



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

**TUESDAY, May 4, 2021**

**6:30 p.m.**

**NOTE: NEW DAY AND TIME**

**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 SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT, AND PURSUANT TO THE ORDERS OF THE HEALTH OFFICER OF CONTRA COSTA COUNTY INCLUDING THE MOST RECENT ORDER DATED JANUARY 25, 2021, AND OTHER SUBSEQUENT ORDERS, 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 Orders including the most recent Order dated February 25, 2021, the Tuesday May 04, 2021 regular meeting will not be physically open to the public. Planning Commissioners, essential Town staff and all applicants will be teleconferencing into the meeting via Zoom webinar.

**Participate in the Meeting by Providing Public Comment:**

- **During the Meeting:** Members of the public may participate by providing public comment during the meeting by joining the Zoom webinar at: <https://us02web.zoom.us/j/86077081820> or telephone: Dial US: +1 669 900 6833 and enter Webinar ID: 860 7708 1820. Live verbal public comments may be made by members of the public joining the meeting via Zoom. Zoom access information is provided above. Use the "raise hand" feature (for those joining by phone, press \*9 to "raise hand") during the public comment period for the agenda item you wish to address. The Chair will call on people to speak by name provided or last 4 digits of phone number for dial-in attendees. *(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 Planning Commission receives your comments, we encourage you to submit your comments in writing in advance of the meeting.)*

**Before the Meeting:** 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 4:30 p.m. on the day of the meeting will be provided in their entirety to the Commission prior to the meeting and will be a part of the record but will not be read verbally at the meeting. They will also be posted on the meeting agenda for this date on the Town's website in the Agendas and Minutes section under 2 - Planning Commission, Town of Moraga.

- **For more information, visit [moraga.ca.us/Public-Participation](http://moraga.ca.us/Public-Participation) on the Town's website.**

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. Town 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 Luster, Vice Chairperson Hillis, Bode, Davis, Helber, 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 on items not listed on the agenda. 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. [March 2, 2021 Meeting Minutes](#)

**4. ADOPTION OF MEETING AGENDA**

**5. PUBLIC HEARINGS**

- A. [Renewal of a Conditional Use Permit \(UP 08-2020\)](#) for an Existing Wireless Communications Facility with Antennas and Equipment Located on an Existing PG&E Transmission Tower and Installation of a Diesel Generator within the Existing Ground Level Equipment Enclosure Located Northeast of Fay Hill Road adjacent to the East Bay Municipal Utility District Fay Hill Reservoir (APN 256-040-025)

[PC Questions and Staff Response](#)

**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 (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.