot Line
 --- Setback Line
 ■ Building

B. Number of Units

Units per Building	1 max.
Units per Lot	1 max.

C. Building Form and Massing

Height	T1	T4	T5
Max. Number of Stories	2/3	---	---

*Height shall also comply with transit zone standards at [Corridor 10 & 20](#) and [24 Transit Corridor](#).

Main Body

Width	40' max.	A
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Secondary Width

Width	30' max.	B
Depth	30' max.	C

Key
 --- ROW / Lot Line
 --- Setback Line
 ■ Footprint
 □ Private Open Space

D. Allowed Frontage Types

Common Yard	Not Allowed
Sleep-front Yard	Not Allowed
Porch Engaged	Not Allowed
Porch Projecting	Not Allowed

E. Performance Aspects

Max. Elevation Location	Front Street	D
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F. Private Open Space

Width	30' min.	E
Depth	30' min.	F
Area	500 sq. min.	

Required wheel wells and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the building.

Building Type Standards

15.05.210.080

Building Type Standards

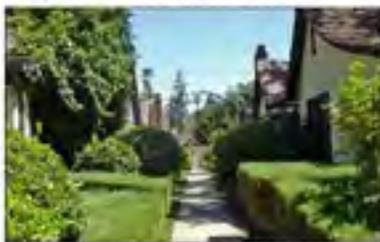
15.05.210.080 Bangalow Court



White style bungalow court with ramped stoop entries



A Bangalow Court with a large central lawn



Bungalow court with a heavily landscaped court

A. Description

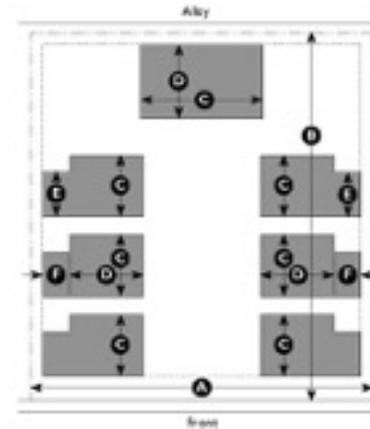
The Bangalow Court Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type.

T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key
T1 allowed
T2 not allowed

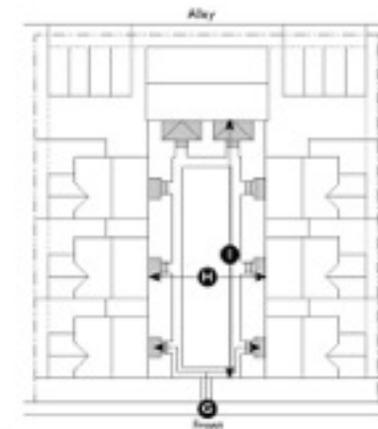
Building Type Standards

15.05.210.080



Key
 --- ROW / Property Line
 --- Setback Line
 ■ Building

B. Lot	
Lot Size	
Width	75' min.; 150' max. A
Depth	100' min.; 150' max. B
C. Number of Units	
Units	3 min.; 9 max.
D. Building Size and Massing	
Height	
Height	1 1/2 Stories max.
Main Body	
Width	32' max. C
Depth	24' max. D
Secondary Wing(s)	
Width	24' max. E
Depth	12' max. F
Accessory Structure	
Width	24' max.
Depth	24' max.



Key
 --- ROW / Property Line
 --- Setback Line
 ■ Frontage
 □ Private Open Space

E. Allowed Frontages	
Porch, Projecting	
Stoop	
F. Pedestrian Access	
Main Entrance Location	Front G
G. Vehicle Access and Parking	
Parking may be accessed from the alley, side street or front.	
Parking may be accessed from the front, only when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered or open.	
H. Private Open Space	
Width	20' min. H
Depth	20' min. I
Area	400 sq ft.
Required street setbacks and driveways shall not be included in the private open space area calculation.	

Building Type Standards

15.05.210.090

Building Type Standards

15.05.210.090 Duplex



A front-back duplex with each unit having its own porch



A stadded duplex with a shared porch



A one and a half story side-by-side duplex

A. Description

The Duplex Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods.

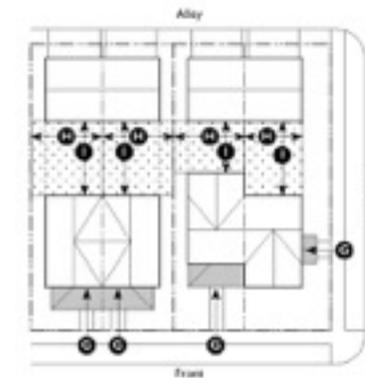
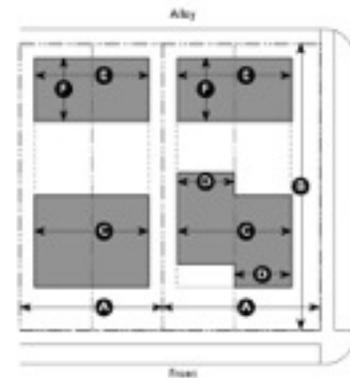
T1	T2N
T2	T3N
T3NE	T4MS
T4N	T4MS
T5N	T5MS
T6C	

Key

T1 allowed
T2 not allowed

Building Type Standards

15.05.210.090



Key

--- ROW / Property Line
--- Shared Property Line¹
--- Setback Line
■ Building

Key

--- ROW / Property Line
--- Setback Line
■ Frontage
□ Private Open Space

B. Lot	
Lot Size	
Width ²	50' min.; 75' max. (A)
Depth	100' min.; 150' max. (B)
C. Number of Units	
Units	2 max.
D. Building Size and Massing	
Height	
Per Building Form Standards based on transect zone	
Main Body	
Width	48' max. (C)
Secondary Wing(s)	
Width	30' max. (D)
Accessory Structure(s)	
Width	(E)
Individual unit ownership	24' max.
Shared between units	48' max.
Depth	30' max. (F)

¹Side-by-side duplexes may have a shared Property Line

²Total width of lot(s) if there is a shared Property Line

E. Allowed Frontages	
Porch, Engaged	Scoop
Porch, Projecting	
F. Pedestrian Access	
Main Entrance Location	Front ³ (G)
Each unit shall have an individual entry facing the street on or no more than 10' behind the front facade.	
G. Vehicle Access and Parking	
Parking may be accessed from the alley, side street or front.	
Parking may be accessed from the front only when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered or open.	
H. Private Open Space	
Width	15' per unit, min. (H)
Depth	15' per unit, min. (I)
Area	300 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the house.

³On corner lots, each unit shall front a different street.

Building Type Standards

432560

10.3.2 B10.G Multiplex Small



Multiplex Small with all units accessed from a central entry through a steep front yard



Multiplex Small with shared access stair and flat front



Multiplex Small with shared stair

A. Description

The Multiplex Small Building Type is a medium structure that consists of 3-6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

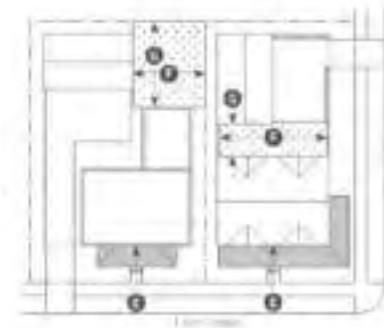
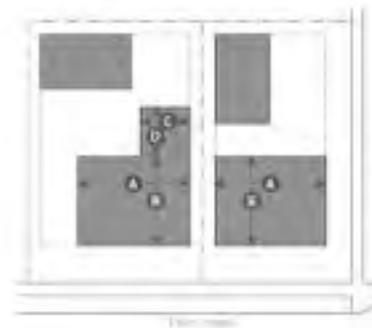
House-Scale Building

T1	T3N.1	T3N.2	T3N.3	T4N.1	T4N.2
T4MS	T5N	T5MS			

Key

T1 Allowed **T4** Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Key

— BDM / Lot Line ■ Staircase
— Setback Line ■ Frontage

B. Number of Units

Units per Building	3 min. - 6 max.
Multiplexes per Lot	1 max.

C. Building Size and Massing

Height	T1	T3N1, T3MS	T4MS
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Max. (number of stories): T1: 2 T3: 3 T4: 4

Height shall also comply with street zoning district standards in Chapter 16.1.2.2 (see also Chapter 16.1.2.3).

Stair

Main Body	Width	4ft min.	A
	Depth	4ft min.	B

Secondary Wing

Width	10ft min.	C
Depth	10ft min.	D

The support area of an accessory structure may not exceed the footprint area of the main body of the building.

Key

— BDM / Lot Line ■ Frontage
— Setback Line ■ Private Open Space

D. Allowed Frontage Type

Street Front Type	Not Allowed
Access Engaged	Not Allowed
Recessed Entry	Not Allowed
Overhead	Not Allowed
Other	Not Allowed

E. Pedestrian Access

Main Entrance Location	Front Street	E
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Entrances may have an individual entry.

F. Private Open Space

Width	8ft min.	F
Depth	8ft min.	G
Area	100 sq ft min.	

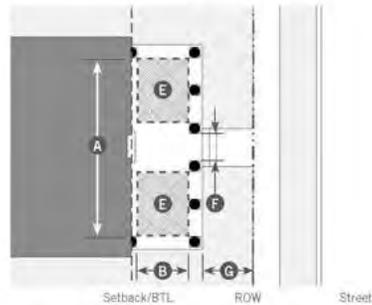
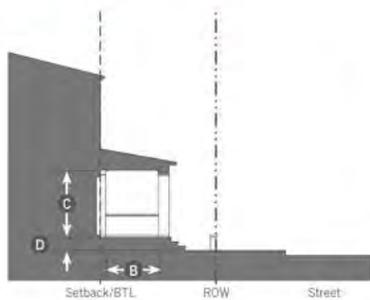
Required street setbacks and driveway shall not be included in this private open space calculation.

Required private open space shall be located behind the main body of the building.

Frontage Standards

16.5.2.040.C

16.5.2.040.C Porch: Projecting



Key
 ---- ROW / Lot Line ——— Setback Line/BTL

A. Description

The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The porch is open on three sides and all habitable space is located behind the building setback line.

B. Size

Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Finish Level above Sidewalk	18" min.	D
Furniture Area, Clear	4' x 6' min.	E
Path of Travel	3' wide min.	F
Width between Porch and Sidewalk	5' min.	G

C. Miscellaneous

Projecting porches must be open on three sides and have a roof.

In transect zones where porches are allowed, a porch is an allowable encroaching element.



Example of projecting porch that extends the living area into the front yard



Example of wrap-around projecting porch on the front and side street facades

16.5.2.040.C Porch: Projecting

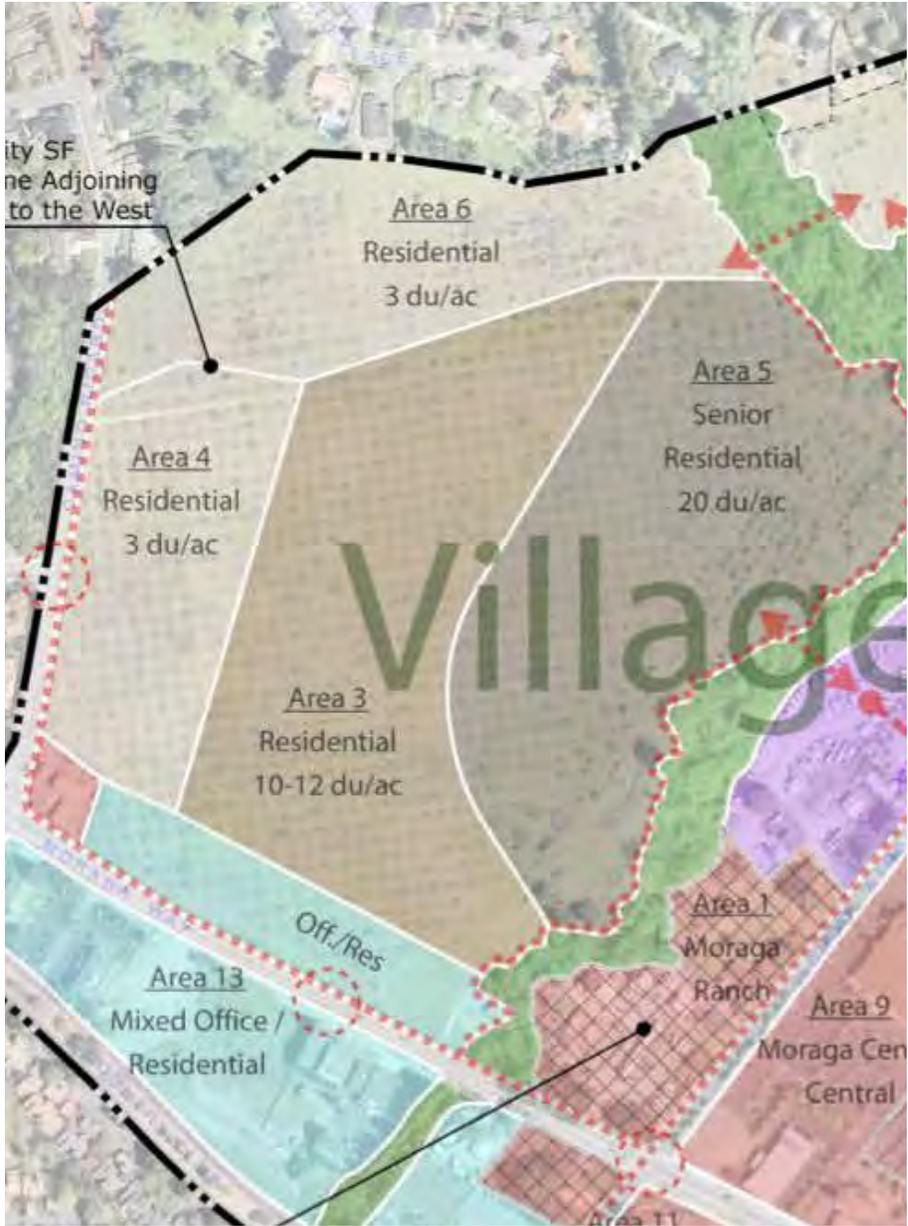


Key
 ---- ROW / Lot Line ——— Setback Line/BTL

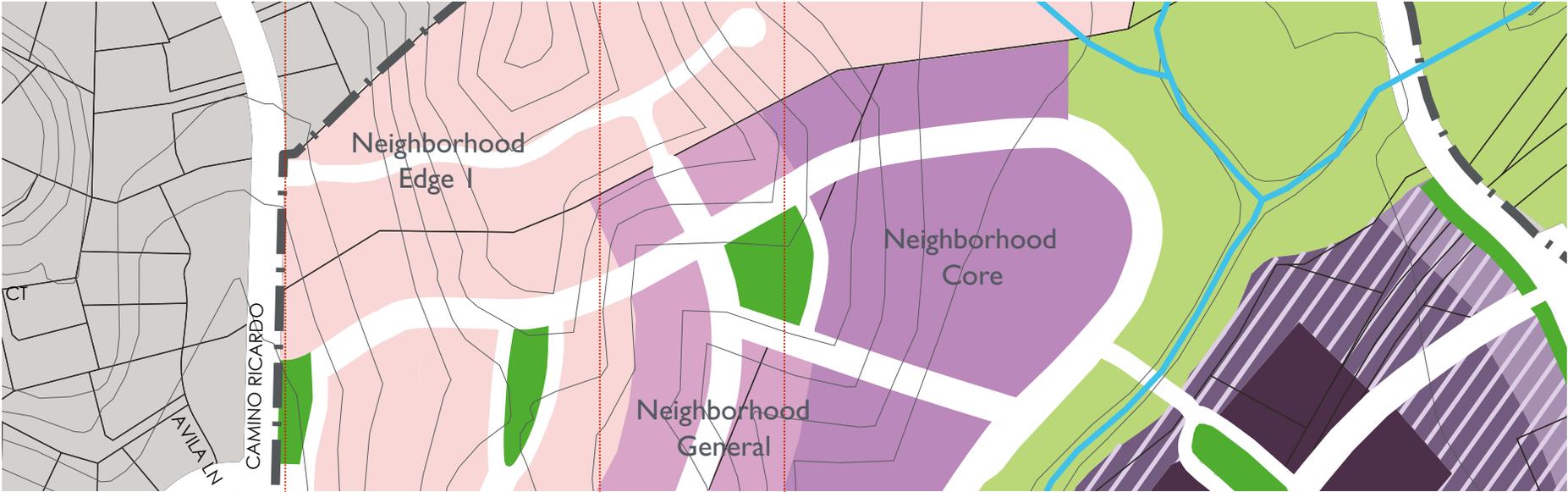
A. Description

The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The porch is open on three sides and all habitable space is located behind the building setback line.

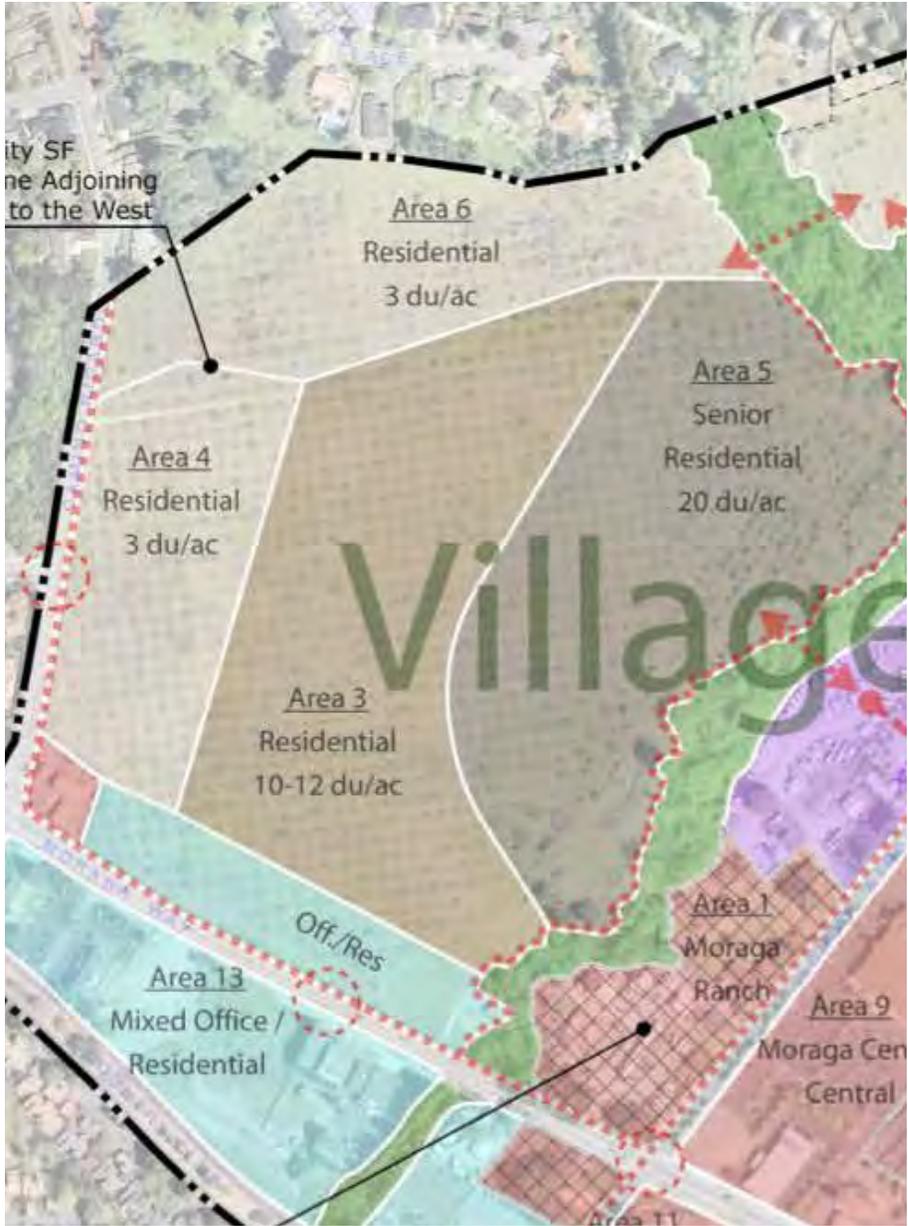
Zoning/Land Use Correlation - Option I



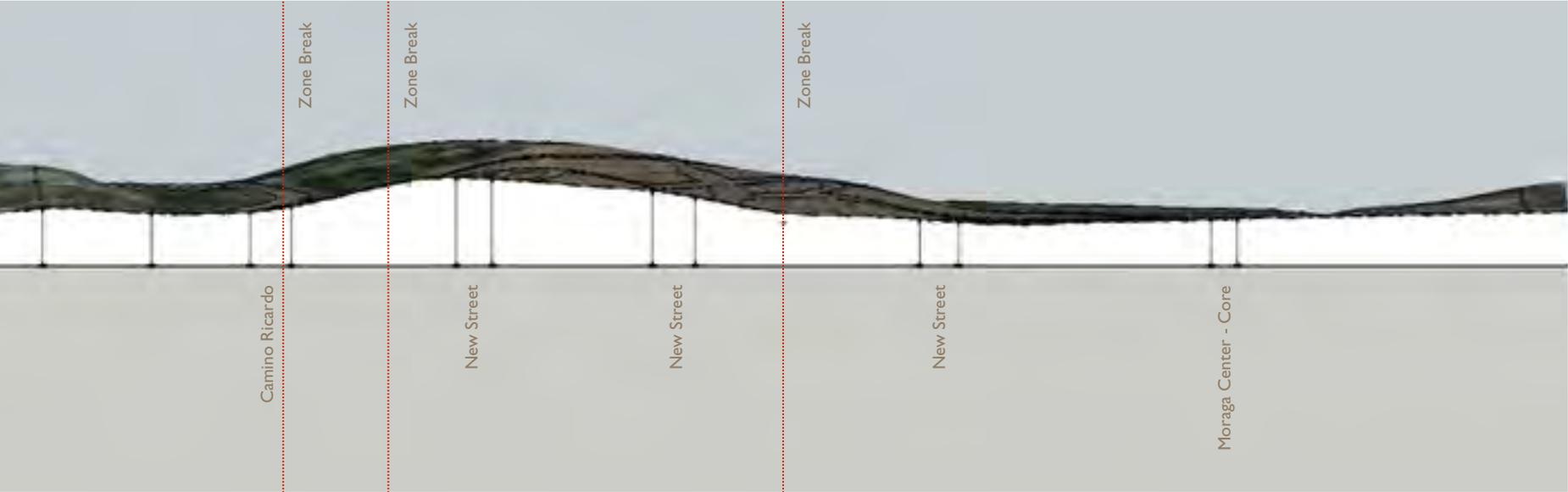
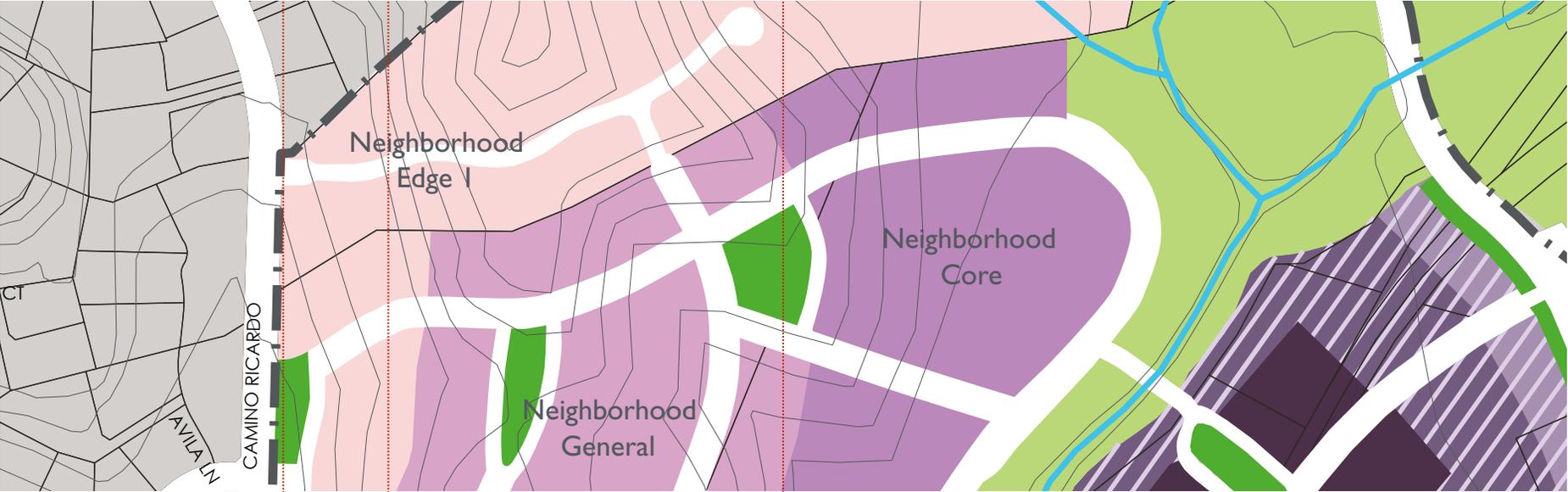
Zoning Break - Hillside



Zoning/Land Use Correlation - Option 2



Zoning Break - Hillside



Comments & Questions

Next Steps

- PC/DRB Joint Meeting - 30 November 2015
- TC Meeting - early 2016
- Staff Review Draft of zoning amendments: early January
- Steering Committee meetings to discuss Public Review Draft Code in February (TBD)