

**TOWN OF MORAGA PLANNING COMMISSION
MEETING AGENDA
Monday, February 6, 2012 7:00 p.m.
Moraga Library Meeting Room, 1500 St. Mary's Road
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 December 15, 2011 Meeting Minutes

B. Approval of the January 17, 2012 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: Conditional Use Permit application to allow the operation of an existing vacant service station to include an expanded and modified convenience store, a new automatic drive-through carwash, a modified service bay, an outdoor vacuum air station, and continued gas sales. The project would include converting an existing service bay to accommodate the expanded convenience store and expanding a second service bay to accommodate the car wash.](#)**

VI. ROUTINE AND OTHER MATTERS

- A. [Planning Department Projects, Work-plan and Update, and Initiation of Zoning Changes](#)**

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.