

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

Tuesday, January 17, 2011 7:30* p.m.

***Hacienda de Las Flores, Fireside Room, 2100 Donald Drive,
Moraga California 94556**

I. CALL TO ORDER

A. ROLL CALL:

Chairperson Levenfeld, Driver, Obsitnik, Richards, Socolich, Whitley, Wykle

B. CONFLICT OF INTEREST

II. ADOPTION OF MEETING AGENDA

III. PUBLIC COMMENTS

This part of the agenda is to receive public comments on matters that are not on this agenda. Comments received will not be acted upon at this meeting and may be referred to a subcommittee for response. Comments should not exceed three minutes.

IV. ADOPTION OF THE CONSENT CALENDAR

Items on the Consent Calendar are believed by staff to be non-controversial. Staff believes that the proposed action is consistent with the commission's instructions. A single motion may adopt all items on the Consent Calendar. If any commissioner or member of the public questions any item, it should be removed from the Consent Calendar and placed in part IX of the Regular Agenda.

A. Approval of the October 3, 2011 Meeting Minutes

B. Approval of the December 5, 2011 Meeting Minutes

V. PUBLIC HEARINGS

Opening remarks by an applicant shall not exceed ten minutes. Comments by others shall not exceed three minutes. The purpose of a public hearing is to supply the Planning Commission with information that it cannot otherwise obtain. Because of the length of time that the Planning Commission meetings frequently consume, please limit testimony and presentation to the supplying of factual information. In fairness to the Commission and others in attendance, please avoid redundant, superfluous or otherwise inappropriate questions or testimony.

A. UP-13-11 / Patrick Whelan (Applicant), Nick Ghassem (Owner), 425 Moraga Road: Consider Conditional Use Permit application to allow conversion of an existing vacant service station to include an expanded and modified convenience store, new automatic carwash, oil changing bay, outdoor vacuum air station and continued gas sales. Project would include converting an existing service bay to accommodate the expanded convenience store and expanding a second service bay to accommodate an automatic drive-through car wash.

B. VAR-03-11 / J. Allen Sayles Architect, Inc. (Applicant), Allan & Lois Peterson (Owners), 107 La Quinta: Consider Variance application to allow construction of a new third car garage and storage space at the lower (ground) level of the home within ten inches (10") of the front property line, remodeling of interior space to create a new great room at the main level (second story) of the home, and remodeling of a new exterior front entryway. Addition and remodel will encroach within front and side yard setbacks and exceed floor area ratio limitations.

VI. ROUTINE AND OTHER MATTERS

VII. REPORTS

A. Planning Commission

B. Staff

VIII. 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 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 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 24 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.