

**TOWN OF MORAGA
PLANNING COMMISSION MEETING**

Hacienda de las Flores, La Sala Building
2100 Donald Drive
Moraga, CA 94556

May 19, 2014

6:30 P.M.

MINUTES

1. CALL TO ORDER

Chair Kuckuk called the Special Meeting of the Planning Commission to order at 6:30 P.M.

ROLL CALL

Present: Commissioners Comprelli, Levenfeld,* Marnane, Woehleke, Chair Kuckuk
*Commissioner Levenfeld arrived after Roll Call

Absent: Commissioners Onoda, Schoenbrunner

Staff: Shawna Brekke-Read, Planning Director
Brian Horn, Associate Planner

B. Conflict of Interest

There was no reported conflict of interest.

C. Contact with Applicant(s)

There was no reported contact with applicant(s).

2. PUBLIC COMMENTS

John Pearson, 804 Country Club Drive, Moraga, reported that he had been appointed by the citizens of Moraga Country Club to represent them separate from the representation by the Moraga Country Club Board. He requested that if and when there was any item that affected the Country Club those who were members of, or resided in, the Country Club be noticed one week prior to the meeting date. He asked whether the sole agenda item would affect the Moraga Country Club.

Planning Director Shawna Brekke-Read identified the public noticing requirements for any zone change or something related to land use for a particular property when all property owners within 300 feet of that property would be noticed of a public hearing, ten days in advance. She also advised of the noticing requirements for Town-wide items and other actions not related to the Zoning Ordinance.

Ms. Brekke-Read advised that the Planning Commission would first consider a recommendation to the Town Council regarding consistency of the Five Year Capital Improvement Program (CIP) with the General Plan, and the next meeting would be a joint meeting with the Park and Recreation Commission involving a discussion of how the two commissions could work together as the Town processed development projects, to also include a presentation on the Livable Moraga Road Project.

3. ADOPTION OF THE MEETING AGENDA

No motion was taken to adopt the meeting agenda.

4. PUBLIC MEETING

A. Consider Recommendation to Town Council Regarding Consistency of Five Year Capital Improvement Program (CIP) with the General Plan

Associate Planner Brian Horn presented the staff report dated May 19, 2014, and recommended that the Planning Commission find the proposed Five Year Capital Improvement Program (CIP) to be consistent with the General Plan; and recommend that the Town Council approve the proposed Five Year CIP with the above mentioned notes.

PUBLIC COMMENTS OPENED

Mr. Pearson asked for time to digest the information and to return with comments. He was informed by staff that the item was a formality and that the projects in the CIP were linked to the General Plan. The item was to be considered by the Town Council at its May 28, 2014 meeting. The Planning Commission was only being asked to find consistency with the General Plan; it was the Town Council's role to make the decision on its approval. Mr. Pearson objected since he had insufficient time to review the document being considered by the Planning Commission.

PUBLIC COMMENTS CLOSED

The Planning Commission discussed the item and offered the following comments and/or direction to staff:

- Recommendation to consider and include the Rheem Boulevard/St. Mary's Road roundabout and the Bollinger Canyon Road Hill Stabilization projects in the CIP, and assign the projects to a higher priority in order to make them more compliant with the General Plan for safety and transportation improvements (with a written rationale provided by Commissioner Marnane to staff as reflected below);

- Concern expressed with the amount of money spent on the Canyon Road Bridge Replacement project given the number of other road projects needed in the Town;
- Recommendation to give more priority to walking and biking projects, with a suggestion to consolidate all biking/hiking/trails to be more coherent;
- Correct Item 35 of the CIP which referred to Peralta School to read *Los Perales Elementary School*;
- Include the complete sentence for the basis of cost in Item 42 of the CIP, Livable Moraga Road Project; and
- Correct the terminology in Items 43 and 46 of the CIP with respect to the Livable Moraga Road Project which was different and inconsistent from what had been used throughout the document.

Commissioner Marnane asked that his comments be included verbatim in the record as follows:

The CIP is generally consistent with the General Plan. I recommend consideration of two projects for assignment of Project Numbers and increased urgency to make them more compliant with the General Plan for safety and transportation improvements in Moraga. Specifically:

- Comment:

Consider the “Rheem Blvd St. Mary’s Road Roundabout” and “Bollinger Canyon Road Hill Stabilization” as one project and assign a number and higher priority. Add to the “Roundabout” project that a fourth leg to the “Roundabout” to Bollinger Canyon Road be included as an integral part of the design of the project and not just “allow for” it.

Rationale for the above: It is only a question of time before an auto passenger; a pedestrian or a biker is killed or seriously injured at the Rheem. St. Mary’s, Bollinger Canyon Road Complex. Roughly four percent of Moraga residents now pass through the Bollinger Canyon Road intersection to St. Mary’s Road daily. This has a high likelihood of doubling to eight percent when the Bollinger Canyon Project takes off and does not include contractors, deliveries, vendors, yard maintenance, hikers, biker and other personnel. The Bollinger Canyon Road roadway leading into this intersection is in imminent danger of collapse (and does collapse partially several times annually requiring repair and endangering passersby during and after the collapse). There is no other access to The Bluffs and upper Bollinger Canyon Road areas. There are about 2000 vehicle trips per day from Bollinger Canyon Road into St. Mary’s Road (I believe better numbers exist but I have been unable to find them). During busy hours this is about 250 vehicles per hour. Traffic from Bollinger Canyon Road into St. Mary’s Road currently has only a 2-3 second reaction time to traffic from either direction. Over the past six months there have been at least seven accidents at that intersection (my observation of cars pulled over in two instances and observation of debris in five others—I would suggest the Moraga Police might have more precise records as to

accidents and injuries) and I have personally had two close calls. Cars approaching from either side of Bollinger Canyon Road frequently ignore the 20-mile per hour sign and speed up because it is a thrill to hit the s-curve and swooping hill at a good speed. During events (4th of July, St. Mary's graduation, basketball and other sports events, Summer Camps, Community Faire, Daily school children transportation, commuter hours etc.) traffic increases. All of the St. Mary's Road traffic flows past the intersection. There are times when one must take a right onto St. Mary's Road and go to the next intersection, take a left and turn around to head for Rheem Blvd. All of these thoughts need verification but they are in the ballpark of the real situation. Additional comment: I know that funding sources are a major factor in what gets done but it does seem to be an anomaly to spend over three million dollars (\$3,263,438) on the Canyon Road Bridge Replacement (project 14-101) when lesser repairs and modifications would suffice for that project and other heavily trafficked areas around Moraga require more urgent attention.

Ms. Brekke-Read reported that the Town Council had recently approved a contract with a consulting firm for a feasibility study for the Rheem Boulevard/St. Mary's Road roundabout; staff had listed each of the individual trail segments as shown in the current Moraga Bike and Trail Plan; staff had written a current grant application for this year; and staff was in the process of a comprehensive Development Impact Fee Update and all new development would be expected to pay its fair share, which included unfunded projects yet to be completely identified.

On motion by Commissioner Marnane, seconded by Commissioner Comprelli, the Commission found that the proposed Five Year Capital Improvement Program (CIP) was consistent with the General Plan provided that future CIPs continued to consolidate related projects to ensure projects had been comprehensively planned and designed; consistent with General Plan policies; and that new development projects may be required to construct, repair, or install improvements identified in the CIP as part of the development review process; and recommended that the Town Council approve the proposed Five Year CIP with the abovementioned notes. The motion carried by the following vote:

Ayes:	Comprelli, Levenfeld, Marnane, Woehleke, Kuckuk
Noes:	None
Abstain:	None
Absent:	Onoda, Schoenbrunner

5. ROUTINE & OTHER MATTERS

There were no Routine & Other Matters.

6. ADJOURNMENT

On motion by Commissioner Woehleke, seconded by Commissioner Marnane and carried unanimously to adjourn the Planning Commission meeting at approximately 6:50 P.M.

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Secretary of the Planning Commission

