



Meeting Date: September 21, 2020

TOWN OF MORAGA

STAFF REPORT

To: Planning Commission

**From: David Early and Carey Stone, PlaceWorks
Afshan Hamid, Planning Director**

Subject: Conduct a Public Hearing and Consider Adoption of a Resolution Recommending the Town Council Adopt a Resolution to Revise the Moraga Design Guidelines to 1) Establish a New Chapter 11 in the Town of Moraga Design Guidelines to incorporate the Moraga Center Specific Plan (MCSP) Design Guidelines Adopted in 2010 as Appendix B to the Moraga Center Specific Plan; 2) Make Minor Updates to the MCSP Design Guidelines, Chapter 11, Sections 6.1 Lighting, 6.2 Signage, and 6.3 Walls and Fencing; 3) Add Chapter 11, Sections 8. Street Design Standards, 9. Pedestrian and Bicycle-Friendly Design, and 10. Town Square Design Guidelines to the MCSP Design Guidelines; and 4) Other Minor Non-Substantive Changes

Request

A third Public Hearing has been scheduled to continue Planning Commission review of and recommendation on the amendments to the Town's Zoning Code and Design Guidelines to implement the 2010 Moraga Center Specific Plan. The Planning Commission acted on the Zoning Code amendments at its second Public Hearing on August 17, 2020 with a 6-0 motion to approve. The requested Planning Commission action for this third Public Hearing is to review and provide feedback on the proposed changes to the Design Guidelines, and to then recommend to the Town Council.

Background and Discussion

On July 20, 2020 the Planning Commission reviewed the Draft MCSP Zoning Code and Draft Moraga Design Guidelines and continued the item to August 17, 2020. At the August 17, 2020 Planning Commission meeting, the Planning Commission recommended forwarding the Draft Zoning Code to the Town Council with modifications and continued discussion of the Draft Moraga Design Guidelines to September 21, 2020.

At the September 21, 2020 meeting, the Planning Commission will turn its detailed attention to the Draft Moraga Design Guidelines. The following minor modifications to the

1 Draft Moraga Design Guidelines have been made in preparation for this meeting based
2 on community input and staff/consultant analysis.

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4 1. **Street Design Guidelines.** Staff and consultants have added a preamble
5 regarding street design, updated the General Guidelines and simplified the
6 proposed street design guidelines. The General Guidelines include a
7 requirement that sidewalks in all commercial and mixed-use areas be 8 or more
8 feet wide to accommodate pedestrian activity. The design guidelines for the
9 various types of streets have been removed with the exception of School Street
10 which also includes the Lafayette-Moraga Trail guidelines.
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- 12 2. **Trail Design Guidance.** As requested by the Planning Commission, design
13 guidance regarding trails has been moved from the Zoning Code to the Design
14 Guidelines.
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- 16 3. **Town Square.** Staff and consultants completed additional research on the
17 proposed proportions of the Town Square and revised the design guidance to be
18 more in scale to the Moraga Center area. The minimum size has been decreased
19 to 0.25 acres and the supporting diagram and photo examples have been
20 updated accordingly.
21
- 22 4. **Include design guidance for Moraga Ranch in the Design Guidelines.** Staff
23 and consultants have added a new Section 4.3 to the revised Draft Design
24 Guidelines, clarifying that new buildings should be arranged as a clustering of
25 buildings to provide a park like setting.
26
- 27 5. **Updated images to reflect compact single-family home designs.** Staff and
28 consultants have added new images to Section 2.0 to the revised Draft Design
29 Guidelines to include smaller more compact single-family homes.
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31 **Public Notice**

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33 All appropriate public notices regarding this agenda item have been posted, including a
34 notice in the East Bay Times.
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36 **Recommendation**

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38 After conducting a duly noticed public hearing, taking in public comment and reviewing
39 the staff report, staff recommends the Planning Commission recommend the Town
40 Council adopt a Resolution recommending the Town Council Adopt a Resolution to
41 Revise the Moraga Design Guidelines to 1) Establish a New Chapter 11 in the Town of
42 Moraga Design Guidelines to incorporate the Moraga Center Specific Plan Design
43 Guidelines Adopted in 2010 as Appendix B to the Moraga Center Specific Plan; 2) Make
44 Minor Updates to the MCSP Design Guidelines Sections 6.1 Lighting, 6.2 Signage, and
45 6.3 Walls and Fencing; 3) Add Chapter 11, Sections 8. Street Design Standards, 9.
46 Pedestrian and Bicycle-Friendly Design, and 10. Town Square Design Guidelines to the
47 MCSP Design Guidelines; and 4) Other Minor Non-Substantive Changes
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1 **Report reviewed by: Cynthia Battenberg, Town Manager**

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3 **Attachments:**

4 A. Resolution __-2020 Design Guidelines

5 B. Exhibit A Third Draft Design Guidelines, redline and strikeout

6 C. January 2010 MCSP [link](#)