D R A F T

Town of Moraga

PLANNING DEPARTMENT
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DESIGN REVIEW BOARD ACTION MEMORANDUM

On September 14, 2009, the Town of Moraga Design Review Board considered the application described below:

> **DRB 05-09 – J. Lee Buckingham (Applicant), Russell J. Bruzzone, Inc. (Owner) Pacific National Bank at 1470 Moraga Road:** An application for design review approval for a 233 square foot addition under an existing roof at the northwest rear side the 3,011 square foot bank building at 1470 Moraga Road in the Moraga Shopping Center. Additional exterior changes include a new ATM at the east front side of the building with new stairs and a walkway adjacent to the handicap ramp, and new air conditioning units in the roof well below the parapet of the mansard roof. The building will also have new siding, windows and fascia. The existing trellis at the front will be replaced with a roofed canopy and a new railing will be added at the front walkway and ramp. New signage is also proposed on the building and for accessible parking signs. APN 255-321-021.

DESIGN REVIEW BOARD ACTION:

The DESIGN REVIEW BOARD hereby grants approval of the project in accordance with the following findings and conditions of approval:

PART 1: DESIGN REVIEW FINDINGS:

In accordance with Moraga Municipal Code (MMC) Section 8.72.080(B), the following findings must be made in order to approve an application for design review in the Community Commercial land use district:

1. The proposed structure conforms with good taste, good design and in general contributes to the character and image of the Town as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality because the renovations planned for the exterior of the building will improve its appearance with new board and batten siding, replacement of the stucco stone on the columns with wood siding and replacement of the trellis structure with a roofed canopy over the ATM machine and handicap ramp.

2. The structure will be protected against exterior and interior noise, vibrations and other factors, which may tend to make the environment less desirable because the new air conditioning units on the roof will be an improvement over the existing A/C units will comply with MMC Section 8.36.020-B-5.

3. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value because the basic architectural form of the building will remain the same and the change of materials will help improve the appearance of the structure.

4. The structure is in harmony with proposed developments on land in the general area because the existing tile roof matches the tile of the Moraga Shopping Center and will remain unchanged. The proposed board and batten siding, with some stucco panels for the signs, and the change to wood siding on the stone columns will not conflict with the design of the existing buildings in the shopping center. The proposed 233 square foot addition at the back of the building will be under an existing roof.

PART 2: CONDITIONS OF APPROVAL:

1. The plans submitted for a building permit shall be in substantial compliance with the plans stamped "Design Review Official Exhibit" and dated September 14, 2009. Any significant architectural changes to the plans shall be subject to DRB approval.

2. The exterior finishing materials, such as the board and batten siding and new siding on the columns, and the paint colors shall be consistent with the colors and materials board approved by the Design Review Board at the meeting.

3. Details for lighting of the signs shall be submitted to the planning staff for approval prior to release of a building permit for the signs. The illumination levels of the signs shall not exceed 5 foot-candles measured 10-feet from the sign in accordance with MMC Section 8.88.110-B.

4. All exterior lighting for the building, including under-eave or canopy lighting, shall not exceed 20 foot-candles of illumination measured 10-feet from the light source in accordance with MMC Section 8.88.110-C.

5. The following conditions pertain to maintenance and replacement of landscaping around the building and in the parking areas close to the building:

   a. The applicant should consider the replacement of the concrete walkway at the rear of the building with landscaping that uses less water and is more drought tolerant than turf.

   b. If any of the Pinus radiata (Monterey Pines) need to be replaced, the new trees should be selected from the trees listed in Appendix B of the Town's Guidelines.

   c. Consideration should be given to the addition of several canopy trees, such as Chinese Pistachio trees, in the existing planting islands at the end of the parking isles in the vicinity of the bank in order to provide more shade over the parking spaces in accordance with MMC Section 8.76.050-G and Design Guideline L3.3.

   d. The existing controller for the irrigation system shall be replaced with one that has an automatic rain shut-off feature, if it doesn't already include this feature.

6. The applicant shall submit a $137 design review fee to the Moraga-Orinda Fire District prior to receiving Planning Department approval of the building permit plans.

7. The applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections.

8. The project is not required to submit a Construction and Demolition Debris Recycling Waste Management Plan unless the cost of the project exceeds $250,000.00. Nevertheless, the Town encourages all applicants to divert fifty-percent (50%) of all project waste from landfills by reuse and/or recycling. The applicant should review the Contra Costa Builder's Guide for a listing of the materials that can be recycled and the places where they can be recycled.

9. Any change to the existing drainage shall be reviewed by the Town Engineer for compliance with the Town's storm water permit.

10. The construction contractors working on the renovation of the Pacific National Bank building, installation of the new ATM and access walks shall be responsible for preventing spills of soil, rock or other debris on to the Town's streets. If any spills occur, the contractor and the applicant will be required to immediately cleanup the spill and repair any damage to the streets to the satisfaction of the Town Engineer.

11. During project construction, the hours of operation shall be limited to the hours from 8 a.m. to 5 p.m. in accordance with the Town's Noise Ordinance.

12. This permit and each condition contained herein shall be binding upon applicant and any transferor, or successor in interest.

13. If construction is not commenced within one year from the date of final action, the permit becomes null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one (1) year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.

Design Review Board action is appealable to the Planning Commission within 10 calendar days after the date of the decision. If you have any questions regarding the action of the Board, please contact the Moraga Planning Department at (925) 888-7042.