

TOWN OF MORAGA PLANNING COMMISSION MEETING AGENDA

Monday, December 5, 2011 7:00 p.m.

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

I. CALL TO ORDER AND ROLL CALL

- A. Chairperson Levenfeld, Driver, Obsitnik, Richards, Socolich, Whitley, Wykle
- B. Conflict of Interest

II. ADOPTION OF MEETING AGENDA

III. 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.

IV. 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 November 7, 2011 Meeting Minutes

- B. UP 14-11 / Sprint, Black & Veatch (Applicant), Saint Mary's College of California (Owner) 1928 St. Mary's Road:** Application for renewal of a use permit for cellular communications equipment and antennas located within two roof top copulas and under the roof of the science building (Brousseau Hall) at Saint Mary's College. Changes to existing equipment and antennas will be within the existing leased area and no exterior changes will be made. Upon completion there will be eight 6' high panel antennas in the copulas and two equipment cabinets in the leased enclosure under the roof.

V. 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. DRB 07-11 / Branagh Development, Inc. (Applicant), Kimberly LLC (Owners) 8 Kimberly Drive:** Consider a Design Review Board recommendation for conditional approval of plans for a new 2,995 square foot single story home with an attached 837 square foot 3-car garage on a 74,762 square foot lot at 8 Kimberly Drive. A 3,844 square foot home with a 1,089 square foot garage was previously approved on this lot in 2007 (DRB-08-07). The proposed new home would be 849 square feet smaller in floor area and the garage would be reduced by 252 square feet. Grading is limited to several 3-foot high dry stack retaining walls and one 3-foot high concrete retaining wall faced with stone veneer at the rear of the home and northwest of a proposed swimming pool. Zoning: OS-M (Open Space - MOSO) (APN 255-120-010)
- B. DRB 08-11 / Branagh Development, Inc. (Applicant), Kimberly LLC (Owners) 10 Kimberly Drive:** Consider a Design Review Board recommendation for conditional approval of plans for a new two-story 2,880 square foot home with an attached 766 square foot 3-car garage on 65,340 square foot lot at 10 Kimberly Drive. A 3,920 square foot two-story home with a 1,038 square foot garage was previously approved this lot in 2007 (DRB-09-07). The proposed new home would be 1,040 square feet smaller in floor area and the garage would be reduced by 272 square feet. The 2007 approved plans required a Hillside Development Permit for grading of three retaining walls over 3-feet high. The proposed home has only two 2-foot high garden walls, which do not require a building permit. Zoning: OS-M (Open Space - MOSO) (APN 255-120-011)
- C. UP 12-11 / East Bay Regional Communications Systems Authority (Applicant), East Bay Municipal Utility District (Owner) 1180 Alta Mesa Drive:** Application for a use permit for a new 200 sq.ft. radio communications equipment building and 50-foot high antenna tower for first

responders (Police and Fire District) located northeast of the EBMUD Carter Reservoir tank at the top of Alta Mesa Drive. Plans include grading a 4,000 sq.ft. area for the facility and an emergency standby generator. Zoning: OS-M (Open Space - MOSO) (APN 258-160-056)

VI. 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.

VII. COMMUNICATIONS

VIII. REPORTS

A. Planning Commission

B. Staff

IX. ADJOURNMENT

Notices of Planning Commission Meetings are posted at 2100 Donald Drive, The Moraga Commons, 329 Rheem Blvd and the Moraga Library. Copies of the Agenda packets can be viewed prior to the meeting at the Town Offices, 329 Rheem Blvd. **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 Town Council 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 determination 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 Town Manager's office (888-7050). If you need sign assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.