



**TOWN OF MORAGA
REGULAR MEETING AGENDA
PLANNING COMMISSION**

TUESDAY, OCTOBER 17, 2023

6:30 p.m.

Council Chambers
335 Rheem Boulevard, Moraga, California 94556

1. CALL TO ORDER AND ROLL CALL:

- A. Chairperson Helber, Vice Chairperson Luster, Lentell, Bode, Mapel, Polsky, Thiel
- B. Conflict of Interest (if any)
- C. Contact with Applicants

2. PLEDGE OF ALLEGIANCE

- 3. PUBLIC COMMENTS** – *Time reserved for those in the audience who wish to address the Planning Commission on items which are not on the agenda. The audience should be aware that the Commission cannot discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.*

4. ADOPTION OF CONSENT AGENDA

5. ADOPTION OF MEETING AGENDA

6. PUBLIC HEARINGS

- A. [A Resolution of the Town of Moraga Planning Commission Recommending Town Council Adoption of an Ordinance Amending Various Chapters and Sections of the Moraga Municipal Code, Title 8, Planning and Zoning, including: 1\) Amending Section 8.04.020 Definitions; 2\) Adding Section 8.04.095 - Calculation of Dwelling Units; 3\) Amending Chapter 8.08, regarding composition and duties of the Planning Agency; 4\) Adding section 8.12.035 on Completeness; 5\) Adding Chapter 8.21 – Maximum Floor Area Ratio \(FAR\); 6\) Amending Section 8.31.020 – Permitted Uses; 7\) Adding Subsection 8.68.040 \(E\) regarding prohibited fence types; 8\) Amending Section 8.70.030 B; 9\) Amending various sections of Chapter 8.144 – Wireless Communications Facilities, Satellite Dishes, and Miscellaneous, to comply with Federal Law; and 10\) Amending the Moraga Design Guidelines to Modify and Relocate Appendix D: Single Family Residential Floor Area \(FAR\) Guidelines to Chapter 8.21 of the Moraga Municipal Code](#)

[Staff Power Point Presentation](#)

CEQA Determination: *These Municipal Code Amendments are exempt from the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) (CEQA) pursuant to Section 15378 because adoption and implementation of the proposed Ordinance*

does not constitute a “project” as defined by CEQA since there is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment.

7. ROUTINE AND OTHER MATTERS

8. REPORTS

- A.** Planning Commission
- B.** Staff

9. 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 (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.