TOWN OF MORAGA
PLANNING COMMISSION

REGULAR MEETING
TUESDAY, AUGUST 18, 2026
6:30 PM

TOWN COUNCIL CHAMBER
335 RHEEM BOULEVARD
MORAGA, CA

1. CALL TO ORDER / ROLL CALL

Chair: Alexis Mapel; Vice Chair: Marcus Bode; Commissioners: Ben Helber, Dustin Moore, Nick Polsky, Kayce Rane and William Weber

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

4. ADOPTION OF REGULAR AGENDA

5. ADOPTION OF CONSENT AGENDA

6. PUBLIC COMMUNICATION

This time is reserved for those in the audience who wish to address the Planning Commission on items which are not on the agenda. The audience should be aware that the Commission cannot discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.

7. PUBLIC HEARING

A. Continued Public Hearing / B. New Public Hearing

8. ROUTINE AND OTHER MATTERS

8A. Receive a presentation on the draft Pre-Approved Accessory Dwelling Unit (PADU) plans and provide advisory feedback on the overall architectural character, functionality, and any significant design refinements that should be considered before finalization. No formal action is requested.
Staff Report
Attachment A - PADU Draft Project Plans - RRM Design Group
Addendum - Presentation to PC

9. COMMUNICATIONS

10. REPORTS

11. ADJOURNMENT

Meeting Date: August 18, 2026

TOWN OF MORAGA **STAFF REPORT**

To: **Planning Commission**

From: **Cassius Carandang, Assistant Planner**

Subject: **Pre-Approved ADU Program Draft Designs in Partnership with Lafayette and Orinda**

RECOMMENDATION

Receive a presentation on the draft Pre-Approved Accessory Dwelling Unit (PADU) plans and provide advisory feedback on the overall architectural character, functionality, and any significant design refinements that should be considered before finalization. No formal action is requested.

BACKGROUND

Pre-approved Accessory Dwelling Unit (PADU) plans are standard ADU design packages that the Town reviews in advance for consistency with applicable zoning and development standards. These plans will be made available to the public for use. The plans are intended to reduce upfront design costs for residents and streamline the review process.

As part of these efforts, the Town is participating in the Senate District 7 ADU Accelerator Program to develop a shared library of PADU plans. On June 24, 2026, the Town Council received a report on the program and the Town's participation. Through the program, the Town received a $50,000.00 grant from the California Department of Housing and Community Development (HCD), administered by the Town of Danville as the program's fiscal agent, to develop PADU plans. The project is fully funded by the grant and will not result in any cost to the Town.

To maximize grant funding through a collaborative effort, the Town entered into a Memorandum of Understanding (MOU) with the Cities of Lafayette and Orinda ("Lamorinda") to develop a shared library of PADU plans for use by each jurisdiction.

To retain grant funding, each jurisdiction must adopt the PADU plans by resolution of its City/Town Council by September 30, 2026, the program deadline.

DISCUSSION

Plan Development and Public Review Phase

Following a Request for Proposals (RFP) process completed in May 2026, Lamorinda selected RRM Design Group to prepare the PADU plans. In early August 2026, RRM submitted draft schematic plans for staff review in the three participating jurisdictions. The City of Orinda Planning Commission will review the draft designs on Tuesday, August 11, 2026, and the City of Lafayette Planning Commission will receive a presentation on August 17, 2026. Moraga's Planning Commission review on August 18 is part of this coordinated review process.

Attachment A includes the shared PADU library, consisting of four detached ADU floor plans (Plans #1-4), each available in two architectural styles (Craftsman/Ranch and Mediterranean). Each plan includes floor plans, elevations, and renderings. All plans include dedicated water heater and laundry rooms.

The PADU plans are intentionally limited to 800 square feet or less and a maximum height of 16 feet to qualify for streamlined ADU review under State law and the Moraga Municipal Code. This allows the plans to be used across the participating Lamorinda jurisdictions, as local design standards do not apply to streamlined ADUs. All proposed plans meet the development standards for streamlined ADUs and are eligible for ministerial approval without discretionary review. Plans #3 and #4 both feature two-bedroom, two-bathroom layouts. Plan #3 is less than 750 square feet, providing homeowners with a two-bedroom option that is exempt from development impact fees, which apply to ADUs of 750 square feet or more.

Plan #1 (Sheets A2 – A6): One Bedroom & One Bathroom (with Optional Wall for Studio) – 495 sq. ft.

Plan #1 features an open-concept kitchen, living, and dining area, along with one bedroom and one bathroom. The design includes an optional interior wall that allows the unit to function as either a one-bedroom layout or an open studio by enclosing or opening the bedroom and closet area. The plan also includes an optional 60-square-foot covered front porch.

Plan #2 (Sheets A7 – A11): One Bedroom & One Bathroom – 510 sq. ft.
Plan #2 includes one bedroom with closet space, an adaptable bathroom, laundry facilities, and open living, kitchen, and dining areas. The 510-square-foot base plan includes an optional 91-square-foot covered porch that can be enclosed to expand the living area, bringing the total to 598 square feet.

Plan #3 (Sheets A12 – A16): Two Bedroom & Two Bathroom – 746 sq. ft.
Plan #3 includes two bedrooms with closet space, two bathrooms, a laundry facility, and centrally located kitchen, dining, and living areas. The symmetrical layout places a bedroom and bathroom on each side of the shared living space and offers an optional 75-square-foot covered porch.

Plan #4 (Sheets A17 – A21): Two Bedroom & Two Bathroom – 796 sq. ft.
Plan #4 includes two bedrooms with two closet spaces, two bathrooms, laundry facilities, hallway and closet storage, and separate kitchen/dining and living areas. The plan also includes an optional 85-square-foot covered porch.

Additional Plan Details

The PADU plans do not eliminate site-specific review. The location, setbacks, and other site-specific requirements will be reviewed when a property owner submits an application. Property owners must still submit a site plan and comply with all applicable zoning, engineering, building, fire, and utility requirements for the property. Once finalized, the PADU plans are intended to reduce design time and costs by providing a pre-reviewed building design.

The draft plans at this stage focus on architectural design and floor plans. After review by the three jurisdictions and adoption by the respective City/Town Councils, RRM Design Group will prepare complete construction sets that comply with the California Building Code and Title 24. The building-permit-level plan sets will then be reviewed by the Contra Costa County Department of Conservation and Development (DCD).

Because Lamorinda encompasses a variety of site conditions, including level and hillside lots, as well as densely forested and wildfire-prone areas, the final plan sets will include foundation options for both level and sloped sites, such as raised floor, stem wall, and stepped footing details. The plans will also include fire-resistant and Wildland-Urban Interface (WUI) construction details, as applicable. Because all properties in Moraga are within the Wildland-Urban Interface Fire Area (WUI-FA), applicable WUI-FA requirements will be incorporated into the full building permit plan sets. Additionally, the full plan sets will be reviewed by the Moraga-Orinda Fire District (MOFD). Once DCD and MOFD complete their reviews, the plans will be made available for public use.

Planning Commission Review and Feedback

Staff seeks advisory feedback from the Planning Commission on the PADU designs before finalizing them. The Commission is not being asked to approve the plans or reconsider the established layouts, unit sizes, or building heights. Staff seeks high-level input on the overall architectural character, functionality, and any significant design refinements to consider before finalizing the plans.

Staff recommends that the Commission consider the following questions:

1. Overall Design: Do the prototype ADUs reflect an architectural character and appearance that is appropriate for residential properties and neighborhoods in Moraga?

2. Functionality: Do the proposed studio, one-bedroom, and two-bedroom floor plans provide practical and functional living spaces?
3. Significant Design Concerns: Are there any significant architectural or functional design concerns that should be addressed before the plans are finalized?
4. Final Comments: Are there any high-level refinements that staff and the consultant should consider before presenting the prototype plans to the Town Council?

Public Online Survey

On August 4, 2026, a public survey was released inviting Lamorinda residents to provide input on the proposed ADU designs, preferred features, and the plans' overall usability. The survey will remain open through August 31, 2026, and results will be presented to the consultant and

each jurisdiction's Council in the next phase of the PADU Program.

CEQA COMPLIANCE

The pre-approved ADU program is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4). The program involves funding and administrative planning activities and does not commit the Town to a specific development project or result in a potential physical change to the environment. Future use of a pre-approved ADU plan on a specific property will remain subject to applicable ADU law and permitting requirements.

ALTERNATIVES

Provide staff with feedback.

NEXT STEPS

Following the Commission's review, staff will share the feedback with Lafayette, Orinda, and RRM Design Group. The consultant will incorporate appropriate refinements before the plans are presented to the Town Council on September 9, 2026.

Given the expedited project schedule and the September 30, 2026 grant deadline, the plans are not expected to return to the Planning Commission for further review.

Following Town Council action, the resolution will be sent to the fiscal agent before the September 30, 2026, program deadline. RRM Design Group will then prepare the building-permit-level plan sets for review by Contra Costa County and the Moraga-Orinda Fire District.

Staff anticipates that the final PADU plans will be available on each jurisdiction's website by early 2027.

ATTACHMENTS

Attachment A - PADU Draft Project Plans - RRM Design Group
Addendum - Presentation to PC

LAMORINDA
PRE-APPROVED ACCESSORY DWELLING UNITS

SCHEMATIC DESIGN PACKAGE

SHEET INDEX

PLAN 1

A2 PLAN 1 | STUDIO / 1 BATH | 495 SF
A3 PLAN 1 | PERSPECTIVE | CRAFTSMAN / RANCH
A4 PLAN 1 | ELEVATIONS | CRAFTSMAN / RANCH
A5 PLAN 1 | PERSPECTIVE | MEDITERRANEAN
A6 PLAN 1 | ELEVATIONS | MEDITERRANEAN

PLAN 2

A7 PLAN 2 | 1 BED / 1 BATH | 510 SF
A8 PLAN 2 | PERSPECTIVE | CRAFTSMAN / RANCH
A9 PLAN 2 | ELEVATIONS | CRAFTSMAN / RANCH
A10 PLAN 2 | PERSPECTIVE | MEDITERRANEAN
A11 PLAN 2 | ELEVATIONS | MEDITERRANEAN

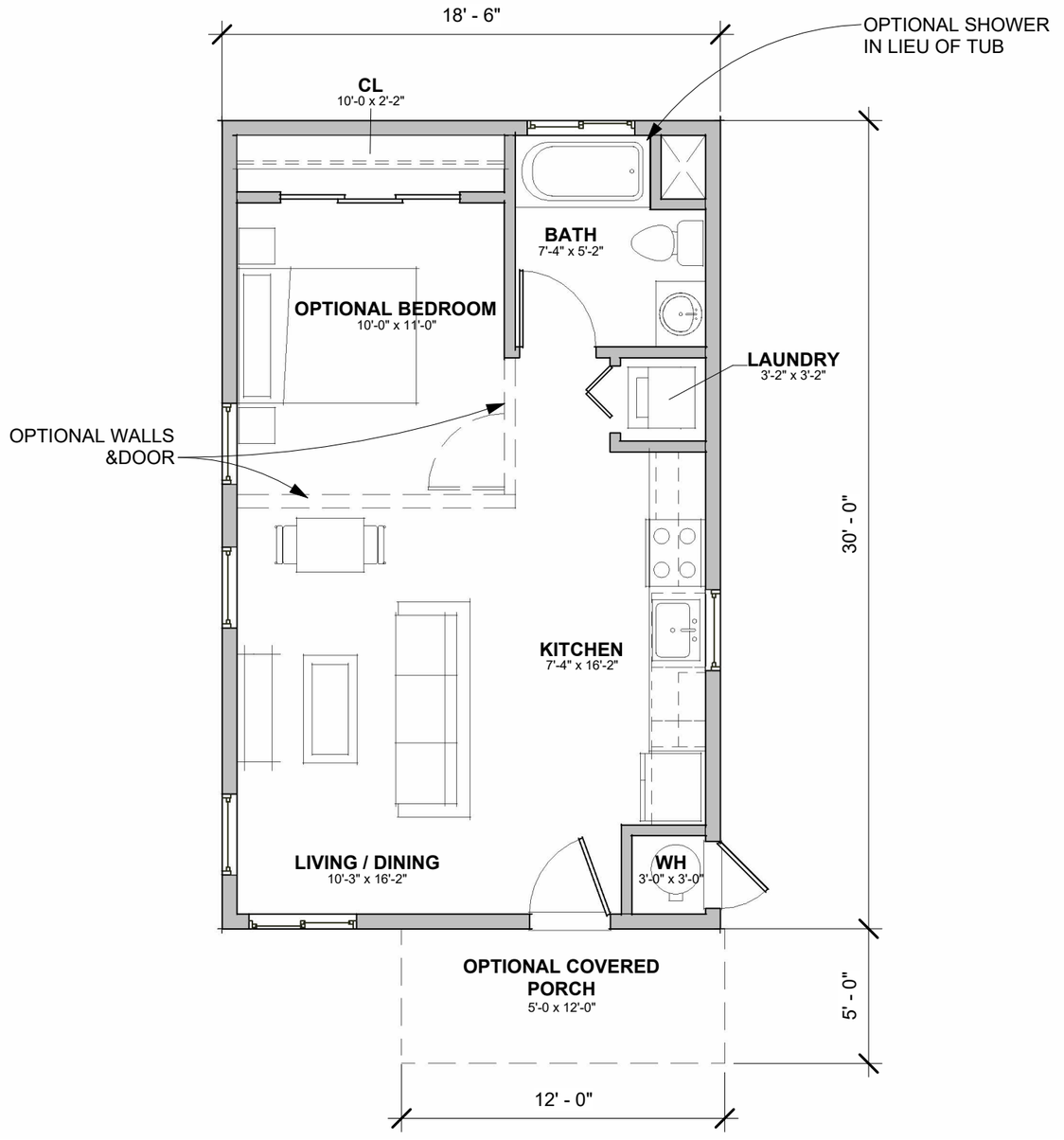
PLAN 3

A12 PLAN 3 | 2 BED / 2 BATH | 746 SF
A13 PLAN 3 | PERSPECTIVE | CRAFTSMAN / RANCH
A14 PLAN 3 | ELEVATIONS | CRAFTSMAN / RANCH
A15 PLAN 3 | PERSPECTIVE | MEDITERRANEAN
A16 PLAN 3 | ELEVATIONS | MEDITERRANEAN

PLAN 4

A17 PLAN 4 | 2 BED / 2 BATH | 796 SF
A18 PLAN 4 | PERSPECTIVE | CRAFTSMAN / RANCH
A19 PLAN 4 | ELEVATIONS | CRAFTSMAN / RANCH
A20 PLAN 4 | PERSPECTIVE | MEDITERRANEAN
A21 PLAN 4 | ELEVATIONS | MEDITERRANEAN

PREPARED BY
RRM Design Group



1 PLAN 1

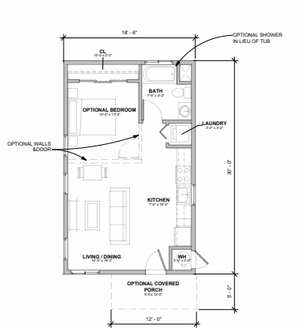
3/16" = 1' - 0" (ON 11X17 SHEET)

LAMORINDA PROTOTYPE ADUS

PLAN 1 | STUDIO / 1 BATH | 495 SF

ISSUE DATE: 07/31/2026





A PLAN 1 - CRAFTSMAN / RANCH
RENDERING

LAMORINDA PROTOTYPE ADUS
PLAN 1 | PERSPECTIVE | CRAFTSMAN / RANCH

ISSUE DATE: 07/31/2026

ROOF SLOPE
5:12 TYP.

TYP. OVERHANGS
EAVES - 12"
RAKES - 12"



4 LEFT ELEVATION
1/8" = 1'-0" (11 X 17 SHEET)



1 FRONT ELEVATION
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2 RIGHT ELEVATION
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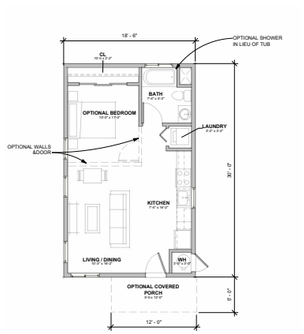


3 REAR ELEVATION
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LAMORINDA PROTOTYPE ADUS
PLAN 1 | ELEVATIONS | CRAFTSMAN / RANCH

ISSUE DATE: 07/31/2026





C PLAN 1 - MEDITERRANEAN

RENDERING

LAMORINDA PROTOTYPE ADUS

PLAN 1 | PERSPECTIVE | MEDITERRANEAN

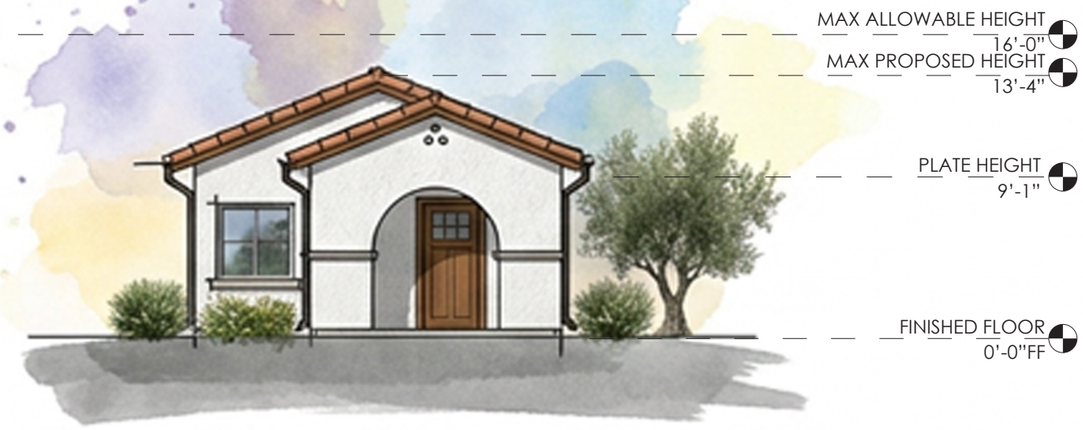
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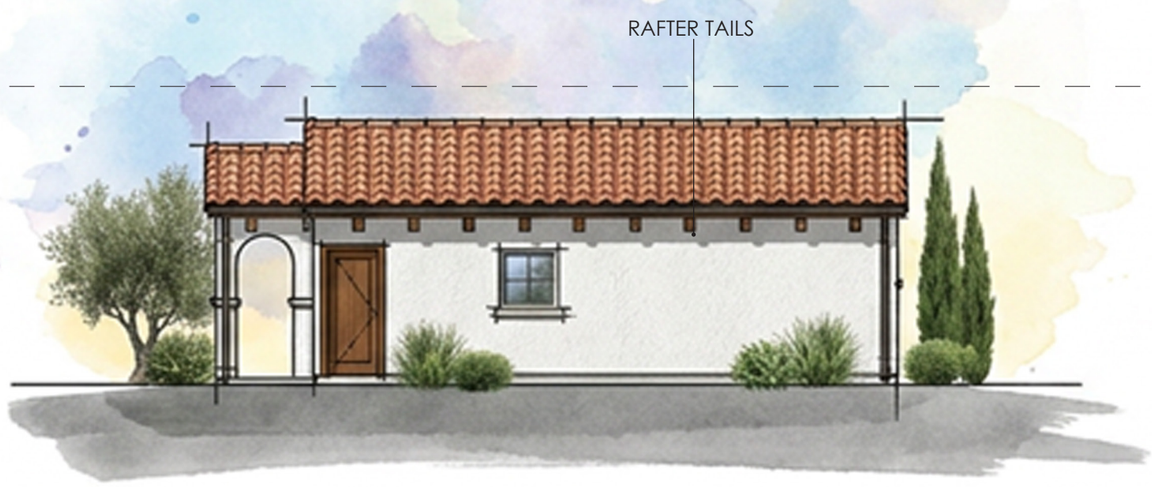
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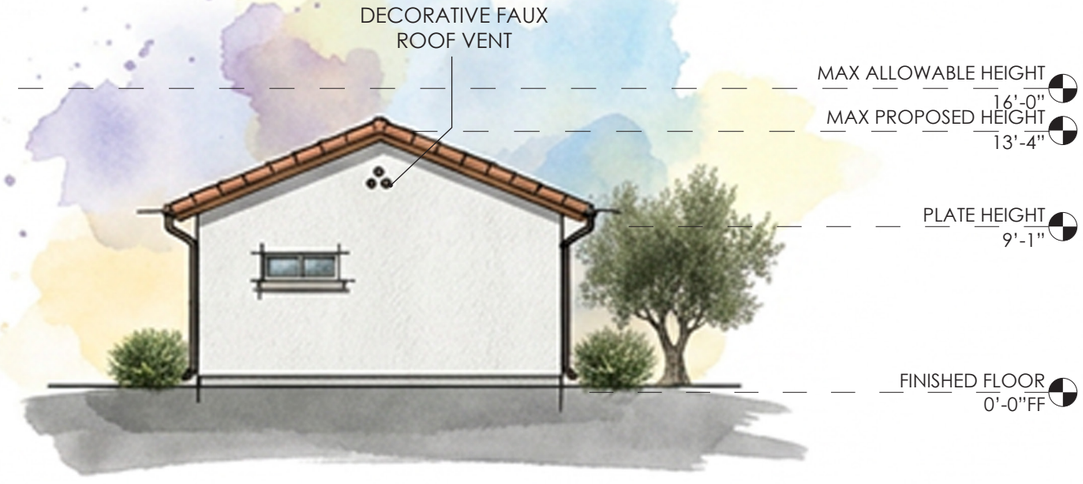
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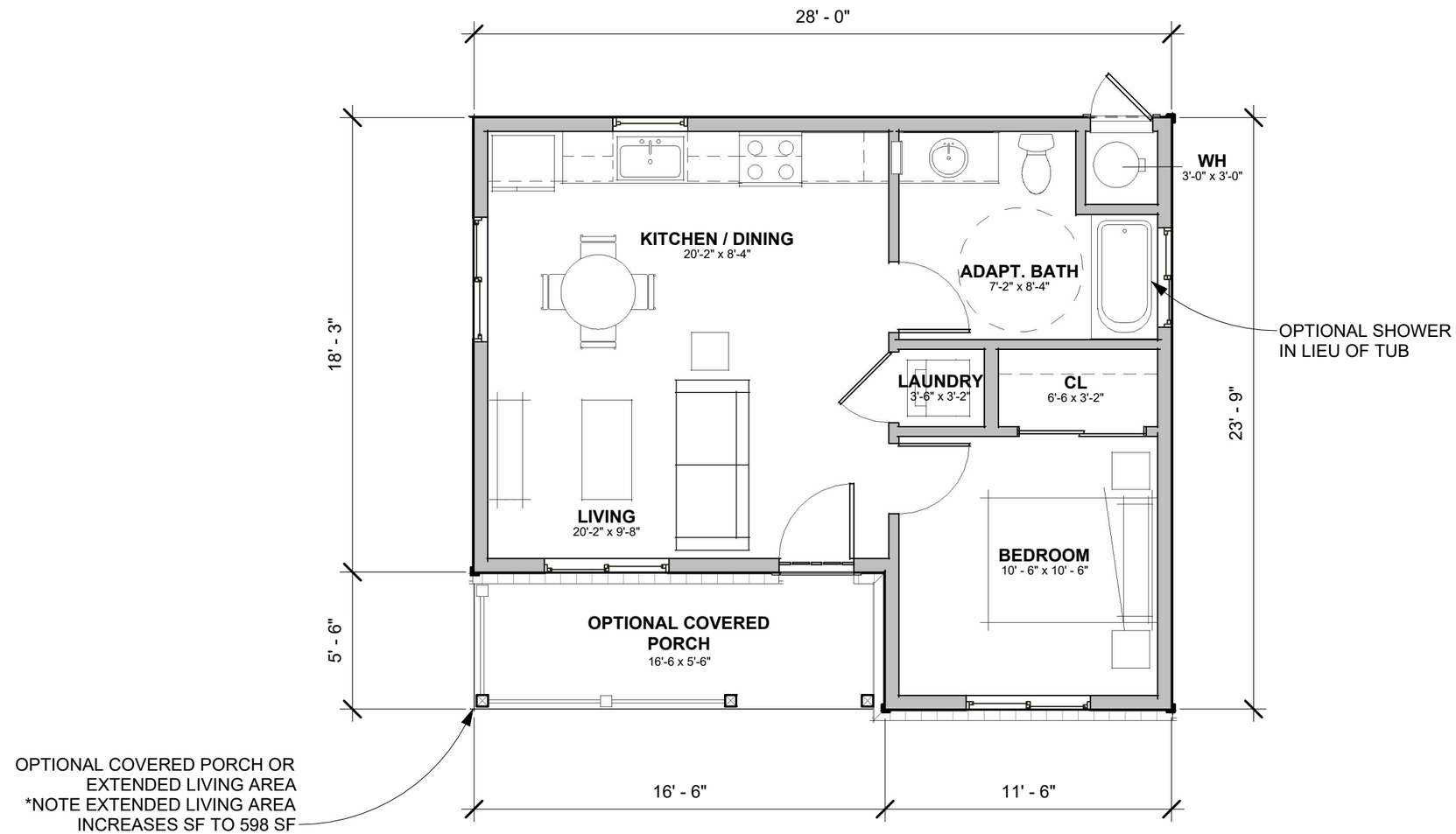
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LAMORINDA PROTOTYPE ADUS
PLAN 1 | ELEVATIONS | MEDITERRANEAN

ISSUE DATE: 07/31/2026



2 PLAN 2

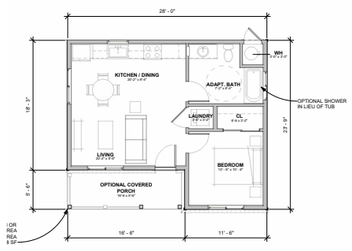
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LAMORINDA PROTOTYPE ADUS

PLAN 2 | 1 BED / 1 BATH | 510 SF

ISSUE DATE: 07/31/2026





A PLAN 2 - CRAFTSMAN / RANCH

RENDERING

LAMORINDA PROTOTYPE ADUS

PLAN 2 | PERSPECTIVE | CRAFTSMAN / RANCH

ISSUE DATE: 07/31/2026

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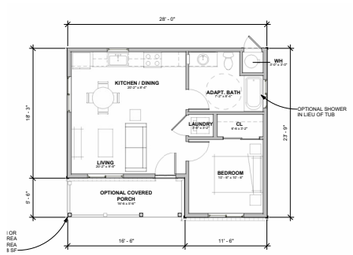
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LAMORINDA PROTOTYPE ADUS
PLAN 2 | ELEVATIONS | CRAFTSMAN / RANCH

ISSUE DATE: 07/31/2026





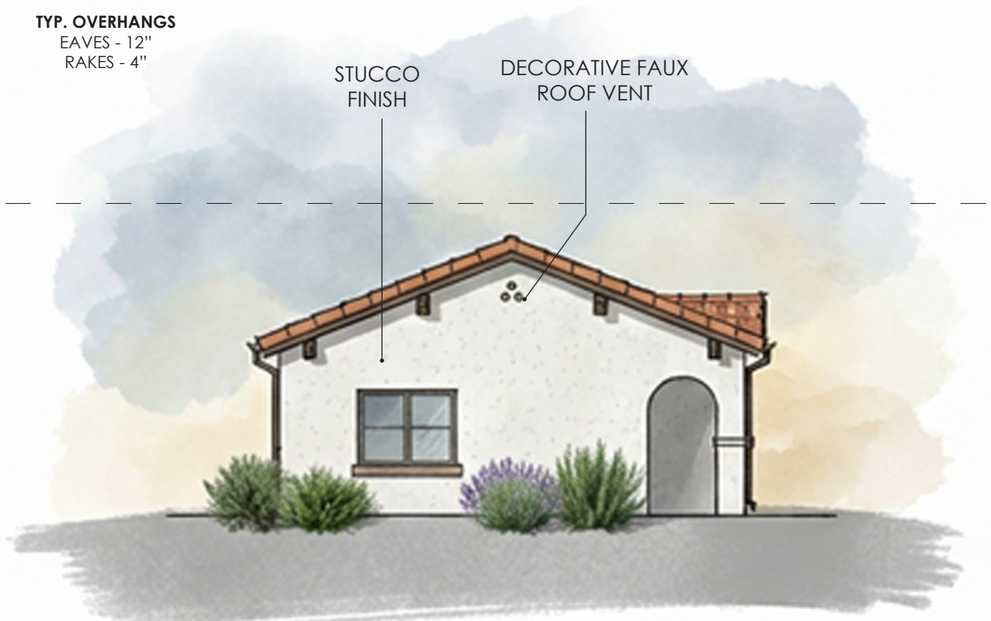
C PLAN 2 - MEDITERRANEAN
RENDERING

LAMORINDA PROTOTYPE ADUS
PLAN 2 | PERSPECTIVE | MEDITERRANEAN

ISSUE DATE: 07/31/2026

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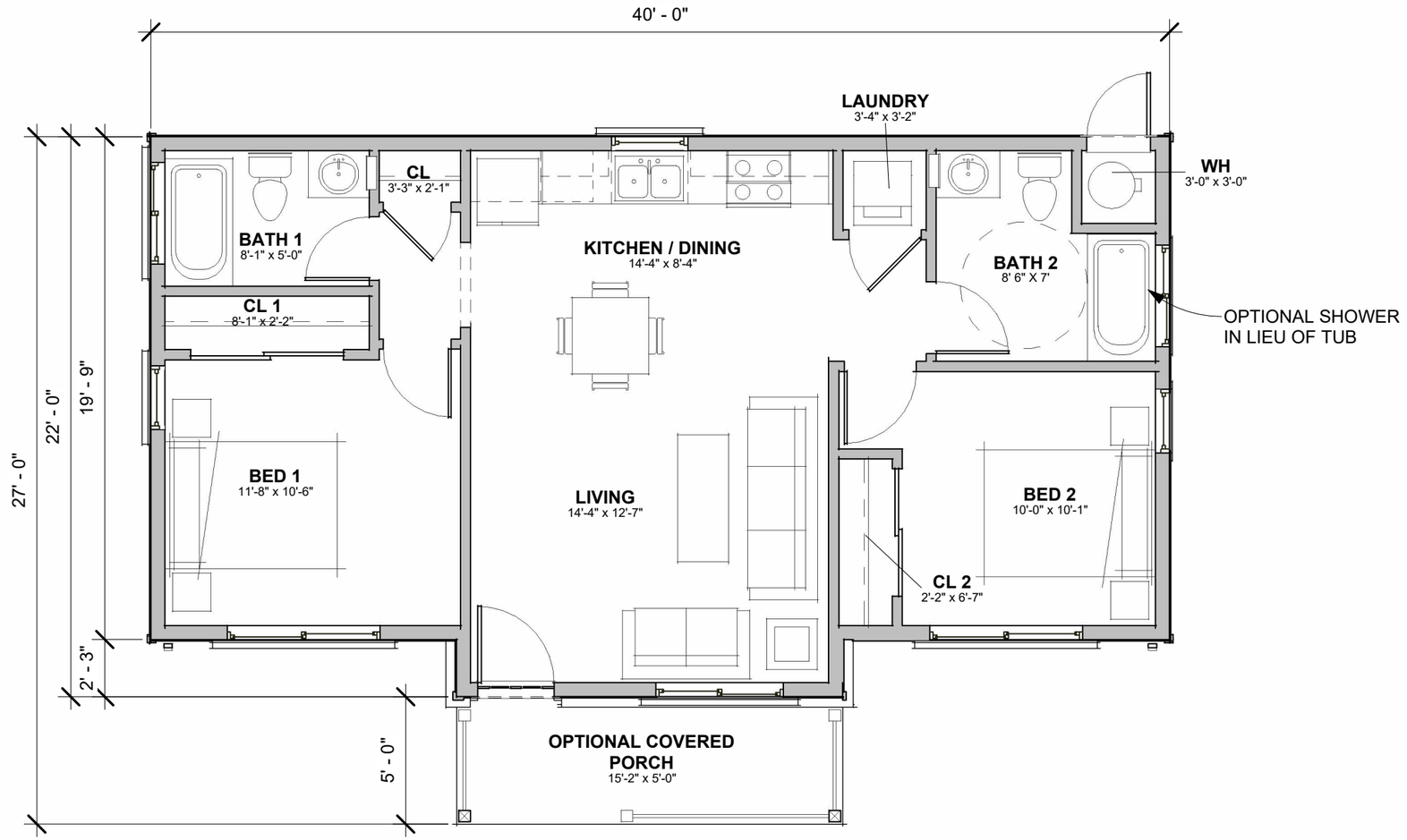
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LAMORINDA PROTOTYPE ADUS
PLAN 2 | ELEVATIONS | MEDITERRANEAN

ISSUE DATE: 07/31/2026



3 PLAN 3

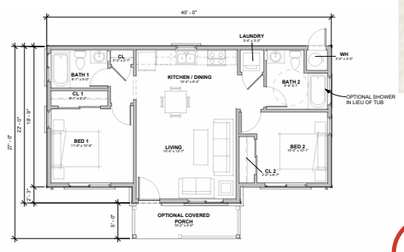
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LAMORINDA PROTOTYPE ADUS

PLAN 3 | 2 BED / 2 BATH | 746 SF

ISSUE DATE: 07/31/2026





A PLAN 3 - CRAFTSMAN / RANCH

RENDERING

LAMORINDA PROTOTYPE ADUS

PLAN 3 | PERSPECTIVE | CRAFTSMAN / RANCH

ISSUE DATE: 07/31/2026

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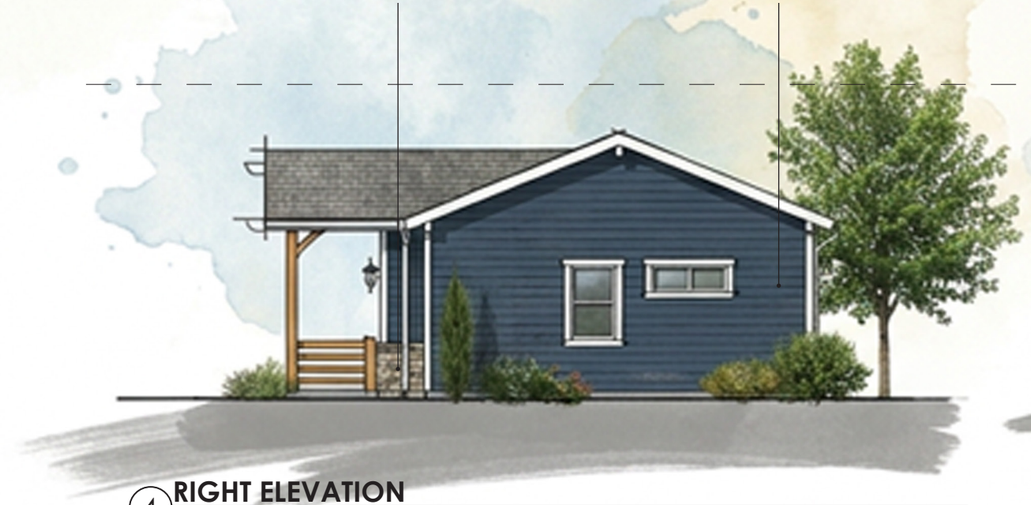


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FIBER CEMENT
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ASPHALT SHINGLE
ROOF



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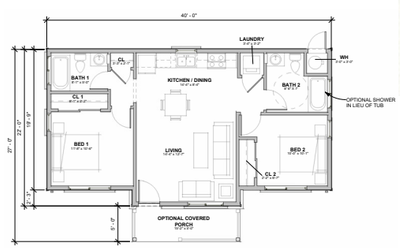


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LAMORINDA PROTOTYPE ADUS
PLAN 3 | ELEVATIONS | CRAFTSMAN / RANCH

ISSUE DATE: 07/31/2026





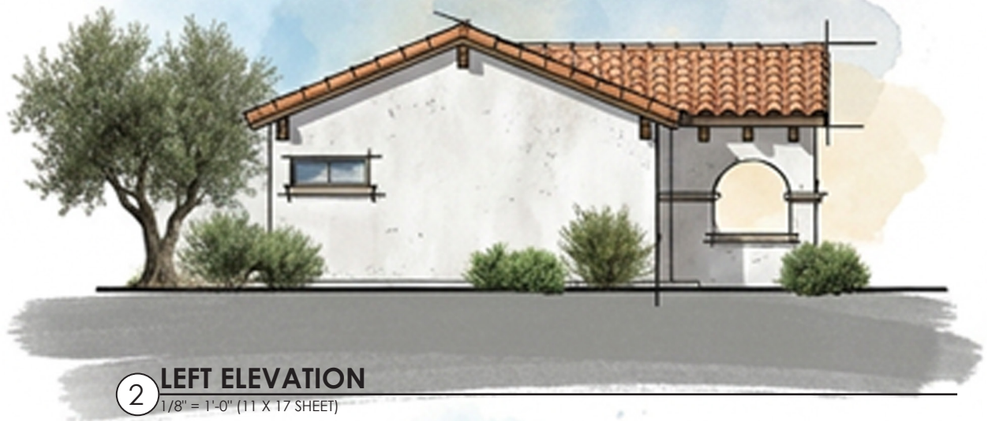
C PLAN 3 - MEDITERRANEAN
RENDERING

LAMORINDA PROTOTYPE ADUS
PLAN 3 | PERSPECTIVE | MEDITERRANEAN

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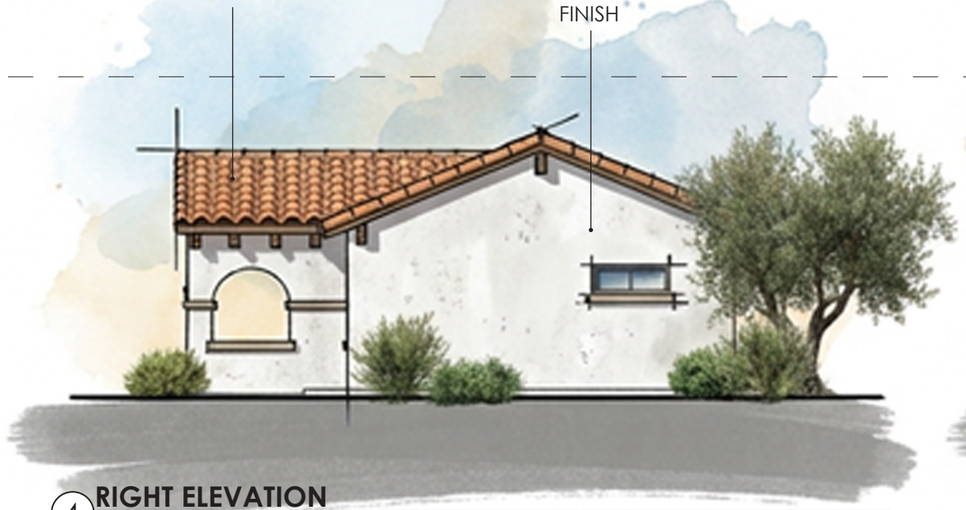
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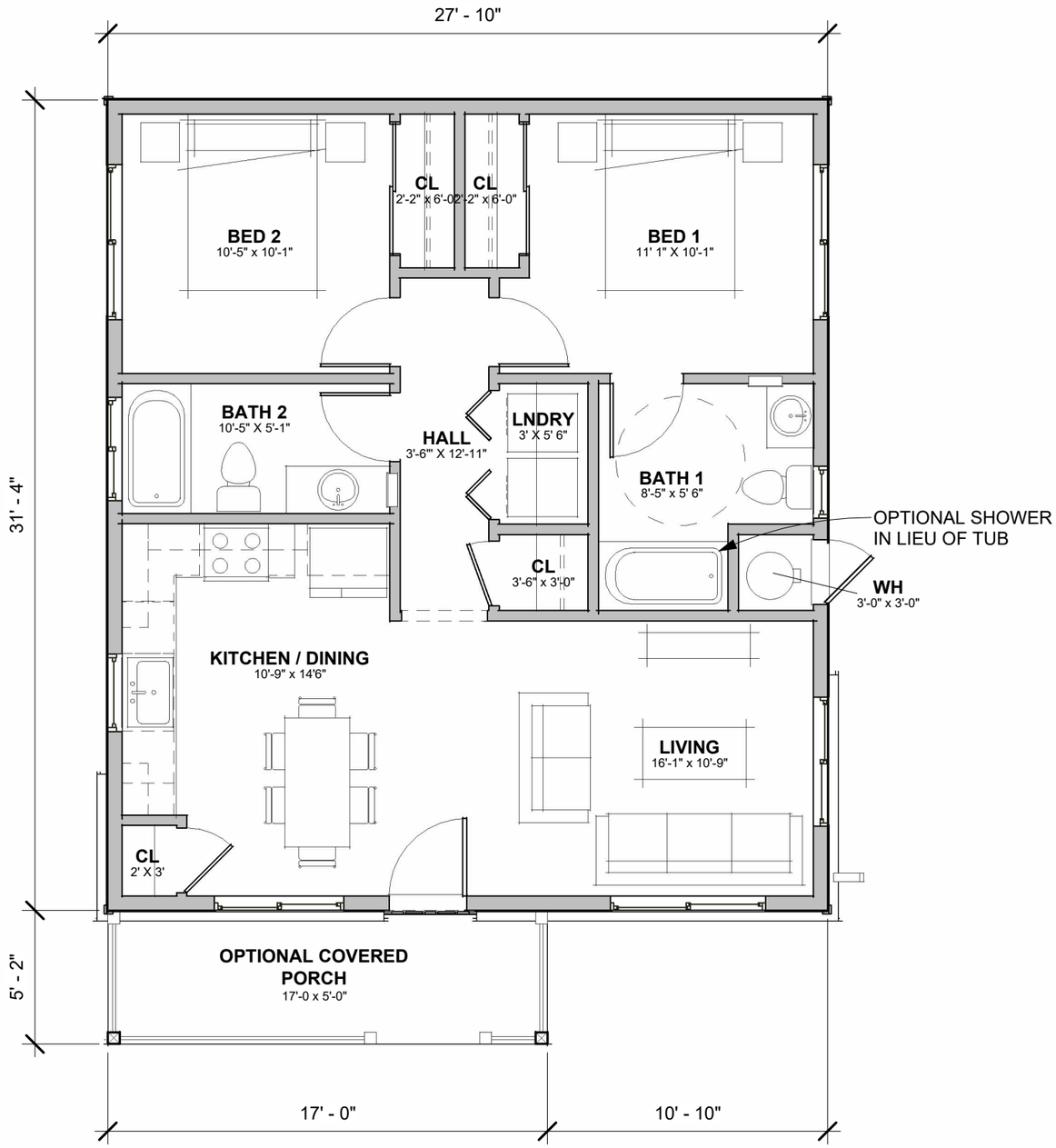
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LAMORINDA PROTOTYPE ADUS
PLAN 3 | ELEVATIONS | MEDITERRANEAN

ISSUE DATE: 07/31/2026



4 PLAN 4

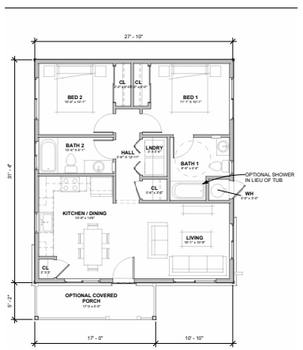
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LAMORINDA PROTOTYPE ADUS

PLAN 4 | 2 BED / 2 BATH | 796 SF

ISSUE DATE: 07/31/2026





A PLAN 4 - CRAFTSMAN / RANCH

RENDERING

LAMORINDA PROTOTYPE ADUS

PLAN 4 | PERSPECTIVE | CRAFTSMAN / RANCH

ISSUE DATE: 07/31/2026

A18 24



2 **LEFT ELEVATION**
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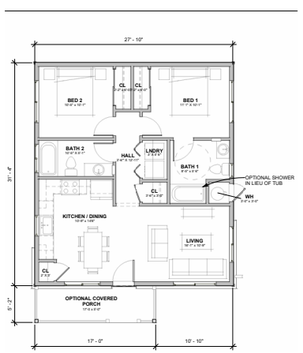
LAMORINDA PROTOTYPE ADUS

PLAN 4 | ELEVATIONS | CRAFTSMAN / RANCH

ISSUE DATE: 07/31/2026

A19 '25





C PLAN 4 - MEDITERRANEAN
RENDERING

Lafayette

TOWN OF MORAGA 50 YEARS 1974-2024 CALIFORNIA

ORINDA

rrm design group

LAMORINDA PROTOTYPE ADUS
PLAN 4 | PERSPECTIVE | MEDITERRANEAN

ISSUE DATE: 07/31/2026

A20 26

ROOF SLOPE
5:12 TYP.

TYP. OVERHANGS
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LAMORINDA PROTOTYPE ADUS
PLAN 4 | ELEVATIONS | MEDITERRANEAN

ISSUE DATE: 07/31/2026

TOWN OF MORAGA

PLANNING COMMISSION MEETING

August 18, 2026

Addendum(s) to Published Agenda

8: Routine and Other Matters

8A: Pre-Approved ADU Program Draft Designs in Partnership with Lafayette and Orinda

Updates Include:

- Copy of Presentation to Planning Commission

Pre-Approved ADU Program Draft Designs in Partnership with Lafayette and Orinda

Planning Commission Routine and Other Matters Report | August 18, 2026

Presented by:

Cassius Carandang, Assistant Planner

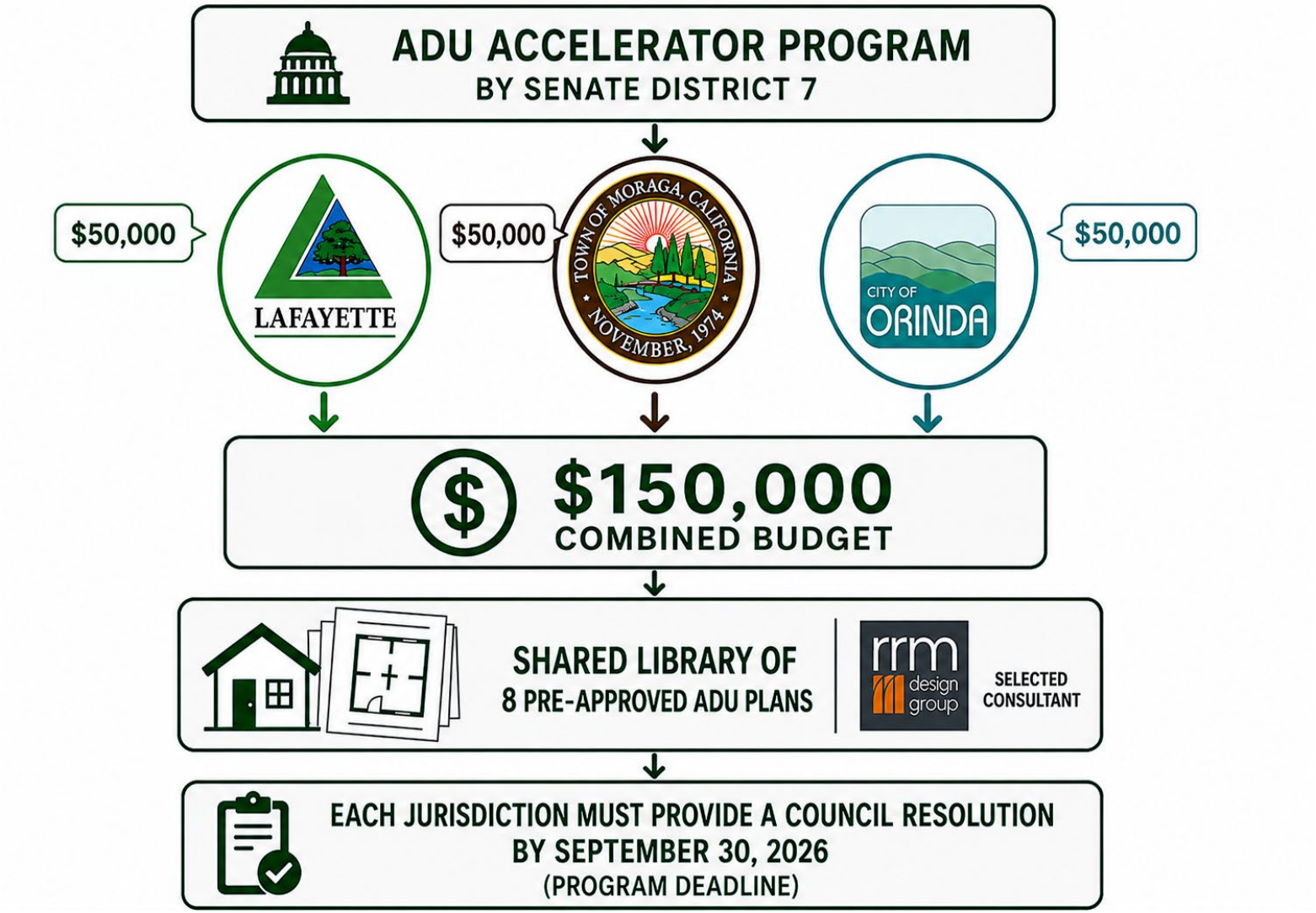


Town of Moraga | Planning Department

What is a Pre-Approved ADU (PADU)?

Standard ADU design packages that the Town reviews in advance for consistency with applicable zoning and development standards.

Lamorinda Collaboration

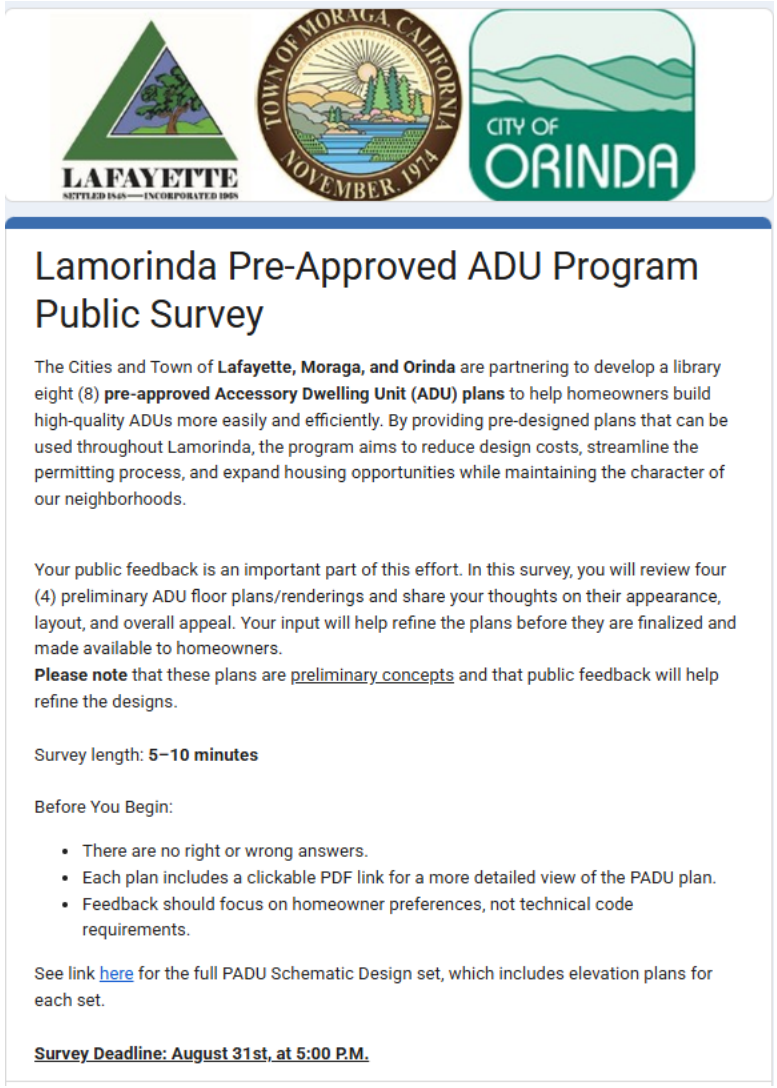


Current and Future Project Timeline



Public Survey

Deadline: August 31, 2026, at 5:00 P.M.



LAFAYETTE
SETTLED 1848 — INCORPORATED 1968

TOWN OF MORAGA, CALIFORNIA
NOVEMBER, 1974

CITY OF ORINDA

Lamorinda Pre-Approved ADU Program Public Survey

The Cities and Town of **Lafayette, Moraga, and Orinda** are partnering to develop a library eight (8) **pre-approved Accessory Dwelling Unit (ADU) plans** to help homeowners build high-quality ADUs more easily and efficiently. By providing pre-designed plans that can be used throughout Lamorinda, the program aims to reduce design costs, streamline the permitting process, and expand housing opportunities while maintaining the character of our neighborhoods.

Your public feedback is an important part of this effort. In this survey, you will review four (4) preliminary ADU floor plans/renderings and share your thoughts on their appearance, layout, and overall appeal. Your input will help refine the plans before they are finalized and made available to homeowners.
Please note that these plans are preliminary concepts and that public feedback will help refine the designs.

Survey length: **5–10 minutes**

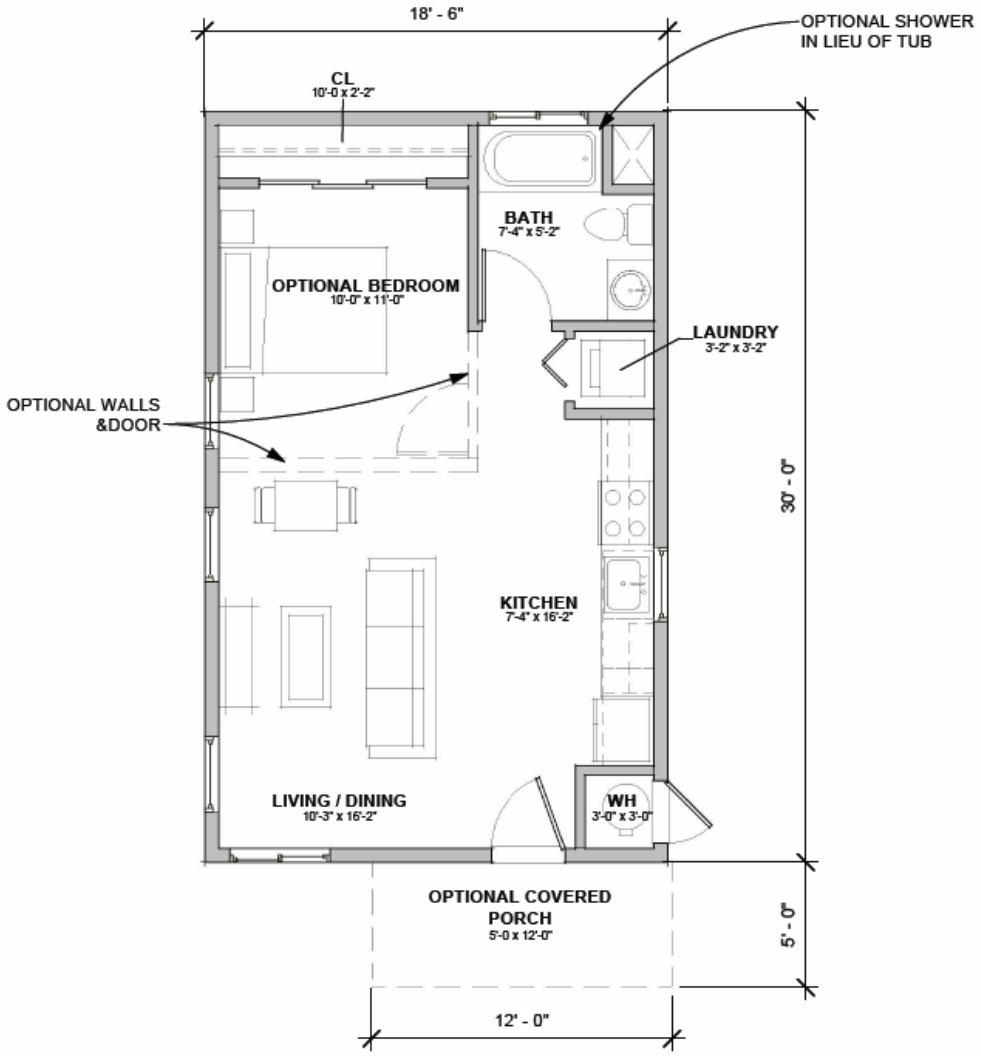
Before You Begin:

- There are no right or wrong answers.
- Each plan includes a clickable PDF link for a more detailed view of the PADU plan.
- Feedback should focus on homeowner preferences, not technical code requirements.

See link here for the full PADU Schematic Design set, which includes elevation plans for each set.

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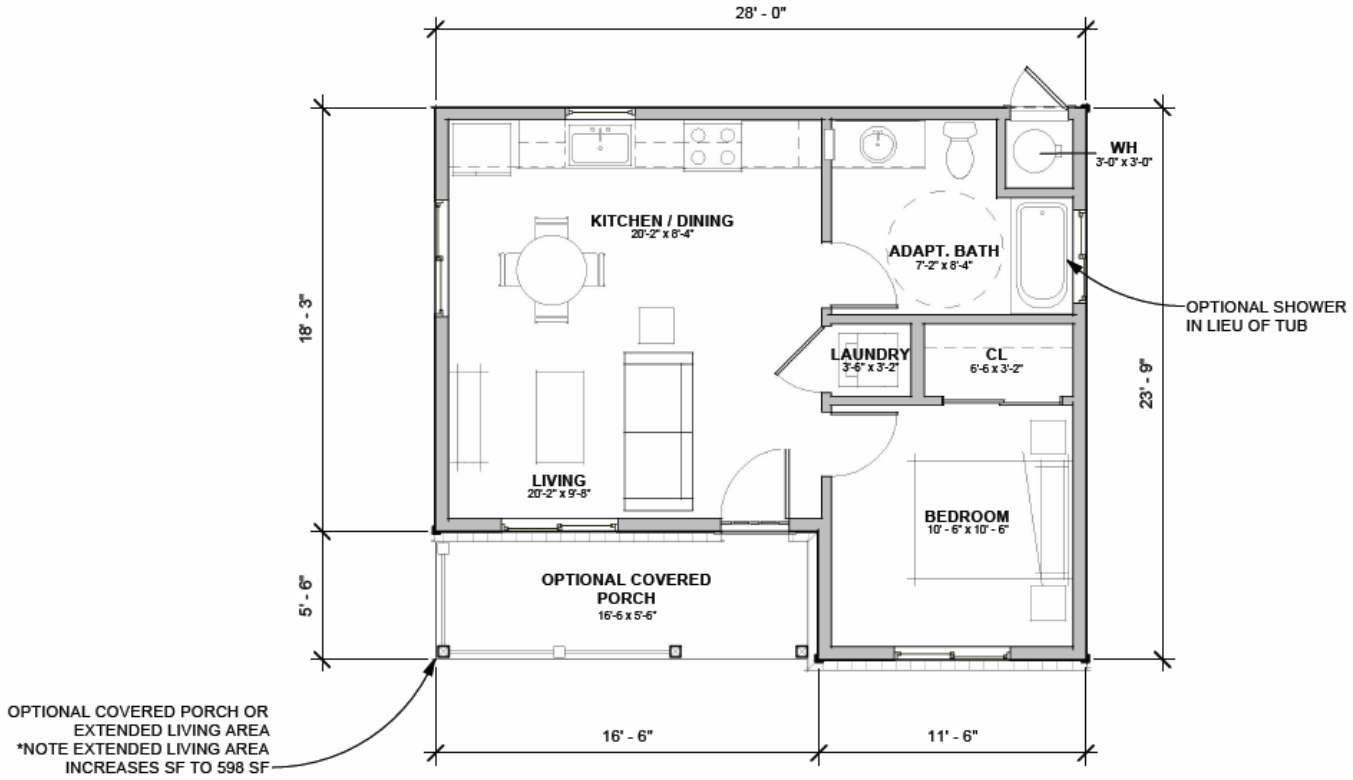
ADU Plan #1 (One Bedroom & One Bathroom) (Optional Studio Wall) – 495 Square Feet







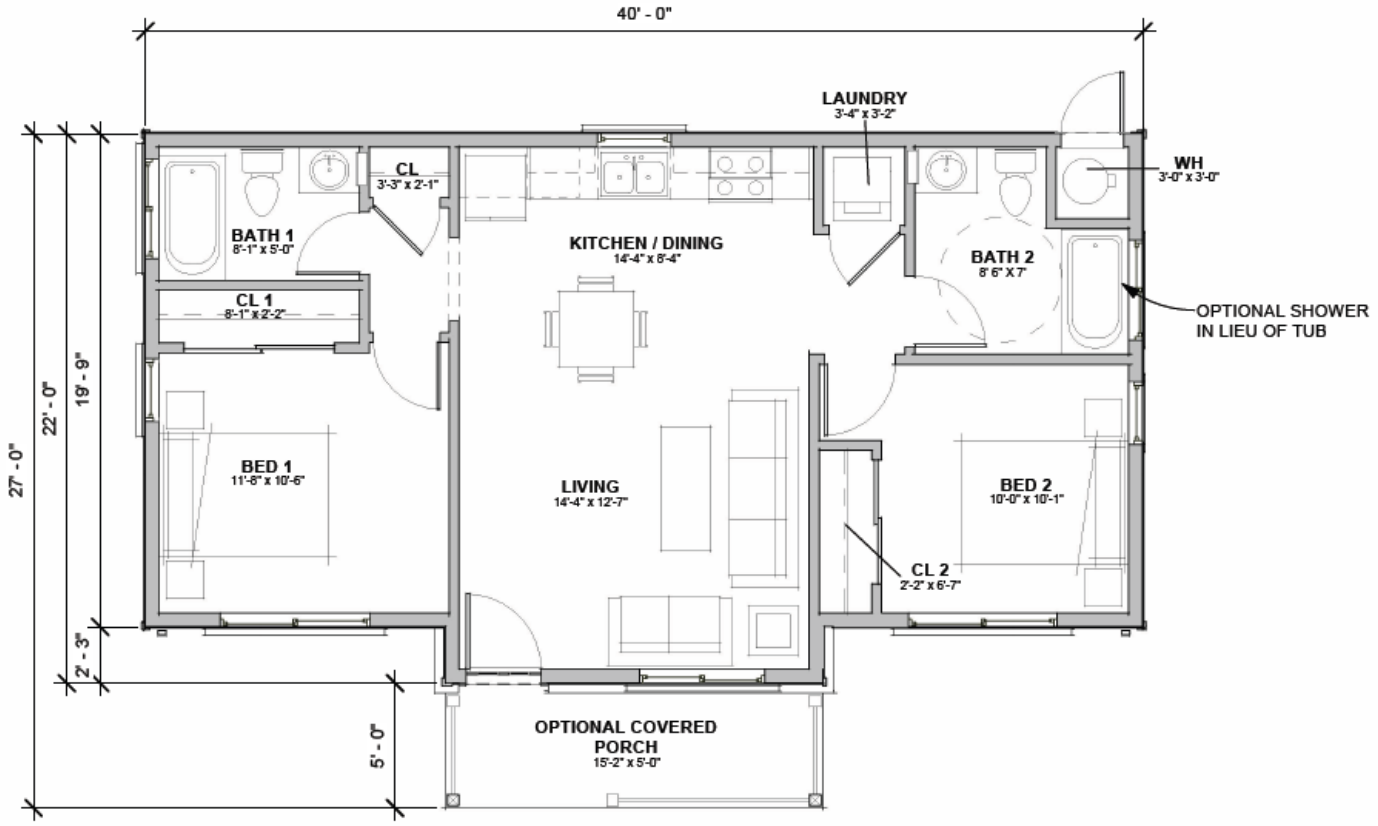
PADU Plan #2 (One Bedroom and One Bathroom) – 510 Square Feet







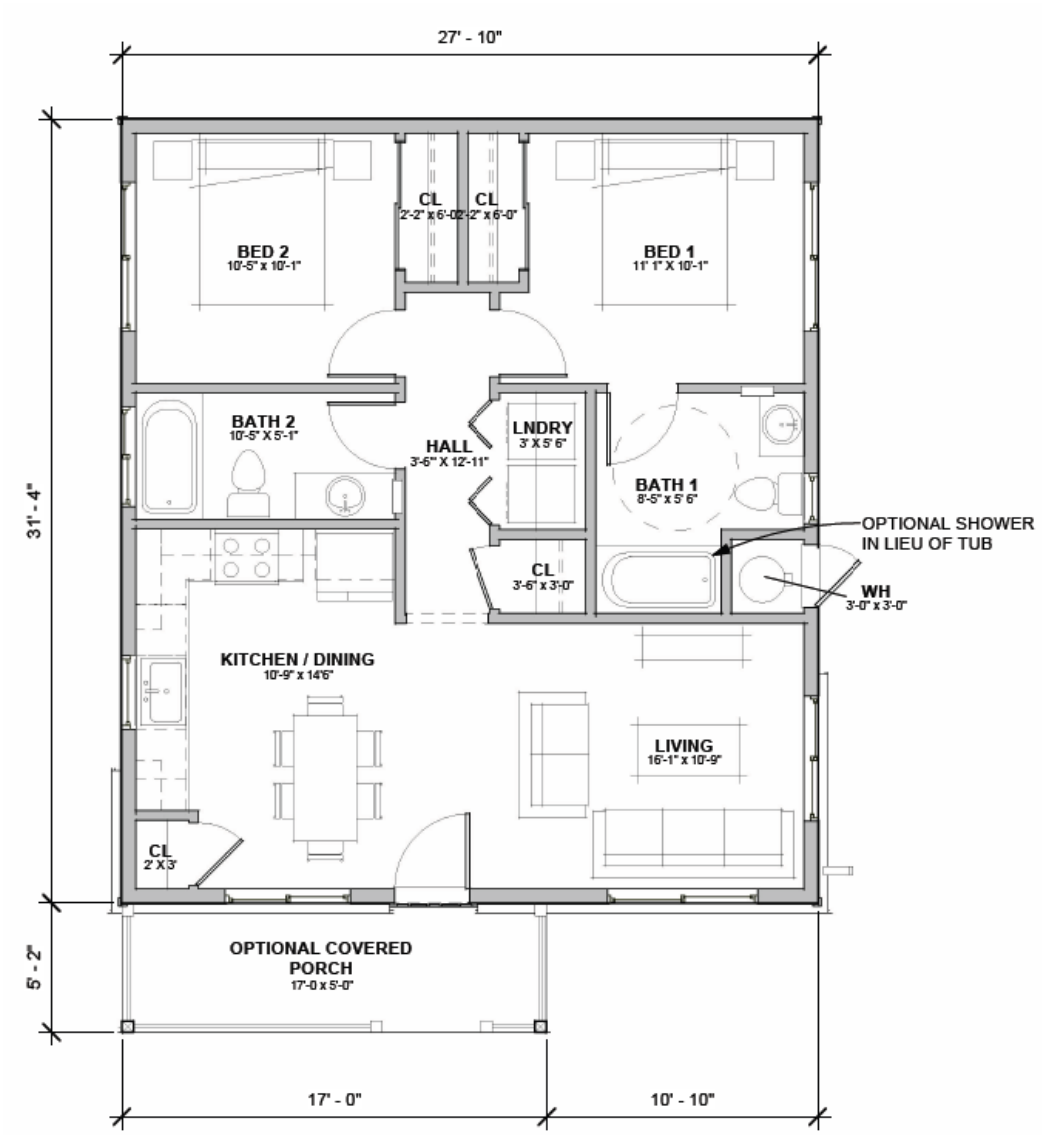
PADU Plan #3 (Two Bedroom & Two Bathroom) – 746 Square Feet







PADU Plan #4 (Two Bedroom & Two Bathroom) – 796 Square Feet







Following Questions to Consider:

1. **Overall Design:** Do the prototype ADUs reflect an architectural character and appearance that is appropriate for residential properties and neighborhoods in Moraga?

2. **Functionality**: Do the proposed studio, one-bedroom, and two-bedroom floor plans provide practical and functional living spaces?

3. **Significant Design Concerns:** Are there any significant architectural or functional design concerns that should be addressed before the plans are finalized?

4. **Final Comments:** Are there any high-level refinements that staff and the consultant should consider before the prototype plans are presented to the Town Council?

Not a project pursuant to CEQA Guidelines Section 15378(b)(4)

Next Steps

Share Feedback with Lafayette, Orinda & RRM Design Group

September 9, 2026, Town Council

PADU Plans anticipated by early 2027