

**TOWN OF MORAGA PLANNING COMMISSION
MEETING AGENDA
Monday, July 18, 2011
7:30 p.m.**

**Moraga Library Meeting Room
1500 Saint Mary's Road, Moraga California 94556**

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. Approval of the minutes from the June 6, 2011 meeting

VI. 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.

A. Public Hearing to Establish the Parking Requirement for the use of the Town Office Building at 329 Rheem Boulevard for non-office hour meetings such as Town Council, Planning Commission and Design Review Board meetings. Town of Moraga (Applicant)

The Town Council is considering the possible use of the Town office building at 329 Rheem Boulevard for Town Council and other public meetings. Two scenarios are being considered. One scenario would create 112 seats in the Council Chamber and require a minimum of 36 parking (based on comparable uses). Another scenario would create 84 seats in the Council Chamber and require a minimum of 29 parking spaces (based on comparable uses). The existing parking lot contains 24 unrestricted parking spaces, 3 handicapped spaces and 11 spaces occupied by Town of Moraga Police vehicles. This agenda item requests Planning Commission determination of the required parking for the proposed use in accordance with Moraga Municipal Code Section 8.76.090.U. The property is zoned SO (Suburban Office).

VII. PUBLIC MEETING

A. Study Session – Former Bowling Alley site, next to AAAAA Rent-A-Space, 489 Moraga Road Signature Homes (Applicant) Mike and Jim Knuppe (Owners)

21 detached single-family residences have been proposed for consideration by the Town on the former bowling alley site next to AAAAA Rent-A-Space on Moraga Road. The proposal by Signature Homes calls for the construction of 21 detached two-story residences on individual small lots. In January, the Planning Commission expressed support for a 36 to 40 unit apartment/townhouse project on the same site. This proposal varies from the earlier project in that fewer units are proposed and all units would be free standing detached residences. 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.

None

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, August 1, 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, 329 Rheem Blvd, the Moraga Commons, and the Moraga 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 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 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.