

**TOWN OF MORAGA
PLANNING COMMISSION MEETING AGENDA**

**Monday, June 16, 2014 7:00 PM
Moraga Library, 1500 St. Mary's Road, Moraga**

- 1. CALL TO ORDER AND ROLL CALL**
 - A. Chairperson Kuckuk, Comprelli, Levenfeld, Marnane, Onoda, Schoenbrunner, Woehleke
 - B. Conflict of Interest
 - C. Contact with Applicants

- 2. 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.*

- 3. ADOPTION OF CONSENT AGENDA**
 - A. April 15, 2014 Joint DRB/PC Minutes
 - B. April 21, 2014 Minutes
 - C. May 19, 2014 Minutes

- 4. ADOPTION OF MEETING AGENDA**

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

A. 1873 St. Andrews Drive, VAR 1-14

Applicant: J. Allen Sayles Architect, Inc. 1196 Boulevard Way, Suite 11, Walnut Creek, CA 94595

Proposed Application: Request for a Variance to Municipal Code Section 8.28.030 to allow a proposed 7 foot-10 inches and 5 foot-1 inch side yard setback and 12 foot-11 inch combined side yard setbacks. (3-DUA, ENS)

B. Consider Resolution No. -2014 Recommending the Town Council Adopt Housing-Related Amendments to Moraga Municipal Code (MMC) Title 8, Planning and Zoning, which include:

- **Amending MMC Section 8.04.020 (Definitions) to add definitions for Supportive and Transitional Housing and Emergency Shelters and corresponding amendments to lists of permitted uses in applicable districts;**
- **Adding MMC Section to Allow Emergency Shelters by right in the Institutional District;**
- **Adding MMC Section to Allow for Reasonable Accommodation from the Zoning Ordinance for Individuals with Disabilities; and**
- **Adding MMC Section to Allow for Density Bonus for affordable units consistent with State Density Bonus Law.**

(Proposed amendments implement the 2010 Housing Element, for which a Mitigated Negative Declaration was adopted in January 2010. No additional CEQA review is necessary.)

6. ROUTINE AND OTHER MATTERS

- A. [Consider and Discuss Comprehensive Amendments to Chapter 8.44 \(Suburban Office District\), Chapter 8.12 \(Administrative Procedure\) and Chapter 8.04 \(Definitions\) of the Moraga Municipal Code \(MMC\) Title 8, Planning and Zoning.](#)

7. REPORTS

- A. Planning Commission
- B. Staff

8. 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.