

**TOWN OF MORAGA
PLANNING COMMISSION MEETING AGENDA**

Monday, March 5, 2012 7:00 p.m.

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

I. CALL TO ORDER AND ROLL CALL

- A. Chairperson Levenfeld, Killam, Kline, Kuckuk, Obsitnik, Socolich, Wykle
- B. Conflict of Interest
- C. Contact with Applicants

II. PUBLIC COMMENTS - *Time reserved for those in the audience who wish to address the Planning Commission. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda. Note: Public input will also be taken during each agenda item.*

III. ADOPTION OF THE CONSENT AGENDA - *Consent agendas consist of items of a non-controversial and routine nature submitted by Staff. Any member of the Commission may direct that a consent agenda item be placed on the regular agenda for consideration and discussion by the Commission. Consent agenda items are adopted in total and under one (1) motion by the Commission, and are not subject to individual debate and discussion. Anyone wishing to discuss items on this agenda should inform the Planning Commission during their review of the consent agenda.*

- A. Approval of February 6, 2012 Minutes
- B. Approval of February 21, 2012 Minutes

IV. ADOPTION OF THE MEETING AGENDA

V. PUBLIC HEARING

- A. [UP 01-12 / May Lo \(Applicant\), Kimco Realty Corp. \(Owner\), 384 Park Street:](#)
Conditional Use Permit application to allow the operation of a frozen yogurt store in a 1,625 square foot vacant retail commercial space at the Rheem Shopping Center. The store would have 18 seats for customers. Tenant improvements include a new door at the back for access to the rear parking. Business hours Sun.-Thurs. from 10 am to 9 pm and Fri. and Sat. from 9:30 to 10 pm. Signage includes two lighted signs, a back-lighted "halo" type sign on the front canopy beam and an internally lighted sign behind the window. Zoning: CC (Community Commercial), APN 255-150-015.
- B. [DRB 04-11 / James Phillip Wright \(Applicant\), Stephen Williams-Pensco Trust Co. \(Owner\), 1800 Donald Drive:](#) The Planning Commission will first consider and receive comments on a revised environmental initial study and draft mitigated negative declaration for a new 3,001 square-foot residence with an attached 553 square foot second unit proposed on a vacant 13,203 square-foot lot on the northeast side of Donald Drive and 1,000 feet southeast of the Laird Drive intersection. The Planning Commission will consider the Initial Study/Mitigated Negative Declaration and a hillside development permit. Story poles have been installed on site. Zoning: 6-DUA (Six dwelling units per acre), APN 255-183-011
Attachments: [A&B](#) [C Plans](#) [D](#) [E&F](#) [G-L](#) [M-P](#)

VI. ROUTINE AND OTHER MATTERS

VII. REPORTS

- A. Planning Commission
- B. Staff

VIII. 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 Boulevard. **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 90th 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 72 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.