

**TOWN OF MORAGA
PLANNING COMMISSION MEETING AGENDA**

**Monday, July 21, 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, 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. March 3, 2014 Minutes
- B. May 5, 2014 Minutes Redlines
- C. June 16, 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. Via Moraga Subdivision

Applicant: Signature Properties

Conduct a Public Hearing on Via Moraga, an 18-lot single family Subdivision Project, and Consider

- 1. Resolution No. 2014-__ Adopting Findings that the Initial Study / Mitigated Negative Declaration for the Via Moraga Project has Met the Requirements of the California Environmental Quality Act (CEQA) and Adopting the Via Moraga Initial Study / Mitigated Negative Declaration;
 - 2. Resolution No. 2014-__ Approving the Conceptual Development Plan, Including Conceptual Site Plan, Conceptual Architecture, and Conceptual Landscaping Plan, for the Via Moraga Project, an 18-Unit Single Family Residential Subdivision, Subject to Conditions of Approval; and
 - 3. Resolution No. 2014-__ Recommending the Town Council Amend Moraga Municipal Code Section 8.48.040 to Add 10DUA-PD Zoning District (10-PD) and MMC Section 8.48.060 to Modify Planned Development (PD) Standards, Amend the Zoning Map to Zone the Project Site 10-PD, and Amend General Plan Policy LU3.3 to clarify 10DUA as an allowable land use in the Rheem Park Specific Plan Area. (Limited Commercial, SK/EMC)
- B. Consider Resolution -2014 Recommending the Town Council Adopt an Ordinance Amending Chapter 8.44 (Suburban Office District), Chapter 8.12 (Administrative Procedure), Chapter 8.76 (Off-Street Parking and Loading) and Chapter 8.04 (Definitions) of the Moraga Municipal Code (MMC) Title 8, Planning and Zoning**

6. ROUTINE AND OTHER MATTERS

A. [Report on Long-Range Development: Projections and Impacts](#)

B. Livable Moraga Road Update

C. Hillsides and Ridgelines Update

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.