

TOWN OF MORAGA
PLANNING COMMISSION MEETING AGENDA
Monday, July 15, 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. Adoption of Meeting Agenda

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

A. 425 Moraga Road

Applicant: Nick Ghassem, 425 Moraga Road, Moraga CA 94556

Proposed Application: [Proposed Conditional Use Permit Amendment \(UPA-02-13\) to Conditional Use Permit UP-13-11, to establish and operate an expanded convenience store, oil change bay, an automatic drive-through carwash, and outdoor vacuum air station at the existing vacant service station facility at 425 Moraga Road. The proposed Conditional Use Permit Amendment would allow a smog check station instead of an oil change facility in an existing service bay. Categorically exempt pursuant to Sections 15301 and 15305 of the CEQA Guidelines \("Existing Facilities" and "Minor Alterations in Land Use Limitations," respectively\). \(LC, EMC\)](#)

B. 337 Rheem Boulevard

Applicant: Gayle Somers, 460 Center Street #6237, Moraga CA 94570

Proposed Application: [Proposed Use Permit Amendment \(D13-17/UPA-02-13\) modifying Resolution 05-12 for a Café and a Salon to modify permitted uses, increase total number of café and restaurant seats, change operating hours, add beer and wine service, add music and entertainment, and add off-site catering and on-site private events. Categorically exempt pursuant to Section 15301 \(a\) and \(g\) of the CEQA Guidelines \("Class 1, Existing Facilities"\). \(CC, PMP\)](#)

V. ROUTINE AND OTHER MATTERS

VI. REPORTS

- A. Planning Commission
- B. Staff

VII. 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.