



TOWN OF MORAGA PLANNING COMMISSION

**PC - REGULAR MEETING
TUESDAY, SEPTEMBER 15, 2026
6:30 PM**

TOWN COUNCIL CHAMBER
335 RHEEM BOULEVARD
MORAGA, CA

1. CALL TO ORDER / ROLL CALL

Chair: Alexis Mapel; Vice Chair: Marcus Bode; Commissioners: Ben Helber, Dustin Moore, Nick Polsky, Kayce Rane and William Weber

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

4. ADOPTION OF REGULAR AGENDA

5. ADOPTION OF CONSENT AGENDA

6. PUBLIC COMMUNICATION

This time is 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.

7. PUBLIC HEARING

- A. Continued Public Hearing
- B. New Public Hearing

7.A Convene the study session, accept public comment, and provide staff with feedback on two related but distinct proposed Municipal Code amendments: (1) amendments to Chapter 8.34 governing the R-20/R-24 District; and (2) proposed Chapter 8.86 establishing small-lot residential and townhome development standards. No formal action is requested.

[Staff Report](#)

[Attachment A - Proposed Chapter 8.34, R-20 R-24 District \(Clean\).pdf](#)

[Attachment B - Proposed Chapter 8.34, R-20 R-24 District \(Tracked Changes\).pdf](#)

[Attachment C - Proposed Chapter 8.86, Small-Lot Residential and Townhome Development Standards.pdf](#)

[Attachment D - Comparison of Existing and Proposed R-20 R-24 Development Standards.pdf](#)

[Attachment E - Map of R-20 R-24 Areas.pdf](#)

- 8. ROUTINE AND OTHER MATTERS**
- 9. COMMUNICATIONS**
- 10. REPORTS**
- 11. ADJOURNMENT**