

BEFORE THE PLANNING COMMISSION OF THE TOWN OF MORAGA

In the Matter of:

Recommendation the Town Council)
Adopt a Resolution to Revise the Moraga)
Design Guidelines to 1) Establish a New)
Chapter 11 in the Town of Moraga Design)
Guidelines to incorporate the Moraga)
Center Specific Plan (MCSP) Design)
Guidelines Adopted in 2010 as Appendix)
B to the Moraga Center Specific Plan; 2))
Make Minor Updates to the MCSP Design)
Guidelines Chapter 11, Sections 6.1)
Lighting, 6.2 Signage, and 6.3 Walls and)
Fencing; 3) Add Chapter 11, Sections 8.)
Street Design Standards, 9. Pedestrian)
and Bicycle-Friendly Design, and 10.)
Town Square Design Guidelines to the)
MCSP Design Guidelines; and 4) Other)
Minor Non-Substantive Changes)
_____)

Resolution No. 16 - 2020

WHEREAS, on June 4, 2002, the Town of Moraga Town Council adopted the Moraga 2002 General Plan (General Plan) via Resolution 21-2002 with subsequent amendments on January 27, 2010, June 22, 2011, September 2014, January 28, 2015 and April 11, 2018. The General Plan Action Plan includes E Design Guidelines which outline the goals of Design Guidelines, including the plan to review and update the Town Design Guidelines to implement the goals and policies of the General Plan, including its Community Design Element. Action Plan E Design Guidelines includes actions to address IP-E1 Scenic Corridor Design Guidelines, IP-E2 Residential Design Guidelines, IP E3 Multi-Family Residential Design Guidelines, IP-E4 Commercial Design Guidelines. The revised Town of Moraga Design Guidelines are in accordance with the goals and policies of the Moraga 2002 General Plan; and

WHEREAS, the adopted Moraga 2002 General Plan Action Plan ‘H’ Housing Specific Program IP-HI addresses Regional Housing Need and includes the goal to continue to zone sufficient sites to meet Moraga’s regional share of housing need; and

WHEREAS, on June 4, 2007, the Town of Moraga Planning Commission adopted Resolution 30-2007 PC to implement new Town of Moraga Design Guidelines in accordance with goals and policies of the Moraga 2002 General Plan; and

WHEREAS, on January 27, 2010, the Town of Moraga Town Council adopted Resolution No. 9-2010 amending the Design Guidelines to incorporate portions of the Moraga Transportation Corridor Streetscape Plan; and

WHEREAS, on January 27, 2010, the Town of Moraga Town Council also adopted Resolution No. 16-2010 making findings pursuant to California Environmental Quality Act (CEQA) and adopting the Moraga Center Specific Plan; and

WHEREAS, on April 11, 2018, the Town of Moraga Town Council adopted Resolution No. 23-2018 amending the Moraga Design Guidelines to add new design guidelines for Hillside Development and Revised Floor Area Ration (FAR) Guidelines for the Hillside and Ridgeline Project; and

WHEREAS, as part of the Moraga Center Specific Plan (MCSP) Implementation Project, the Moraga Center Specific Plan Design Guidelines adopted in 2010 as Appendix B to the Moraga Center Specific Plan, are being incorporated into the Moraga Design Guidelines as a new Chapter to make them more readily available with minor modifications and additions.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the Town of Moraga that:

SECTION 1. Pursuant to California Environmental Quality Act (CEQA), the Town prepared an Environmental Impact Report (EIR) (SCH 200707212) to address the potentially significant adverse environmental impacts associated with the planning, construction, or operation of the Moraga Center Specific Plan (MCSP) and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR for Moraga Center Specific Plan project on January 27, 2010. The proposed amendments to the design guidelines will not result in additional environmental effects not previously evaluated in the EIR. The amendments simply restructure the existing MCSP design guidelines by incorporating them in the Town’s general design guidelines and include minor additions and modifications.

Additionally, CEQA Guidelines section 15162 provides that “no subsequent EIR shall be prepared” for a project unless the lead agency determines that (1) “substantial changes are proposed in the project which will require major revisions of the previous EIR”; (2) “substantial changes occur with respect to the circumstances under which the project is undertaken”; or (3) “new information of substantial importance ... shows” one or more significant effects not discussed in the original EIR, greater severity to previously-identified substantial effects, or newly-found feasible mitigation measures that would substantially reduce significant effects. As there will not be any changes to the proposed project or to the previously-identified effects and mitigation measures, and there is no new information of substantial importance, no additional environmental review is necessary.

Further, it can be seen with certainty under CEQA Guidelines section 15061(b)(3) that there is no possibility the proposed amendments to the Moraga Design Guidelines may have a significant effect on the environment. As noted above, the proposed amendments to the design guidelines restructure the existing guidelines and make minor additions and revisions.

SECTION 2. The Commission hereby finds as follows:

a. The revised Moraga Design Guidelines amendments are consistent with the General Plan.

The Town of Moraga Design Guidelines are being updated to incorporate the existing MCSP Design Guidelines adopted in 2010 as Appendix B of the MCSP with some limited additions regarding streets and other public spaces and minor non-substantive changes. The MCSP Design Guidelines steer the aesthetic nature of development within the MCSP adding design guidance to the development standards presented in the Land Use Element of the MCSP, which implements the General Plan within the MCSP area.

The MCSP Guidelines present design principles for each of the main MCSP land use categories: Scenic Corridor Residential, MCSP Commercial, and Mixed Commercial/Residential/Office, and Suburban Office along with guidelines for architectural site features such as street lighting, benches, signage, walls, fences and landscaping.

The MCSP Design Guidelines provide eight guiding principals derived from the Towns existing design philosophy that implements the General Plan and is found in the Town wide design guidelines:

- Maintain the Town's Semi-Rural Character (SRC)
- Protect Ridgelines and Hillside Areas (RH)
- Complement Existing Landscaping (L)
- Enhance the Town's Scenic Corridors (SC)
- Minimize the Impacts of Development (ID)
- Thoughtfully Design Single Family Residential Neighborhoods (SFR)
- Thoughtfully Design Multi-Family Residential Developments (MFR)
- Promote Commercial Centers as Community Places (CC)

These categories have been refined within the MCSP Design Guidelines to specifically address MCSP land uses to implement the MCSP vision. The MCSP guidelines remain largely the same as their adoption in 2010 with minor updates for clarification in the signage and walls and fencing section and updating of lighting guidelines to address new technologies that were not common in 2010. The MCSP Design Guidelines include several new categories: Street Design Standards, Pedestrian and Bicycle Friendly Design and Town Square Design Guidelines to further guide the development within public rights-of-way and public spaces.

b. The revised Moraga Design Guidelines amendments are consistent with the Municipal Code.

The scope and purpose of the revised Moraga Design Guidelines are to implement the MCSP in conjunction with updated and new chapters of the Municipal Code for the MCSP area consistent with the MCSP adopted in 2010.

The amended Municipal Code provides the development standards within the MCSP area for the Residential, MCSP Mixed Office/Residential, MCSP Mixed Retail/Residential, Planned Development, MCSP Commercial, and Non-MOSO Open Space Zoning Districts and the Moraga Ranch Overlay District. The Moraga Design Guidelines establish a range of encouraged design approaches while allowing for flexibility and innovation within the framework of the municipal code. The Moraga Design Guidelines will assist the Town in evaluating conformance with the objectives and design vision of the MCSP and provide the Town of Moraga with the guidance to ensure that the MCSP area will develop with a high quality and lasting character; to guide developers in determining what is appropriate in character and quality for the Town of Moraga; and to assist the Town in evaluating proposals for development consist with the MCSP vision and development standards of the Municipal Code.

SECTION 3. The Planning Commission hereby recommends the Town Council add Chapter 11, Moraga Center Specific Plan Design Guidelines, to the Moraga Design Guidelines and make other minor non-substantive changes to the Moraga Design Guidelines as shown in Exhibit 1.

PASSED AND ADOPTED by the Planning Commission of the Town of Moraga at a regular meeting held on September 21, 2020 by the following vote:

AYES: Chair Stromberg, Vice Chair Luster, Hillis, D'Arcy, Helber, Lueder, Thiel

NOES:

ABSTAIN:

ABSENT:



David Stromberg, Chair

Attest:



Afshan Hamid, Planning Director