



Town of Moraga	AGENDA ITEM
CONSENT	3

Meeting Date: January 27, 2010

**TOWN OF MORAGA**

**STAFF REPORT**

**To: Honorable Mayor and Council Members**  
**From: Richard Chamberlain, Senior Planner**  
**Subject: AMENDMENT OF TOWN DESIGN GUIDELINES**

**Request**

Adoption of Resolution \_\_\_-2010 amending the Town's Design Guidelines to incorporate the *Moraga Transportation Corridor Streetscape Plan* (aka the Gates Report) in accordance with the changes requested by the Town Council at the January 13, 2010 meeting and the recommendations of the Planning Commission and Design Review Board.

**Background**

On January 9, 2009 the Town Council requested that appropriate sections of the "*Moraga Transportation Corridor Streetscape Plan*" (aka the "Gates Report") be integrated into the Town's Design Guidelines. On August 24, 2009 the Design Review Board (DRB) endorsed the recommendations of their sub-committee (Jim Kline and Christine Kuckuk) for inclusion of portions of the Gates Report into the Town's Design Guidelines. The DRB recommended four new guidelines, SC1, SC2, SC14 and SC15 on pages 14 and 15 and modification of three other guidelines in the scenic corridor section to implement policies from the Gates Report. The Board also added references to the appendixes to six of the guidelines. Appendix B was changed to include the text describing the various planting palettes and the pictures showing examples of the plants in addition to the list of drought tolerant, fire resistant native trees and shrubs from Guideline L2.5. The Floor Area Ratio (FAR) Guidelines were moved to Appendix D so that Appendix C could be used for the "Street and Roadway Enhancement" examples from the Gates Report.

On October 5, 2009 the Planning Commission (PC) recommended a change to Guideline L1.2 on page 11 to state that fire resistant species "should be" selected from Appendix B, rather than "encouraged." The PC also agreed with a recommended change from Jim Kline that "Vinca major" should be removed from the plant list on page 46 of Appendix B because it is an invasive species.

1 In addition to the changes recommended by the DRB and PC, staff has also  
2 made a couple of changes to the Design Guidelines. The Build It Green Single  
3 Family Residential GreenPoint Checklist in Appendix A was updated to include  
4 the current checklist for 2010 and staff added a cross reference to the FAR  
5 guidelines in Appendix D under Design Guideline SFR1.1 on page 23.

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7 **Discussion**

8 At the January 13, 2010 Town Council meeting the proposed amendments to the  
9 Design Guidelines were discussed. The Council directed staff to reinstate the  
10 words “when substantial redevelopment is proposed” at the end of Design  
11 Guideline SC13 on page 15 and to delete all street names from the illustrations  
12 of “typical” scenic corridor streets, intersections and cross-sections on pages 50  
13 through 54 in Appendix C. The revised amended Design Guidelines and  
14 Appendixes are enclosed as **ATTACHMENT A**. Staff also removed any other  
15 information on the diagrams that would help identify the specific location, such as  
16 the label for the Hacienda de las Flores building and the north arrows.

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18 **Fiscal Impact**

19 The inclusion of the recommended sections of the Gates Report in the Town’s  
20 Design Guidelines would not have any significant fiscal impact to the Town. The  
21 use of drought tolerant native species could actually reduce costs, especially  
22 maintenance costs.

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24 **Alternative(s)**

25 The Town Council directed staff to bring the adoption of the amendments to the  
26 Design Guidelines back to the Council at the next agenda for action on the  
27 consent agenda.

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29 **Recommendation(s)**

30 A draft resolution has been prepared for adoption of the amendments to the  
31 Town’s Design Guidelines and is enclosed as **ATTACHMENT B**.

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34 **Report reviewed by:      Town Manager**

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36 **Attachments:**

- 37 **A.** Revised Amendments to the Design Guidelines and Appendixes dated  
38 January 27, 2010
- 39 **B.** Draft Town Council resolution for adoption of amendments to the Town’s  
40 Design Guidelines and Appendixes.