BEFORE THE PLANNING COMMISSION OF THE TOWN OF MORAGA

In the Matter of:

A resolution of the Planning Commission of the Town of Moraga Recommending Approval of an Initial Study/Mitigated Negative Declaration, Adoption of the 2009 Housing Element Update and Conforming Changes to the General Plan and Adoption of the Moraga Center Specific Plan and Introduction and First Reading of two ordinance regarding a new 20 Dwelling Unit Per Acre Residential District.

Resolution No. ##-2009

WHEREAS, the State of California mandates that incorporated cities update the Housing Element of their General Plans each five years such that policies remain consistent with state housing regulations and demonstrate sufficient land uses to accommodate their fair share of the Regional Housing Need Assessment (RHNA) Allocation; and

WHEREAS, the Association of Bay Area Governments (ABAG) developed the RHNA for the 2007-2014 planning period for the Town of Moraga, which totals 307 housing units with AB 1233 adjustments, including: 84, 64, 97, and 62 housing units affordable to very low-income, low-income, moderate-income, and above moderate-income households, respectively; and

WHEREAS, the Town of Moraga Planning Commission held public meetings to present the 2009 draft Housing Element Update and conforming changes to the General Plan and housing-related ordinances and zoning, and provide comments to Town planning staff and the Town Council on June 15, 2009, November 30, 2009 and December 7, 2009; and

WHEREAS, the Town of Moraga Town Council held a public meeting on the 2009 draft Housing Element Update and conforming changes to the General Plan on June 24, 2009 and presented comments to Town planning staff, and authorized staff to submit the draft 2009 Housing Element Update to the State of California Department of Housing and Community Development, Division of Housing Policy Development (HCD) for review; and

WHEREAS, the Town of Moraga planning staff revised the 2009 draft Housing Element Update and conforming changes to the General Plan and draft Moraga Center Specific Plan and housing-related ordinances and zoning based on written comments received from the State HCD on August 28, 2009; and

WHEREAS, the Town of Moraga Town Council directed planning staff to conduct a California Environmental Quality Act (CEQA) Initial Study (IS) and prepare a Mitigated Negative Declaration (MND) for the 2009 Housing Element Update and conforming changes to the General Plan; and

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration for the Town of Moraga 2009 Housing Element Update was posted by the Contra Costa County Clerk on October 30, 2009; and

WHEREAS, the Town of Moraga published the IS/MND for the 2009 Housing Element Update on October 30, 2009, and received public comments on the IS/MND through November 30, 2009; and

WHEREAS, the Town of Moraga held public hearings to receive written and oral comments on the 2009 Housing Element Update IS/MND in accordance with CEQA and the CEQA Guidelines at the following dates, times and locations:

- November 18, 2009 – Town Council Special Meeting, 7:30 PM at Joaquin Moraga Intermediate School Auditorium, 1010 Camino Pablo, Moraga CA,
- November 30, 2009 – Planning Commission Special Meeting, 7:30 PM at Moraga Public Library, 1500 St. Mary's Road, Moraga, CA
- December, 2, 2009 - Town Council Special Meeting, 7:30 PM at Joaquin Moraga Intermediate School Auditorium, 1010 Camino Pablo, Moraga CA,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Moraga recommends adoption of the attached resolutions that adopt the Mitigated Negative Declaration for the 2009 Housing Element Update and conforming changes in the General Plan, approve the Housing Element Update and conforming changes to the General Plan; and adopt the Moraga Center Specific Plan and Introduction and First Reading of the two 20 Dwelling Unit Per Acre District Ordinances.

PASSED AND ADOPTED by the Planning Commission of the Town of Moraga on December 7, 2009, the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Jim Obsitnik, Chair

Attest:_____
Lori Salamack, Planning Director