

**TOWN OF MORAGA
PLANNING COMMISSION MEETING**

Moraga Library
1500 St. Mary's Road
Moraga, CA 94556

January 5, 2015

7:00 P.M.

MINUTES

1. CALL TO ORDER

Chairperson Kuckuk called the Regular Meeting of the Planning Commission to order at 7:00 P.M.

A. ROLL CALL

Present: Commissioners Babcock, Comprelli, Levenfeld, Woehleke, Chairperson Kuckuk

Absent: Commissioner Marnane

Staff: Ellen Clark, 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

There were no comments from the public.

3. ADOPTION OF CONSENT AGENDA

A. October 21, 2014 Joint PC/DRB/P&R Redline Minutes

B. November 17, 2014 Minutes

C. December 1, 2014 Minutes

Commissioner Comprelli asked for clarification of the comments made by Commissioner Onoda as shown in the last paragraph on Page 9 of the December 1, 2014 minutes related to her recommendation for stacked closets to allow the installation of an elevator.

Former Commissioner Onoda, who was present in the audience, clarified her comments related to stacked closets.

Commissioner Comprelli requested an amendment to the first sentence of the second paragraph on Page 10 of the December 1, 2014 minutes, as follows:

Commissioner Comprelli echoed the comments although he questioned why the buildings must all be three stories given that three-story living units did not generally exist in Moraga.

On motion by Commissioner Woehleke, seconded by Commissioner Babcock to adopt the Consent Agenda, as shown, with the modification to Item C, the minutes of the December 1, 2014 meeting, as discussed. The motion carried by the following vote:

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

4. ADOPTION OF MEETING AGENDA

On motion by Commissioner Babcock, seconded by Commissioner Woehleke to adopt the Meeting Agenda, as shown. The motion carried by the following vote:

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

5. PUBLIC HEARING

A. Consider PC Resolution __-2014 Recommending Adoption of an Initial Study/Negative Declaration and Adoption of the 2015-2023 Housing Element and Conforming Changes to General Plan Appendix D: Definitions

Housing Element Consultant Ted Holzem, Mintier Harnish, provided an overview of the Town's Housing Element that described housing needs in Moraga, available sites for housing development, potential barriers to housing production, and proposed policies and implementation programs to address the Town's housing needs. The document addressed all of the statutory requirements of the State Department of Housing and Community Development (HCD) Department. He reported that the Housing Element must be updated every eight years pursuant to State law and was the only element reviewed and certified by the HCD. The Housing Element had previously been reviewed by the Planning Commission and Town Council, and the Town Council had authorized submittal of the document to the HCD two months ago. The consultants were working with the HCD to address any comments on the Housing Element.

Mr. Holzem identified a summary of revisions to the Housing Element, as reflected in the January 5, 2015 staff report as Attachment F, Redline of Study Sessions and HCD Revisions to Draft Housing Element.

Mr. Holzem pointed out a typographical error in the revisions relating to the list of stakeholders that had been contacted to participate in the process, and explained that information would be corrected to reflect that 37, not 45, stakeholders had been contacted to participate in the process.

Mr. Holzem noted that if the Planning Commission recommended the Housing Element for adoption, the Town Council would consider the document at its meeting on January 28, 2015. Once adopted, the Town would submit the Housing Element to HCD for certification. HCD had 90 days to review the Adopted Housing Element for compliance with State law. He added that the consultants and staff had prepared an Initial Study/Mitigated Negative Declaration (MND) to provide environmental analysis of the Housing Element pursuant to the California Environmental Quality Act (CEQA). The Initial Study had found that since the Housing Element update had proposed no modification to existing zoning or land use designations, development standards, or the construction of new housing, the environmental impacts of the project would be less than significant.

Mr. Holzem advised that the public review period for the Initial Study and MND was November 14, 2014 through December 15, 2014. No public or agency comments had been submitted. Pursuant to CEQA Guidelines Section 15074, the Planning Commission must consider the proposed MND before making a recommendation to the Town Council. He recommended that the Planning Commission adopt a resolution recommending approval of the Initial Study/MND and adopt the 2015-2023 Housing Element and conforming changes to General Plan Appendix D: Definitions.

PUBLIC HEARING OPENED

In response to unidentified members of the audience, Mr. Holzem explained that the Housing Element had identified that the Town could provide for, or accommodate, a total of 229 housing units. That total had been developed pursuant to statewide numbers passed through each region in the State, and through the Association of Bay Area Governments (ABAG) based on demographic projections, State Department of Finance information, regional forecast models based on population and economic projections, and other assumptions. He clarified that the 229 housing units was the total identified for the Town for the next eight years.

Mr. Holzem further clarified the way the number of housing units had been identified or accommodated within the Housing Element had assumed no changes to the land use designations or zoning, and had included the figures contained in the Moraga Center Specific Plan (MCSP) Area. Affordability had been determined by the general assumption from the State that higher density would be more affordable. On average, multi-unit developments would be more affordable than a single-family residential unit. It would be up to the market to determine the value and cost of each unit. He added that developers who specialized in affordable, higher density, subsidized housing typically built such units in higher density areas. He went on to explain that there were

implementation programs within the Housing Element to allow the Town to be proactive in achieving some of the goals contained in the document, which also included an evaluation of the previous Housing Element. There were no penalties to the Town if it did not achieve the housing numbers.

Planning Director Ellen Clark also added that there were some developers that specialized in building affordable high density housing through the use of tax credits and other incentives.

PUBLIC HEARING CLOSED

Commissioner Woehleke reported that he had received the Planning Commission packet this date and had no opportunity to read the materials. He acknowledged that he had provided input during a prior study session on the Housing Element, and was pleased with the implementation programs that had been included.

Commissioner Babcock understood that the process for the Housing Element had been well vetted.

Commissioner Comprelli recognized that the process had been driven by the State, not the Town. He also understood that developers made the decisions on what was built within the framework established by the Town.

In an effort to provide further clarity, Ms. Clark advised that a developer wishing to build in the Town would be required to abide by the Town's zoning and land use regulations.

Commissioner Levenfeld referenced the Initial Study/MND and expressed concern the document had not included any information on impacts to the Moraga School District (MSD), although Ms. Clark advised that impacts to the MSD had been included in the Public Services section of the Housing Element.

Commissioner Levenfeld also noted the transportation study had shown no significant impacts if all of the housing units were constructed, which she suggested could be inaccurate.

Mr. Holzem clarified that no changes had been proposed to land use or to zoning, both of which had previously required environmental review; therefore, all transportation impacts had been evaluated.

Ms. Clark explained that the Housing Element, if adopted, would not adopt new densities or land use designations, and would not change the zoning. The transportation impacts had already been evaluated through previous documents.

For the benefit of the audience, Chairperson Kuckuk defined the intent and purpose of the Initial Study and MND as part of this process, and that the Initial Study and MND had found no significant environmental impacts. She commented that the Planning Commission had last seen and provided input on the Draft Housing Element in August 2014. She had no new substantive concerns with the document at this time and was inclined to support the staff recommendation.

On motion by Commissioner Babcock, seconded by Commissioner Comprelli to adopt PC Resolution __-2015 Recommending Approval of an Initial Study/Mitigated Negative Declaration and Adoption of the 2015-2023 Housing Element and conforming changes to General Plan Appendix D: Definitions. The motion carried by the following vote:

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

Chairperson Kuckuk declared a recess at 7:35 P.M. The Planning Commission reconvened at 7:40 P.M. with Commissioners Babcock, Comprelli, Levenfeld, Woehleke and Chairperson Kuckuk present.

6. ROUTINE AND OTHER MATTERS

A. Receive Update and Provide Comments on the Hillside and Ridgeline Project and Steering Committee Recommendation Regarding the Scope of the Next Project Phase

Planning Director Clark explained that the purpose of the discussion was to present an update to the Planning Commission on the Hillside and Ridgeline Project and Steering Committee recommendation regarding the scope of the next project phase, and provide comments to Town staff and the Town Council. She stated the Town Council would meet on January 28, 2015 to consider the Steering Committee recommendations and provide direction to Town staff and the consultants as to the next steps for the project.

Ben Noble, PlaceWorks, Planning and Design Consulting firm, provided an update of the key information contained in the January 5, 2015 staff report. He detailed the background of the project, noted that PlaceWorks had been selected to lead the effort, and explained that the Town Council had formed a Steering Committee composed of representatives of the Town Council, Planning Commission, Design Review Board (DRB), and Park and Recreation Commission, with the key goals of the project to reduce community conflicts over hillside and ridgeline development; clarify and educate the community about existing regulations; provide clear, factual and technically sound background data to support decision making; and improve existing regulations to better achieve the Town's hillside and ridgeline goals and policies.

Mr. Noble explained that the staff report included a graphic schedule of the major tasks of the project and that the project was at the end of Task E, Review and Adoption. Along with several meetings of the Steering Committee, two community workshops had been held during the 2014 summer to identify issues. The next step would be a focus on the key issues, consideration of how the Town may address the key issues through amendments to the regulations, preparation of amended regulations through a public process, and a plan for review and adoption of amendments by late 2015. He highlighted the numerous meetings held by the Steering Committee since 2013, along with meetings with different stakeholders, developers, property owners, engineers, architects, residents, and open space advocates.

Mr. Noble presented the Final Background Report “Understanding Moraga’s Hillside Regulations,” which had been published in June 2014, and which included a summary of the Town’s regulations that applied to hillside and ridgeline development in Moraga.

Mr. Noble provided an overview of the existing physical conditions relevant to hillside development, and highlighted some of the key issues that could be addressed through the Hillside and Ridgelines project. Town staff and the community had been invited to comment on the report and he detailed some of the comments that had been received.

Mr. Noble reported that during the November 19, 2014 Steering Committee meeting, Committee members had all agreed to accept the report as complete, with one member recommending that the Town update the report after the Hillside and Ridgeline project was complete to reflect amended regulations and provide a citizen guide to the Town’s hillside regulations. After the Planning Commission and Town Council had reviewed the Revised Background Report, Town staff would publish a Final Background Report to function as a resource.

Mr. Noble identified the changes to the report in response to comments including changes to the introductory section with more context provided on the General Plan goals, policies, and value statements; addition of a discussion of balancing the regulations with property rights; smart regulations; addition of history on the Moraga Open Space Ordinance (MOSO) and MOSO amendments to provide more context; and clarification of information related to how to calculate density, clustered development, slope calculation, scenic corridors, and hillside visibility maps. The consultant also responded to comments on the tone of the document and how it had presented the information and had ensured that any factual errors or significant omissions had been corrected.

Mr. Noble also identified the Draft Landslide Hazard Maps and explained that the goal of the Hillside and Ridgeline Project was to improve the factual basis and underlying information and data that informed the Town regulations and decision-making process for hillside and ridgeline development. The Town’s geotechnical consultant had developed preliminary landslide hazard maps for select locations in Moraga. The purpose of the maps had been to provide background information to inform the effort and to improve the Town’s hillside and ridgeline regulations by better understanding the nature, type, and location of landslide hazards in Moraga. The Town did not intend to use the maps to impose new or more stringent development restrictions on any specific sites or properties.

Mr. Noble explained that two Landslide Hazard Maps had been prepared including a Landslide Inventory Map and a Landslide Hazard Map, with the methodology and areas selected, key findings, relationship with MOSO High Risk Area Maps, the future use of the maps, and the Steering Committee’s input on the maps described in detail in the staff report.

Mr. Noble detailed the eight issues recommended by the Steering Committee for further study including ridgeline protection, definition of development, development on steep slope areas, calculation of slope, remediation in high risk areas, viewshed protection, hillside development permit, and high risk area map.

In response to the Commission, Mr. Noble and staff identified the possible landslide remediation and removal options, and the previous methodology to create the MOSO maps based on slopes, ridgelines, landslide susceptibility, slope, flood hazard, vegetation, and soil.

Mr. Noble reported that the Steering Committee had also recommended that a number of issues, originally included in staff's preliminary list of issues, not be addressed as part of the Hillsides and Ridgeline Project. Those issues were identified as the Grading Ordinance guideline that "all grading should be balanced on site;" various other guidelines in the Town's Grading Ordinance including limits on maximum gradients for cut and fill; the Town's three-step Planned Development process, and broader issues of Town-wide growth and development. During its November 2014 meeting, the Steering Committee had also considered the idea of addressing hillside and ridgeline issues as part of a more comprehensive General Plan Update, which approach could involve the suspension of, or significantly altering, the Hillsides and Ridgeline Project. The Steering Committee did not support this idea and recommended continuing with the Hillsides and Ridgeline Project as originally planned.

Mr. Noble reported that the next steps for the project would have staff and the consultants work with the Steering Committee in early 2015 to develop options for how best to address the list of key issues described in the staff report, with the public to provide input on the options at a workshop, and the Town Council to select preferred options in mid-2015. Staff and the consultants would then work with the Steering Committee to prepare the amended policy and regulations consistent with the preferred approach. In late 2015, the Planning Commission and Town Council would consider the final regulations at a series of public meetings for final review and adoption.

PUBLIC COMMENTS OPENED

An unidentified individual stated he had attended the first community workshop which he found to be interesting. He asked for clarification as to what had been accomplished since the first meeting, and asked what, and who, had initiated the request for the project.

Mr. Noble affirmed that there had been a three-month pause between the first and second community workshops. During the second workshop, community input had been received on the most importance issues. That feedback had been forwarded to the Steering Committee in November. The Town Council would meet on January 28 to discuss the details of all materials.

Ms. Clark noted that when PlaceWorks had been hired, it had prepared a scope of work based on the staff feedback on the general issues. Later feedback had been received from the stakeholders and the community on the important issues. The request for the Hillsides and Ridgeline Project had been initiated by a Town Council goal two years ago with the purpose of reviewing the regulations.

Edy Schwartz, Moraga, thanked the consultant and staff for the report, which was also available to the public and which had been posted on the Town's website. She reported

that she had attended all of the meetings with the exception of the November 2014 Steering Committee meeting. She clarified she had no foregone conclusion on the regulations, whether strict or less strict. She commended staff and the consultant for listening to the community and providing a broad outlook. She also thanked the consultant for providing a detailed presentation for the audience, and liked the fact the public had been encouraged to participate in the process.

As a founding member of the Moraga Citizens Network, Ms. Schwartz was pleased with the fact that public participation had been encouraged over the years, which effort she hoped would continue.

Ms. Schwartz expressed concern with the receipt of input from the Planning Commission, Town Council, and stakeholders first. Rather, she recommended that broader community input be provided first. If that approach was followed, she suggested the Town would likely experience fewer problems. She cited the numerous community concerns with the proposed development on Country Club Drive, referenced the number of meetings that had been held as part of the MCSP process, and suggested now was the time for people to become involved.

Ms. Schwartz recommended consideration of a Town-wide survey, as had been done for the Measure K Sales Tax Initiative, to better educate the public and provide input on exactly what residents wanted. She questioned how the Steering Committee, Town Council, and Planning Commission really knew what the community wanted absent that information. She also cited a lack of interest from the younger generation and emphasized the importance of educating the public on this process.

John Glover, Moraga, referenced the makeup of the Steering Committee which included representatives from all Town bodies. While he understood the intent of the discussion, he expressed concern the presentation had not included any updates or comments subsequent to the November 2014 Steering Committee meeting. He asked for clarification on what was being asked of the Planning Commission at this time.

Mr. Noble explained that the intent of the discussion was for the Planning Commission to receive and provide comments on the Hillside and Ridgeline Project and Steering Committee recommendations regarding the scope of the next project phase, as detailed in his presentation. He specifically sought input on the eight key issues that had been identified, and asked for input on the direction of the general process.

Ms. Clark clarified that comments had been e-mailed to Town staff prior to this meeting and any additional comments had been provided to the Planning Commission and the Town Council. She understood that most comments had focused on the hillside maps.

Dave Bruzzone, Moraga, spoke to the volume of information available. He cited correspondence dated June 27, 2014, which had been submitted to the Town from Richard Loewke, representing the Bruzzone family, which had identified 26 issues of concern. It had been his hope that the 26 issues would have ensured that the Town was on the right track in understanding the Town's Hillside and Ridgeline regulations. Pursuant to the letter, he suggested much of the information brought to the public had been incorrect or had improper emphasis, and had not provided a fair and accurate description of what had been occurring in the Town.

Mr. Bruzzone referenced the 1979 Moraga General Plan, the study area for the Bollinger Valley property owned by the Bruzzone family which included other property, and which had been shown on the map as “Study.”

Mr. Bruzzone expressed concern that those lands would be turned into MOSO lands if the Town were to adopt the Hillsides and Ridgeline Project. He cited a map identifying the MOSO areas in Town, which had identified some of the Bruzzone property as being in MOSO, which was inaccurate. He reiterated that the letter had identified other incorrect information as shown in the document, and he expressed concern that when the document was disseminated the public may think it was the truth, which needed to be corrected. He suggested his June 2014 letter had been ignored by the Town although the comments had been outlined by a professional.

Mr. Bruzzone detailed the intent of the MOSO Initiative, and questioned why the 1986 resolution and the minutes of the meetings when the then Town Council had implemented the MOSO guidelines had not been included in the information provided, particularly since it had shown the Town Council at that time had identified the proper way to apply MOSO in the community, which clarified some of the issues that had been raised.

Mr. Bruzzone also expressed concern with the maps. He pointed out that the Lamorinda area had landslides all over which had been in existence from the beginning. He questioned the perception to the public given that the name of the map was “Landslide Hazard Map.” He emphasized that when he presented a development proposal to the Town he also provided geotechnical information in far greater detail than the cursory map that had been presented; noted that the maps had also shown Bruzzone property that was not MOSO land although it appeared as if MOSO concerns were being applied to those non-MOSO designated lands; and questioned the requirement that the Bollinger Valley property had to comply with MOSO rules.

Mr. Bruzzone suggested that many of the concerns raised in his June 2014 letter could have been accommodated had they received a proper response, feedback, and interaction. He further pointed out that the definition of development had been improperly defined in one of the follow-up discussions. He recognized that many people did not support new houses on ridgelines, although there were homes on the ridgelines throughout the community and the Town of Moraga remained beautiful. There were also homes on the hills and ridgelines of all Lamorinda communities. He suggested that development could be done in such a way to minimize impacts, and he expressed concern the Town was not doing the public any favor by providing incorrect information.

PUBLIC COMMENTS CLOSED

In response to the comments from the public, Mr. Noble acknowledged that Mr. Bruzzone’s concerns as to the disputed MOSO boundary could be added to the list of key issues. He advised that the consultant had used the Geographic Information System (GIS) information that the Town and Contra Costa County had provided in terms of where the boundaries were located in the various zoning districts.

Mr. Bruzzone reiterated that reference to the initial Town Council resolution for MOSO would properly identify the MOSO areas. He explained that the definitions for major and minor ridgelines had also been designated and shown, and would be provided by that information.

Commissioner Levenfeld noted that the area of Indian Valley and Bollinger Valley had been shown as Study areas in the General Plan.

Ms. Clark emphasized it was not the Town's intent to misrepresent factual information on the maps or elsewhere. To the extent there were inaccuracies in the mapping, those inaccuracies would be corrected.

Mr. Bruzzone emphasized that there were inaccuracies not only in the mapping but in the information. He again urged a review of his June 27, 2014 letter.

Mr. Noble advised that several letters had been received and had been reviewed line by line, including the correspondence on behalf of Mr. Bruzzone. He explained that a judgment call had been made as to what changes should be made to the document. He noted that Mr. Bruzzone's letter had included a number of editorial comments regarding the nature of MOSO and hillside regulations and how they had been applied and interpreted. He characterized those comments as subjective and falling outside of the purpose and objective of the project. He explained that to avoid an anti-development bias, the document had included more information up front on property rights, the history of MOSO, and the broad range of goals and values provided in the General Plan, with a deliberate and concentrated effort. The same approach had been applied to every letter received regardless of the perspective.

Mr. Noble also spoke to the concern with the Landslide Hazard Map applying to non-MOSO as well as MOSO areas. He noted that the project, as directed by the Town Council, was to review all hillside and landslide areas in the Town, not just MOSO areas. The consultant had therefore conducted the landslide inventory to all open space areas, not just those limited to MOSO.

Commissioner Comprelli, a member of the Hillside and Ridgeline Steering Committee, commented that the Committee meetings had been thorough with a lot of discussion and participation. He was of the opinion that a lot of contributions had been made in order to arrive at the product as described during the presentation. As a member of the Committee, he had supported the development of the key issues, and continued to support them given that they were supportive of the objectives of the work. He had no further questions or recommendations that certain issues should be reevaluated or reexamined more thoroughly and noted that the Committee had worked within the stated timeframe. He suggested now was the time to move forward.

Commissioner Levenfeld, also a member of the Hillside and Ridgeline Steering Committee, suggested that this was a conversation that the Town needed to have for some time. She too commented on the time and effort spent to identify and agree on the issues with the public to reach this stage. She agreed that the public should be engaged in future discussions. At this time, the work was ready to start and the Town needed to dive into the issues.

Commissioner Woehleke commended the members of the Committee and the participants in the pursuit of the issues. He generally agreed with the intent of the objective and the issues that had been identified. He understood this was an emotional issue, and agreed with the concern as to how to get the entire Town to participate in the discussion. He had attended one of the community workshops and suggested input received during the community workshops was not representative of the entire Town.

Commissioner Woehleke pointed out that in 2008, the majority of Moraga voters had shown a more balanced attitude. Now, there was an underlying perception they were heading towards modification as opposed to codifying, simplifying, and resolution conflicts.

Commissioner Woehleke found that the two Draft Landslide Hazard Maps had provided good data although they had little weight. He pointed out that landslides would likely be handled differently in the future. He referenced an in-fill project that had been proposed on Campolindo Road some time ago, had gone before the DRB, but since it was located downslope of a hillside with quite a few landslides and too many geotechnical issues, the project had been halted. Eight years later that same project had been constructed. He noted that his own residence had been shown on the Landslide Hazard Maps, and he was uncertain why.

Commissioner Woehleke supported further evaluation of the Planned Development process and the roles of different Town organizations such as the Planning Commission, DRB, and Park and Recreation Commission.

Commissioner Babcock expressed her appreciation for the work of the Committee. She agreed with the need to get the younger generation involved in what they wanted to see in Moraga. She found that input from the public could be skewed given that many younger families had been unable to attend the community workshops. She was pleased the language and definition of development would be strengthened and tightened, and suggested the Town continue to move forward.

Chairperson Kuckuk acknowledged that the project was a tough task and difficult for all involved. She supported the key issues that had been identified, particularly avoidance of the scope creep and turning the project into a solution for every planning issue in the Town. She agreed with the elimination of some of the items including balanced grading and grading standards that may be too specific. She also found that there was some redundancy in the Hillside Development Permit process and it was important to clarify how slopes would be calculated.

Chairperson Kuckuk agreed that the many of the MOSO maps and documents were unclear in terms of interpretation. Having served on both the DRB and the Planning Commission that had been a concern and was why the project was now underway. She had concern with the development of additional maps and the guide to interpreting the MOSO guidelines. She suggested a policy should be written cleanly using consistent definitions with no confusion and ambiguity, and with no guide needed for interpretation.

Chairperson Kuckuk declared a recess at 9:07 P.M. The Planning Commission reconvened at 9:10 P.M. with Commissioners Babcock, Comprelli, Levenfeld, Woehleke and Chairperson Kuckuk present.

B. Consider Approval of Tentative Planning Commission Meeting Schedule for 2015 Calendar Year

Ms. Clark presented the staff report dated January 5, 2015, and presented the Tentative Planning Commission Meeting Schedule for the 2015 Calendar Year. She asked that the Planning Commission approve the meeting schedule, as submitted, subject to the potential cancelation of the May 18, 2015 meeting. She noted that the total number of meetings were similar to those held in 2014, and were found to be adequate to meet the work volume and staff schedules. She welcomed any information from the Commission on potential meetings in which a Commissioner would be unable to be in attendance. She clarified that the submittal was a Tentative Meeting Schedule, and all meeting dates would stand until officially canceled, allowing staff the opportunity to add a meeting date as needed.

Commissioner Babcock expressed her preference for two meetings a month as opposed to one long meeting that could go beyond 11:00 P.M.

Chairperson Kuckuk noted that the Moraga Municipal Code (MMC) established that the Planning Commission would meet twice a month. Pursuant to the tentative meeting schedule there would be eight fewer meetings than required by the MMC. She was not opposed to holding one meeting a month during spring break, the Fourth of July holiday, and the summer break for the month of August, as had been done in the past; however, unless there were no items she would rather see a second meeting scheduled for the remaining months.

Ms. Clark advised that she would present the Planning Commission at its next meeting on February 2, 2015 with a complete list of all Planning Commission meetings for the year, with an identification of tentative meeting dates that could be canceled.

7. REPORTS

A. Planning Commission

Commissioner Babcock reported that she had submitted her thesis arguing for the adoption of an ocean zoning scheme for the U.S. jurisdiction of ocean space.

B. Staff

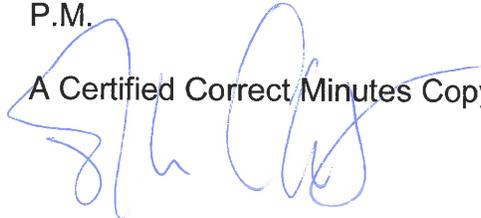
Ms. Clark reported that the Rancho Laguna II design review plans approved by the DRB had been appealed to the Town Council by a member of the Town Council; however, the Councilmember had since withdrawn the appeal which was to have been heard by the Town Council on January 14, 2015, and the appeal was no longer scheduled. She explained that the action would re-open the appeal period for the project.

Ms. Clark reported that the City Ventures Moraga Town Center Homes project had also been appealed and would be heard by the Town Council on January 28, 2015. The Town Council was also scheduled to consider the Historic Preservation Ordinance on January 14, and hold a hearing for the lights at Saint Mary's College (SMC) during a Town Council meeting in February. In addition, she reported that a new Planner had been hired for the Planning Department.

8. ADJOURNMENT

On motion by Commissioner Levenfeld, seconded by Commissioner Comprelli, and carried unanimously to adjourn the Planning Commission meeting at approximately 9:20 P.M.

A Certified Correct Minutes Copy

A handwritten signature in blue ink, appearing to be 'John Clark', written over the text 'A Certified Correct Minutes Copy'.

Secretary of the Planning Commission

