

TOWN OF MORAGA PLANNING COMMISSION
MEETING AGENDA
Monday, February 2, 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 - None

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 January 20, 2009 meeting minutes.

VI. CONTINUED PUBLIC HEARINGS – None

VII. NEW PUBLIC HEARINGS

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.

A. SUB. 8376 PALOS COLORADOS Richfield Investment Corporation (Applicant), Bigbury Company (Owner):

Consideration and approval of the Precise Development Plan for the 123-lot Palos Colorados residential development project. The project is located on a 460-acre site with access from the east side of Moraga Road and 600-feet south of Sky-Hi Drive adjacent to the City of Lafayette. The Precise Development Plan is the third step in the three step process for approval of a planned development in the Town of Moraga. On May 7, 2007, the Planning Commission approved the Vesting Tentative Subdivision Map and Hillside Development Permit for the Palos Colorados project. The property is zoned 1-DUA (One Dwelling Unit per Acre) and OS-M (Open Space- MOSO). APNs: 256-370-004, 005, 006, 007 and 008.

B. VAR-06-08 – Steven and Laurie Hafener (Applicant and Owners) – 121 Brookline:

A Public Hearing to consider a request for a variance to allow a 540 square foot addition to encroach 4-feet into the required 10-foot side yard at the south side of an existing 3,268 square foot home at 121 Brookline in the Moraga Country Club. The additions include 262 square feet on the main floor and 278 square feet on the lower floor. The project also includes expansion of the decks at the east, west and south sides of the home with 470 square feet additional deck area. The maximum allowed floor area for the 7,482 square foot lot is 2,634 square feet under the Town's floor area ratio (FAR) guidelines. The existing home is 634 square feet over the maximum floor area and the proposed 540 square foot expansion of the home will require an exception to the FAR guidelines to allow the total floor area to be 1,174 square feet over the maximum floor area. The property is zoned 3 Dwelling Units per Acre. APN 257-541-013

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 Special joint meeting of the Planning Commission and Parks and Recreation Commission on **Tuesday, February 17, 2009** 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 5th 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.