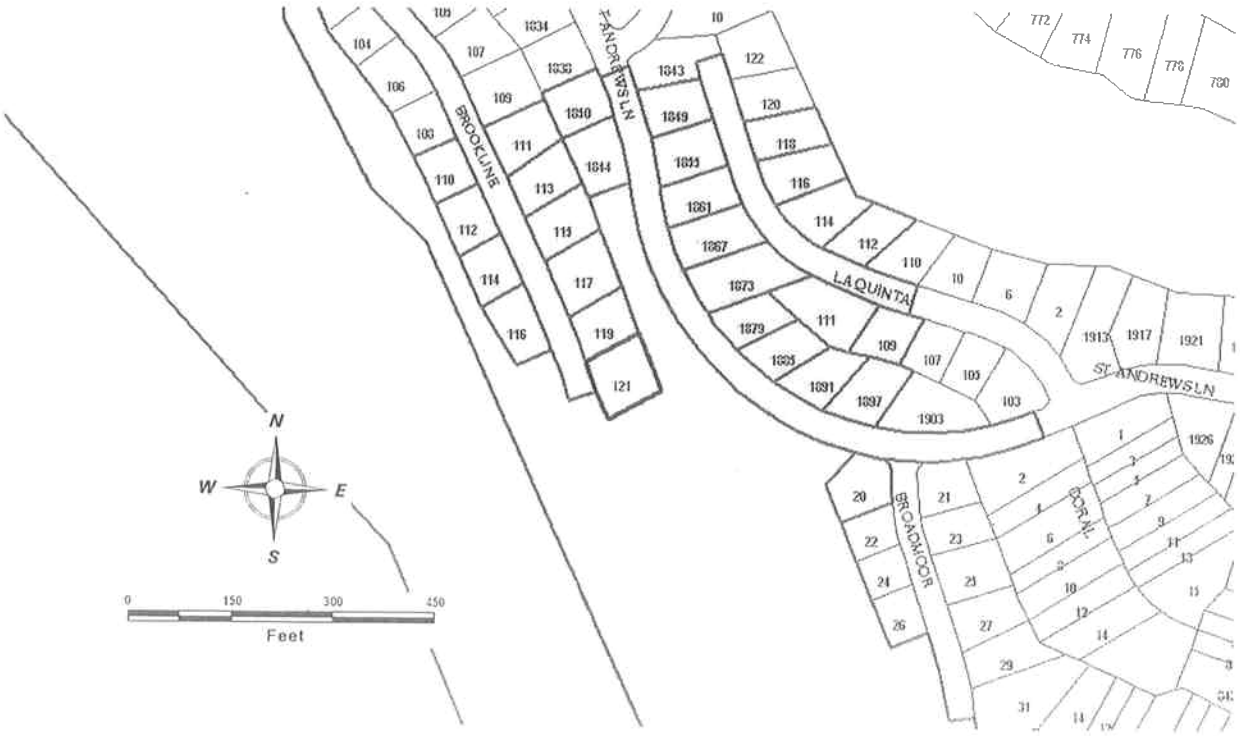
EXHIBIT A

AREA OF NOTICE MAP,
MAILING LIST AND
PUBLIC HEARING NOTICE

VICINITY MAP AND AREA OF NOTICE

121 Brookline Variance

File Number: VAR 06-08



VAR O6-08
Mailed Public
Hearing Notice

121 Brookline
Mailing List

Planning Commission
Public Hearing
February 2, 2009

APN	Name	Address	City & Zip
257540009	Larry I & Barbara S Schnitzer	109 LA QUINTA	MORAGA, CA 94556 1024
257540017	Florence C Y Lee Trust	1879 ST ANDREWS DR	MORAGA, CA 94556 1057
257541014	David H Hebble Trust	116 BROOKLINE	MORAGA, CA 94556 1017
257540008	James E & Patricia A Brown	111 LA QUINTA	MORAGA, CA 94556 1024
257541017	Arthur M & Carol Anne Murray	110 BROOKLINE	MORAGA, CA 94556 1017
257541023	Garrett & Angelique C Hinds	20 BROADMOOR ST	MORAGA, CA 94556 1015
257540014	William & Joan Karr	1897 ST ANDREWS DR	MORAGA, CA 94556 1057
257540015	O B & Michele Towery Trust	1891 ST ANDREWS DR	MORAGA, CA 94556 1057
257540016	Otto Victor Tschudi Trust	1885 ST ANDREWS DR	MORAGA, CA 94556 1057
257541010	H Donald & Janet M Grant Trust	115 BROOKLINE	MORAGA, CA 94556 1016
257540005	Patrick J & Kimberly A Lane	114 LA QUINTA	MORAGA, CA 94556 1025
257540018	Cristina Magalhaes	1070 GREEN ST, Apt.#803	SAN FRANCISCO, CA 94133 3695
257541015	Wu-hsiung Lin Trust	1933 SAINT ANDREWS DR	MORAGA , CA 94556 1062
257541011	Kwang Nan & Shu Chun Tuan	117 BROOKLINE	MORAGA, CA 94556 1016
257540019	J Michael & Cynthia Speers Trust	1867 ST ANDREWS DR	MORAGA, CA 94556 1057
257540006	Dwight Pedersen	112 LA QUINTA	MORAGA, CA 94556 1025
257541016	Thomas R & Leslie Mortimer Trust	112 BROOKLINE	MORAGA, CA 94556 1017
257540020	Richard J & Candace Olsen Trust	1861 ST ANDREWS DR	MORAGA, CA 94556 1057
257540004	Daniel J & Beverly Lathrope	116 LA QUINTA	MORAGA, CA 94556 1025
257541009	David A & Sherri L De Coronado	113 BROOKLINE	MORAGA, CA 94556 1016
257540021	Redfern C English Trust	1855 ST ANDREWS DR	MORAGA, CA 94556 1057
257541002	David M & Susan S Linden	1844 ST ANDREWS DR	MORAGA, CA 94556 1059
257540003	Thomas P & Nancy C Nolan Trust	118 LA QUINTA	MORAGA, CA 94556 1025
257541008	Anita A Rohner	111 BROOKLINE	MORAGA, CA 94556 1016
257540022	Todd R & Lisa F Clark	1849 ST ANDREWS DR	MORAGA, CA 94556 1057
257541001	Gary A Smith	1850 ST ANDREWS DR	MORAGA. CA 94556 1059
257541037	Moraga Country Club Ho Assn	1600 ST ANDREWS DR	MORAGA, CA 94556 1132
257540024	First American Title Gnty Co	PO BOX 298	WALNUT CREEK , CA 94597 0298
257541033	Fidelity Bank	BROAD & WALNUT STREETS	PHILADELPHIA, PA 19109
257541035	Moraga Enterprises	395 TAYLOR BLVD, Apt.#120	PLEASANT HILL, CA 94523 2276
257180073	Joan E Bruzzone	899 HOPE LN	LAFAYETTE , CA 94549
257541012	Peter E & Ann L Nugent	PO BOX 366	MORAGA . CA 94556
	Gagen McCoy, Brian P. Mulry	PO BOX 218	Danville, CA 94526-0218
257541013	Steven & Laurel Hafener Trust	610 N YACHTSMAN DR	SANIBEL, FL 33957 3912
	Steven and Laurie Hafener	121 Brookline	MORAGA, CA 94556
	J. Allen Sayles, Architect	1196 Boulevard Way, Suite 16	WALNUT CREEK , CA 94595

PUBLIC HEARING

Town of Moraga

YOU ARE HEREBY NOTIFIED THAT on Monday, February 2, 2009, at 7:30 p.m., in the La Sala Building at the Hacienda de las Flores, 2100 Donald Drive, Moraga, California, the Planning Commission of the Town of Moraga will hold a public hearing to discuss the following:

VAR-06-08 – 121 Brookline Variance Application: 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 262 square foot addition on the main floor includes expansion of the master bedroom and a walk-in closet and reconfiguration of the kitchen, dining and living room areas. The lower floor would be expanded by 278 square feet with conversion of an existing bedroom to a den and the addition of a new bedroom and bathroom. 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 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 existing cantilevered deck at the rear east side would be extended 4-feet further east with new 6-inch square support posts that would be 20-feet high. A new deck would be added at the southwest front corner. The property is zoned 3 Dwelling Units per Acre. APN 257-541-013

Property Owner and Applicant

Steven and Laurie Hafener
121 Brookline
Moraga, CA 94556

The plans for this project are available for public review at the Moraga Planning Department, 329 Rheem Blvd, Ste 2 during normal business hours (Monday through Friday from 8 am to noon and 1 to 5 pm). Comments regarding the proposed project can be submitted in writing or orally at the public meeting. Written comments submitted to the Planning Department will be given to the Planning Commission on the night of the meeting. For additional information, contact the Planning Department at (925) 888-7041.

Richard Chamberlain, Senior Planner