



**TOWN OF MORAGA  
REGULAR MEETING AGENDA  
PLANNING COMMISSION  
CONDUCTED VIA ZOOM WEBINAR**

**MONDAY, January 4, 2021**

**7:00 p.m.**

**TELECONFERENCED MEETING LOCATION ONLY**

**\* COVID-19 NOTICE \***

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20, WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND PURSUANT TO THE SHELTER IN PLACE ORDERS OF THE HEALTH OFFICER OF CONTRA COSTA COUNTY INCLUDING THE MOST RECENT ORDER DATED SEPTEMBER 14, 2020, AND OTHER SUBSEQUENT ORDERS, WHICH PERMIT THE TOWN TO CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER THE ORDER AS AN ESSENTIAL GOVERNMENTAL FUNCTION.

Consistent with Executive Orders Nos. N-25-20 and N-29-20 from Governor Gavin Newsom and the Contra Costa County Health Officer Shelter in Place Orders including the most recent Order dated September 14, 2020, and other subsequent orders, the January 4, 2021 regular meeting will not be physically open to the public. Planning Commissioners and essential Town staff will be teleconferencing into the meeting via teleconference.

**How to follow or participate in the meeting:**

To maximize public safety while still maintaining transparency and public access, members of the public may observe the meeting by accessing it through: <https://livestream.com/moraga>.

Members of the public may also observe and participate directly by providing public comment during the meeting and state their comments by joining the Zoom webinar at: <https://us02web.zoom.us/j/82683518120> or telephone: +1 669 900 6833 (Meeting ID: 826 8351 8120). *(Please note that due to the remote nature of the meeting, the Town of Moraga cannot guarantee that the network or its site will not experience technical interruptions. To ensure that the Commission receives your comments, we strongly encourage you to submit your comments in writing in advance of the meeting by following instructions below.)*

Members of the public may also provide public comment by sending comments to the Planning Department via email at [Planning@moraga.ca.us](mailto:Planning@moraga.ca.us). Comments received before 4:00 p.m. on the day of the meeting will be provided in their entirety to the Commission prior to the meeting and will be a part of the record but will not be read verbally at the meeting. It will also be posted on the Town's Website in the Government Section under Planning Commission/Design Review Board. The Planning Department will monitor the email account for additional public comments received after 4:00 p.m. through the

duration of the meeting and those comments will be read into the record unless requested otherwise.

Public comments must be received prior to the close of the public comment period in order to be read into the record. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chair's discretion. All comments should be a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time.

Any member of the public who needs accommodations should email the Planning Department at [Planning@moraga.ca.us](mailto:Planning@moraga.ca.us) or call 925-888-7040 who will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the Town's procedure for resolving reasonable accommodation requests.

Note: The format of this meeting may be altered, or the meeting may be cancelled if needed. You may check on the status of the meeting by visiting the Town's website at [www.moraga.ca.us](http://www.moraga.ca.us) for any updates.

**1. CALL TO ORDER AND ROLL CALL**

- A. Chairperson Luster, Vice Chairperson Hillis, D'Arcy, Helber, Lueder, Thiel
- B. Conflict of Interest (if any)
- C. Contact with Applicants

**2. PUBLIC COMMENTS** - *Time reserved for those in the audience who wish to address the Planning Commission on items not listed on the agenda. 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.*

**3. ADOPTION OF CONSENT AGENDA**

- A. [December 7, 2020 Meeting Minutes](#)

**4. ADOPTION OF MEETING AGENDA**

**5. PUBLIC HEARINGS**

- A. **[Proposed South Camino Pablo Annexation and Residential Subdivision \(Camion Pablo Road, APN: 725-829-001\)](#)**

Staff requests that the Planning Commission conduct a second study session on the proposed South Camino Pablo Annexation and Residential Subdivision to:

- Provide feedback on whether project revisions adequately address design-related Commissioner comments from the September 8, 2020 study session;
- Ask questions and provide comments on the Initial Study/Draft Mitigated Negative Declaration (IS/DMND) and the responses to public comments on the IS/DMND; and

**(Project Planners: Ben Noble Contract / Steve Kowalski, Senior Planner)**

[Staff PowerPoint Presentation](#)

[Late Correspondence Received](#)

## 6. ROUTINE AND OTHER MATTERS

## 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. Judicial review of any Town administrative decision may be had only if petition is filed with the court not later than the 90<sup>th</sup> 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.