



TOWN OF MORAGA

Town Council Public Hearing Notice

Conduct a Public Hearing and Consider Waiving the First Reading and Introducing by Title only an Ordinance Amending the Land Use and Zoning Regulations, Development Standards and Design Guidelines for the Five Sub-areas Comprising the Moraga Center Specific Plan Implementation Project which Includes a Revised Zoning Map, New and Updated Zoning Districts, Amendments to Title 8 of the Moraga Municipal Code, and Updates to the Town of Moraga Design Guidelines Consistent with the Moraga Center Specific Plan Document Adopted in 2010.

The Town Council of the Town of Moraga will hold a public hearing on the following matter, pursuant to Government Code Sections 65854 et seq., on Wednesday, **October 28, 2020** at **7:00 p.m.** Consistent with Executive Orders Nos. N-25-20 and N-29-20 from Governor Gavin Newsom and the Contra Costa County Health Officer the meeting will not be physically open to the public. Town Council members and essential Town staff will be teleconferencing into the meeting via teleconference. To maximize public safety while still maintaining transparency and public access, members of the public may observe the meeting by accessing it through: <https://livestream.com/moraga>.

The Town Council will review the Planning Commission recommendation for the Moraga Center Specific Plan Implementation Project (MCSP-IP) and consider the following actions:

- 1) The Adoption of a revised Zoning Map including the Moraga Ranch Overlay District in conformance with the Adopted 2010 MCSP.
- 2) Updates to Title 8 of the Moraga Municipal Code Including Chapters 8.04 – Definitions, Chapter 8.24 – One, Two, and Three Dwelling Units per Acre Residential, Chapter 8.32 Six Dwellings per Acre Multifamily Residential District, Chapter 8.34 – Twenty Dwelling Unit per Acre Residential District, Chapter 8.36 Community Commercial District, Chapter 8.40 Limited Commercial District, Chapter 8.44 – Suburban Office District, Chapter 8.48 – Planned Development District, Chapter 8.50 – Planned Development Commercial, Chapter 8.52 – MOSO and Non-MOSO Open Space Districts, Chapter 8.56 Institutional District, Chapter 8.60 Study District, Chapter 8.76 – Off-Street Parking and Loading, Chapter 8.124 – Accessory Dwelling Units and Chapter 8.148 – Miscellaneous Use Restrictions.
- 3) Establishment of New Chapters within Title 8, Including Chapter 8.31 Six Dwelling Units per Acre Multifamily Residential District, Chapter 8.33 Twelve Dwelling Unit per Acre Multifamily Residential District, Chapter 8.37 – MCSP Commercial District, Chapter 8.41 MCSP Mixed Retail/Residential (12-20 Dwelling Unit per Acre), Chapter 8.42 – MCSP Mixed Office/Residential (12-20 Dwelling Unit per Acre), Chapter 8.65 – Moraga Ranch Overlay District, Chapter 8.200 – Moraga Center Specific Plan Area Regulations
- 4) Amend the Town of Moraga Design Guidelines to include the MCSP Design Guidelines Adopted in 2010 and New Street Design Standards, Pedestrian and Bicycle Friendly Design, Town Square Design Guidelines, Remodels, Renovations and Additions and Minor

Amendments and Updates.

CEQA Status: The proposed zoning ordinance implements and is consistent with the Adopted 2010 MCSP and the Environmental Impact Report (EIR) for the MSCP (SCH 200707212), which was certified on January 27, 2010. Therefore, no additional environmental review is required.

In addition, the proposed zoning and design guideline amendments are exempt under CEQA Guidelines section 15061(b)(3), as there is no possibility their adoption will have a significant effect on the environment.

Public Comment: Members of the public may provide public comment by sending comments to the Town Clerk via email at townclerk@moraga.ca.us. Comments received before 5:00 p.m. on the day of the meeting will be provided in their entirety to the Town Council prior to the meeting and will be a part of the record but will not be read verbally at the meeting.

Members of the public may also participate by providing public comment during the meeting by joining the Zoom webinar, which will require that the Zoom app be downloaded to the phone or computer that will be used to join the meeting. Each meeting is assigned its own separate webinar address and instructions for joining each meeting webinar can be found on the first page of the meeting Agenda:

1. Go to <https://www.moraga.ca.us/agendacenter>;
2. Click on the meeting Agenda date;
3. Once the Agenda opens, click on the **Zoom webinar link** or dial in by telephone with the number listed on the first page of the Agenda;
4. Follow the prompts and enter the **Webinar ID** listed on the Agenda.

Moraga Center Specific Plan Area: The Moraga Center Specific Plan Area comprises approximately 187 acres located in the southwestern area of Moraga along the Moraga Road and Moraga Way roadways and their intersection. The MCSP Area Boundary can be viewed on the Town of Moraga Planning Departments Moraga Center Specific Plan Implementation Project page at <https://www.moraga.ca.us/177/Moraga-Center-Specific-Plan-Implementati>

Dated this 19th day of October, 2020
Marty C. McInturf, Town Clerk