

TOWN OF MORAGA PLANNING COMMISSION
REGULAR MEETING AGENDA
Monday, January 5, 2009
7:30 p.m.

La Sala Building, Hacienda de las Flores
2100 Donald Drive, Moraga, California 94556

All documents relating to the following agenda items are available for public review in the Planning Department of the Town of Moraga at 329 Rheem Blvd. between the hours of 9 to 12, Monday, Tuesday and Thursday (other times by appointment). Staff reports will normally be available on the Monday afternoon one week preceding the meeting. It is recommended that you contact the Planning Department at 925-888-7040 for availability.

I. CALL TO ORDER AND ROLL CALL

- A. Daniels, Driver, Goglia, Hays, Levenfeld, Sayles, Whitley
- B. Conflict of Interest

II. ADOPTION OF MEETING AGENDA

III. ANNOUNCEMENTS

IV. PUBLIC COMMENTS

This part of the agenda is to receive public comments on matters that are not on this agenda. Comments received will not be acted upon at this meeting and may be referred to a subcommittee for response. Comments should not exceed three minutes.

V. ADOPTION OF THE CONSENT CALENDAR.

Items on the Consent Calendar are believed by staff to be non-controversial. Staff believes that the proposed action is consistent with the commission's instructions. A single motion may adopt all items on the Consent Calendar. If any commissioner or member of the public questions any item, it should be removed from the Consent Calendar and placed in part IX of the Regular Agenda.

A. Approval of the December 15, 2008 meeting minutes.

VI. CONTINUED PUBLIC HEARINGS

A. SUB. 9135 (1161 Larch Avenue Subdivision) Terry and Linda Gong (Owners/Applicants)

Consideration of an initial environmental study, mitigated negative declaration, conditional use permit and conceptual development plan for a proposed 4-lot residential development in the Moraga Open Space Ordinance (MOSO) area currently used as the Moraga Swim and Tennis Club at 1161 Larch Avenue. The proposed project consists of the subdivision of 24.66 acres into 4 residential lots ranging in size from 22,695 square feet to 50,522 square feet with a 21.34 acre open space parcel. The plan proposes clustered development in the vicinity of the existing tennis and swim club improvements and preserves over 86% of the site as open space. Access to the open space is provided via an existing 100 foot wide easement for riding and hiking. Access to the four lots is proposed to be provided via the existing driveway access to the tennis and swim club. The new residential development is proposed to be located behind 4 existing residences on Larch Avenue from 1153 to 1167. This application was continued from the December 15, 2008 Planning Commission meeting. APN 258-600-001

VII. NEW PUBLIC HEARING

Opening remarks by an applicant shall not exceed ten minutes. Comments by others shall not exceed three minutes. The purpose of a public hearing is to supply the Planning Commission with information that it cannot otherwise obtain. Because of the length of time that the Planning Commission meetings frequently consume, please limit testimony and presentation to the supplying of factual information. In fairness to the Commission and others in attendance, please avoid redundant, superfluous or otherwise inappropriate questions or testimony. Thank you. Moraga Planning Commission.

VIII. PUBLIC MEETING – None

IX. ROUTINE & OTHER MATTERS – None

The following items do not require a public hearing, although the Chair or staff will indicate why each item is on the agenda. Public participation will be limited and the Commission may decide to reschedule the item as a public hearing. Discussion of administrative matters, such as adoption of findings, may be limited to the Planning Commission.

X. COMMUNICATIONS – None

XI. REPORTS

A. Commission

1. Margaret Goglia, Chair
2. Bruce Whitley, Vice Chair
3. Allison Daniels
4. Russell Driver
5. Lee Hays
6. Stacia Levenfeld
7. Allen Sayles

B. Staff

1. Update on Town Council actions and future agenda items.

XII. ADJOURNMENT

To a regular meeting of the Planning Commission on **Tuesday, January 20, 2008** at 7:30 P.M. in the La Sala Building at the Hacienda de las Flores, 2100 Donald Drive, Moraga, California. Notices of Planning Commission meetings are posted at 2100 Donald Drive, the Moraga Commons, and the Moraga Public Library.

NOTICE: If you challenge a town's zoning, planning or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior, to the public hearing. Judging review of any town administrative decision may be had only if petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The Town of Moraga will provide special assistance for disabled citizens upon at least 24 hours advance notice to the Planning Department (888-7040). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to disabled.

Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection the 10th day before each regularly scheduled Planning Commission meeting at the Planning Department, located at 329 Rheem Boulevard, Moraga, CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Town Council regarding any item on this agenda after the agenda has been distributed will also be made available for inspection at 329 Rheem Boulevard, Moraga, CA during regular business hours.