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## Planning Commission updates Moraga Design Guidelines with regards to MCSP

By Vera Kochan



Scenario 2: View 4- looking west on School St. from Moraga Rd. and Saint Mary's Rd. intersection. Image provided

During its Sept. 21 meeting, the Planning Commission unanimously recommended to the town council revisions and updates regarding the Moraga Center Specific Plan Design Guidelines that were adopted in 2010.

Among the updates were minor changes to sections including lighting; signage; walls and fencing; street design standards; pedestrian and bicycle-friendly design; Town Square design guidelines; and other minor nonsubstantive changes with modifications. Many of the adjustments were based on community input combined with staff and consultant analysis.

The town's General Plan has been incorporated into the MCSP Design Guidelines with regards to maintaining the town's semi-rural character; protecting ridgelines and hillside areas; complimenting existing landscaping; enhancing the town's scenic corridors; minimizing the impacts of development; thoughtfully designing single-family residential neighborhoods and multi-family

residential developments; and promoting commercial centers as community places.

The Moraga Design Guidelines, according to the Planning Commission, are merely a variety of encouraged design approaches which will allow for flexibility within the Moraga Municipal Code. It will assist the town with its vision, conformity and objectives while creating an aesthetically pleasing guide for developers to follow in keeping with the town's standards and expectations.

Reach the reporter at: <u>vera@lamorindaweekly.com</u>

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