CAC Meeting #3 Discussion Matrix

DIFFERENCES	Scenario 1: Hillside Residential Focus	Scenario 2: Mixed Use Core	Options/Proposed Solutions	Notes
1. Land Use Allocation - Housing	Focuses housing northwest of creek	Focuses housing in mixed-use core	The Moraga Center Specific Plan (MCSP) allows for both scenarios. The Zoning Code should be consistent with the MCSP.	
2. Land Use Allocation - Retail	Revitalized shopping center w/new gathering spots	New retail and gathering spots along School Street	The MCSP allows for both scenarios. The Zoning Code should be consistent with the MCSP.	
3. Land Use Allocation – Congregate Care	Incorporates Congregate Care in Area 14, near Canyon Road and Country Club Drive. The MCSP designates Area 7 for residential densities 12-20 du/ac.	Incorporates Congregate Care in Area 7, on Moraga Road across from Moraga Commons Park. The MCSP designates this area as Planned Development.	The MCSP allows for both scenarios. Congregate care is permitted in areas that allow residential densities 12-20 du/ac, mixed-office/residential, and planned development. The Zoning Code should be consistent with the MCSP.	
4. Land Use Allocation – Town Square	In shopping center	Along School Street	The MCSP calls for a "Town Square focal point" with a fountain or other prominent visual element. It does not require one but specifies that it should be located at the intersection of School Street and the new roadway that crosses Laguna Creek. The Zoning Code could specify zoning designations that would be suitable for a town square.	
5. Upper Story Stepbacks	2 to 3 foot upper story stepbacks	8 foot upper story stepbacks	The MCSP does not cover second story stepbacks. The Town Design Guidelines suggest that, "on up-sloping lots, upper stories facing a street should be stepped back a sufficient distance from the ground floor to minimize the building's visual height as viewed from the street and other down-slope public places" However, the Design Guidelines are not requirements and do not specify a stepback depth. The Zoning Code is an appropriate place to add specificity about upper story stepbacks should they be desired.	
6. Creek Corridor/Public Access	Pedestrian trail northwest of creek	Pedestrian trail southeast of creek	The MCSP does not require a trail along the creek and the property owner has indicated that they plan to expand the Lafayette/Moraga Regional Trail along School Street (a requirement of the MCSP). The zoning could allow for a pedestrian trail along either or both banks but not make the trail a requirement.	
7. Creek Bridge	Pedestrian-Only	Mixed Vehicle and Pedestrian Bridge	The MCSP calls for a vehicular and pedestrian roadway connection to cross Laguna Creek to connect the residential area to the future town center but does not specify when this requirement is triggered. The Zoning Code should be consistent with the MCSP.	
8. Scenic Corridor Setbacks	40 foot setback on Moraga Way and Moraga Rd	20 foot setback on Moraga Way and Moraga Rd	To create a vibrant town center that is pedestrian and bike-friendly, the MCSP does not envision building setbacks from the street for retail, office, and mixed-uses. Town staff and consultants believe this is appropriate for School Street. However, because Moraga Way and Moraga Road are scenic corridors, building setbacks from these roadways are suggested.	
9. Hotel Location	Hotel at Moraga Ranch and along interior of site on School Street	Hotel at intersection of School Street and Moraga Way extending into Moraga Ranch	The MCSP envisions the hotel in Area 1 and also allows for a hotel in areas designated for Mixed Office/Residential (Areas 12 and 13). The Zoning Code should be consistent with the MCSP.	

OTHER:

CAC Meeting #3 Discussion Matrix

COMMONALITIES	Scenarios 1 and 2	Options/Proposed Solutions	Notes
10. Development Potential	Both scenarios portray full buildout allowed under the MCSP.	The MCSP allows for full buildout. The Zoning Code should be consistent with the MCSP.	
11. Historic Preservation	Both scenarios preserve Moraga Ranch as the focus for hotel.	The MCSP calls for the preservation of "historic architecture to the extent possible at the Moraga Ranch and incorporate it into the overall design of the area." However, there are currently no listed historical structures at the Moraga Ranch or barn. The Zoning Code should be consistent with the MCSP.	
12. School Street	Both scenarios extend School Street to Moraga Road.	The MCSP calls for the extension of School Street to Moraga Road. The Zoning Code should be consistent with the MCSP.	
13. Sidewalk Width	Both scenarios assume the west side of School Street would have an 8 foot multi-use sidewalk with a 4 foot decomposed granite walking path. The east side of School Street would have an 6 foot sidewalk.	The MCSP does not specify a required sidewalk width. The Zoning Code could create new sidewalk standards specific to the MCSP area.	
14. Building Height	Both scenarios assume buildings up to 45 feet in the mixed-use core (Areas 2 and 8). All other buildings would be a maximum of 35 feet high.	The scenarios are consistent with the building height limits set by the MCSP. The Zoning Code should be consistent with the MCSP.	
15. Creek Setback	Both scenarios assume a 50 foot setback from the top of the creek bank consistent with County regulations.	The MCSP does not specify a creek setback. The Zoning Code should be consistent with County regulations.	
16. Lafayette Moraga Regional Trail	Both scenarios include the Lafayette/Moraga Regional Trail along School Street.	The MCSP calls for the Lafayette/Moraga Regional Trail to run along the School Street extension to Moraga Road. The Zoning Code should be consistent with the MCSP.	
17. Topography	Both scenarios preserve the steepest portion of the orchard adjacent to Moraga Way.	General Plan Policy PS 4.10 specifies that,"…land with a predevelopment average slope of 25% or greater within the development area shall not be graded except at the specific direction of the Town Council…" The MCSP Zoning Code should align with MCSP and General Plan requirements. Note that the Hillside and Ridgeline Regulations Ordinance and Resolution does not apply to the MCSP study area.	