

DESIGN REVIEW BOARD SPECIAL MEETING AGENDA

MEETING DATE: MONDAY July 27, 2009, at 7:00 pm (NOTE: Time and Location Change)

LOCATION: Moraga Library Meeting Room, 1500 St. Mary's Road, 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, Kline, Kuckuk, 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. Action cannot be taken on public comments at the meeting but they 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 May 11, 2009 and July 13, 2009

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 23-08 – Peter Golze (Applicant) Michael Pecherer (Owner) – 109 Brookline** An application for design review and hillside development permit approval for a 638 square foot addition at the northeast rear corner of an existing 2,403 square foot home at 109 Brookline in the Moraga Country Club. The addition on the main floor includes 316 square feet, with expansion of the master bedroom and a new study room. The 322 square foot addition on the lower floor includes a new bedroom and bathroom. The proposed expansion of the home will require an exception to the FAR guidelines to allow the total floor area to be 407 square feet over the maximum floor area. The project also includes a 4-foot expansion of the existing deck at the east rear side with three new 14-foot high, 6-inch square support posts below the expanded deck. A new 55 square foot deck would be added at the northeast rear corner with one 16.5-foot 6-inch square post. The property is zoned 3 Dwelling Units per Acre. APN 257-541-007

VI. OTHER MATTERS

- A. Select a DRB Subcommittee for inclusion of the Moraga Transportation Corridor Streetscape Plan into the Town's Design Guidelines**

VII. STAFF REPORT

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

IX. ADJOURNMENT

Next meeting: Special Meeting on Monday, August 10, 2009 at 7:00 pm at the Moraga Library Meeting Room located at 1500 Saint Mary's Road, 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.