

**TOWN OF MORAGA
PLANNING COMMISSION MEETING AGENDA
Monday, June 17, 2013 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 Comprelli, Levenfeld, Kline, Kuckuk, Marnane, Onoda, Schoenbrunner
- 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. April 17, 2013 Minutes
- B. June 3, 2013 Minutes
- C. Adoption of Meeting Agenda

V. PUBLIC HEARING - *Opening remarks by an applicant shall not exceed ten minutes. Comments by others shall not exceed three minutes*

A. [271 Donald Drive Variance \(Continued from June 3, 2013\)](#)

Applicant: Douglas & Sandra Jamieson

Proposed Application: Request for a Variance to Municipal Code Section 8.28.030, to allow for a minimum 5-foot side yard setback to accommodate a 515-square foot residential addition, also requiring Design Review

B. [205 Fernwood Drive Variance](#)

Applicant: Bob Adelson, 50 Los Alamos Court, Alamo, CA 94507

Proposed Application: Request for a Variance to Municipal Code Section 8.28.030, to allow for a Minimum Area and Yard Regulations, to allow a proposed 20.9-foot front yard setback, 14.5-foot side yard setback and 25' combined side yard setbacks for building walls), and to approve Exceptions to the Design Guidelines.

C. [Review of Camino Ricardo Subdivision Draft Environmental Impact Report](#)

Applicant: SummerHill Homes

Proposed Application: 26-lot single family subdivision off Camino Ricardo on a 14.26-acre site

D. [Consider Potential Amendments to Title 8, Planning and Zoning, of the Town of Moraga Municipal Code, to Clarify Thresholds for Design Review;](#)

Clarify Discretion of the Planning Director to Determine When Projects are Exempt from Design Review; Allow Design Review Administrator to Request Additional Information and/or Waive Submittal Requirements; Allow Administrative Design Review in Non-Residential and Multi-Family Zoning Districts; and Clarify List of Exemptions from Design Review for Single Family Zoning Districts.

VI. ROUTINE AND OTHER MATTERS

- A. [Potential Amendments to Moraga Municipal Code Title 8, Planning and Zoning, to Clarify Section 8.68.060, Lot Size, Yard and Setback Requirements](#)

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. Judicial 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.