

Moraga Center Specific Plan Implementation Project

Planning Commission Meeting



July 20, 2020

Presentation Overview

- » Meeting Objectives
- » MCSP Project
- » MCSP Implementation Project
- » SB 330
- » Draft Zoning Code
- » Draft MCSP Design Guidelines
- » California Environmental Quality Act
- » Comments Already Received
- » Staff Recommendations
- » Next Steps



Meeting Objectives

- » Review and provide feedback on the proposed changes to the Zoning Code and Design Guidelines
- » Receive and consider public comments
- » Recommend approval to the Town Council



MCSP Overview

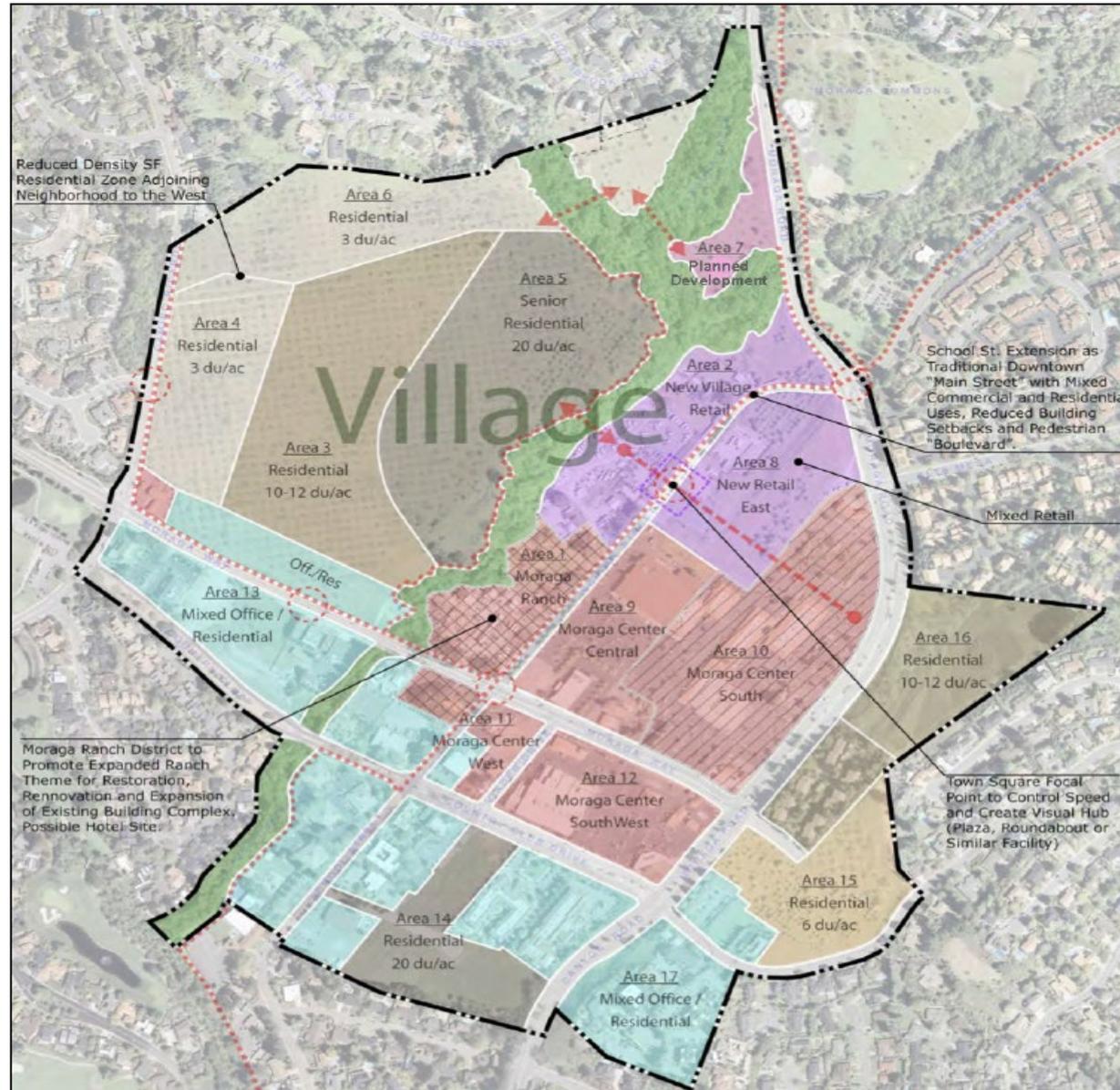
- » Number of dwelling units consistent with adopted Housing Element
- » Allows for higher density infill and mixed use, transit-oriented development
- » Informed by a series of technical analyses:
 - Economic/market assessment
 - Comprehensive traffic study
- » Provides for a range of housing types
- » Analyzed environmental impacts in accordance with CEQA



2010 MCSP Process

- » **Steering Committee**
- » **Property Owners**
- » **Planning Commission**
- » **Town Council**
- » **Adopted on January 27, 2010 following a 7-year community involvement process**

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

Table 4-2: MCSP Conceptual Land Use Matrix

- » Housing Element – the number of proposed dwelling units are consistent with adopted Housing Element
- » 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

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 / 63	63	40	63	63	10.6 / DU	20 SFH = 33 CT
Compact Residential Condo / Townhouse (CT)	100 / 180	163	100	140	180	6.4 / DU	1 CT = 1 W 10 CT = 17 S
(W) Workforce	0 / 100	80(100)	0	40(30)	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 Implementation Project

- » Underway since 2015
- » Project objectives:
 - Implement the MCSP land use and policy direction
 - Align MCSP and Zoning Code as required by State law
 - Clarify the development review process
- » Proposed Implementation Project is consistent with already approved 2010 MCSP



MCSP Citizens Advisory Committee

- » Four meetings from July to October 2019
- » Advised solely on issues about zoning and development standards
- » Meeting series did not include revisiting the development parameters in the Specific Plan
- » Resulted in 17 recommendations



SB 330 – “Housing Crisis Act of 2019”

- » Prohibits zoning and general plan changes that would lessen the intensity of housing
- » Does not allow:
 - Housing moratoriums
 - Subjective design standards established after January 1, 2020
 - Limiting or capping the amount of land use approvals or permits
- » Prohibits increased exactions or fees during application phase
- » Requires efficient approval process
- » Amends Permit Streamlining Act

Draft Zoning Code Overview

1. New and Revised Definitions and Uses
2. Draft MCSP Zoning Code Districts
3. Shared Parking
4. Development Potential
5. Moraga Center Design Requirements
6. Town Square
7. Required Streets, Trails, and Bridge
8. Street Types
9. Trail Design Standards
10. Creek and Channel Setbacks



New and Revised Definitions

- » Proposes cleaning up the definitions to create consistency between MCSP and existing Zoning Code
- » Consolidates definitions in one place
- » Updates permitted and conditional use sections to match new definitions

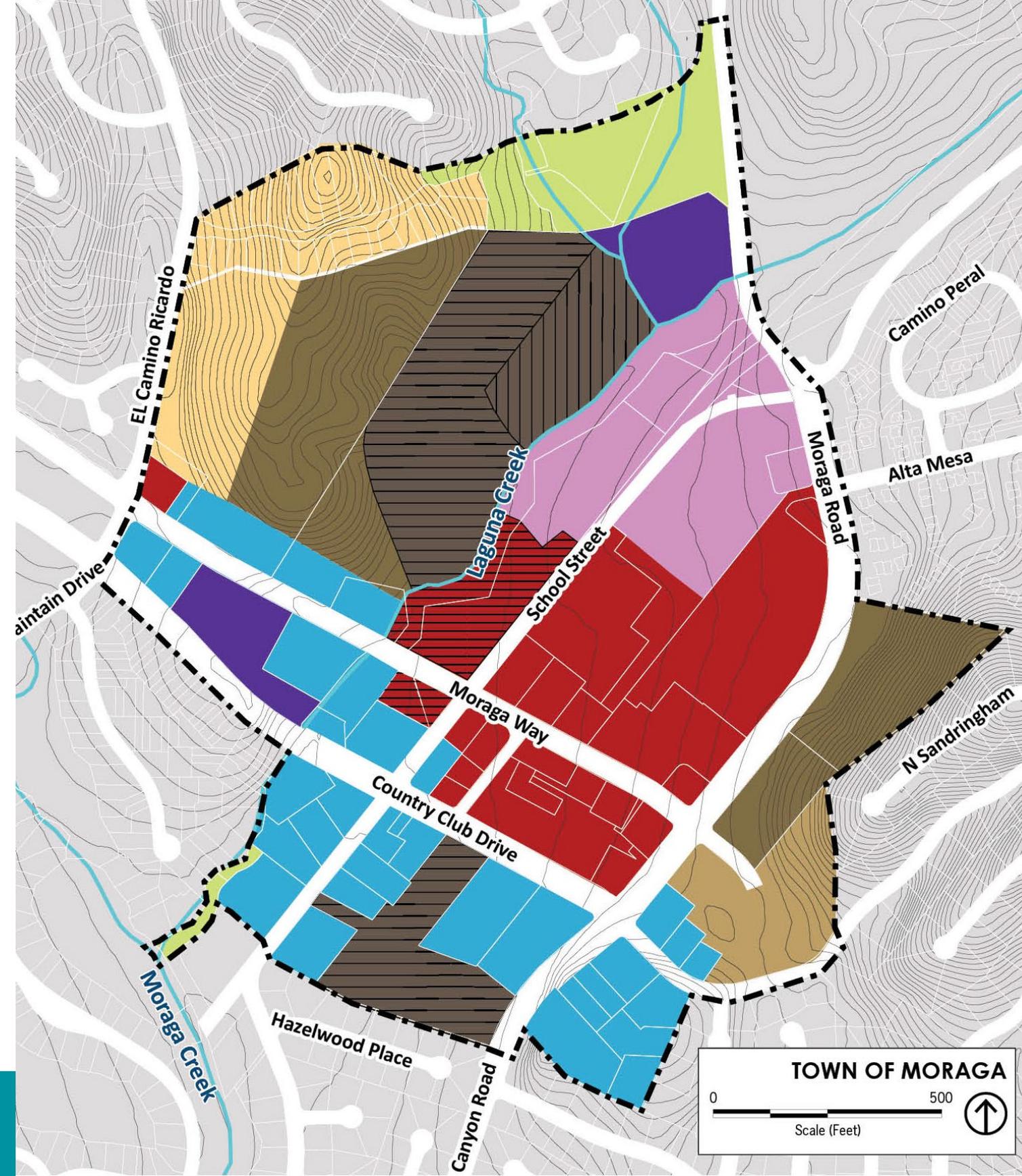


Draft Zoning Districts

» New zoning districts:

- Residential R-12 (10-12 DUA)
- MCSP Mixed Retail/Residential (12-20 DUA)
- MCSP Mixed Office/Residential (12-20 DUA)
- MCSP Commercial
- Moraga Ranch Overlay District

 RESIDENTIAL R-3	 RESIDENTIAL R-20A
 RESIDENTIAL R-6	 RESIDENTIAL R-20B
 RESIDENTIAL R-12	 PLANNED DEVELOPMENT
 MCSP MIXED RETAIL/RESIDENTIAL	 NON-MOSO OPEN SPACE
 MCSP MIXED OFFICE/RESIDENTIAL	 MORAGA RANCH OVERLAY DISTRICT
 MCSP COMMERCIAL	 MCSP BOUNDARY



Draft Zoning Districts

Zoning District	Implements MCSP Land Use District(s)	Density Range
Residential R-3	Residential 3 DUA	3 DUA
Residential R-6	Residential 6 DUA	4-6 DUA
Residential R-12	Residential 10-12 DUA	10 -12 DUA
Residential R-20	Senior Residential 20 DUA	16-20 DUA
Planned Development	Planned Development	N/A
MCSP Mixed Retail\Residential	Mixed Retail/Residential	12-20 DUA
MCSP Mixed Office\ Residential	Mixed Office/Residential	12-20 DUA
MCSP Community Commercial	Community Commercial	
Non-MOSO Open Space	Planned Development	
Moraga Ranch Overlay District	Moraga Ranch District	N/A

Moraga Ranch Overlay District

» Proposes to:

- Retain existing buildings as feasible
- Design new development consistent with the existing character
- Separate new buildings to create a park-like/agricultural setting



Shared Parking

- » Allows shared parking for commercial uses
- » Provides flexibility in site planning
- » If there are two proposed uses, then the required parking for each use type shall be divided by the factor listed for those two uses

SHARED PARKING FACTORS				
	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

Development Potential

Land Use Category	Quantified Development Objective
Retail (including restaurants and entertainment)	90,000 square feet
Office	50,000 square feet
Hotel	85 rooms
Assisted Living/Congregate Care	150 rooms
Residential	
Active Senior (12-20/ac)	200 (300) units
Single-Family (3-6/ac)	65 units
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Compact Single-Family (10-12/ac)	165 units
Housing Subtotal	510 (630) units

Moraga Center Design Requirements

- » Moves and edits the R-20 design and applies them to MCSP area
- » New additions include:
 - 40-foot setback along scenic corridors
 - 8-foot stepback on building elements above the first floor
 - Parking would be required onsite or on streets immediately adjacent to the development
 - All existing trees are proposed to be protected from future development



Rendering of a 40' Setback along Moraga Way

Town Square

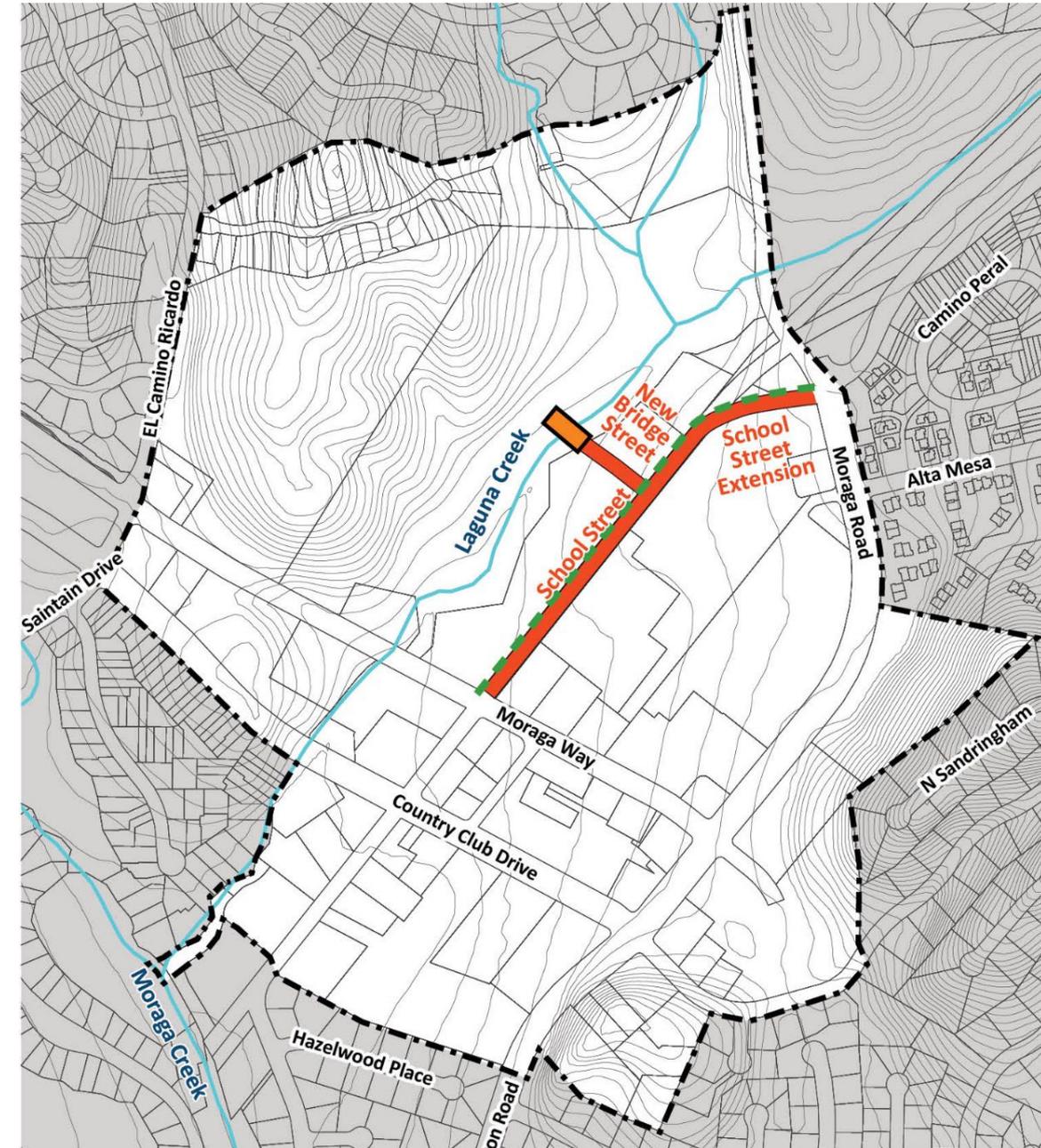
- » Condition of approval when 50% or more of following districts are developed:
 - MCSP Commercial
 - Mixed Retail / Residential
- » Preserves space to accommodate the Town Square until cumulative threshold is met



Required Streets, Trails, Bridge

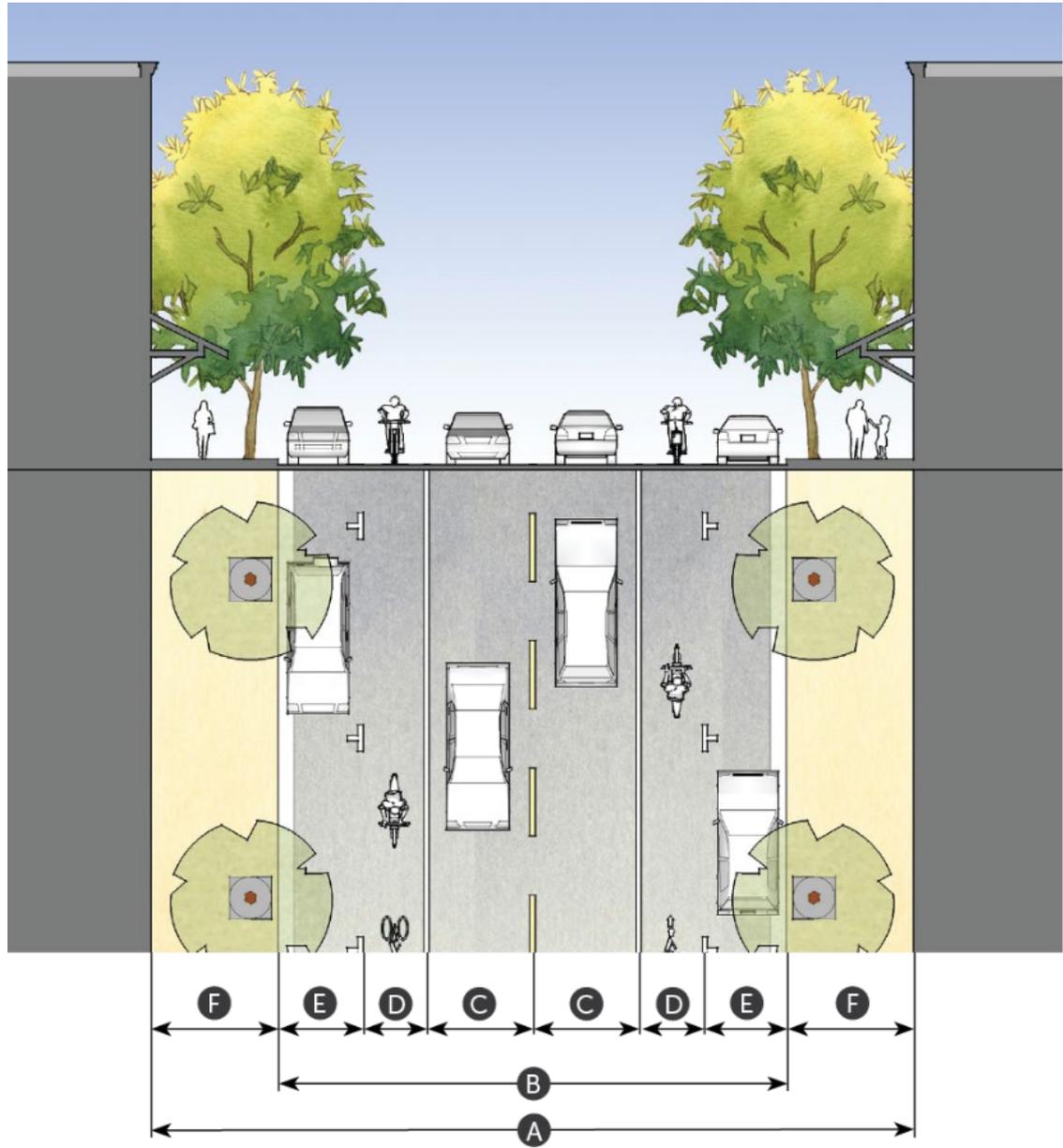
- » Requires construction of:
 - School and Bridge Streets
 - Lafayette/Moraga Regional Trail
 - Vehicular and pedestrian bridge over Laguna Creek
- » Allows a pedestrian/bicycle trail along either side of Laguna Creek

- — — — — MCSP BOUNDARY
- — — — — REQUIRED STREETS
- - - - - LAFAYETTE/MORAGA REGIONAL TRAIL
- ▭ CREEK BRIDGE



SCHOOL STREET STANDARDS

	Details	Figure Key
A. Application		
Movement Type	Slow	
Design Speed	25 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	72 feet	A
Pavement Width	48 feet	B
C. Lane Assembly		
Traffic Lanes	Two (2) at 10 feet each	C
Bicycle Lanes	Two (2) at 6 feet each	D
Parking Lanes	Two (2) at 8 feet each, marked	E
Medians	None	
D. Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	
Planter Type	4-ft by 4-ft tree well	
Landscape Type	Trees at 30 feet on-center average	
Lighting Type	Post or column	
Walkway Type	12-ft sidewalk <u>(includes tree wells)</u>	F
Curb Type	Square	

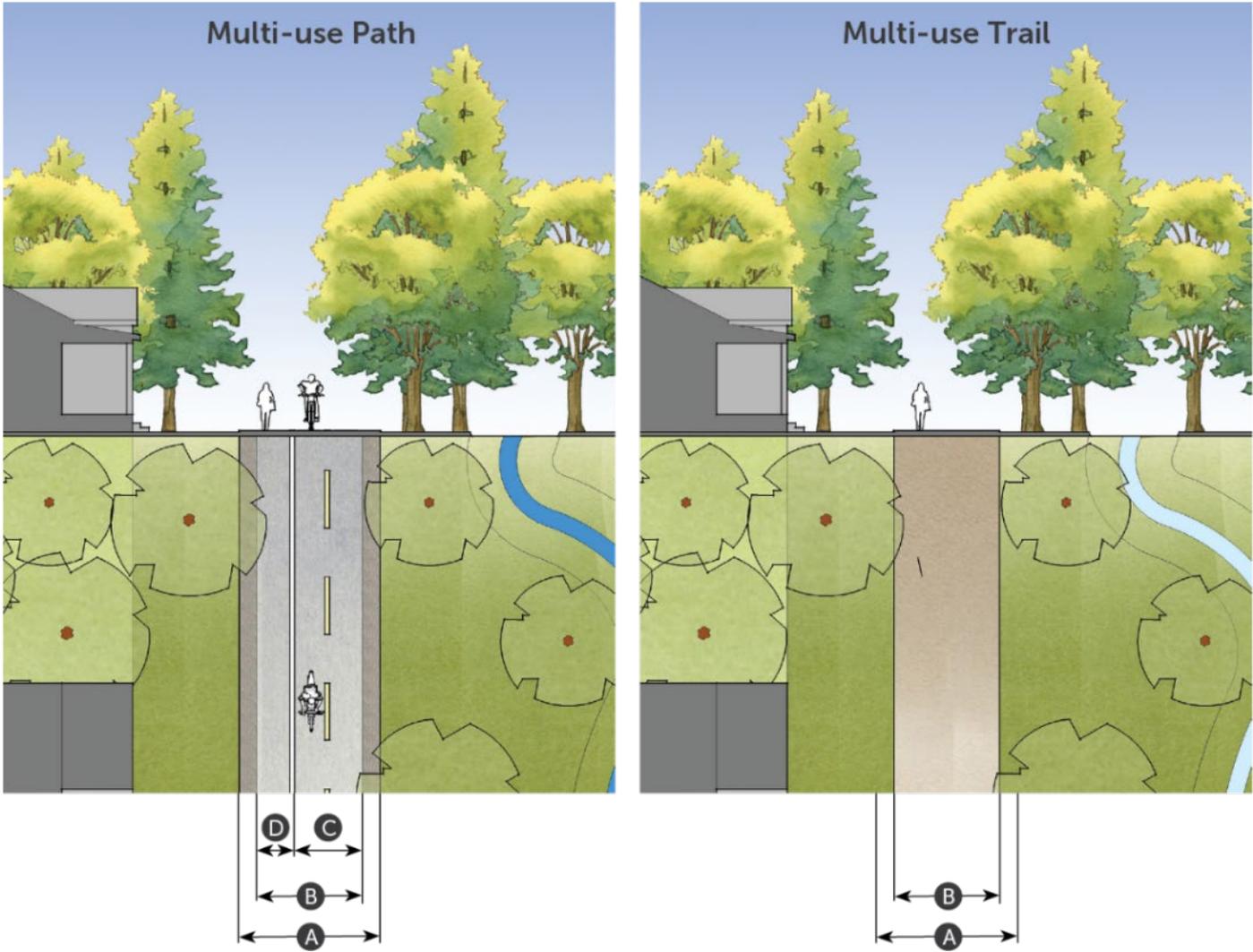


Street Types

Street Types and Application								
Street Type	R-3	R-6	R-12	R-20	MCSP-C	MCSP MU-RR	MCSP MU-OR	PD
Commercial Street with Diagonal Parking					X	X	X	
60-ft Right-of-Way Street			X	X	X	X	X	X
52-ft Right-of-Way Street	X	X	X					X
Pedestrian Mews (Hardscape and Green)			X	X	X	X	X	X

Trail Design Standards

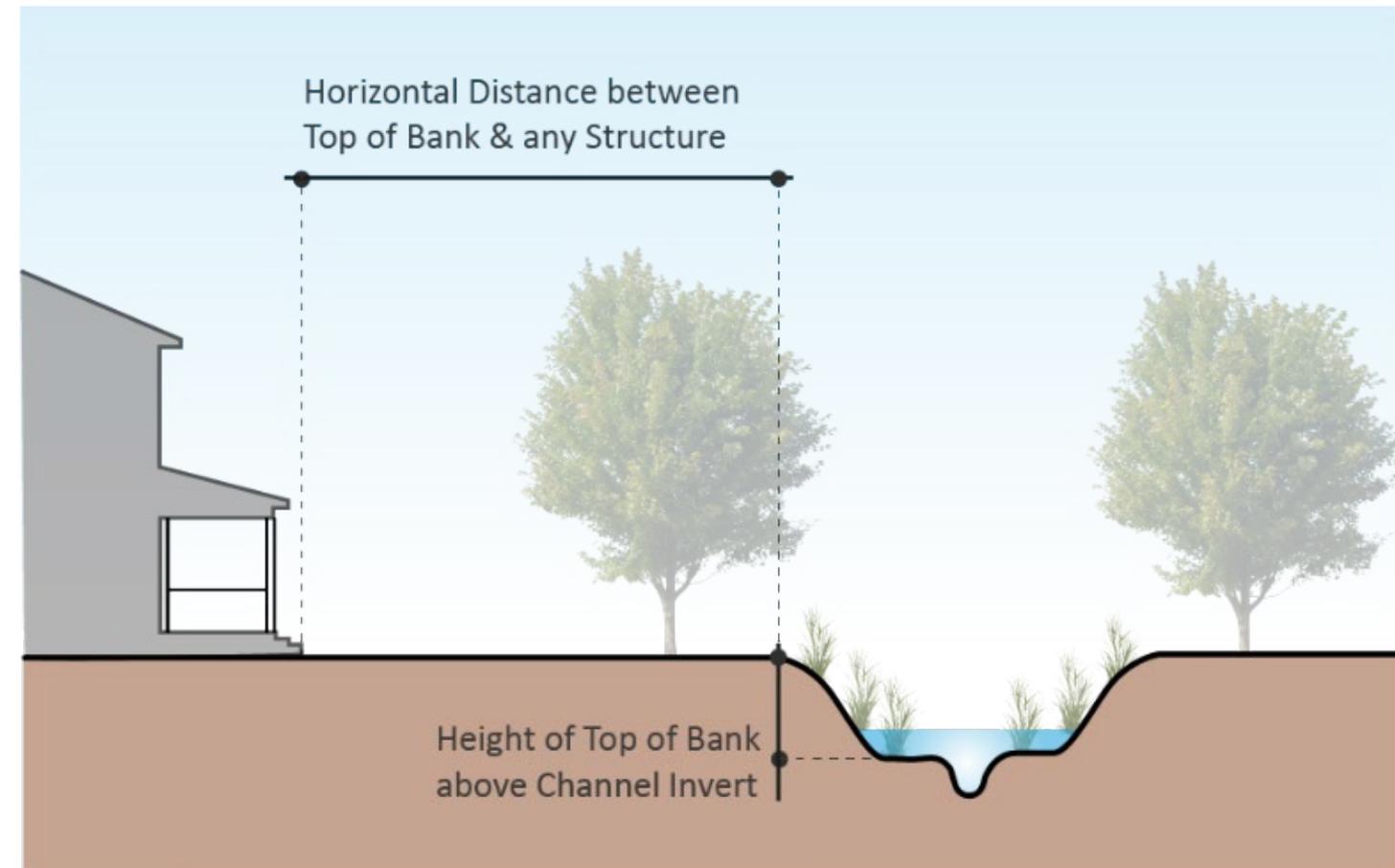
MULTI-USE PATH/TRAIL STANDARDS		
	Details	Figure Key
A. Application		
Right-of-Way (ROW) Width	16 feet	A
Pavement Width	12 feet	B
B. Public Frontage Assembly		
Drainage Collection Type	Sheet flow	
Planter Type	None	
Landscape Type	None	
Lighting Type	Post or column	
C. Multi-Use Trail Assembly		
Pedestrian Lanes	One (1) at 4 feet	D
Bicycle Lanes	Two (2) at 4 feet each	C
D. Multi-Use Path Assembly		
Shared Path	One (1) at 12 feet	



Creek and Channel Setbacks

» Implements existing County requirements

CREEK AND CHANNEL SETBACKS	
Height of top of bank above channel invert	Horizontal distance between top of bank and any structure
less than 20 feet	30 feet
20 feet - 29.99 feet	35 feet
30 feet - 39.99 feet	40 feet
40 feet - 49.99 feet	45 feet
50 feet and greater	50 feet



Draft MCSP Design Guidelines

- » Incorporates MCSP Design Guidelines into Town Design Guidelines
- » Adds new design guidance for:
 - Lighting
 - Street Design Standards
 - Pedestrian and Bicycle-Friendly Design
 - Town Square



Lighting

- » Provides guidance on how to reduce impacts of outdoor lighting
- » Requires compliance with State energy efficiency regulations



Street Design Standards

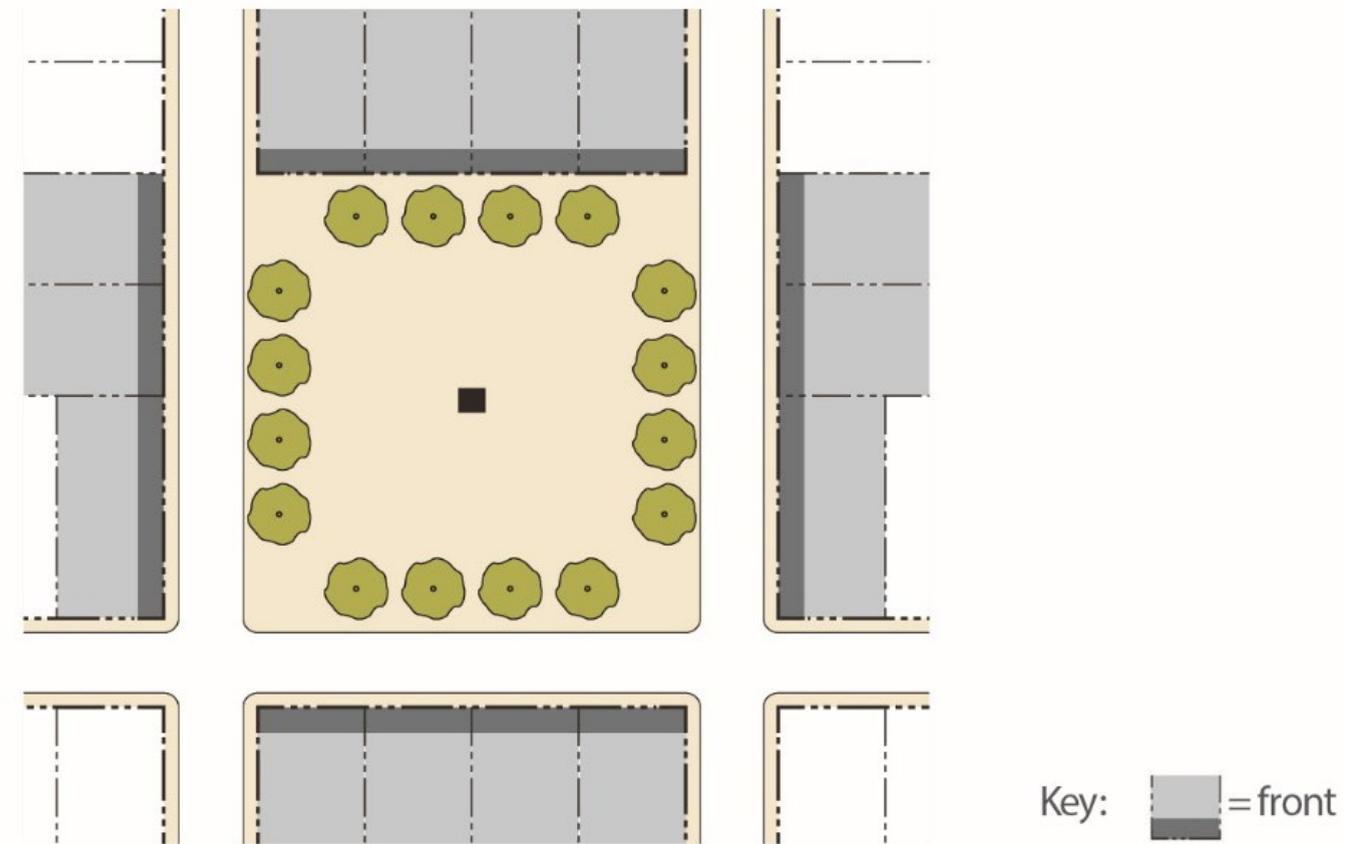
- » Continuity
- » Topography
- » Parking
- » Truck Access
- » Bus and Transit Service
- » Fire/Emergency Access
- » Green Infrastructure



Town Square

» Encourages:

- Primarily civic uses, with secondary commercial activities
- Formal urban space
- Spatial definition by adjacent buildings and tree-lined streets
- Inclusion of one or more civic elements



Minimum Area	0.5 acre
Minimum Width	80 feet
Minimum Depth/Length	150 feet

CEQA Approach

- » Provide CEQA clearance through Specific Plan EIR
- » Existing conditions have not changed substantially since MCSP adoption
- » Zoning implements provisions of the MSCP



Comments Already Received

» Comments:

- Lot sizes may be too restrictive
- Street sections might be better included in Design Guidelines
- Additional clarifications to definitions may be needed

» **Staff will address these and other comments in an addendum**



Staff Recommendations

- » PC to review and provide input and feedback
- » Take public comments
- » Recommend Town Council adopt an ordinance to:
 - Adopt a new Zoning Map within the MCSP
 - Update Title 8 of the Municipal Code
- » Recommend the Town Council adopt a resolution to revise the Town Design Guidelines

Next Steps

» Planning Commission review

- Tonight (July 20, 2020)
- August 17, 2020
- Additional meetings if necessary

» City Council review and adoption

- October 14, 2020
- November 18, 2020



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