



MORAGA

See public meetings schedule on these pages and check online for agendas, meeting notes and announcements

Town of Moraga:
www.moraga.ca.us
Phone: (925) 888-7022

Chamber of Commerce:
www.moragachamber.org

Moraga Citizens' Network:
www.moragacitizensnetwork.org

Town Council
Wednesday, Sept. 27, 6:30 p.m.
Wednesday, Oct. 11, 6:30 p.m.

Planning Commission:
Tuesday, Oct. 3, 6:30 p.m.

Park and Recreation Commission:
Tuesday, Oct. 9, 7 p.m.

Town of Moraga's 6th Cycle Adopted Housing Element approved

By Vera Kochan

Moraga Planning Director Afshan Hamid received a letter dated Sept. 14 from the Department of Housing and Community Development (HCD) informing her that the State of California had certified the Town's 6th Cycle Adopted Housing Element for 2023-31.

"HCD is pleased to find the adopted housing element, including technical modifications, in substantial compliance with State Housing Element Law (Gov. Code § 65580 et seq) as of the date of this letter," wrote HCD Senior Program Manager Paul McDougall. "The adopted element, including technical modifications was found to be substantially the same as the revised draft element that HCD's July 11, 2023 review determined met statutory requirements."

After two years of planning, analysis, and extensive community input, the Town Council adopted the Housing Element on Jan. 25. "Our

Housing Element reflects the Town Council's and community's vision for providing better housing opportunities in Moraga while maintaining our semi-rural feel and preserving our hillsides, open space, and existing residential neighborhoods," stated Mayor Renata Sos.

According to the Town's Sept. 19 press release, the certification allows Moraga the eligibility "to seek federal, state, and regional public infrastructure, environmental sustainability, affordable housing, and numerous other grants and funding sources that are not available to municipalities without a current Housing Element."

Additionally, Moraga will retain local control over land use while setting its sights on providing a wider range of housing opportunities for seniors, young families, local teachers, and the Town's essential service providers.

McDougall's letter reminded the town that it must continue with its implementation of all programs with special attention to areas concerning the General Plan Update, Phase One and Phase Two Zoning Text Amendments, Phase One Zoning Map Changes, Facilitate Access to Affordable Housing Subsidies, Adoption of an Affordable Housing (Inclusionary Zoning) Ordinance, ADU Production along with Compliance and Monitoring, SB 9 Projects, Amendments to Parking Regulations, Fee Deferral and Calculation Methods, Streamlined Review Process, Allowances for Special Housing Types, and Affirmatively Further Fair Housing.

Town Manager Scott Mitnick commented, "This Housing Element is good for Moraga businesses, because it will revitalize our two commercial areas to better attract and retain retailers, restaurants, and

other amenities that our residents have been requesting for years." Mitnick hopes that additional residential units in the heart of both shopping centers will attract more foot traffic which in turn will spark better retail, dining, and entertainment prospects.

Both the HCD letter and the town's press release spoke of the dedication and hard work by all involved with Moraga's 6th Cycle process and eventual certification, calling it a team effort. While noting the residents, businesses, landowners, and prospective developers for their collective participation, along with the Town Council, Planning Commission, Town staff, outside consultants (Barry Miller and BAE Urban Economics), and partners at HCD, the highest accolades go to Hamid and her team for their long hours and commitment to the process.

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Council approves Livable Moraga Road conceptual design work

By Vera Kochan

The Livable Moraga Road (LMR) project was devised with the intention of creating continuous bicycle and pedestrian safe routes, in addition to improving the aesthetics of the streetscape along two miles of Moraga Road between Campolindo Drive and St. Mary's Road.

Initiated in 2013, the LMR project went through a three-year process of public comments, surveys, information gathering, concepts and alternatives before being endorsed in 2016 by the Town Council. The project was placed on hold due to staff turnover and limited planning resources, but had remained in the Capital Improvement Budget. With funding from the Contra Costa Transportation Authority (CCTA), the current task at hand is to complete concept level drawings.

"The Planning Department is seeking to reestablish

a professional services agreement with Alta Planning and Design to resume and complete the last phase of the conceptual design work on the Livable Moraga Road project," stated Planning Director Afshan Hamid and Senior Planner Brian Horn in their Sept. 13 staff report. "Staff is now seeking approval to complete the remaining technical task of the concept level design drawings. The scope of work would only include completing the conceptual design drawings for up to four of the Livable Moraga Road segments and providing a cost estimate for the construction of the road improvements. Construction level drawings or construction is not proposed at this time."

The four segments included are: Segment 1 – Campolindo Drive to Rheem Boulevard; Segment 2 – Rheem Boulevard to Donald

Drive; Segment 3 – Donald Drive to Corliss Drive; and Segment 4 – Corliss Drive to St. Mary's Road.

When the 2016 Town Council approved a final concept, they did so with comments and proposed changes. With respect to Segment 1, "For the time being, no movement of the high visibility crosswalk at the intersection at Woodford Drive and Moraga Road adjacent to Campolindo Drive." Regarding Segment 3, "Remove the proposed central turning lane and restore it to a full southbound travel." And, Segment 4, "Have staff continue to investigate whether there is enough real estate available adjacent to Laguna Creek (West of Moraga Road) for the proposed west side pedestrian/bicycle path to be viable and return to the Town Council with a further report on that segment at a future Town Council meeting."

With the LMR project having sat on a shelf for the past seven years, it is a perfect time for Moraga to dust it off as future development of the Rheem Valley Shopping Center and Moraga Shopping Center roadway improvements begin to appear on the horizon. More importantly, a completed concept would allow staff to seek out grant funding.

On Sept. 13, the Town Council approved the reestablishment of a contract with Alta Planning and Design to resume and complete work of the LMR project in the amount of up to \$63,080 with a 15%



Image Moraga Planning Dept.

Livable Moraga Road Segments 1 - 4

contingency of \$9,462 for a total amount not to exceed \$72,542 within a two year period. They also approved the carry forward of \$79,000 of Measure J Fund 210 funding from Fiscal Year 2022-23 to Fiscal Year 2023-24 and appropriate \$144,000 in Fund 700.



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