



**TOWN OF MORAGA  
MEETING AGENDA  
PLANNING COMMISSION**

**MONDAY, August 24, 2020**

**7:00 p.m.**

**TELECONFERENCED MEETING 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 JUNE 16, 2020, 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's Shelter-in-Place Orders including the most recent Order dated June 16, 2020, the July 6, 2020 regular meeting of the Planning Commission will not be physically open to the public. Commissioners and essential Town staff will be participating in the meeting via teleconference.

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 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 5:00 p.m. on the day of the meeting will be provided in their entirety to the Council prior to the meeting and will be a part of the record but will not be read verbally at the meeting. The Town Clerk will monitor the email account for additional public comments received after 5:00 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. Staff 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 Stromberg, Vice Chairperson Luster, D'Arcy, Helber, Hillis, 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. 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. July 6, 2020 Regular Meeting Minutes
- B. [Amendment to the Town of Moraga Design Guidelines Deleting Guideline CC3.11](#)  
Proposed Amendment to the Town of Moraga Design Guidelines Deleting Guideline CC3.11 in its Entirety in Order to Allow a New Master Sign Program to be Proposed for the Rheem Shopping Center.  
(Project Planner: Steve Kowalski, Senior Planner)
- C. [361 Rheem Boulevard](#)  
Design Review Board Application DRB-06-20 Allowing the Remodel of the Façade of the Existing Commercial Building Located at 361 Rheem Boulevard Along the Rheem Boulevard Scenic Corridor.  
(Project Planner: Brian Horn, Associate Planner)
- D. [125 Westchester Street](#)  
Variance Application VAR-03-20 and Design Review Board Application DRB-07-20 Allowing a 111-Square-Foot Deck Addition within the Rear-Yard Setback and Reconstruction of a 571-Square-Foot Deck within its Previous Footprint Behind the Existing Townhome.  
(Project Planner: Brian Horn, Associate Planner)

**4. ADOPTION OF MEETING AGENDA**

**5. PUBLIC HEARINGS**

- A. [9 Archer Circle \(Continued from July 6, 2020\)](#)  
Design Review Board Application DRB-01-20 and an Accompanying Hillside Development Permit Application Allowing the Construction of a New 3,344-Square-Foot Two-Story Single-Family Residence and 618-Square-Foot Attached Garage on a Vacant Lot in the 3-DUA Zoning District.  
(Project Planner: Mio Mendez, Assistant Planner)

**B. 1325 Moraga Way – Bay Area Ballplayers**

Permitted Use Determination Application UP-06-20 for a Proposed Temporary Outdoor Sports Training Facility, Including a Batting Cage, a 10,000-Square-Foot Artificial Turf Area, and a Portable Toilet and Handwashing Station in the Community Commercial District..

(Project Planner: Mio Mendez, Assistant Planner)

**C. Rheem Valley Shopping Center (Portion)**

Design Review Board Application DRB-08-19 Allowing a New Exterior Paint Color Scheme and Master Sign Program for a Portion of the Rheem Valley Shopping Center.

(Project Planner: Steve Kowalski, Senior Planner)

**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. Judging 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.