EXHIBIT C

DESIGN ASPECTS TO BE CONSIDERED FOR PACIFIC NATIONAL BANK AT THE MORAGA SHOPPING CENTER IN ACCORDANCE WITH MORAGA MUNICIPAL CODE SECTION 8.72.080-A

1. Maximum height, lot coverage and setbacks:

The maximum allowed building height is 35-feet. The height of the existing bank building will not be changed and the roof will remain the same. The building height to the top of the parapet on the mansard roof is 18-feet 9-inches. There are no lot coverage limits in the Community Commercial zoning district. The proposed addition at the northeast rear side will be built under the existing roof and will not encroach further into either the side or rear setbacks. The building was built prior to the incorporation of the Town and the front setback is legally non-conforming with the Town's 50-foot front setback, with a 46-foot setback from the property line along Moraga Road. The Town's building setbacks for the Community Commercial District are shown in the table below:

CC (Community Commercial) Site Development Standard	Required	1470 Moraga Road Setbacks	
		Existing	Compliance
Minimum front yard	50 feet	46 feet	Legal Non-conforming
Minimum side yard	None	39.5 feet (Southwest side)	Complies
Minimum Exterior side yard	50 feet	Not Applicable	Not Applicable
Minimum rear yard	None	331 feet	Complies

2. Overall mass and bulk of structures:

The 233 square foot addition at the rear of the building will not change the existing mass and bulk of the building appreciably because it will be built under an existing roof projection.

3. Special features of the development, such as walls, screens, towers and signs:

The proposed ATM at the front of the building will require a new walkway in an existing planting area that is between the handicap ramp and the building. The walkway will have stairs at the southwest end and new railings will be installed along both the ATM walkway and the handicap ramp. The existing wood trellis structure over the ATM and handicap ramp will be replaced with a roofed canopy at the same location. The picture at right shows the trellis and existing ramp with a pipe railing. The existing stucco

stone columns supporting the trellis structure will be refaced with 2x6 shiplap siding and 1x3 corner trim. The 18-inch wide square columns will have a new larger base measuring about 26-inches square and 3-feet high. Two new signs are proposed on the building. Both signs have 12-inch high letters in two rows and a 2-foot diameter logo sign above the letters. The signs are the same size, with approximately 16.5 square feet of area. The signs will be located on a stucco wall panels at the southeast (front) and southwest sides of the building. The application indicates that the signs will be illuminated, but it is not clear on the plans or on the application form whether the signs will be internally or externally illuminated. The signs are also discussed in **EXHIBIT D**.

SE (front) side of Pacific National Bank – New sign to be at right side

SW side of building – New sign to be at left side of picture

4. Effective concealment and sound attenuation of exposed mechanical and electrical equipment:

Sheet A-3 of the plan set shows the roof plan and placement of new air conditioning units within the well behind the parapet of the tile mansard roofs. The new AC units should be quieter than the existing units. They should comply with the Town's noise standard of fifty-five (55) dba during the daytime hours, or fifty (50) dba during the nighttime hours in accordance with MMC Section 8.36.020-B-5. The project architect has assured staff that the new AC units will not be visible above the parapets of the existing tile roof.

5. **Colors and materials on the exterior face of the building or structures, striving for a limited number of colors and materials for each project:**
The proposed colors are identified on sheet A-4 of the plans. The architect for the building will bring a color pallet and colored elevations to the meeting. The shingle walls on the building will be replaced with board and batten siding, with Kelly Moore "Greystone" paint. The rock faced columns will be replaced with square columns with shiplap siding and corner trim painted the same color as the board and batten siding. The trellis at the front entrance will be replaced with a roofed canopy and will be painted the same color as the fascia trim band and the stucco panel wall sections with Kelly Moore "Sand Pebble" paint. The windows will also be replaced on the building.

6. **Avoidance of repetition of identical entities whenever possible:**
The proposed renovations to the Pacific National Bank building should improve the appearance of the building. The existing shingle siding and wooden trellis structure are both in need of replacement. The overall architectural form and design of the building will not change appreciably. The building is similar in design to the Montessori School building but is not identical to it. The tile roof helps make the building blend with the Town and Country look of the Moraga Shopping Center.

7. **Harmonious relationship with existing adjoining developments avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted*:***
The proposed exterior changes to the bank will have a harmonious relationship with the adjacent buildings at the Moraga Shopping Center. The board and batten siding will actually be more compatible with the original Moraga Ranch buildings in the area.

8. **Pleasing landscaping which incorporates existing landscaping and terrain as a complement to the structure, using plants which thrive in the Moraga climate and which are large enough in size to be effective:**
The existing building is already landscaped; however, some of the landscaped areas could use some refurbishment. A note on sheet A-1 states that the existing concrete walkway to the rear door, shown in the picture at right, will be replaced with sod after the new addition is built under the roof. There will be no rear entrance for the bank. An existing planter with ivy at the front of the building will be replaced with a new concrete walkway for access to the ATM machine. Both ivy and turf are not drought tolerant species. The remodeling of the bank building would present a good opportunity to replace some of the landscaping with plants that use less water and are more suitable to Moraga's climate. The 7.5-foot wide planting strip along the southwest side of the building facing towards the Chevron Service Station could also use some additional ground cover below the shrubs.

9. **Compliance with Chapter 8.132 (scenic corridors)*:***
The proposed Pacific National Bank building is located within 500-feet of the Moraga Road scenic corridor and the southeast front side of the building, with the new ATM, is visible from Moraga Road. Compliance with Chapter 8.132 of the Municipal Code and the scenic corridor design guidelines is discussed in **EXHIBIT D**.

10. **Impact on neighboring properties:**
The exterior renovations and small 233 square foot addition for the Pacific National Bank building should not have any adverse impact on neighboring properties because the size and footprint of the building is not increasing significantly.

11. **Impact on Public Safety*:***
The addition and modifications to the building would be built in accordance with the California Building Code so there should be no adverse impacts to public safety for the building. The site plan drawing on sheet A-1 shows the location for new van offload parking spaces for ADA compliance in the parking areas adjacent to the building. The van-pool parking space proposed in the parking area northwest of the building at the rear will be a temporary improvement that will be removed after the front entrance improvements have been completed (see notes on plans). The ADA van-pool space near the south front corner of the building will be the new accessible parking space and will connect with a striped walkway directly with the handicap ramp up to the front entrance and new ATM. This should be a safer entrance since the automobile traffic in the driveway along the southwest side of the building is less than the traffic in the driveway along the northwest rear side of the building.

12. **HARMONY WITH THE GENERAL PLAN AND DESIGN REVIEW GUIDELINES:**
Compliance with the design guidelines is discussed in **EXHIBIT D**. Since the new design guidelines have been linked to the applicable General Plan policies, there are no other design related General Plan issues to discuss.