

**TOWN OF MORAGA PLANNING COMMISSION**  
**SPECIAL MEETING AGENDA**  
**Tuesday, February 17, 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 February 2, 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 amendments and extensions to the previously approved conditional use permits for the residential use of MOSO and non-MOSO open space lots within the Palos Colorados subdivision. Also proposed, is approval of one new conditional use permit for the residential development of one additional non-MOSO open space lot. No change in the total number of lots is proposed. The additional conditional use permit is necessary due to refinement in the precise development plan project design. The Palos Colorados residential development project is a 123-lot residential development project located east of Moraga Road just south of the City of Lafayette. Also intended for discussion are aspects of the Precise Development Plan that are related to the construction of custom and semi-custom residences within the project area. The Precise Development Plan is the third step in the three step process for approval of a planned development in the Town of Moraga. APNs: 256-370-004, 005, 006, 007 and 008.**

**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 Design Review Board Commission on **Monday, February 23, 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 90<sup>th</sup> 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 5<sup>th</sup> 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.