



# MORAGA 2023-2031 HOUSING ELEMENT

## Housing Opportunity Sites and Rezoning

Town Council Meeting

*April 13, 2022*



# Today's Meeting

Email comments to:

[makemoragahome@moraga.ca.us](mailto:makemoragahome@moraga.ca.us)

1. Housing Element Context
2. Results of Housing Survey and Balancing Act Outreach
3. Rezoning and Opportunity Site Recommendations
  - a. *Moraga Center*
  - b. *Rheem Center*
4. Next Steps

# Context

## Comprehensive Advanced Planning Initiative Components

- 2023-2031 Housing Element (required by State law)
- Rezoning of key parcels
- Focused General Plan Update
  - Phase 1: Amendments for internal consistency with Housing Element, and to meet State Safety and Circulation Element mandates
  - Phase 2: Update of remainder of General Plan
- Bollinger Canyon Study Area Rezoning
- Program-level EIR covering actions listed above

# Context

## Housing Element Requirements

- Town must demonstrate capacity to meet its “fair share” of the region’s housing needs for 2023-2031
- “Fair share” was calculated by ABAG to be 1,118 units, including 673 units that could be potentially affordable to low- and moderate-income households (earning less than \$150K for household of 4)
- Specific sites must be identified
- Zoning must allow at least 20 units per acre for sites to be eligible (24 du/ac or more is recommended)
- Town must include a “buffer” of extra sites in case some of the sites become unavailable

# Context

## Housing Element Requirements

Town must also:

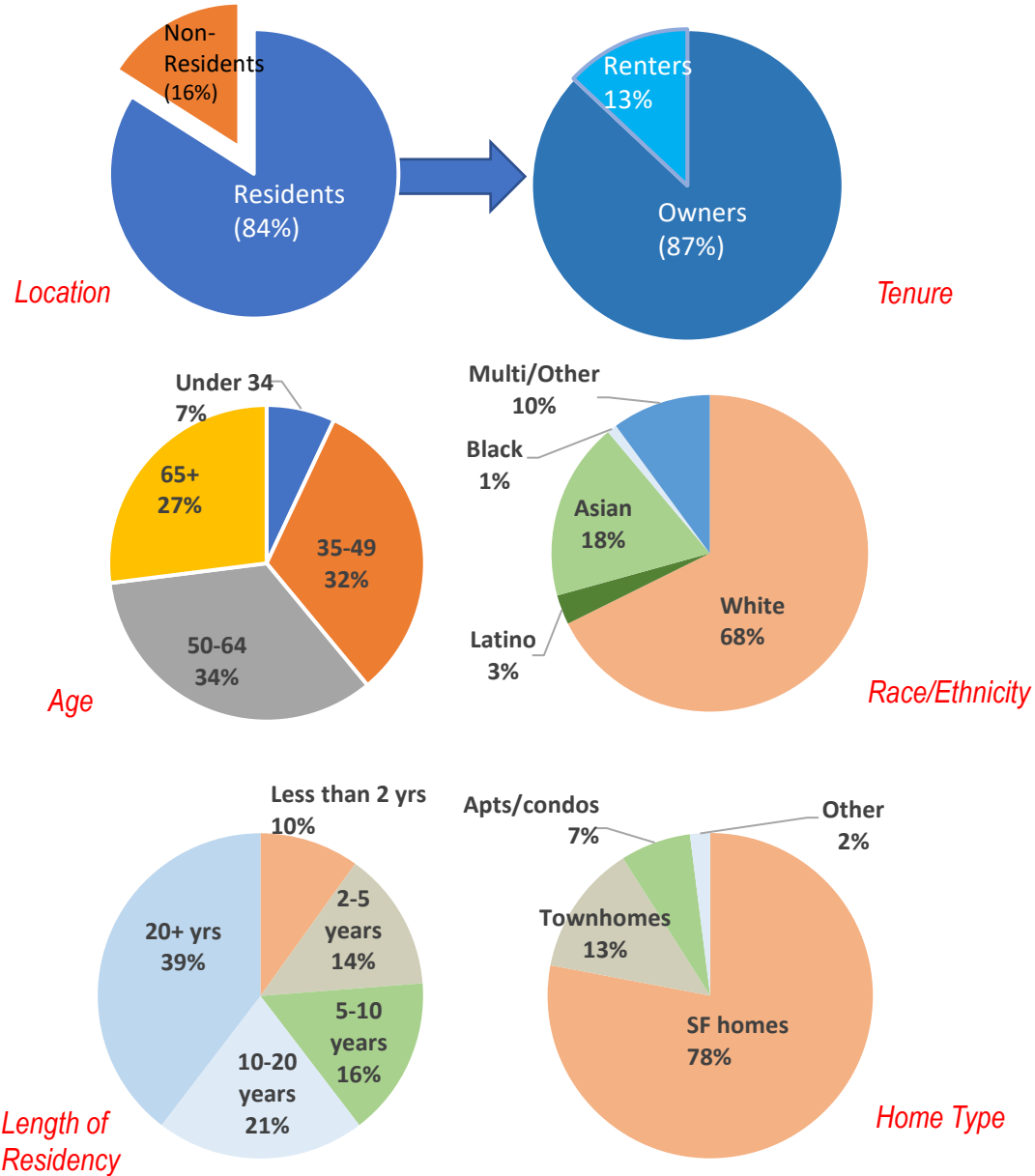
- Develop policies and programs that respond to local housing needs
- Plan for a variety of housing types, serving a range of incomes
- Remove constraints and obstacles to housing development
- Demonstrate that it is affirmatively furthering fair housing
- Engage all segments of the community in this process

# Moraga Housing Survey

February 2 – April 15, 2022

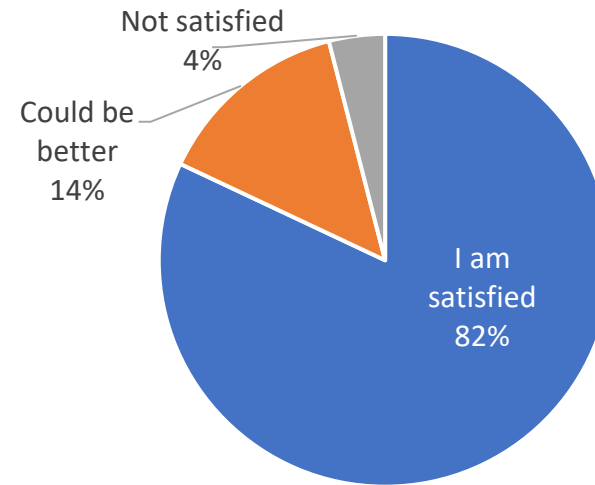
~~978~~ responses as of April 10

992 (4/13)



# Moraga Housing Survey

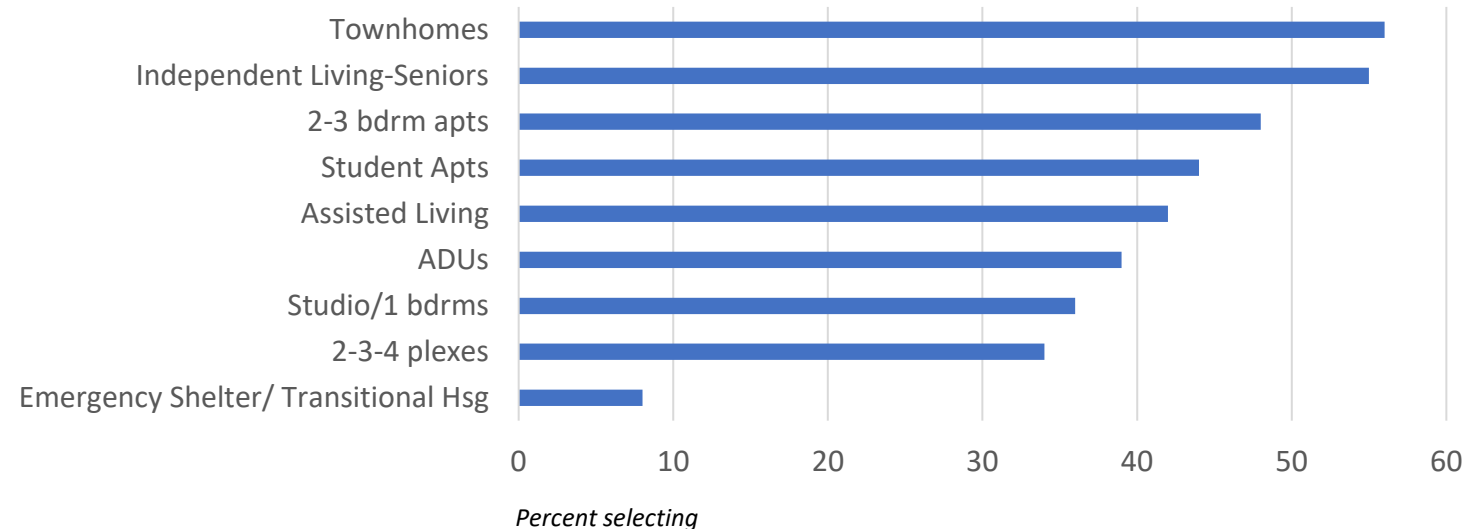
Q7-8: How well does your current housing meet your needs?



## Commonly cited problems

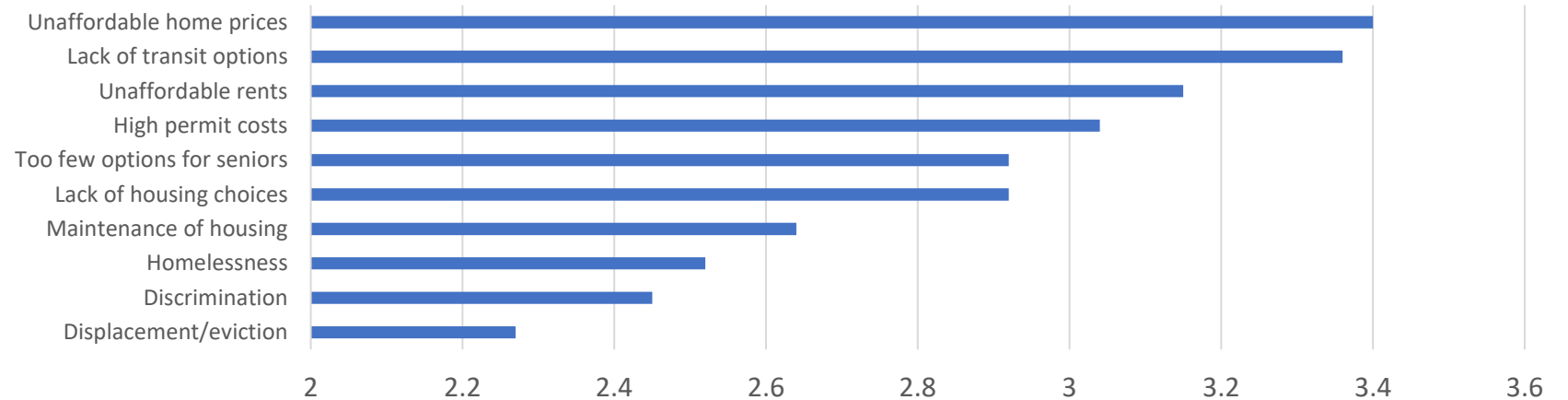
- Spend more than 30% of income on housing (53%)
- Spend more than 50% of income on housing (20%)
- Home is too small (14%)
- Home needs repair (12%)
- Not designed for my needs (5%)

Q9: What type of affordable housing should Town encourage?



# Moraga Housing Survey

Q10: Indicate your level of concern about the following housing issues in Moraga?



Q11: Indicate your level of concern about the impacts of adding more housing

- Percent responding  
“Extremely  
Concerned”
- **Traffic and congestion (57%)**
  - **Evacuation in an emergency (55%)**
  - **Environment (43%)**
  - **Water supply (37%)**
  - **Small town character (34%)**
  - **Police and fire services (34%)**
  - **Schools (33%)**



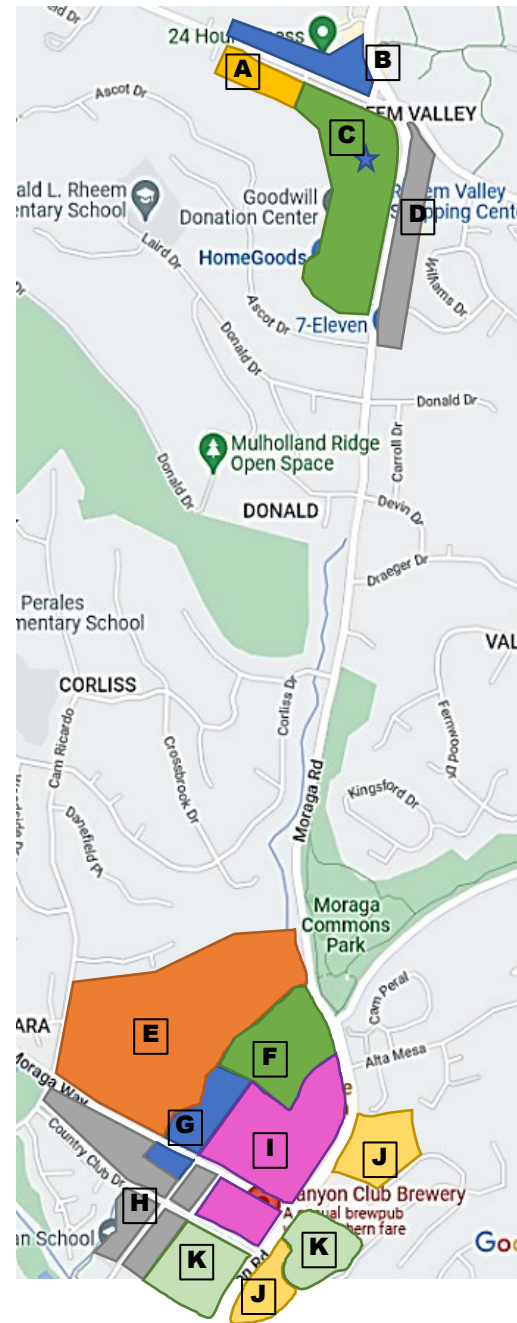
# Engaging the Community: Balancing Act

Open until April 23

Visit:  
[www.makemoragahome.org](http://www.makemoragahome.org)

- Town received grant from ABAG to use this on-line engagement tool
- Participants are asked to distribute 800 multi-family units to subareas on a map of the Town
- Went “live” on March 7
- Approximately 50 maps submitted
- Used for group exercises at:
  - *March 25 Walking Tour*
  - *March 30 in-person community meeting*
  - *March 31 Zoom meeting*
  - *Other small groups convened by staff*
- Results help shape allocation of units and provide awareness of Housing Element

# Engaging the Community: Balancing Act



- Residents are placing a higher share of the total units in Rheem than staff did initially
- Residents are placing fewer units in Area “E” and Area “H” than staff did initially
- Residents are placing more units in Area “G” than staff did initially

# Zoning and Opportunity Site Recommendations





# Ground Rules

1. Decision to develop is entirely up to property owner
2. Designation of a site as “lower income” does not preclude its development with market-rate housing
3. Most zoning changes apply to “districts” rather than individual sites
4. Each zoning district includes one or more properties designated as “opportunity sites” based on site conditions
5. Housing may be developed on other sites in each district

# Moraga Center Area

## R-20 zoned areas

- Increase density from 20 to 24 DU/AC (as discussed on March 2) on R-20A parcel only
- Site can support “Lower” income
- Consistent with MCSP

- No change to current zoning
- Site counts as “Moderate” density

Increase density from 20 to 24 DU/AC based on property owner input

R-20B  
6.1 acres

R-20B  
12.4 acres

R-20A  
6.1 acres



# Moraga Center Area

## MCSP Mixed Office-Residential Zone

Increase allowable density from 20 to 24 DU/AC  
(as discussed on March 2)



Office buildings (on four parcels) at School St and Country Club Dr are considered a housing opportunity site (56 units)

Other sites in this area could also be designated if Town wishes to have a surplus of sites



# Moraga Center Area

## MCSP Mixed Retail-Residential Zone

Increase allowable density from 20 to 24 DU/AC  
(as discussed on March 2)

Both of these sites  
are considered  
housing opportunity  
sites (253 units)





# Moraga Ranch Overlay

- Housing is not permitted under current zoning
- Community has expressed interest in housing here at workshops and with Balancing Act
- Council could consider:
  - 1- allowing housing but not identifying specific opportunity site(s) here; or
  - 2- allowing housing through a transfer of development right





# Zoning Boundary Change

*Block bounded by Viader, Moraga Way, School St, and Country Club*





# Zoning Boundary Change

*Block bounded by Viader, Moraga Way, School St, and Country Club*





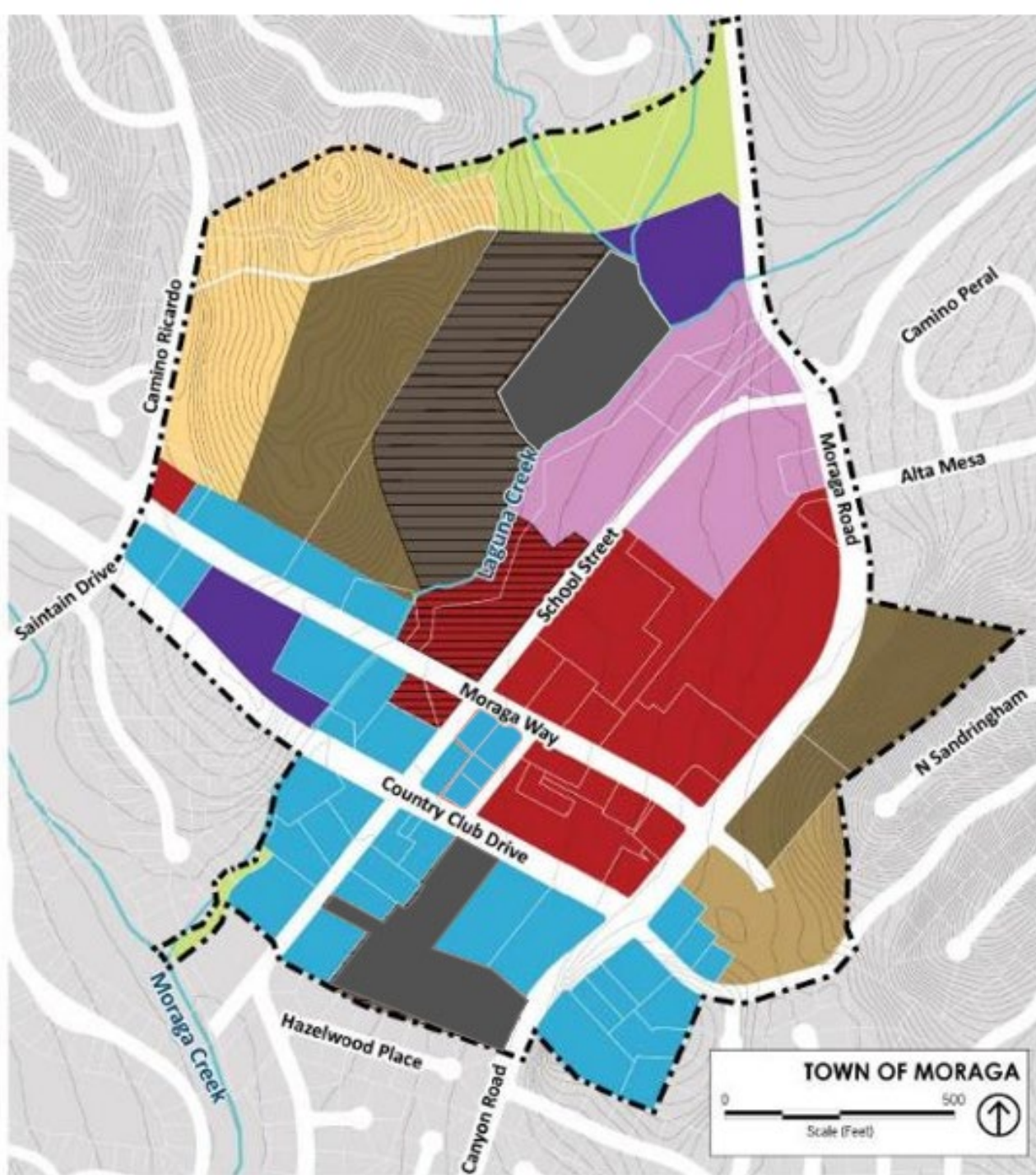
# Moraga Center Area Commercial and PD Zones



- No changes are proposed in these two districts:
- Support continued commercial activity at Shopping Center
- Density transfers to be discussed at May 4 meeting



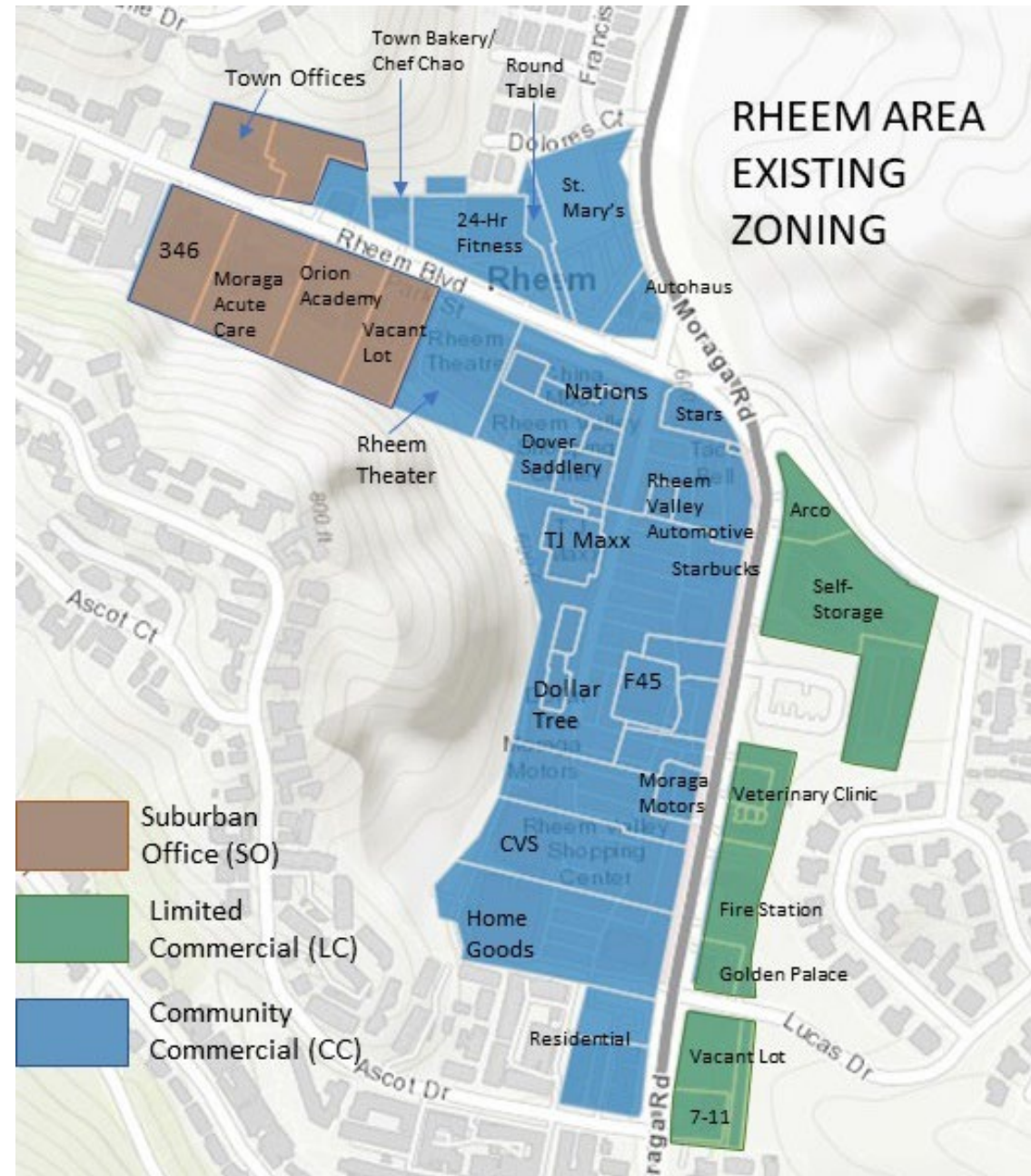
# Proposed Moraga Center Area Zoning



# Rheem Center

Zone	Parcels	Acres	Housing Allowed?
Community Commercial	39	32.3	No
Limited Commercial	13	9.0	No
Suburban Office	7	8.5	No
Total	59	49.8	

- Current zoning does not allow residential
- State law requires housing opportunities in multiple neighborhoods
- General Plan supports housing and continued commercial activity
- Several owners interested in building housing
- Housing could facilitate revitalization of commercial area and meet student needs at St. Mary's





# Rheem Center

- Allow housing in entire area or be more strategic?
- Allowing in entire area would maximize flexibility but create potential for many more units than RHNA
- Retaining “commercial only” zoning in part of area would be similar to approach taken in MCSP
- Greatest residential potential is on along Rheem Blvd—retain southern part of shopping center as commercial





# Community Commercial Rezoning

- Divide zone
- Existing CC zone remains “as is”
- New zone is “Mixed Commercial-Residential”
- Allow housing up to 24 units per acre





# Suburban Office Rezoning

- Existing zone only applies to six parcels
- Change name to “Mixed Office-Residential” (similar to MCSP)
- Allow housing up to 24 units per acre



Three parcels may be counted as housing opportunity sites (93 units)

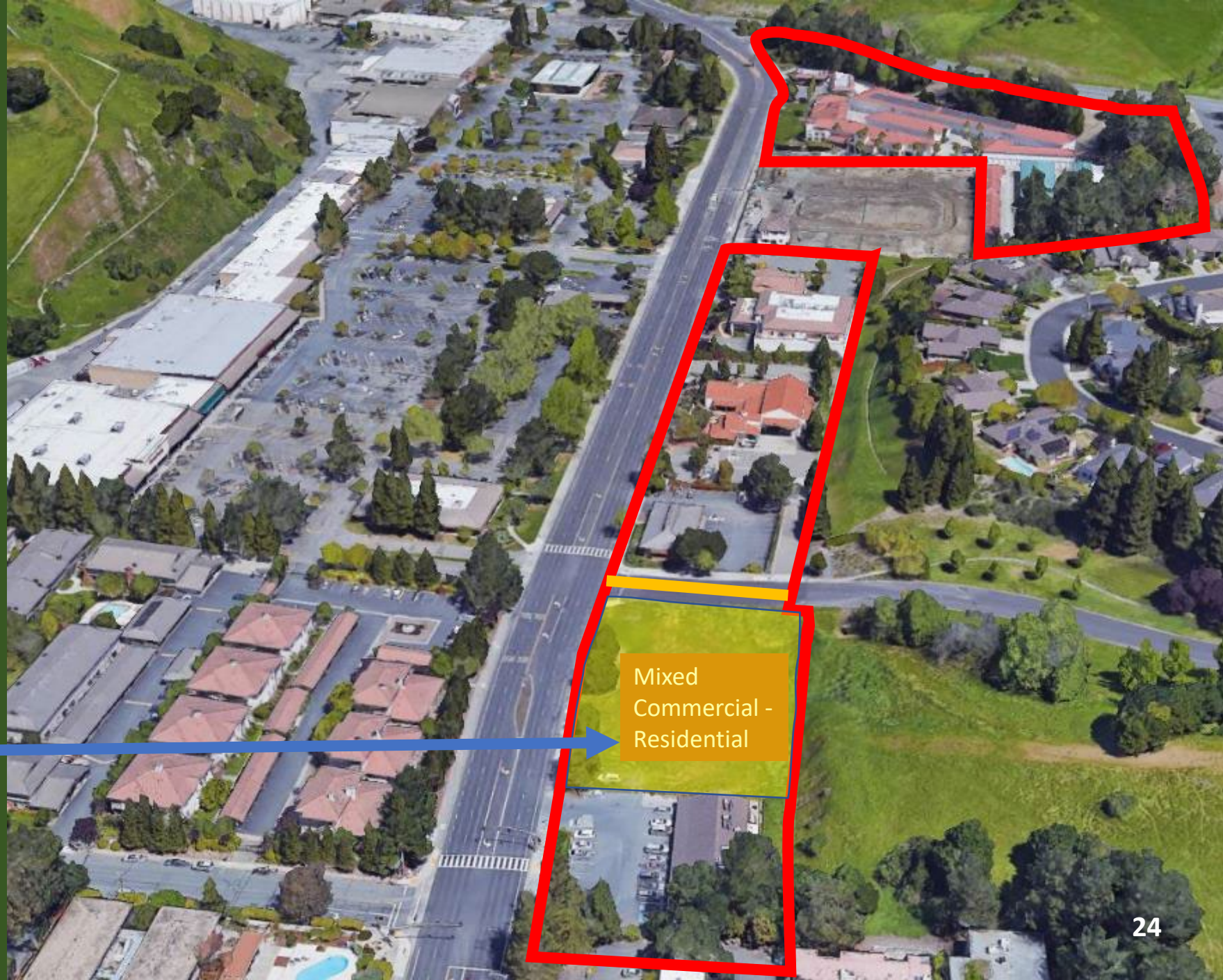


# Limited Commercial Rezoning

- No change to current zoning regulations

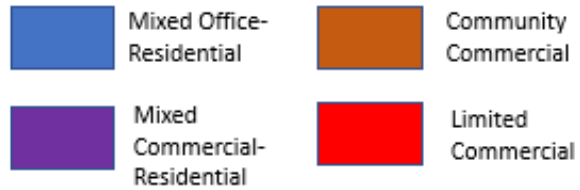
Rezone SE corner of Lucas and Moraga Road to facilitate housing and listing of vacant parcel as an opportunity site

Vacant parcel to be listed as Housing Opportunity Site (28 units)





# Proposed Rheem Zoning



# Summary

Most of the capacity increase is associated with Rheem rezoning

- MCSP rezoning is increasing capacity by 85 units
- Rheem rezoning is increasing capacity by 331 units

Area	Realistic capacity under existing zoning	Realistic capacity under proposed zoning	Net gain
<i>Moraga Center (628 units) - 182 ac</i>			
R-20A	81	98	+17
R-20B	206	206	0
Mixed Office-Residential	46	71	+25
Mixed Retail-Residential	210	253	+43
<i>Rheem (331 units) - 53 ac</i>			
Suburban Office	0	93	+93
Community Commercial	0	238	+238
Limited Commercial	0	0	0
<b>Total</b>	<b>543</b>	<b>959</b>	<b>+416</b>

# Next Steps

Based on Council direction

## HOUSING ELEMENT

HCD Draft Housing Element will identify the selected sites as “opportunity sites” and identify rezoning as Town’s efforts to remove “constraints” and accommodate RHNA

## PROGRAM EIR

Environmental Impact Report (EIR) will evaluate program-level impacts associated with housing on the opportunity sites

## REZONING

Staff/consultants will draft zoning regulations and objective standards for consideration by Planning Commission in Fall and Council adoption by end of 2022

# May 4 Meeting

- Inclusionary zoning options and impacts
- Density bonuses and potential impact on projects
- Density transfers (transfer of development rights)
- Parking standards
- Other development standards (height and Floor Area Ratio)

# Summary of Recommendations: Moraga Center

	Zoning District	Recommended Zoning Changes
1	R-20A	Increase from 20 units per acre to 24 units per acre
2	R-20B (orchard/hillside parcel)	No changes
3	R-20B (Area “14”) (*)	Increase from 20 units per acre to 24 units per acre (*)
3	MCSP Mixed Retail-Residential	Increase from 20 units per acre to 24 units per acre
4	MCSP Mixed Office-Residential	Increase from 20 units per acre to 24 units per acre
5	Rezoning of Viader-School-Moraga Way-Country Club block	Eliminate split zoning on this block (rezone four parcels currently zoned MCSP Commercial to MCSP Office-Residential)
6	MCSP Commercial and PD	No changes

(\*) New recommendation—not in staff report

*Additional Policy Question: Should residential uses be permitted in the Moraga Ranch Overlay (without listing specific Housing Opportunity Sites) or permitted with a density transfer?*

# Summary of Recommendations: Rheem Center

	Zoning District	Recommended Zoning Changes
7	Suburban Commercial	Rename as “Mixed Office-Residential.” Allow housing up to 24 DU/A
8	Mixed Commercial-Residential (new zone)	Create a new district with same uses as Community Commercial, but also multi-family residential and mixed use. Apply to pt of existing CC zone.
9	Community Commercial	Retain zone on south half of Rheem Center and on Rheem Theater (no housing)
10	Limited Commercial	Retain this zone but rezone SE corner Lucas Drive and Moraga Road from LC to the new Mixed Commercial-Residential district.





# MORAGA 2023-2031 HOUSING ELEMENT

## Housing Opportunity Sites and Rezoning

# Thank you!

