



Planning Project Checklist

This form is intended to provide a property owner or applicant with an overview of the regulations and requirements applicable to a specific project. It is designed to be completed by a staff planner; however, it can be informative to an applicant as a blank form which outlines the triggers or thresholds for discretionary review. It does not constitute an entitlement or thorough analysis of any project. This review is current as of the date shown below. New regulations may be adopted or existing regulations may be amended or repealed subsequent to this review. A project is subject to the regulations in effect when the application is submitted and deemed complete.

Property Address	952 Moraga Road	Assessor's Parcel Number	234-010-013
Site Area	0.74 acres (32,248 SF)	Existing Uses	One 6,000 SF single-story vacant building
Zoning	R-6 (Single Family Residential) ¹	General Plan Designation	Plaza District
Downtown Specific Plan Designation	Plaza District	Housing Element Opportunity Site	No
Within Priority Development Area	No	Average Daily Traffic (ADT)	Approximately 20,000 trips on Moraga Road Approximately 2,600 trips on Moraga Blvd.
Height Limit ²	Three stories and 35 feet. Heights of up to 45 feet are allowed only if the City Council is able to make the strict findings to grant an exception to the 35-foot height limit. There is no exception to the three-story limit.	Maximum Residential Density ³	35 du/acre
Parking Requirements	Varies by use. Examples are: Office: 4 spaces/1000 SF Residential: 1 space/1 BR unit 1.2 spaces/2 BR unit 1.5 spaces/ 3+BR unit		

¹ The zoning ordinance is being updated to reflect the Downtown Specific Plan designations and housing element directives. This property will be rezoned to "Plaza District". New development standards will apply.

² Reflects the height limits in the Downtown Specific Plan.

³ Reflects the maximum density in the Downtown Specific Plan.

Triggers for City Review

Yes	No	Triggers for City Review
X	<input type="checkbox"/>	Does the project require a building permit?
X	<input type="checkbox"/>	Is the projected cost of development \geq \$50,000, involve new construction or renovation \geq 1,000 sq. ft., and/or demolition \geq 300 sq. ft.? (Waste Management Plan required)
?	<input type="checkbox"/>	Does the project require a variance from one or more zoning regulations? (Variance required)
X	<input type="checkbox"/>	Does the project require grading in excess of 50 cubic yards? (Grading permit required)
?	<input type="checkbox"/>	Does the project require the removal of a protected tree? (Tree permit required)
X	<input type="checkbox"/>	Does the project generate 500 sq. ft. of new impervious surfaces? (Drainage plan required – check with Engineering to determine if stormwater control measures are required)
<input type="checkbox"/>	X	Does the project require a Creek Setback Determination by the Engineering Services Division? (Creek Setback Exception may be required) Flood Zone = _____
X	<input type="checkbox"/>	Is the project a new residential unit, or an addition that exceeds 50% of the existing area and is over 3,600 sq. ft.? (Fire sprinklers required - check with CCC Fire Protection District)

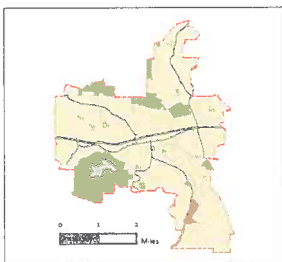
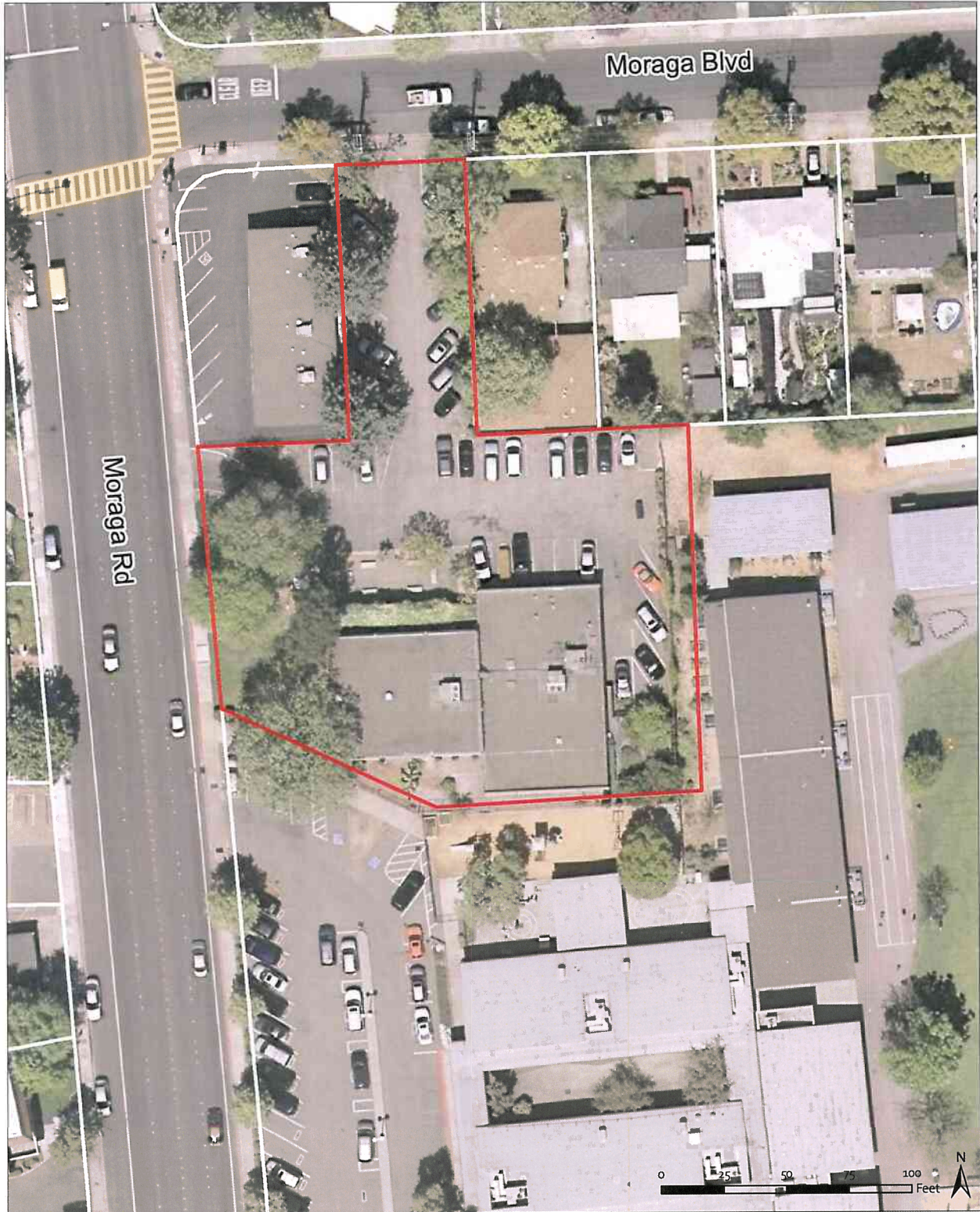
Yes	No	If any of the following is "yes" then the project is subject to design review.
X	<input type="checkbox"/>	Is the property in a commercial or multi-family zoning district?
?	<input type="checkbox"/>	Will the proposed structure be more than 17 feet in height? (measured from the average grade along the lowest foundation wall to the high point)
?	<input type="checkbox"/>	Will the sum of the structures on the property exceed 6,000 square feet? (including all structures – i.e. the house, garage, pool house, shed, etc.)
<input type="checkbox"/>	X	Is the property subject to design review because of a subdivision condition of approval or prior development application approval?

Attachments

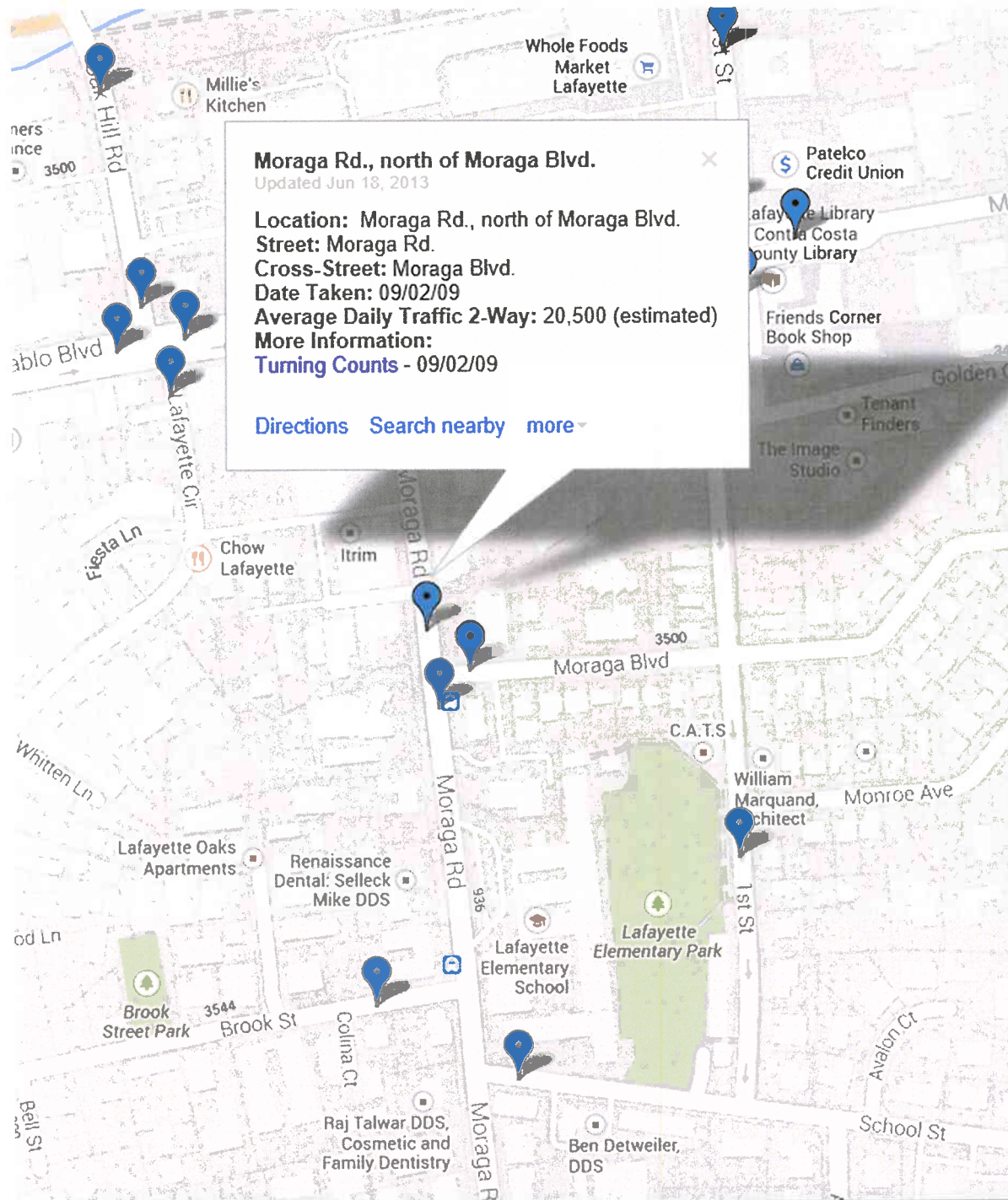
1. Aerials
2. Average Daily Traffic
3. Plaza District (Downtown Specific Plan)



Old Library Task Force 952 Moraga Road

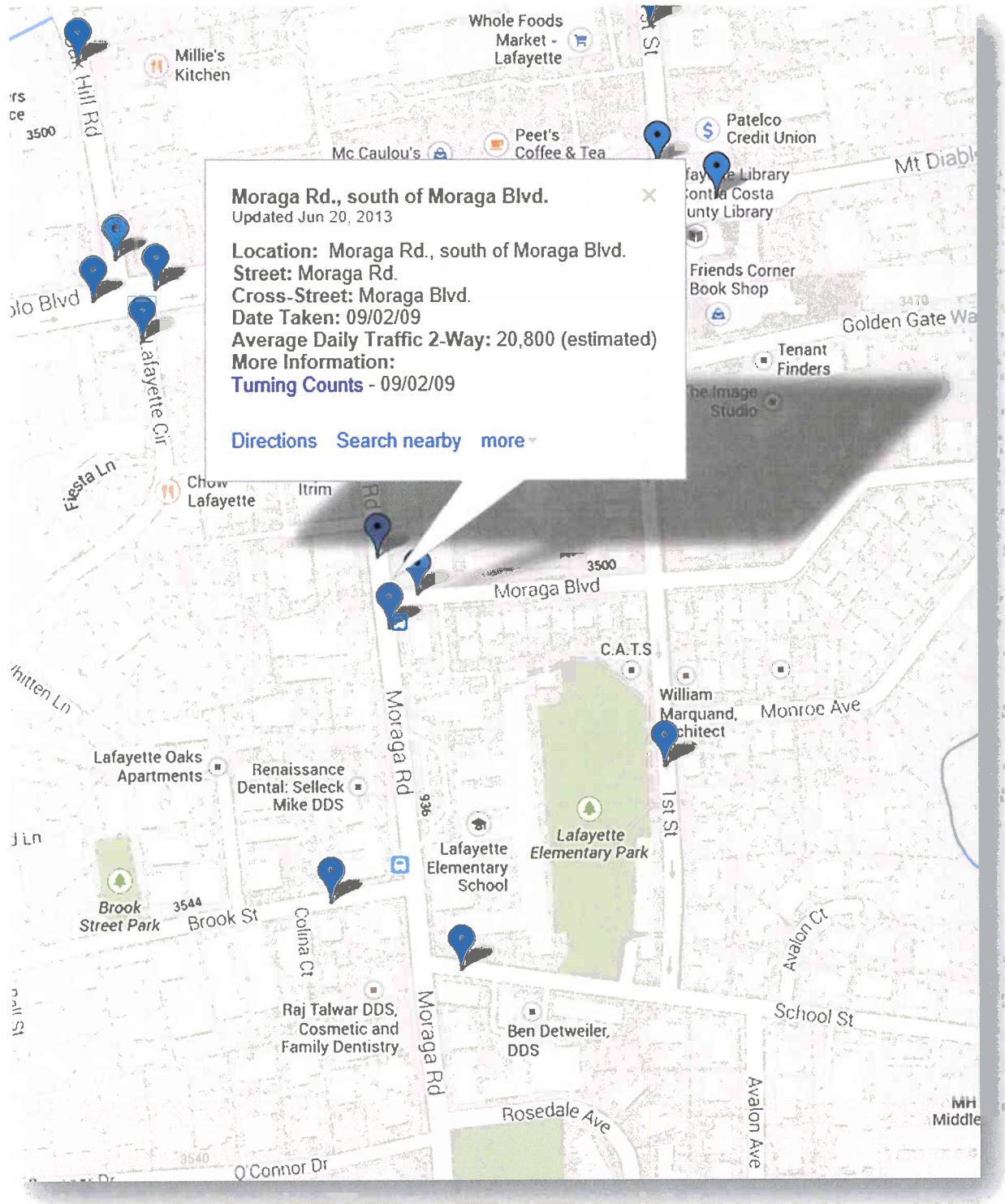


Average Daily Traffic on Moraga Road and Moraga Blvd.



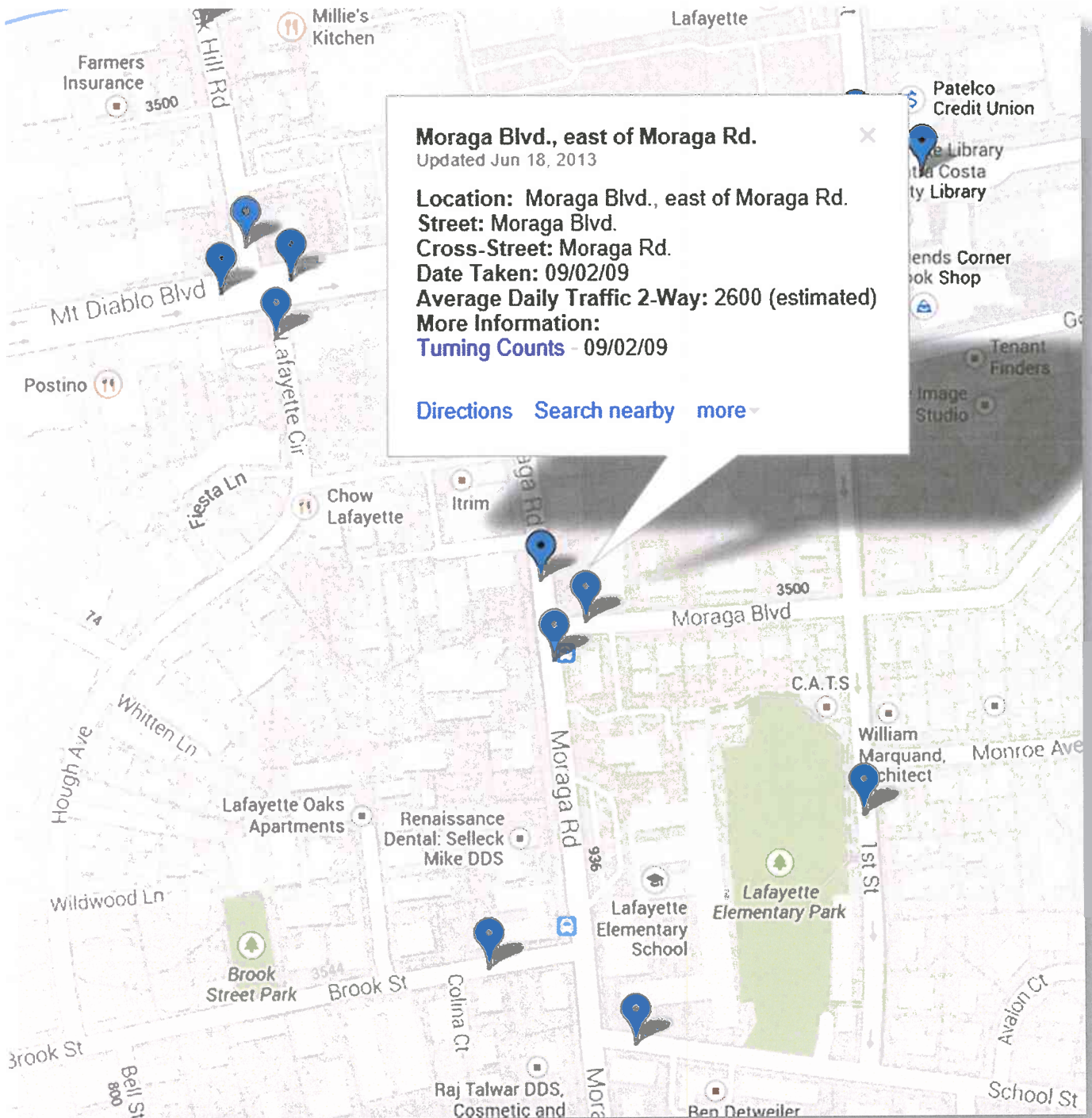
Note: Traffic counts taken in 2013 on Moraga Rd between Moraga Blvd & Brook St show an ADT of 19,869 trips.
Source: City of Lafayette [website](#)

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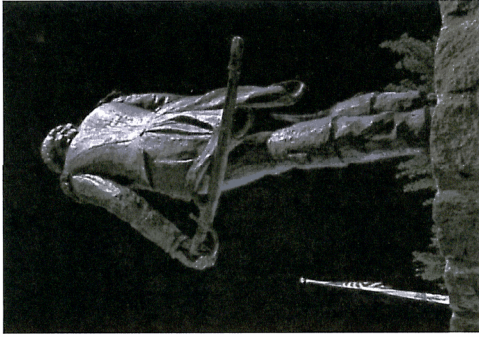
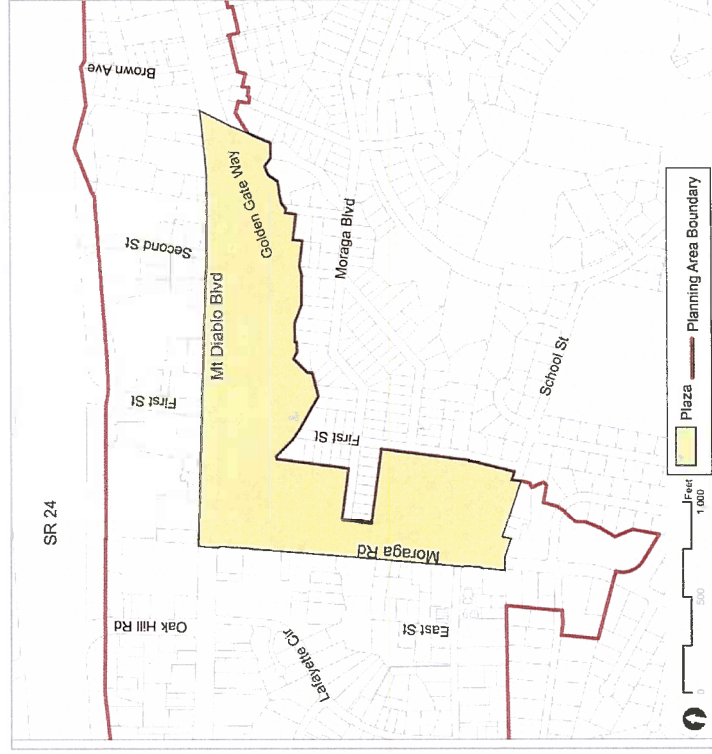
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Plaza District

This district:

- Celebrates its civic and cultural institutions and places (Library, Lafayette Plaza, Town Hall Theater, Gazebo)
- Creates an “outdoor room” in which the community can gather for events such as City-sponsored gatherings and Chamber of Commerce-sponsored events
- Provides a secondary street (Plaza Way and Golden Gate Way) that has a slower, more relaxed pace than Mount Diablo Boulevard
- Preserves Lafayette’s history along Plaza Way

Figure 9. Plaza District



The Existing Context - Plaza

Land Use. Commercial uses are located throughout the district. Retail is at the northern end of Moraga Road and wraps around Plaza Way. Other retail, including fast food restaurants, is located on Mount Diablo Boulevard. Auto service uses are on Golden Gate Way. Office uses are mainly at the eastern end of Golden Gate Way. Residential uses are on Golden Gate Way. Chateau Lafayette, an independent senior living complex, is located on Moraga Boulevard just east of Moraga Road.

Civic uses on Mount Diablo Boulevard are the Plaza, Library and Learning Center, and Gazebo and associated public parking lot. The Library houses the Friends of the Lafayette Library Book Room, Lafayette Historical Society, and Library and Learning Center Foundation. Civic uses on the east side of Moraga Road are Town Hall Theater, Lafayette Elementary School, and former Library site.

Plaza Way / Golden Gate Way embrace a mix of uses, reflecting its eclecticism. Commercial uses include: restaurants, thrift stores, professional and medical offices, vacant theater, hair and nail salons, auto body shops, cleaners, swimming pool service, private parking lots, and a convenience market. Residential uses are on upper floors of buildings.

Character. The character of this district is defined by its buildings. Some of the oldest and most historic buildings and properties are here: the original Lafayette Plaza that was donated by Elam and Margaret Brown in 1864; Wayside Inn and the Pioneer Store buildings; and Town Hall Theater. Other notable buildings and structures are the Library and Learning Center, former library, Lafayette Elementary School, Park Theater, and gazebo.

There are three general areas within the district. The first is along the south side of Mount Diablo Boulevard with its mixture of low scale commercial buildings. The second area is along the east side of Moraga Road with a mixture of low scale retail, medical and professional office buildings and multifamily residential. The elementary school is the most dominant building.

The third area is Plaza Way / Golden Gate Way, beginning at the Plaza and ending at the gazebo. This street has a very different feeling from Mount Diablo Boulevard and Moraga Road because of the variety of building styles, narrow street width, lower traffic count, pedestrian scale, and the creek corridor. On the north side, there is the gas station, small offices and retail, library and its solar array, auto repair services. On the south side there are the historic buildings fronting the Plaza, Park Theater, parking, apartments, and small commercial buildings. The creek frames the south side, and even behind buildings, creekside trees provide a visual and physical buffer for the neighborhood to the south.

Plaza Way / Golden Gate Way is the most eclectic and historic area in the downtown. The Plaza and adjacent historic buildings from the 1800s, 1930s, Park Theater, commercial buildings from the 1950s, 1960s and 1970s, new library, and 1960s apartments all contribute to its uniqueness. The most prominent features are the Library at the center of the area and the creek corridor. While the creek itself is partially channelized and only visible at certain points, its stands of trees can be seen all along Golden Gate Way.



Circulation and Streetscape. The busiest streets in the downtown are the “Y” formed by Moraga Road, Mount Diablo Boulevard, First Street, and Oak Hill Road, and the first two border this district. Substantial numbers of cars pass along the district’s northern edge on the way to and from SR 24. In contrast, Golden Gate Way is a quiet, narrow street with some speed bumps and little traffic. Plaza Way is one-way with right-turn access from Moraga Road. Its primary purpose is to provide parking for the adjacent businesses and vehicular access to Lafayette Plaza. The only median improvements are on Mount Diablo Boulevard between First Street and Moraga Road. There is not enough right-of-way on Moraga Road to install medians without significantly impacting traffic, pedestrian, and bicycle circulation.

The western end of Golden Gate Way and Plaza Way were improved in 2000-2001 as part of the Mount Diablo Boulevard / Moraga Road and Lafayette Plaza projects. To facilitate a pedestrian environment, there is a series of raised crosswalks and a raised intersection at First Street. The street is a planned bicycle boulevard. Golden Gate Way serves as the primary access route to the library as its sole driveway entrance is on Golden Gate Way. Moraga Road, Golden Gate Way, First Street, and, to a lesser degree Second Street and Moraga Boulevard, serve as key routes to and from nearby schools. During school pick-up and drop-off times the streets experience surges of congestion. There are crosswalks at Mount Diablo Boulevard, First Street and Second Street. Overhead utility lines dominate the streetscape.

What the DSP Proposes - Plaza

This district will:

- Have a critical and compact mass and a more intimate feel
- Emphasize pedestrian convenience and de-emphasize auto-oriented uses
- Site new buildings close to the sidewalk on Golden Gate Way and Plaza Way
- Have special paving treatments, banners, lighting, public art, and landscaping that distinguish this district from the rest of the downtown

Land Use. With the Library and Learning Center and other important civic facilities and amenities, this district will continue to serve as home to those facilities and amenities vital to the community’s social and cultural well-being. This district is considered, along with the Downtown Retail District, the Downtown Core. The intent of the DSP is to draw on the library as a cultural and educational asset for both the community and the region and create a synergy of complementary uses.

The district will retain its mix of uses, but civic and cultural uses will be encouraged here as well as complementary retail and multifamily uses. The current types of land uses will continue on Mount Diablo Boulevard. Retail, office and multifamily uses will be allowed. Moraga Road will continue as a retail area with office and civic and multifamily uses.

Plaza Way / Golden Gate Way will be encouraged to evolve into a pedestrian-friendly retail, multifamily, and civic use area complementary to the Library. It will be a hub of community activities seven days a week and into the evenings. Therefore, uses that take advantage of and create relationships with these activities will be the focus of this area; these include restaurants, stores, small offices, senior housing, family housing, and additional civic uses. The middle section of Golden Gate Way will be the location of multifamily housing, particularly adjacent to the creek which provides a buffer and transition to the single-family neighborhood on Moraga Boulevard and Third Street. This area is an ideal location for senior and family housing because the library is a multigenerational community center, is within easy walking distance of pre-K through 8th grade schools, and is close to other senior housing.

To complement the library, an active park is proposed on the property at the southeast corner of Golden Gateway and First Street adjacent to the creek. This property is the best location for an active park given its proximity to the library, schools, and residences. The park will be designed to serve residents and downtown patrons, and may include such uses as children's play equipment, interactive public art, and picnic benches and tables. The intent is to create a park in conjunction with the development of entire property located at the southeast corner of Golden Gate Way and First Street through a public/private partnership. The specific location of the park on this property will be determined at that time.

A passive park is proposed adjacent to the gazebo at the east end of this district. With its creekside setting, connections to regional trails, and location on Mount Diablo Boulevard, this park will be an amenity to the residents of the two nearby senior housing facilities, and it will also serve as a waystop for pedestrians and bicyclists. The design of the park may include picnic tables and benches, a play lawn, and garden areas. Development of this site as a park will depend, in part, on replacing the existing public parking spaces. It will need to be developed in conjunction with adjacent private development. The City does not intend to use eminent domain to acquire properties for either of these park uses.

Character. Development along the south side of Mount Diablo Boulevard will serve as the less-intense transition between the pedestrian-oriented, more concentrated Downtown Retail District and the more auto-oriented East End. Moraga Road is the transition between the Downtown Core and the neighborhoods to the south. It will be less intense than the Mount Diablo Boulevard area, and will use setbacks and more residential style development to enhance that transition. The school and Town Hall Theater will continue to define this part of the district's character.

The intent for Plaza Way / Golden Gate Way is an intimate pedestrian-friendly, mixed-use area with a higher intensity of development than the rest of the Plaza District. The library, with its small site, community spaces, off-street parking, and public art, sets an example for new development. The historic character of buildings along Plaza Way and the theater façade will be considered in new development.

Circulation and Streetscape. On Mount Diablo Boulevard, the improvements include a median with turn pockets in front of the library. Moraga Road does not have enough right-of-way width to increase capacity or add medians; however, improvements will be made to increase mobility for pedestrians and bicyclists while maintaining circulation flow for vehicles. Plaza Way and the west end of Golden Gate Way were improved in 2000-2001. The improvements will be continued the length of Golden Gate Way to retain it as a narrow, tree-lined, pedestrian-friendly street.

Circulation around the library, particularly for children using a new park, school children, and seniors, will be a prime consideration in the design of improvements. Techniques such as alternative street/pavement treatments and enhanced crosswalks will be employed. Occasional speed bumps or tables will be continued.



<p>Policy 2.13</p>	<p><u>Plaza - Land Use.</u> This district will celebrate the civic and cultural life of the community.</p>
<p>Program 2.13.1</p>	<p>Amend the Zoning Ordinance to include the uses below. The amendment of the Zoning Ordinance will include a list of all the uses allowed by right and with a land use permit:</p> <p><u>Uses allowed by right on Plaza Way that take advantage of Lafayette Plaza and the street's central and visible location</u></p> <ul style="list-style-type: none"> • Retail • Civic and cultural • Eating establishments (e.g., restaurants, cafes) <p><u>Uses allowed by right elsewhere on all floors</u></p> <ul style="list-style-type: none"> • Retail • Civic and cultural • Personal services (e.g., dry cleaners, salons) • Offices (e.g., administrative, consultative, medical, realty) • Housing • Eating establishments (e.g., restaurants, cafes) • Public parking <p><u>Uses not allowed</u></p> <ul style="list-style-type: none"> • Large office buildings without retail on ground floor • Auto service, sales and repair • Uses that detract from an overall atmosphere of convenience, comfort, and safety for the pedestrian retail shopper (e.g., uses with trucks entering and exiting the site)
<p>Program 2.13.2</p>	<p>If the City Office and/or Police Services Office were to relocate, they should be moved to the Plaza District or Downtown Retail District where they will be in the heart of the downtown with access to transit.</p>
<p>Policy 2.14</p>	<p><u>Plaza - Density.</u> The maximum residential density is 35 units per acre.</p>
<p>Policy 2.15</p>	<p><u>Plaza – Building Height.</u> The maximum number of stories is three. The maximum height is 35 feet with the ability to increase the height limit to 45 feet only if the City Council is able to make the strict findings to grant an exception to the 35-foot height limit. The exception is Plaza Way where the maximum height is 35 feet and two stories.</p>

Policy 2.16	<p>Plaza - Pedestrian Experience. The pedestrian experience in this district is a high priority, and sidewalks are preferred over walkways.</p>
Program 2.16.1	<p>Provide a safe, attractive, and active pedestrian space with:</p> <ul style="list-style-type: none"> • Wider sidewalks • Benches on the sidewalk • Landscaping consistent with the Downtown Street Improvement Master Plan • Uses spilling out into the sidewalks blurring the edge between the public and private realms • Pedestrian crossings at conveniently spaced locations • Attractive signage • Public art
Policy 2.17	<p>Plaza - Parking. The location of parking will be away from the street to maximize the pedestrian experience of walking along an active retail frontage.</p>
Program 2.17.1	<p>Parking will be located at the rear of the building or above- or below-grade. Parking on the side of a building may be acceptable if its location does not disrupt the pedestrian experience.</p>
Policy 2.18	<p>Plaza - Plaza Way / Golden Gate Way. Maintain the intent of the relevant development standards contained in the original Plaza Park Block Specific Plan.</p>
Program 2.18.1	<p>The design guidelines will include, but not be limited to, the followings:</p> <ul style="list-style-type: none"> • Focus and highlight the historical significance of the buildings in the area. • Consider opportunities for walkways along the creek. • Preserve and enhance the natural character, including the trees and shrubbery, near the creek. • Preserve the small scale village and historic character around the Plaza through the design and architecture of the buildings. • Provide variations in building height.

