TOWN OF MORAGA
PLANNING COMMISSION
SPECIAL
MEETING AGENDA

Thursday, December 1, 2016 7:00 PM
Council Chambers & Community Meeting Room
335 Rheem Boulevard, Moraga

1. CALL TO ORDER AND ROLL CALL

A. Chairperson Woehleke, D'Arcy, Korpus, Kovac, Kuckuk, Mallela, Marnane
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

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.*

6. PUBLIC MEETING

A. Continued Public Meeting to Consider Draft Amendments to the Town of Moraga General Plan, Municipal Code, Design Guidelines, and Guidelines for Implementation of the Moraga Open Space Ordinance, Related to Regulation of Hillside and Ridgeline Development. *CEQA Status: An Initial Study and Negative Declaration has been prepared for this project. (Continued from October 17, 19, 27 and November 1, 2016)*

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.