



**TOWN OF MORAGA
REGULAR MEETING AGENDA
TOWN COUNCIL**

WEDNESDAY, OCTOBER 14, 2020

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, 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, the October 14, 2020 regular meeting will not be physically open to the public. Town Councilmembers 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 by providing public comment during the meeting by joining the Zoom webinar at <https://tinyurl.com/y5hpvc66> or telephone: Dial US: +1 669 900 6833 and enter Webinar ID: 869 7021 1809. *(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 Town Council 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 Clerk via email at townclerk@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.

Any member of the public who needs accommodations should email the Town Clerk at townclerk@moraga.ca.us or call 925-888-7022 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 for any updates.

1. CALL TO ORDER

ROLL CALL: Mayor Korpus and Vice Mayor McCluer,
Councilmembers: Sos, Woehleke and Wykle

2. PLEDGE OF ALLEGIANCE

3. SPECIAL ANNOUNCEMENTS

4. PROCLAMATIONS AND PRESENTATIONS

5. PUBLIC COMMENTS AND SUGGESTIONS – Time reserved for those in the audience who wish to address the Town Council on items which are not on the agenda. The audience should be aware that the Council cannot 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. Public Comment may be made on the Consent Agenda.

6. ADOPTION OF CONSENT AGENDA

- A. Acceptance of Consent Item
- B. Consideration of Consent Items Removed for Discussion

7. ADOPTION OF MEETING AGENDA

8. REPORTS

A. Mayor's and Councilmembers' Reports

Mayor Korpus
Vice Mayor McCluer
Councilmember Sos
Councilmember Woehleke
Councilmember Wykle

B. Town Manager Update

9. DISCUSSION ITEMS

10. PUBLIC HEARINGS

A. [Moraga Center Specific Plan Implementation Project](#)

1. Consider Waiving the First Reading and Introducing by Title Only an Ordinance Amending Title 8 of the Moraga Municipal Code to:

- A. Adopt a new Zoning Map within the MCSP Area; and

B. Amend Title 8 of the Moraga Municipal Code Including Chapters 8.04 – General Provisions and Definitions, 8.24 – One, Two, and Three Dwelling Units per Acre Residential Districts; 8.32 – Six Dwellings per Acre Multifamily Residential District (R-6); 8.34 – Twenty Dwelling Units per Acre Residential District (R-20); 8.36 – Community Commercial District; 8.40 – Limited Commercial District; 8.44 – Suburban Office District; 8.48 – Planned Development District; 8.50 – Planned Development-Commercial (PD-C); 8.52 – MOSO and Non-MOSO Open Space Districts; 8.56 – Institutional District; 8.60 – Study District; 8.76 – Off-Street Parking and Loading; 8.124 - Accessory Dwelling Units; and

C. Establish the Following New Chapters within Title 8 of the Moraga Municipal Code, Chapter 8.32 – MCSP Six Dwelling Units per Acre Multifamily Residential District (MCSP R-6); 8.33 – Twelve Dwelling Units per Acre Multifamily Residential District (R-12); Chapter 8.37 – MCSP Commercial District (MCSP-C); Chapter 8.41 – MCSP Mixed Retail/Residential; (12-20 Dwelling Units per Acre) (MCSP MU-RR); Chapter 8.42 – MCSP Mixed Office/Residential (12-20 Dwelling Units per Acre) (MCSP MU-OR); Chapter 8.65 – Moraga Ranch Overlay District; Chapter 8.200 – Moraga Center Specific Plan Area Regulations.

2. Consider Resolution ____ - 2020 Adopting the Moraga Design Guidelines as Amended to 1) Establish a New Chapter 11 to incorporate the Moraga Center Specific Plan (MCSP) Design Guidelines Adopted in 2010 as Appendix B to the MCSP, Including Minor Modifications and the Addition of New Sections on Street Design Standards, Pedestrian and Bicycle-Friendly Design and Town Square Guidelines; and 2) Other Minor Non-Substantive Changes and Rescinding Resolutions 9-2010, 23-2018, and 50-2020

(CEQA Review: Consistent with the Final Environmental Impact Report for the Moraga Center Specific Plan (SCH 200707212) certified on January 27, 2010; Exempt under CEQA Guidelines Section 15061(b)(3))

[Documents Revised on 10-12-2020:](#)

[Staff Memo and Zoning Code – CLEAN and REDLINED Versions](#)

[Correspondence Received After the Agenda was Published](#)

[Documents Revised on 10-14-2020:](#)

[Staff Memo and Zoning Code – CLEAN and REDLINED Versions](#)

[PowerPoint Presentation by Placeworks, Inc.](#)

11. ORDINANCES, RESOLUTIONS AND REQUESTS FOR ACTION

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. COMMUNICATIONS

14. ADJOURNMENT

Notices of Town Council Meetings are posted at 2100 Donald Drive, The Moraga Commons and 329 Rheem Boulevard. Copies of the Agenda packets can be viewed prior to the meeting at the Town Offices, 329 Rheem Blvd. 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 environment 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 (925-888-7022). 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.

**CONSENT AGENDA
WEDNESDAY, OCTOBER 14, 2020**

<u>ITEMS</u>	<u>TOWN MANAGER'S RECOMMENDATION</u>
6.1 Receive Accounts Payable Claims for: 09/25/2020 (\$217,557.48)	Approve
6.2 Approve Minutes for the Town Council Regular Meeting on September 9, 2020	Approve
6.3 GHAD Services Contract Consider Resolution _____ - 2020 Approving a Contract for Professional Services and Reimbursement of Legal Costs for the Town to Provide Temporary Support of the Moraga Geologic Hazard Abatement District (GHAD) and Authorizing the Town Manager to Execute the Contract	Approve
6.4 Police Vehicle Purchase Consider Resolution _____ - 2020 Authorizing the Town Manager to Purchase a Police Vehicle for \$40,254.27 Pursuant to the Town of Moraga Purchasing Policy	Approve
6.5 List of Streets to be Funded with RMRA Revenues Consider Resolution _____ - 2020 Establishing the Town of Moraga's Fiscal Year (FY) 2020/21 List of Streets to be Funded in Part or Solely with FY 2020/21 Road Maintenance and Rehabilitation Account Revenues as Required by Senate Bill 1, the Road Repair and Accountability Act of 2017	Approve
6.6 CARES Act Facility Improvements Consider Resolution _____ - 2020 Authorizing Procurement and Services Without Giving Notice for Bids Pursuant to Public Contract Code Section 22050 for COVID-19 HVAC Improvements, Awarding a HVAC Improvement Contract to Honeywell Bay Area, Inc. for a total of \$47,800, and Appropriating \$12,050 from Fund 780 Government Impact Fees for HVAC Improvements; and Consider Resolution _____ - 2020 Appropriating \$7,000 from Fund 716 – Comcast PEG (Public, Educational and Governmental) for the Purchase of a Portable TV Monitor and Speakers for the Town Council Chambers Outdoor Meeting Area, and Reallocating \$10,400 of the CARES Act, State Coronavirus Relief Fund Grant from the Small Business Relief Program to the Town Council Chambers Outdoor Meeting Area for a Patio Trellis and Awnings	Approve

Consent agendas consist of items of a non-controversial and routine nature submitted by the Town Manager. The Town Manager shall propose specific action on each consent agenda item and such recommendation will become the action of the Council upon adoption of the consent agenda. Any member of the Town Council may direct that a consent agenda item be placed on the regular agenda for consideration and discussion by the Council. Consent agenda items are adopted in total and under one (1) motion by the Council and are not subject to individual debate and discussion. Anyone wishing to discuss items on this agenda should inform the Town Council during their review of the consent agenda.