

# DESIGN REVIEW BOARD MEETING AGENDA

**MEETING DATE:** MONDAY, January 12, 2009, at 7:30 pm, Design Review Board Meeting

**LOCATION:** La Sala Building, Hacienda de las Flores, 2100 Donald Drive, Moraga, CA 94556

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*NOTE: Applicants or their representatives are required to attend the meeting. An applicant's presentation should not exceed ten minutes. Agenda items, which the Board has not acted upon prior to 10:00 p.m. may be continued to the next open agenda, unless the Board chooses to discuss the item after 10:00 p.m.*

## I. CALL TO ORDER AND ROLL CALL

### Design Review Board

- A. Glover, Kuckuk, Kline, Murray, Socolich
- B. Conflict of Interest

## II. PUBLIC COMMENTS

*NOTE: This part of the agenda is limited to comments regarding 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.*

## III. PLANNING COMMISSION LIAISON REPORT- Commissioner Hays

## IV. ADOPTION OF THE CONSENT AGENDA

Consent agendas consist of items that are considered to be non-controversial and routine by the Town Planning Department. The Chair shall propose specific action on each consent agenda item and such recommendation will become the action of the Board upon adoption of the consent agenda. Any member of the Board may direct that a consent agenda item be placed on the regular agenda for consideration and discussion by the Board. Anyone attending the meeting that would like to discuss an item on the consent agenda should request the Board to move the item from the consent agenda to the regular agenda when the question is directed to the audience. Items that are not removed from the consent agenda are adopted in total and under one (1) motion by the Board, and are not subject to individual debate and discussion.

### A. APPROVAL OF MINUTES for December 8, 2008

## V. DESIGN REVIEW

*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 Design Review Board with information that it cannot otherwise obtain. Because of the length of time that the Design Review Board meetings frequently consume, please limit testimony and presentation to the supplying of factual information. In fairness to the Board and others in attendance, please avoid redundant, superfluous or otherwise inappropriate questions or testimony. Thank you. Moraga Design Review Board.*

### A. SGN 04-08 Susan and William Kidd, DVM (Applicant and Owner), 1020 Country Club Drive.

Application to install a 13 square foot free-standing sign on the hillside below the Moraga Veterinary Hospital at 1020 Country Club Drive. The proposed sign would face Canyon Road and would be approximately 20-feet upslope from the sidewalk. The overall height of the sign would be 3-feet. The single faced sign would be sandblasted wood, painted dark brown with ivory letters and border. The applicant is requesting a modification from the sign ordinance to allow a free-standing sign on a 70-foot wide parcel rather than 165-foot wide as specified under MMC Section 8.88.170-E. The application requires Design Review Board approval because the sign is located in the Canyon Road scenic corridor. The property is zoned SO (Suburban Office District). (APN 258-410-024).

### B. CUP-06-2008 – Christopher Avant (Owner) Avant Canyon Group (Applicant), Moraga Wine Bar, 925 Country Club Drive. Consideration of a parking modification for the proposed 43 seat Moraga Wine Bar at 925 Country Club Drive in accordance with MMC Section 8.76.130-A and condition number 1 of Planning Commission Resolution 15-08. The conditional use permit for the

Moraga Wine Bar, with cheese tasting and incidental sales of beer on the first floor of the recently restored "Moraga Barn" building was approved by the Planning Commission on December 15, 2008 with the requirement that the Design Review Board review the findings for approval of an exception to the required on-site parking spaces. A total of 22 parking spaces would be required for both the wine bar and office use of the building. There are a total of 8 on-site parking spaces; therefore, the project requires a parking modification to allow 14 parking spaces less than required under the Municipal Code. The property is zoned CC (Community Commercial). APN 257-190-048.

## **VI. OTHER MATTERS – None**

## **VII. STAFF REPORT**

## **VIII. BOARD MEMBER REPORTS – Kuckuk, Socolich, Kline, Glover, and Murray**

## **IX. ADJOURNMENT**

Next meeting: **Regular Meeting on Monday, January 26, 2009 at 7:30 p.m.** La Sala Building at the Hacienda de las Flores, 2100 Donald Drive, Moraga, CA 94556.

Design Review Board meeting Agendas are posted at 2100 Donald Drive – Hacienda de las Flores, Moraga Commons Park, and the Moraga Public Library.

**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 Design Review Board 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 determinations 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 Planning Department (925-888-7040). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to disabled.

Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection on the Monday before each regularly scheduled meeting located at the Planning Department, 329 Rheem Blvd, Suite 2, Moraga, CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Board regarding any item on this agenda after the agenda has been distributed will also be made available for inspection at 329 Rheem Blvd, Suite 2, Moraga, CA during regular business hours.