



Moraga Country Club Clubhouse Facility Expansion Project

Planning Commission Meeting
December 7, 2020

Moraga Country Club's History

- MCC, including most homes, golf course, tennis courts, and original swimming pool and clubhouse developed in mid-1970s.
- In 1988, clubhouse complex, sport court facilities & golf course were rezoned to MOSO Open Space. Private recreation facilities such as MCC require CUP in MOSO Open Space District; thus, MCC became legal nonconforming use since it did not have a CUP.
- In 2010, MCC obtained Design Review Board approval for a new clubhouse building and swimming pool and CUP approval from Planning Commission establishing the MCC as a conforming use. New clubhouse building was completed in 2011/12.
- In several recent membership surveys a large majority of MCC's members voted in support of plans for proposed facilities.
- In February 2020, MCC submits applications for CUP Amendment and Design Review for proposed plans.

Project Details

- Existing 1,200-square-foot tennis shop to be demolished
- New 4,300-square-foot courtside bar & grille to be built behind the existing clubhouse building on left side of swimming pool with large, wraparound outdoor seating area with views of pool & sport courts
- New 6,650-square-foot fitness facility to be built behind clubhouse building on right side of swimming pool opposite the bar & grille
- New 860-square-foot recreation pavilion to be built at tennis court level which would provide reservation & equipment rental services for sport courts
- Two existing tennis courts to be removed & replaced with four new pickle ball and two new bocce ball courts with small outdoor seating area, as well as recreation pavilion and new landscaped area

Additional Project Details

- New fitness facility would displace 34 existing parking spaces
- Existing outer parking lots adjacent to golf course driving range would be expanded by 44 additional spaces. Thus, project would result in net increase of 10 parking spaces
- New fire lane to be built around side and rear of fitness facility to provide emergency vehicle access to all new buildings
- *All facilities will remain limited for use by MCC members only*

Entitlements Needed

- Amendment to original Conditional Use Permit (UP-09-09) to allow construction of additional clubhouse facilities and modifications to existing parking & sport court facilities
- Design Review Board approval for new construction in a non-residential land use district

Additional Notes:

- MCC currently has full liquor license for the bar & restaurant in existing clubhouse which it must modify to include the proposed bar & grille. State Department of Alcoholic Beverage Control is permitting agency for all liquor licenses
- Project is located more than 500 away from the Moraga Way Scenic Corridor, so scenic corridor regulations do not apply

Staff's Analysis

Three key areas of concern:

1. Compatibility of proposed architectural style of new buildings compared to that of existing clubhouse
2. Adequacy of parking being provided
3. Neighborhood/community impacts that might result from project construction and operation of new bar & grille

Compatibility of Proposed Architectural Style



- Difference: Significant differences in roof designs/pitches
- Difference: Contemporary architectural style compared to more traditional Mediterranean Revival style
- Similarities: Siding color & material, architectural details including exposed timber beams/rafter tails, wood soffits and aluminum window/door framing
- Design Rationale: New buildings are meant to create campus-like environment while deferring to & maintaining clubhouse as primary focal point

Adequacy of Parking

- 34 existing spaces to be removed, 44 new spaces to be added; thus, project would result in net increase of 10 spaces
- All facilities to remain for members only, not open to general public; MCC believes provided parking will be sufficient for its members
- Majority of courtside bar & grille patrons likely to be members already at clubhouse complex either swimming, using sport court facilities, or playing golf; thus, not expected to result in significant increase in demand for parking
- Some fitness facility users will likely run or bike to site to maximize their workouts; many members live within walking/biking distance of complex, already walk or bike to it, and will likely continue to
- Extra on-street parking to remain available along St. Andrews Drive and Augusta Drive adjacent to clubhouse complex

Neighborhood/Community Impacts

- CEQA analysis concluded only minor impacts to the environment may result from project's construction; all impacts are mitigatable:
 1. Temporary air quality impacts from construction activities such as dust and diesel exhaust fumes
 2. Loud construction-related noise could scare away birds nesting in trees within adjacent Moraga Creek riparian corridor
 3. Unknown, underground tribal/cultural artifacts could be unearthed during construction
- All facilities to remain open to members only; thus, no significant increase in traffic to and from site expected
- New courtside bar & grille would not have outdoor music or live performances that could generate noise/disturb nearby residents

General Plan Conformance

- Community Design and Character Guiding Principle 3: Ensure that design and quality of new development contributes to a positive community aesthetic and enhancement of Town's scenic corridors, in keeping with Moraga's natural setting and high standards for good design.
- Community Design Policy CD1.2 - Building Design and Landscaping. Retain natural topographic features and scenic qualities through sensitive site planning, architectural design and landscaping. Design buildings and other improvements to retain a low visual profile and provide dense landscaping to blend structures with the natural setting.
- Land Use Policy LU4.5 - Facility Siting. Site institutional facilities so that they complement the natural environment and so that they will not intrude upon areas of adjacent land uses.
- Open Space Policy OS1.4 - Private Ownership and Use of Open Space Areas. Areas designated on General Plan Diagram as MOSO Open Space may be retained in private ownership, may be used for such purposes as are found to be compatible with the corresponding open space designation and may or may not be accessible to the general public.

Staff's Recommendation

Conduct a public hearing & adopt two separate resolutions, as follows:

1. Resolution XX-2020 Approving an Amendment to Conditional Use Permit UP-09-09 and Accompanying Design Review to Allow the Construction of Three New Clubhouse Facilities and Various Modifications to the Existing On-Site Parking and Sport Court Facilities; and
2. Resolution XX-2020 Adopting a Mitigated Negative Declaration Prepared for the Project in Accordance with the California Environmental Quality Act (CEQA).