

CAC Meeting #4 Final Zoning Code Recommendations

DISCUSSION TOPIC	OVERALL RECOMMENDATION	ADDITIONAL ZONING CONSIDERATIONS
<u>1. Land Use Allocation – Housing*</u>	The Moraga Center Specific Plan (MCSP) allows for residential uses at specifically designated densities in Areas 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, and 17. The Zoning Code should be consistent with the MCSP.	Consider stipulating required public amenities that must be included in the housing development.
<u>2. Land Use Allocation - Retail*</u>	The MCSP allows retail uses and office space as part of mixed-use development in Areas 1, 2, 7, 8, 9, 10, and 11. The Zoning Code should be consistent with the MCSP.	
<u>3. Land Use Allocation – Congregate Care*</u>	The MCSP allows for congregate care in areas designed for residential densities at 12-20 du/ac, mixed office/residential use, and planned development, located in Areas 5, 7, 13, 14, and 17. The Zoning Code should be consistent with the MCSP and also allow congregate care on the second and third floors of Areas 2 and 8.	CAC does not believe Area 7 is an appropriate place for congregate care.
<u>4. Land Use Allocation – Town Square*</u>	The MCSP calls for a “Town Square focal point” with a fountain or other prominent visual element. It does not require one, but specifies that it should be located at the intersection of School Street and the new roadway that crosses Laguna Creek. Although not required by the MCSP, the Zoning Code should require a Town Square, but be flexible on its exact location.	-Exact location and amenities should be flexible, to be determined through developer proposal and design review.
<u>5. Upper Story Stepbacks*</u>	Require stepbacks or other architectural articulation and modulation on the second and third stories of buildings along scenic corridors (i.e. Moraga Way, Moraga Road, and Canyon Road).	-Consider requiring stepbacks in high density residential areas (Areas 5 and 14).
<u>6. Creek Corridor/Public Access</u>	The MCSP does not require a trail along Laguna Creek. The Zoning Code should allow for a pedestrian trail along either or both creek banks but not make the trail a requirement.	Consider requiring the pedestrian trail as a condition of approval if the developer applies for a conditional use permit.
<u>7. Creek Bridge</u>	The MCSP calls for a vehicular and pedestrian roadway connection to cross Laguna Creek to connect the residential area to the future Town Center. The Zoning Code should be consistent with the MCSP.	-Consider adding regulations to ensure bridge comfortably accommodates pedestrian, bicycle, and vehicular uses. -Consider specifying what level of development would trigger the construction of the bridge.

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<u>8. Scenic Corridor Setbacks*</u>	Require a 40-foot building setback along scenic corridors (i.e. Moraga Way, Moraga Road, Canyon Road, and the portion of Country Club Drive in Area 15). The 40-foot setback would be primarily, if not entirely, for landscaping.	
9. Hotel Location	Although it states a preference for a hotel in Area 1, the MCSP allows a hotel in Areas 1, 12 and 13. The Zoning Code should be consistent with the MCSP.	
10. Development Potential	The MCSP allows for 510 market rate units, or 630 units with density bonuses required by State law for affordable housing projects. The MCSP also stipulates a cap on non-residential uses as outlined in Table 4-1 of the MCSP. The Zoning Code should be consistent with the MCSP.	The Zoning Code will limit residential development to 510 units. However, the number of residential units could increase to 630 units if the developer provides affordable housing that meets the California State Density Bonus Law.
11. Historic Preservation	The MCSP calls for the preservation of “historic architecture to the extent possible at the Moraga Ranch and incorporate it into the overall design of the area.” The Zoning Code should be consistent with the MCSP and encourage the preservation of historic structures, but not require any specific buildings be preserved.	
<u>12. School Street*</u>	The MCSP calls for the extension of School Street to Moraga Road. The Zoning Code should be consistent with the MCSP.	The Zoning Code could add specificity about the timing and funding of the School Street construction.
<u>13. Sidewalk Width*</u>	The MCSP does not specify a required sidewalk width. The Zoning Code should establish standard street sections, including sidewalk widths, for key streets in the planning area. Minimum sidewalk widths in commercial and mixed-use areas should be 8 feet, not including bicycle facilities.	Although not discussed by the CAC, the Zoning Code should specify minimum widths for sidewalks in residential areas.
<u>14. Building Height*</u>	The MCSP allows mixed retail-residential (Areas 2 and 8) and mixed office-residential (Areas 13 and 17) buildings to be up to 45 feet tall. All other uses have a maximum building height of 35 feet. The Zoning Code should be consistent with the MCSP and also specify that buildings should be limited to two stories in higher elevations.	Generally favor allowances for higher building heights within the Core area along and near School Street, with standard residential densities in the hillside areas.

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<u>15. Creek Setback*</u>	The Zoning Code should follow County Zoning Code requirements that call for a 30 to 50-foot setback depending on the depth of the creek channel plus any areas where significant riparian vegetation exists.	
16. Lafayette/ Moraga Regional Trail	The MCSP calls for the Lafayette/Moraga Regional Trail to run along the School Street extension to Moraga Road. The Zoning Code should be consistent with the MCSP.	The Zoning Code could specify that the Lafayette/Moraga Regional Trail be located on the north side of School Street (adjacent to Moraga Ranch).
17. Topography	The Zoning Code should align with General Plan policy that prohibits grading on slopes with a predevelopment average of 25 percent or more, unless Town Council provides for an exception. In accordance with the MCSP, the Zoning Code should also specify that accessory dwelling units are not allowed on slopes 20 percent or greater.	
	The Zoning Code should also require preservation of the hillside slope of the orchard that faces Moraga Way, as shown in Scenario 1.	

Note: Discussion topics with an * were discussed by the CAC at the October 1, 2019 meeting.