

Moraga Center Specific Plan Implementation Project

Planning Commission Meeting #3



September 21, 2020

Presentation Overview

- » Meeting Objectives
- » Revised Draft Design Guidelines Changes
- » Staff Recommendations
- » Next Steps



Meeting Objectives

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



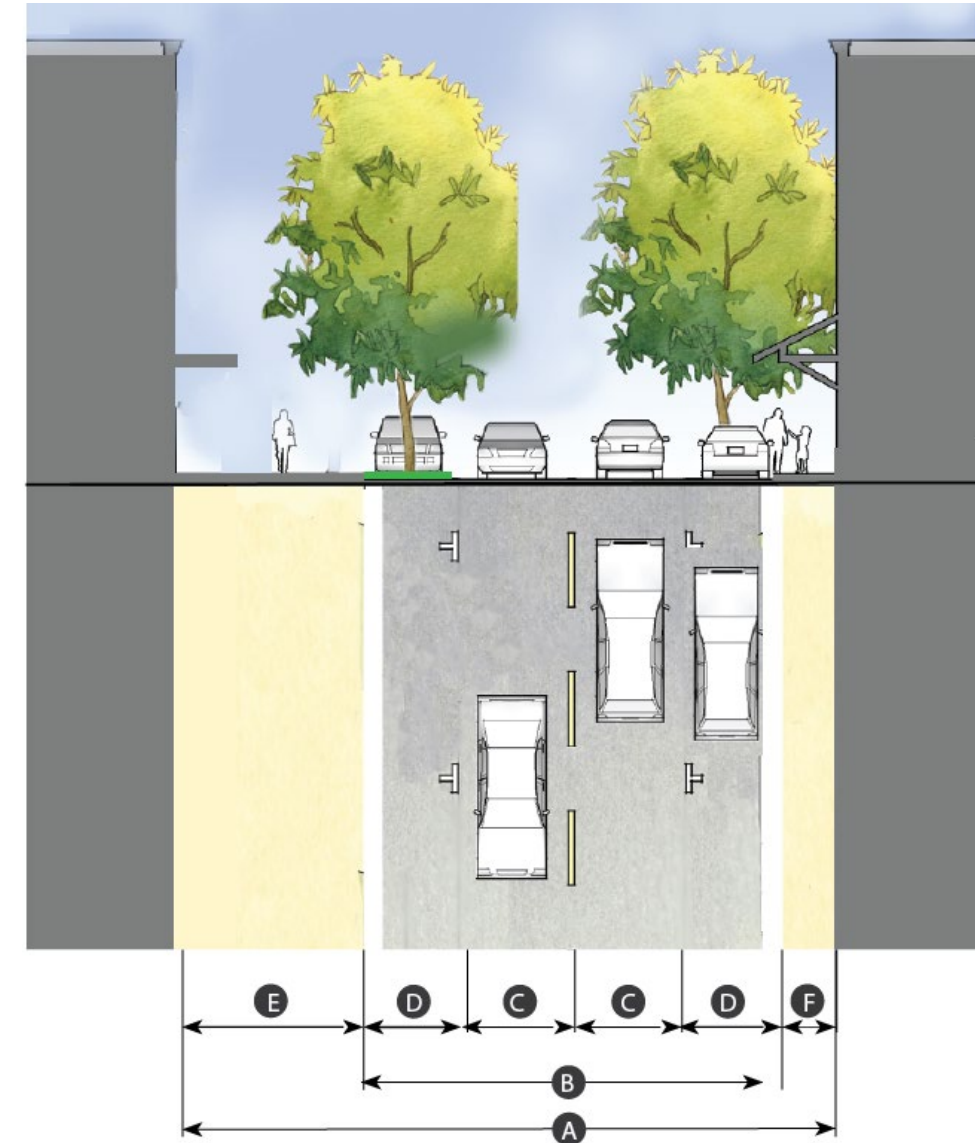
Revised Draft Design Guidelines

- » Updated Draft Design Guidelines based on community input and staff/consultant analysis
- » Edits focused on:
 - Street Design Guidelines
 - Trail Design Guidance
 - Town Square
 - Moraga Ranch
 - Single Family Residential Examples



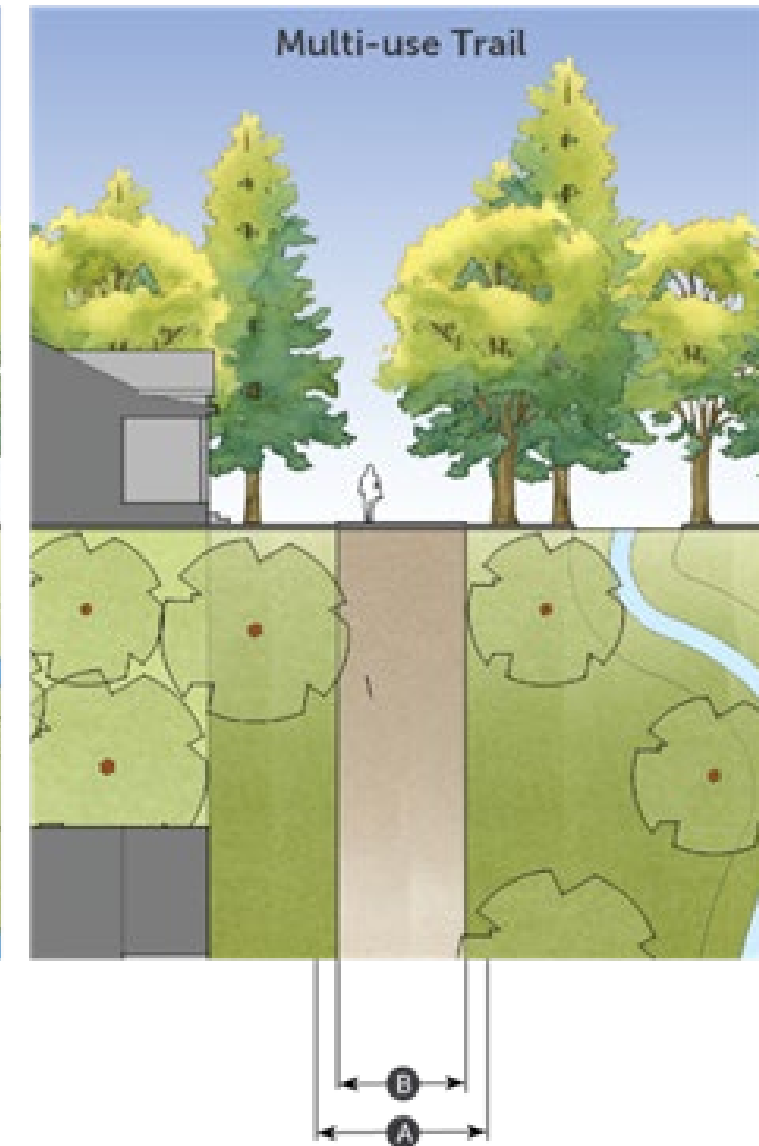
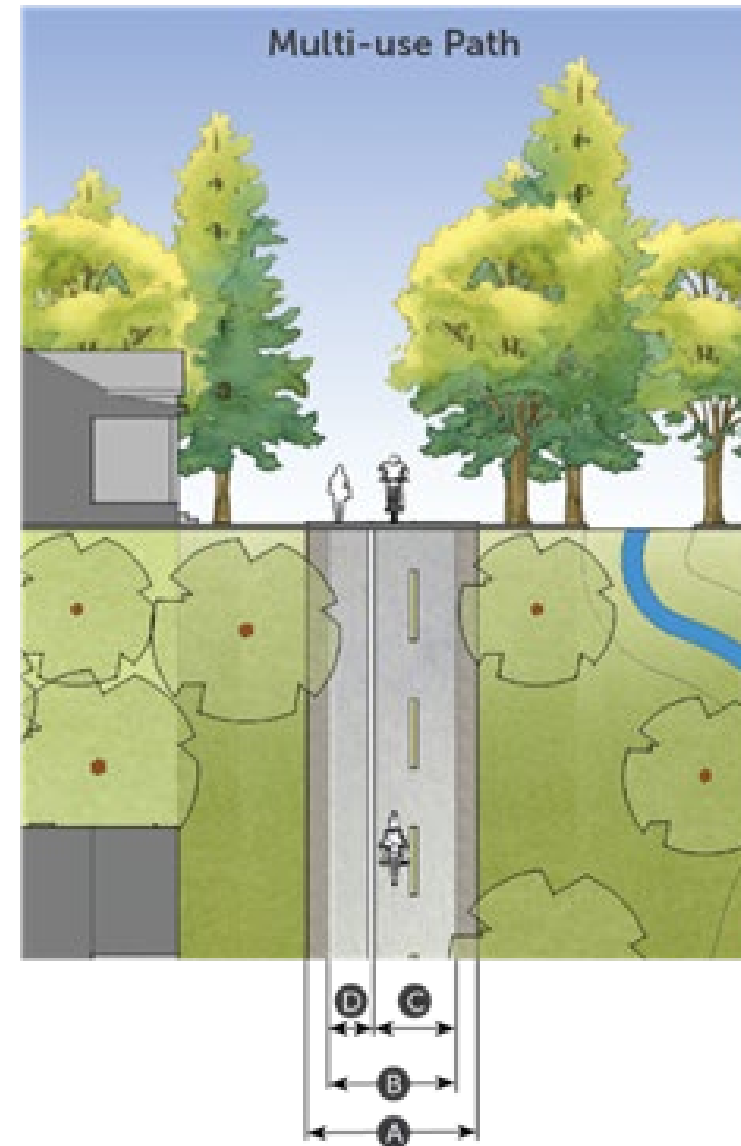
Street Design Guidelines

- » Added a preamble regarding street design
- » Simplified the proposed street design guidelines
- » Removed design guidelines for the various street types
- » Updated School Street design guidelines which now include the Lafayette-Moraga Trail guidelines
- » Incorporated a requirement that sidewalks in all commercial and mixed-use areas be 8 or more feet wide



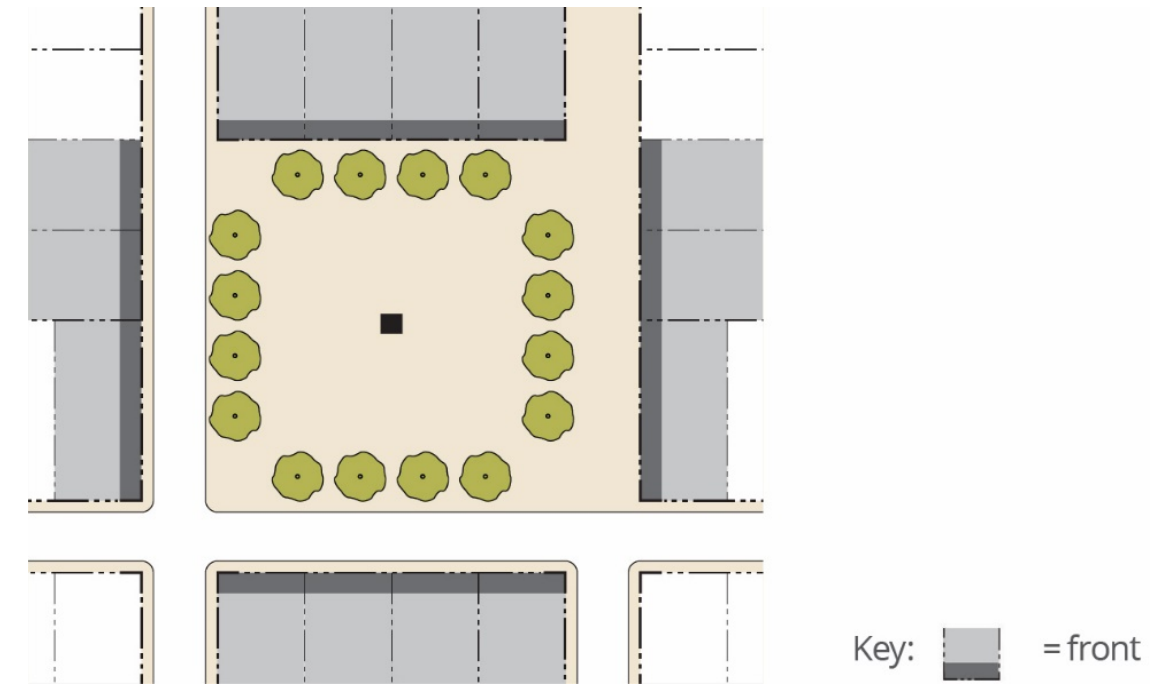
Trail Design Guidelines

- » Moved design guidance regarding trails from Zoning Code to Design Guidelines



Town Square

- » Revised design guidance to reflect scale of Moraga Center Area
- » Reduced minimum Town Square area to 0.25 acre
- » Updated supporting diagram and photos accordingly



Moraga Ranch

- » Added design guidance for Moraga Ranch in the Design Guidelines
- » New buildings should be arranged as a clustering of buildings to provide a park like setting



Single Family Residential Examples

- » Replaced large lot single family residential photos with smaller lot residential examples



Staff Recommendations

- » PC clarifying questions
- » Take public comments
- » PC to review and provide input and feedback on revised Draft Design Guidelines
- » Recommend the Town Council adopt a resolution to revise the Town Design Guidelines



Next Steps

» City Council review and adoption

- Wednesday, October 14
- Wednesday, November 18



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