



Moraga Center Specific Plan Implementation Project Citizens Advisory Committee Meeting #1



July 8, 2019

Agenda

- » Public Comment
- » Welcome and Introductions
- » Brown Act 101
- » Moraga Center Specific Plan Overview
- » Zoning Codes in relation to an Adopted Specific Plan
- » R-20 Zoning Designation
- » MCSP Implementation Project Timeline
- » Design Scenarios and Future CAC Meetings



Project Team

- » Project Manager: Derek Farmer
- » Town Manager: Cynthia Battenberg
- » Consultant: David Early and Carey Stone, PlaceWorks
- » Citizen Advisory Committee
 - Chair, Mayor Roger Wykle
 - Vice Chair, Vice-Mayor Kymberleigh Korpus
 - 32 Stakeholders

Brown Act 101 – Govt Code 54950 et seq

“In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. **It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly.**”

Brown Act - Definitions

“Legislative Body” - governing body of a local agency including commissions, committees, boards, whether permanent or temporary, decision making or advisory, created by charter, ordinance, resolution, or formal action of a legislative body.

“Meeting” – a congregation of a majority of the members of a legislative body at the same time and location, to hear, discuss, deliberate, or take action on any item that is within the subject matter jurisdiction.

Brown Act – Serial Meetings Are Prohibited

“A majority of the members of a legislative body **shall not, outside a meeting authorized by this chapter**, use a series of communications of any kind, directly or through intermediaries, to discuss, deliberate, or take action on any item of business that is within the subject matter jurisdiction of the legislative body.” (Govt. Code § 54952.2(b)(1)).

Brown Act – Email Exchanges

“Email exchanges among a majority of the members of a legislative body about Town business is impermissible since it would constitute an attempt to “discuss” or “deliberate” about an item “within the subject matter jurisdiction of the legislative body.” (Govt. Code § 54952.2(b)(1)).

Brown Act – Serial Staff Briefings and Constituent Contacts and Permissible

Serial staff briefings are permitted but should not pass on any comments from one member of a legislative body to another. Constituents may contact legislative body members but should not pass on any comments from one member of a legislative body to another. (Govt. Code §§ 54952.2(b)(2), 54952.2(c)(1)).

Similarly, communication of factual information with residents is permitted. If you share your opinions, you need to ensure that whomever you speak with does not convey this information to others in order to prevent a Brown Act violation.

MCSP Overview



2010 Moraga Center Specific Plan

The 187-acre Moraga Center, in the heart of Moraga, presents excellent opportunities for new residential development, enhanced circulation, and commercial and recreational activity

The MCSP is an economically viable, environmentally sensitive approach to development that calls for the creation of a mixed-used village with local serving commercial development and a range of residential opportunities

MCSP Priority Development Area

- » 2002 – The Moraga General Plan was adopted with a recommendation to develop a Specific Plan for the Moraga Center Area
- » 2007 - the Moraga Center was designated a “Priority Development Area” (PDA) to allow for higher density housing in proximity to transit, shopping and services, with residential development supporting a revitalized commercial core.
- » PDAs allow the Town to apply for grant funding to assist in planning and development efforts and support the Town in reaching its Regional Housing Needs Allocation goals.

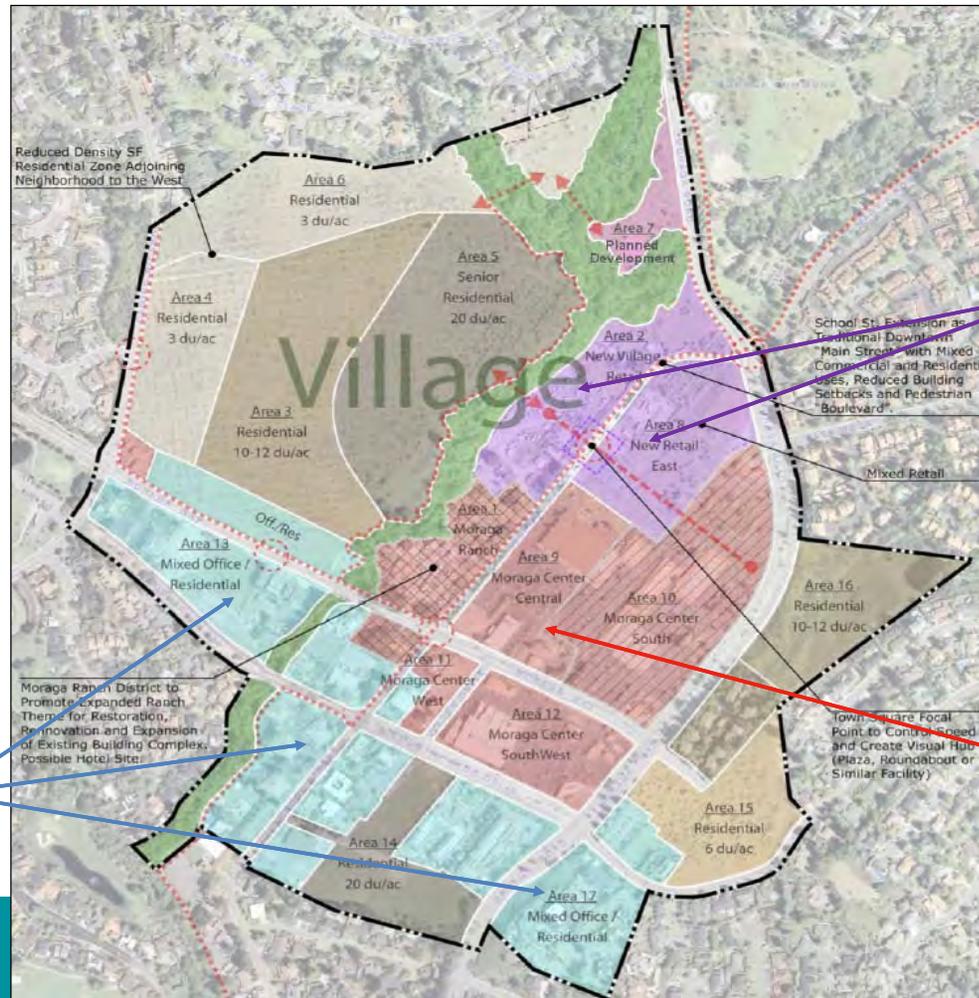
2010 MCSP Process

- » The Moraga Center Specific Plan, adopted in 2010, was the result of a 7 year community involvement process that included a steering committee, Planning Commission, Design Review Board and Town Council.
- » The MCSP is a planning document that details the amount, type and location of future land uses and corresponding development that will be permitted.
- » Changes to the Zoning Code are necessary to implement the MCSP.

Commercial Development Potential

- » In addition to new construction, the MCSP provides for the revitalization of the existing shopping center
- » The MCSP allows up to 90,000 sf of new retail/entertainment space and 50,000 sf of new office space.

Mixed Office/ Residential (lt blue) – Office uses and residential uses 12-20 du/a



Mixed Retail/ Residential (purple)- Retail on the ground floor, residential on upper floors

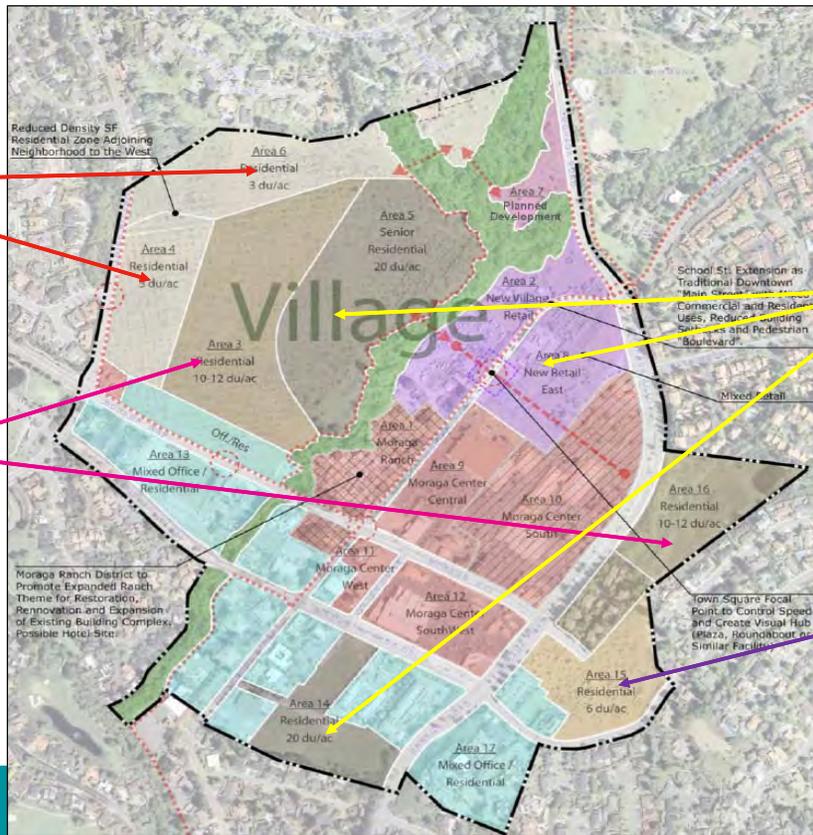
Existing Community Commercial (red)

Residential Development Potential

The MCSP envisions up to 630 new residential units within walking distance to the commercial core (dua = dwelling units per acre)

Low density 3 dua - single family homes

Moderate density 12 dua - condominiums and townhouses



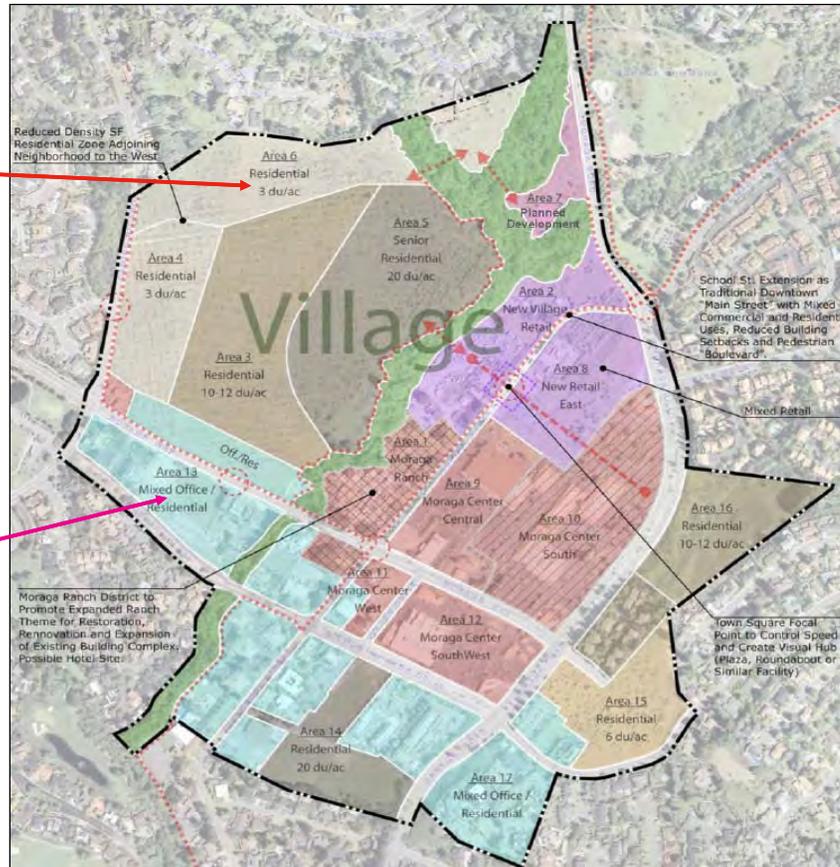
High density 20 – 30 dua - active senior dwelling units, 150 units of assisted living, workforce housing

Low/Moderate density 6 dua -

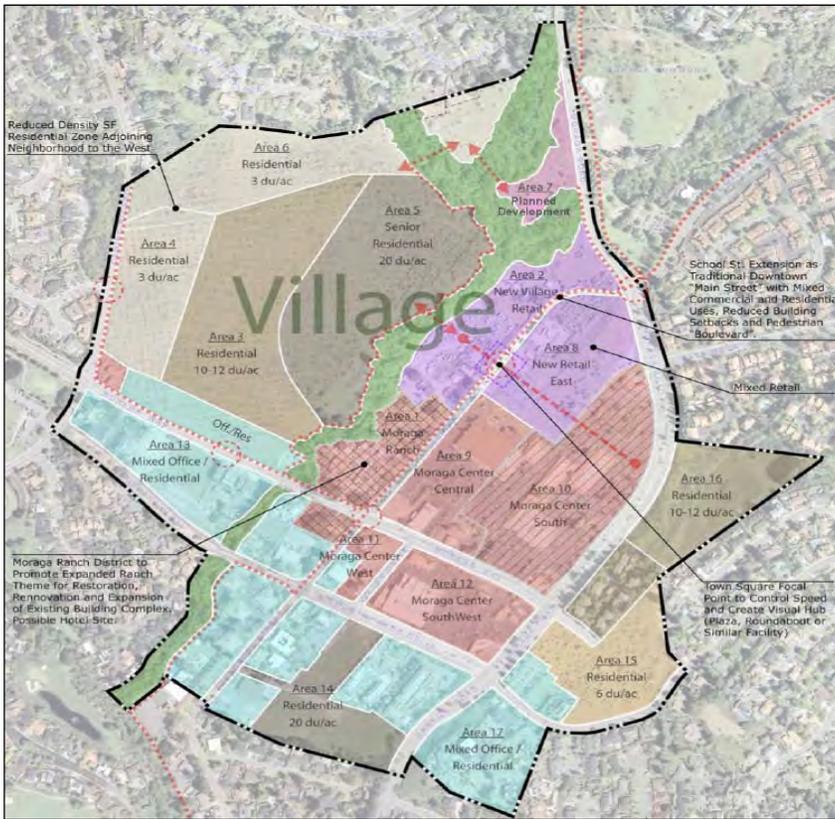
Residential Construction To Date

Harvest Court-
26 Single family
homes

Moraga Town Center
Homes - 36
townhouses



MCSP Land Use Diagram and Buildout



Land Use Category	Maximum Development Quantity Min/(Max)
Non Residential	
Retail/Entertainment	90,000 square feet
Office	50,000 square feet
Bed and Breakfast/Boutique Hotel	85 rooms
Assisted Living/Congregate Care	150 rooms
Residential	
Active Senior (12-20 DUA)	200 (300*) units
Single Family (3-6 DUA)	65 units
Workforce Housing (12-20 DUA)	80 (100*) units
Compact Single Family (10-12 DUA)	165 units
Total Residential	510 (630) units
*Housing Units represent maximum number of units with State-mandated density bonus for senior/low-income affordable housing	

MCSP Flexible Land Use Approach

- » The MCSP does not specify where all the dwelling units will be located in order to provide flexibility and respond to market demand.
- » Total residential development is based on dwelling unit equivalents. Table 4-2 provides trips per dwelling unit and land use equivalents

Table 4-2: MCSP Conceptual Land Use Matrix

Land Use	Minimum / Maximum Development	Proposed Project	Maximum S Development	Mid-range CT / W Development	Minimum S Development	Trips per dwelling unit	Land Use Equivalents
Single-family homes (SFH)	40 / 65	65	40	65	65	10.6 / DU	20 SFH = 33 CT
Compact Residential Condo / Townhouse (CT)	100 / 180	165	100	140	180	6.4 / DU	1 C/T = 1 W 10 CT = 17 S
(W)/Workforce	0 / 100	80(100)	0	40(50)	80(100)	6.0 / DU	10 W = 16 S
Senior Housing (S)	148 / 490	200(300)	326(490)	250(375)	148(222)	3.7 / DU	16 S = 10 W
Total Housing	288 / 630	510 (630)	466(630)	495(630)	473(567)		
Retail	90,000 SF	90,000 SF				29.7/ 1,000 SF	Given the desired diversity in the commercial environment – no land use equivalents are proposed
Office	50,000 SF	50,000 SF				16/ 1,000 SF	
Hotel/Bed-and-Breakfast	85 rooms	85 rooms				8.2/ RM	
Assisted Living/ Congregate Care	150 units	150 units				2.0/ DU	

Source: Town of Moraga Planning, November 18, 2009

Note: The Proposed Project identifies development potential within the Specific Plan area with respect to land use and number of units or square footage (SF). In order to achieve residential diversity within the Specific Plan area and respond to community needs and market forces, it is possible to construct alternate residential configurations as illustrated above without adversely impacting peak hour traffic. The above mix of residential units does not adversely affect peak hour traffic because consideration has been given in the land use equivalents to trip origin and destination. For example, single-family and compact residential condo/townhouse occupants are assigned a larger percentage of travel outside Moraga so those units can be exchanged for units that have fewer trips outside Moraga such as senior units and workforce units but the senior and workforce units cannot be exchanged for more single-family or compact residential units.

MCSP Technical Analysis

Town commissioned three studies to identify sustainable development that did not impact 2002 General Plan peak hour, peak direction traffic impacts.

- » 2006 Moraga Market Assessment
- » 2006 Effects of Planned Development on Community-wide Travel Patterns
- » 2008 Retail Market Analysis

An Environmental Impact Report was also adopted for the MCSP.

MCSP Special Opportunities

- » Small hotel or bed and breakfast
- » Multi-generational community center/gymnasium
- » Moraga Ranch

Zoning Code



Zoning Codes with an adopted Specific Plan

- » State law requires consistency between a Specific Plan and the zoning provisions that implement the Specific Plan.
- » The zoning provisions provide the development standards (height, setback, density, allowed uses, and often include lighting, landscaping, parking) that implement the goals and policies of the Specific Plan.
- » A new 20 Dwelling Unit Per Acre zoning district was adopted at the time of the MCSP's adoption, similar rezoning of other properties within the MCSP area was not enacted.
- » As a result, in many cases there are considerable discrepancies between the MCSP and current zoning.

Zoning Codes with an adopted Specific Plan

- » The discrepancies between the land use designations, allowable uses and densities leads to confusion and ambiguity for property owners, staff, and decision makers when considering project approvals.
- » One intent of a Specific Plan is to enable streamlined review and provide clear guidance for projects. Currently, this is not the situation as applicants must apply for a rezone to implement the vision of the MCSP.
- » Development of zoning codes consistent with a Specific Plan can include a mix of current codes and development of new codes. New districts will need to be created to address mixed use.

R-20 Zoning Designation



R-20 Zoning Designation

- » Adopted in 2010 to address impending development proposals. (MMC Chapter 8.24)
 - Area “A” contains approx. 6 acres
 - Area “B” contains approx. 18 acres
- » The R-20 Zoning is not intended for revision



R-20 Zoning Designation

- » 20 units per acre, plus any applicable density bonus, intended for Senior Residential Dwelling Units
- » Includes development standards (i.e. height, set-backs, parking, landscaping, etc.)
- » Area “A” approval is ministerial, unless there are variances
- » Area “B” is subject to the discretionary review process



MCSP Implementation Project Timeline



MCSP Implementation Timeline

- » Town received a Contra Costa Transportation Authority Grant in 2015 for \$150k to Implement the MCSP
- » Steering Committee established in 2015
- » The Steering Committee consisted of two members each of the Town Council, Planning Commission, and the Design Review Board, and one member of the Parks and Recreation Commission.
- » The Steering Committee established an overall framework through an illustrative “Vision Concept”

MCSP Vision Concept

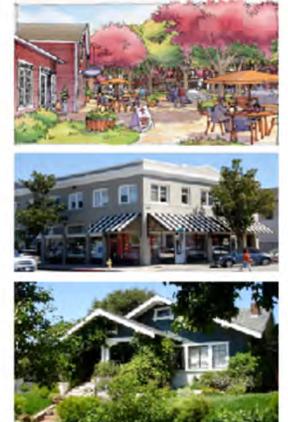
- » Design Principles for the Vision Concept include:
 - » Create connected street network throughout the Specific Plan area
 - » Support new public spaces through active block frontages
 - » Create fine-grained pedestrian and bicycle routes throughout the site



MCSP Draft Zoning Chapters

- » Based on the Vision Concept, a “form-based” code, with prescriptive development standards including building form and height, building placement, frontage standards, and size and dimension of building sites was drafted.
- » The Draft Zoning Code included 12 new zoning districts, each with allowable building form and type
- » The Draft Zoning Chapters were released for public review on June 24, 2016

MORAGA CENTER SPECIFIC PLAN ZONING CHAPTERS



Public Review Draft: June 24, 2016

Draft Zoning Code Feedback

- » Focus on hillside/residential zoning standards, particularly the standards for residential development in hillside areas
- » Emphasis on site topography and relationship to zoning “breaks”, interface between Harvest Court development and adjacent areas.
- » Focus on Scenic Corridor densities and setbacks
- » New retail should be oriented towards Laguna Creek
- » Adjust zoning breaks to focus highest density residential in lower/flatter areas
- » Avoid excessive hillside grading
- » Retain discretionary authority over review of developments

Zoning Code Project Paused & Restarted

- » In 2017 additional funding was needed to complete the implementation of the draft Zoning Chapters. The Council tabled further funding due to the fiscal emergency
- » In 2018, the Metropolitan Transportation Commission approved a \$140,000 PDA funding grant to complete the project
- » In 2019 to date, the Town entered into the funding agreement with MTC, established a Citizens Advisory Committee and entered into an agreement with Placeworks to draft the Zoning Chapters

Revised Approach to MCSP Draft Zoning Code

- » To ensure the project is completed within budget and timeline, the proposed Zoning Code changes will follow a traditional zoning code format, consistent with the Town's current Code Chapters.
- » The form based draft code raised the following concerns:
 - Rigidity of development standards offers little flexibility for and may hinder future architectural creativity or diversity
 - Specified housing types potentially limits future housing options and may not align with market demands

Approach: Design Scenarios

PlaceWorks will develop two design scenarios and four visual simulations of each to demonstrate the possible development outcomes with a focus on the following:

- Mixed Use Urban Core
- Neighborhoods west of Moraga Creek
- Moraga Ranch and Lafayette Moraga Trail
- Setbacks from Scenic Corridors

The scenarios will:

- Incorporates R-20 zoning designation
- Allows for a maximum of 630 housing units
- Building heights of 1-3 stores as per MCSP



Future CAC Meetings

The CAC will be asked to evaluate and provide feedback on the scenarios with a focus on the mixed use core, neighborhood west of Moraga Creek, set backs, etc.

Mark Your Calendar:

CAC Meeting #2 - September 4, 2019

CAC Meeting #3 – September 19th

