

Moraga Center Specific Plan Implementation Project

Planning Commission Meeting



August 17, 2020

Presentation Overview

- » Meeting Objectives
- » Overview of Process
- » Fire Safety
- » MCSP and MCSP Implementation Project
- » Revisions Since 7/20 Planning Commission
- » Staff Recommendations and 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



Overview of Process

- » **2002 General Plan**
 - Community values and priorities
 - Long term future
 - Implement and coordinate the MCSP
- » **2015 - 2023 Housing Element**
 - Adopt Zoning for the MCSP to implement the plan
 - MCSP and major subdivisions listed
- » **Community Outreach**
 - Workshops, PC and Town Council hearings
 - Local and regional agencies
 - Directed development of 2010 MCSP
- » **Development Application**



MCSP Citizens Advisory Committee

» Feb 2019 CAC formed with objectives:

- Provide input on zoning
- Provide input on regulations
- Advisory to PC and Town Council

» 34 members & 4 meetings

» CAC outcome

- Adopted 17 overall recommendations
- Preserve Town character Setback and Stepback
- Comply with General Plan
- Support 510 and 630 buildout



Town-wide Fire Safety



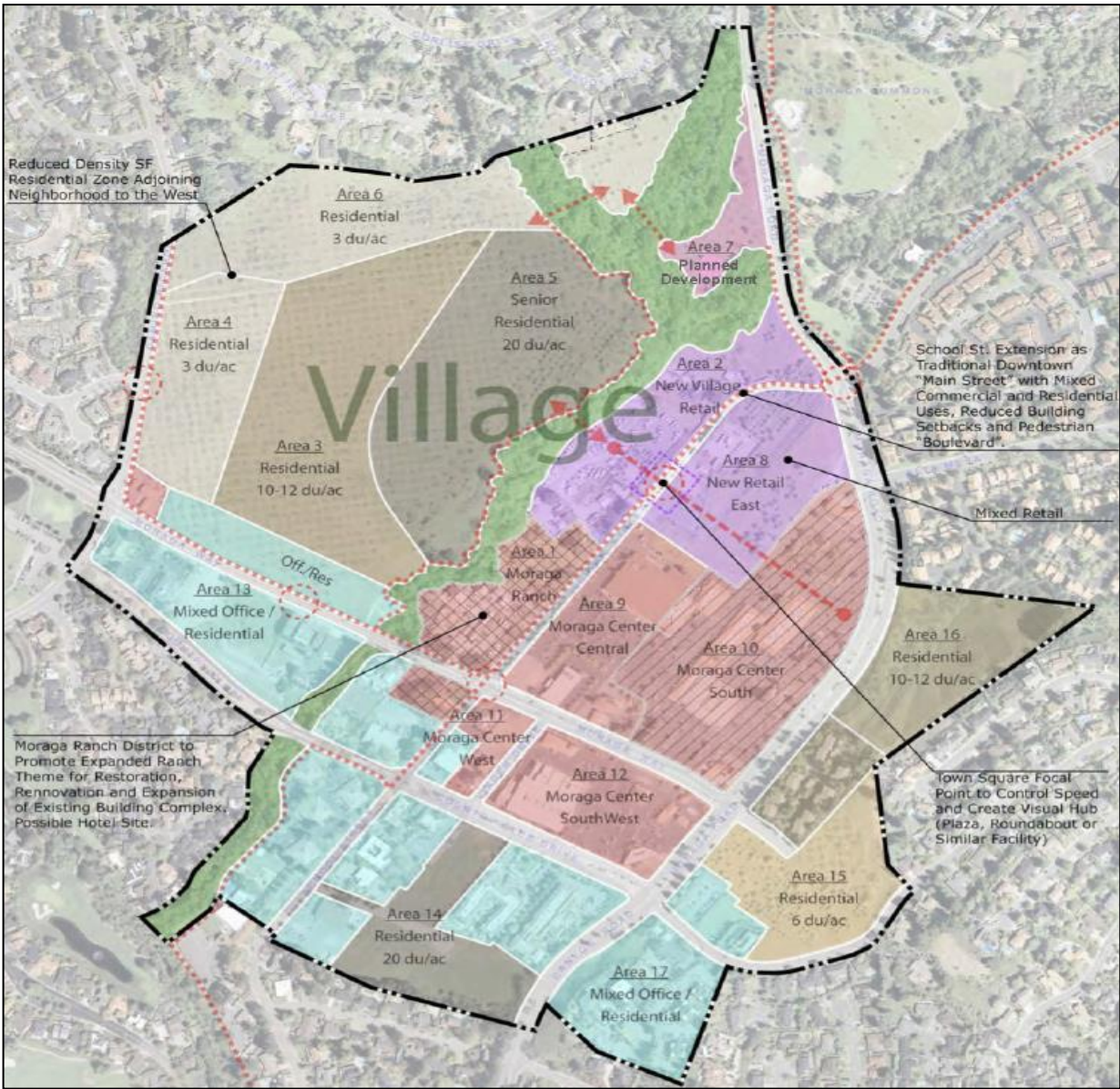
- Discussions regarding fire prevention and evacuation continue
- Work is ongoing to improve preparedness at multiple levels:
 - Fire prevention – MOFD has implemented a more aggressive vegetation management program to reduce hazardous fuels, the new Fire Code requires additional fire prevention measures, the North Orinda Fuel Break has been established, and the development of Firewise communities is being encouraged/supported
 - Fire evacuation - drills, refine evacuation maps, training CERT volunteers, coordinating with other agencies, improve community warning system
- High and Very High Fire Hazard Severity Zones require fire resistant construction. Findings can be made to require new construction to be fire resistant
- 2018 Comprehensive Hazardous Mitigation Plan includes: risk assessment, a mitigation action plan and implementation for the various hazards (including fire)

MCSP Overview

- » Continuation of General Plan & Housing Element
- » 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/CEQA impacts



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 Implementation Project

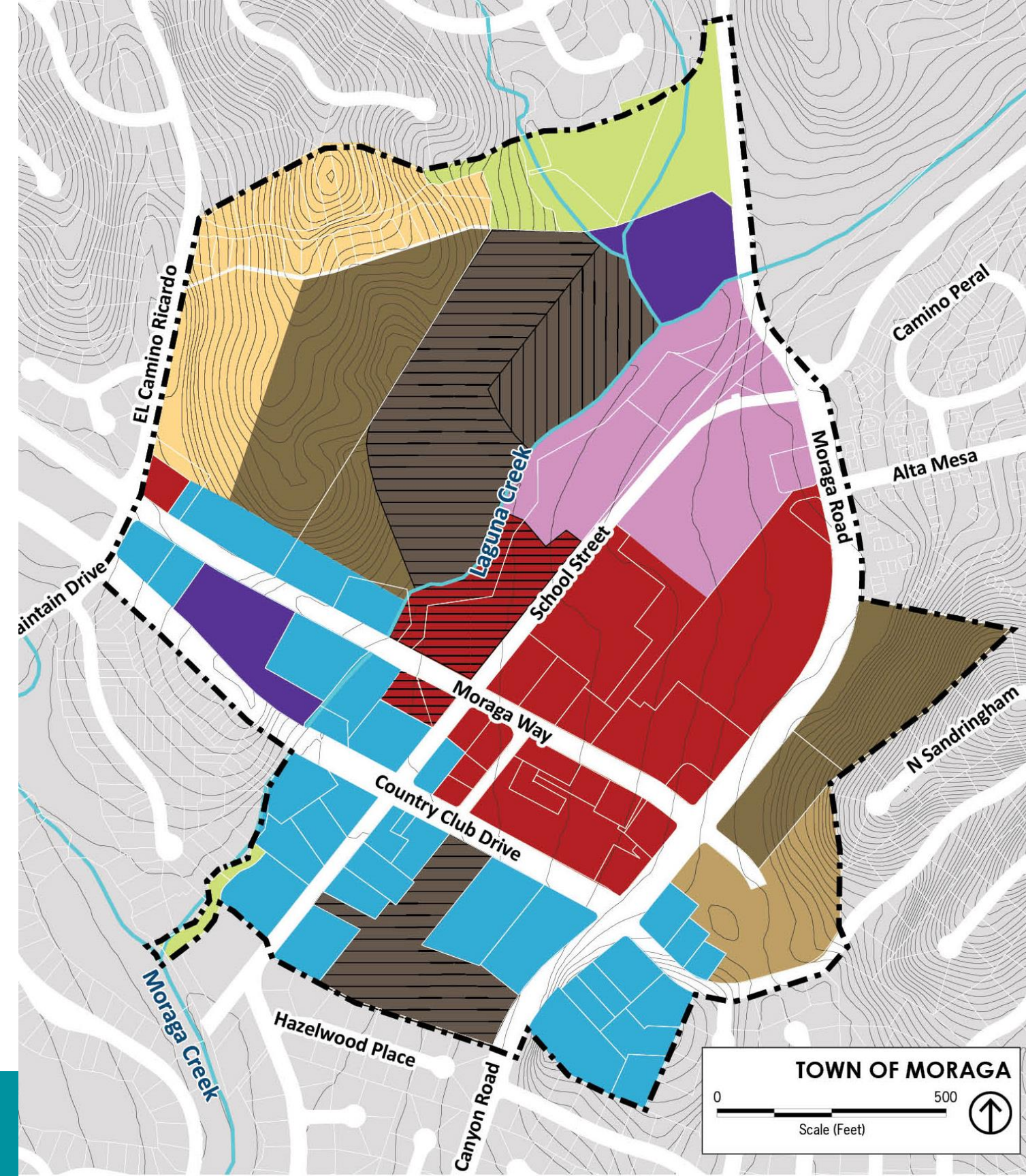
- » Underway since 2015
- » Project objectives:
 - Implement the MCSP land use and policy direction
 - Align MCSP and Zoning Code as required by State law
 - Clarify the development review process
- » Proposed Implementation Project is consistent with already approved 2010 MCSP



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



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

7/20 Planning Commission Recommendations

Incorporated into Zoning Code

- Interpretative signage design guidance
- Specify thematic character of Moraga Ranch
- Update Senior Housing definition
- Allow privately owned and maintained pocket parks
- Allow congregate care in more districts
- Move street types and standards to MCSP Design Guidelines
- Remove 30' MOFD height limitation
- Revise R-6 and R-12 minimum lot requirements
- Replace the development capacity table to mirror table from MCSP

Not incorporated into Zoning Code

- Require a ped/bike trail along Laguna Creek
- Identify fire evacuation routes
- Allow more flexibility in retail and commercial districts
- Round shared parking requirements up or down
- Allow for flexibility in creek setback

Staff Clean-ups

- » **Modify definition of major religious facility**
- » **Revise temporary use definition**
- » **Clarify the lot coverage definition**
- » **Clean-up permitted/conditional uses in Suburban Office District**

August 4 Property Owner Requests Incorporated into Zoning Code

- » **Modify MCSP Mixed Office/Residential to:**
 - Allow for additional flexibility
 - Adjust frontage width and distance between buildings
 - Clarify definition of residential active uses
- » **Street standards moved to Design Guidelines**
- » **Modify R-6 minimum lot and development standards**
- » **Clarify the maximum density permitted under the R-12 and R-20 districts**

August 11 Property Owner Requests Recommended for Zoning Code

» Trees. Section 8.200.050(A)(17) –

All existing specimen trees shall be identified on the plans submitted by a licensed arborist, including the condition, size and species of the trees. ~~with a project application.~~ Plans shall include measures to protect ~~all such~~ trees in good condition ~~identified on the plans~~ for preservation and mitigation measures, including but not limited to replacement. ~~p~~Placement of temporary construction fencing around the drip line of the tree shall be a condition.

» Moraga Ranch Overlay. Section 8.65.030 Design Requirements

(B) The design of new development shall consider the existing character of the Moraga Ranch and its existing buildings.

~~(C) New buildings shall be arranged and separated in a park-like and/or agricultural setting.~~

» Trail Design Standards. Move to MCSP Design Guidelines

Public Comment Themes

» Received and read aloud 34 public comments, that included the following general themes:

- Minimize fire, traffic safety, and visual impacts
- Revisit office and retail designations in light of economic downturn
- Allow for open space and parks
- Preserve the Pear Orchard
- Allow for additional public input

CEQA Approach

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



Staff Recommendations

- » Planning Committee to ask clarifying questions
- » Open for public comments
- » Planning Commission to provide input on the Zoning Code update, including recommending Town Council adopt an ordinance to:
 - Adopt a new Zoning Map within the MCSP
 - Update Title 8 of the Municipal Code
- » Planning Committee to begin discussion and provide feedback on the revised MCSP Design Guidelines

Next Steps

» Community Meetings

- Tuesday, September 1 (in-person)
- Wednesday, September 2 (Zoom webinar)

» Planning Commission review and adoption of the MCSP Design Guidelines

- Tentative: Monday, September 21

» City Council review and adoption of Zoning Code and MCSP Design Guidelines

- Tentative: Wednesday, October 14



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