

**TOWN OF MORAGA PLANNING COMMISSION
SPECIAL MEETING AGENDA
Tuesday, January 18, 2011
7:30 p.m.**

**Dance Room ~ 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 a.m. to noon, 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

Planning Commission

- A. Driver, Levenfeld, Obsitnik, Richards, Socolich, Whitley, Wykle
- 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. **October 4, 2010 Minutes**
- B. **November 1, 2010 Minutes**

VI. PUBLIC HEARINGS - none

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.

- A. **CUP-06-2008 – Chris Avant (Applicant and Owner), 925 Country Club Drive.** An application for an amendment to the conditional use permit for the Moraga Barn located on the ground floor of the building at 925 Country Club Drive to extend the hours of operation and to expand its food and beverage offerings. The proposed new hours of operation are 6 a.m. to 12 a.m., and, the previous approval for wine and cheese now includes but is not limited to coffee, pastries, smoothies, salads, soups, tapas, and other finger foods. The amendment of the use will require minor interior alterations including the remodel of the layout and the relocation of the serving counter. The previously approved 43 seats and parking modification (14 on-site parking spaces less than the required 22 on-site parking spaces) are to remain unchanged. The property is zoned CC (Community Commercial). APN: 257-190-048.

VII. PUBLIC MEETING

- A. **Study Session – Former Bowling Alley site, next to AAAAA Rent-A-Space, Moraga Road, Galen Grant (Applicant) Mike and Jim Knuppe (Owners).** The property owners are proposing development of a residential subdivision on the former bowling alley site. According to the proposal, “The owner / applicant is proposing to develop this site with 36-40 apartments and townhomes to meet the housing needs of the local workforce and St. Mary’s students, professors, visiting staff, etc. A concept site plan has been created to explore a potential land use option wherein a central core of housing, pool, spa, green space, etc. is surrounded by housing which fronts on the four property lines.” The property is zoned LC (Limited Commercial). All uses, other than agriculture, require a conditional use permit.

VIII. ROUTINE & OTHER MATTERS

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.

IX. COMMUNICATIONS – None

X. REPORTS

A. Planning Commission

1. Russell Driver, Chair
2. Dick Socolich, Vice Chair
3. Stacia Levenfeld
4. Jim Obsitnik
5. Tom Richards
6. Bruce Whitley
7. Roger Wykle

B. Staff

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

XII. ADJOURNMENT

To a regular meeting of the Planning Commission on **Monday, February 7, 2011** at 7:30 P.M. at the Moraga Library Meeting Room, 1500 St. Mary’s Road, 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.