

DESIGN REVIEW BOARD MEETING AGENDA

MEETING DATE: MONDAY March 9, 2009, at 7:30 pm, Design Review Board Meeting

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

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, Sayles
- 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 Daniels

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 January 12, 2009 and February 23, 2009 (If Available)

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. **DRB 24-08 – Steven and Laurie Hafener (Applicant and Owners) – 121 Brookline** An application for design review and hillside development permit approval for a 540 square foot addition at the south side of an existing 3,268 square foot home at 121 Brookline in the Moraga Country Club. An exception to the floor area ratio guidelines is requested to allow the total floor area of the home to exceed the maximum floor area by 1,174 square feet. The project also includes 470 square feet of new and expanded deck areas. The existing cantilevered deck at the rear east side would be extended 4-feet further east with new 6-inch square support posts that would be 20-feet high. A new deck would be added at the southwest front corner. A variance was approved on February 2, 2009 to allow a 6-foot minimum side yard on the south side. The property is zoned 3 Dwelling Units per Acre. APN 257-541-013

- B. **DRB 26-08 – Peter David Gilbert (Applicant) Eric and Nadine Smith (Owners) 1057 Camino Pablo:** An application for design review approval for a new 5,116 square foot two-story residence on a 19,665 square foot lot at 1057 Camino Pablo. The subject property is also identified as Parcel 'A' of minor subdivision MSM 2008-01 that was approved on January 20,

2009. An existing 2,568 square foot home on the property will be demolished and the applicant also requests removal of two existing redwood trees near the northwest side property line. The application also includes grading plans with 110 cubic yards of cut and 900 cubic yards of fill to raise the pad elevation for the new home to 484-feet. The proposed home would have 3,248 square feet on the ground floor and 1,123 square feet on the second floor and a 745 square foot 3-car garage. The proposed home would be 530 square feet larger than the maximum floor area and therefore requires an exception to the floor area ration guidelines. The property is zoned 3-DUA (three dwelling units per acre). APN 258-250-019

VI. OTHER MATTERS

A. SUB. 8376 PALOS COLORADOS Richfield Investment Corporation (Applicant), Bigbury Company (Owner): Discussion of the proposed semi-custom home designs, potential siting of the semi-custom homes and the landscape design guidelines for the 123-lot Palos Colorados residential development project. The Design Review Board will discuss the plans submitted for the Precise Development Plan in order to prepare for the March 16, 2009 joint session of the Planning Commission and Design Review Board. The project is located on a 460-acre site on the east side of Moraga Road and 600-feet south of Sky-Hi Drive. The property is zoned 1-DUA (One Dwelling Unit per Acre) and OS-M (Open Space- MOSO). APNs: 256-370-004, 005, 006, 007 and 008.

B. Nominations and selection of chair and vice-chair for the Design Review Board.

VII. STAFF REPORT

VIII. BOARD MEMBER REPORTS – Kuckuk, Sayles, Kline, Glover, and Murray

IX. ADJOURNMENT

Next meeting: **Regular Meeting on Monday, March 23, 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 90th 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.