DESIGN REVIEW BOARD STAFF REPORT

MEETING DATE: **September 14, 2009** REPORT WRITTEN: August 24, 2009

ITEM NUMBER: V.A. – DESIGN REVIEW

FILE NUMBER: **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 at the northwest rear side the Pacific National Bank at 1470 Moraga Road in the Moraga Shopping Center. Other exterior changes include a new ATM facing Moraga Road at the front with new stairs and a walkway adjacent to the handicap ramp, new siding, windows and fascia on the building and new air conditioning units on the roof. The existing trellis at the front will be replaced with a roofed canopy and a new railing will be added for the front walkway and ramp. New signage is also proposed on the building and for accessible parking signs. APN 255-321-021.

ZONING: CC (Community Commercial)

CEQA STATUS: The project is categorically exempt under CEQA Guidelines Section 15301 Existing Facilities, subsections: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; (e) Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; (g) New copy on existing on and off-premise signs.

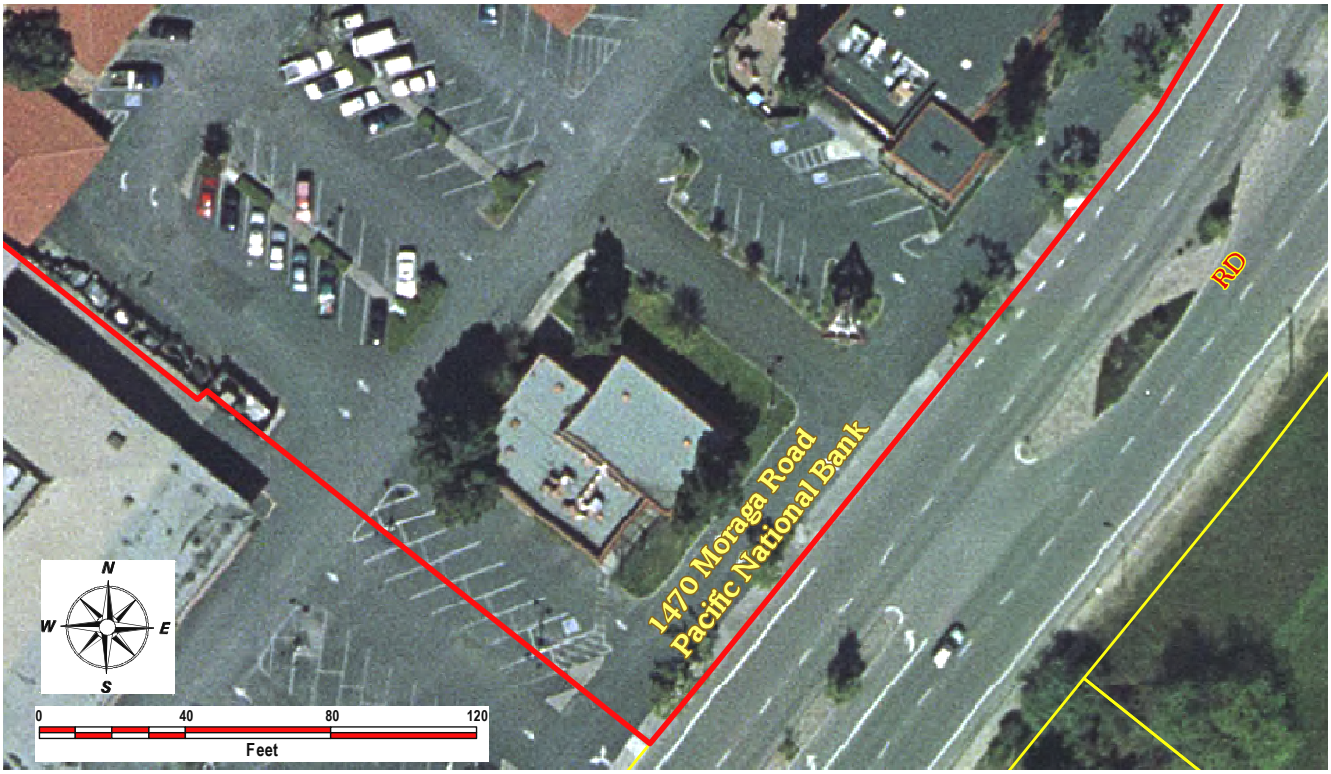
APPLICATION SUMMARY:

This application requires Design Review Board approval because the proposed exterior additions and changes to this 3,011 square foot commercial building are within the Moraga Road scenic corridor. The small 233 square foot addition will be under an existing roof area at a rear entrance to the building. The concrete walkway at the back of the building will be removed when the addition is built. The new ATM machine will be installed in the east front side of the building. In order to access the ATM, an existing planter will be replaced by new stairs and a walkway between the building and the existing handicap ramp. New decorative black railings will be added at the east side of the walkway and ramp to replace the existing bent pipe railing. The shingle walls on the building will be replaced with board and batten siding painted with Kelly Moore "Greystone" paint color. The rock faced columns will be replaced with square columns with shiplap siding with corner trim painted the same color as the board and batten siding. The application also states that the windows will be replaced. The existing trellis at the front entrance will be replaced with a roofed canopy over the ATM and handicap ramp. Two new exterior signs are shown on the east and south elevation drawings. The details for the signs are not shown and it is unknown whether the signs are internally or externally illuminated. Both of the signs will be located within stucco panels

painted with Kelly Moore "Sand Pebble" paint color. New signage for accessible parking signs is also shown on the plans. New air conditioning units will be added on the roof below the parapet of the mansard roof. The tile portion of the roof will not be changed and the air conditioning units cannot be seen above the roof parapet. There will also be interior changes, including demolition and replacement of the existing teller line, rest rooms and various interior walls.

PUBLIC NOTICE AND MAILING LIST:
As required by Moraga Municipal Code Section 8.72.130(A)(1), written notices of the application for design review were mailed to all property owners within three hundred (300) feet of the subject property on Friday, September 4, 2009. A map showing the area of notice, a copy of the mailing list and a copy of the public notice is attached as **EXHIBIT A**. At the time this report was written, no correspondence from Moraga residents has been received. Any correspondence that may be received prior to the meeting will be brought to the meeting.

PROJECT LOCATION:
The Pacific National Bank is located within the Moraga Shopping Center. The building is about 118 feet southwest of the Montessori School and 283 feet northeast of the Chevron Gas Station. The location of the project is shown on the GIS aerial photo map below:



BACKGROUND SUMMARY:
The building was previously occupied by California Savings and Loan but has been the Pacific National Bank since April 20, 2009. All uses in the Community Commercial zoning district must conform to the following criteria:

1. The use will not generate significant amounts of pedestrian and vehicular traffic that will foster the flow of traffic between the proposed use and uses across abutting streets;

2. The use is compatible in land use and traffic characteristics and design with other uses directly affected by the proposed use;
3. Any adverse characteristics of the use can be mitigated to the extent necessary to make the use compatible with neighboring uses;
4. The use will be within a building or space enclosed by approved fencing, landscaping or other buildings;
5. The use will not generate noise levels in excess of fifty-five (55) dba during the daytime hours, or fifty (50) dba during the nighttime hours;
6. The use will not create an excessive public economic problem;
7. The use will not generate glare, electrical interference, odor, vibration, brilliant light, dust, smoke, fumes or have other characteristics that are otherwise offensive to the senses to the extent that there is interference with the development or enjoyment of other property in the vicinity;
8. The hours of operation will not foster conditions detrimental to the neighborhood or town.

The banking use will not change. Sheet A-1 includes a parking tally above the site plan. The total floor area of 3,244 square feet requires a minimum of 13 parking spaces and 16 parking spaces will be provided within the shopping center parking around the building. The Moraga Center Parking Allocation Study is attached as **EXHIBIT B** and shows a total of 765 existing parking spaces at the center with a required parking allocation for 664 parking spaces.

DESIGN ASPECTS:

The design aspects listed in MMC Section 8.72.080-A are discussed in **EXHIBIT C**. The Pacific National Bank building complies with the required building setbacks except for the front setback, which is legally non-conforming to the 50-foot front setback in the Community Commercial zone. The building was built prior to the adoption of the Town's setback requirements and has a 46-foot front setback from the property line on Moraga Road. The building conforms to the height restrictions for the Community Commercial zoning district. The applicant will provide a color pallet at the meeting and indicated that they will bring a colored set of the building elevations to the meeting. The pictures below show the existing materials and colors of the building.

SW front location for new ATM and walkway

NE rear location for new 233 sq.ft. addition

The new ADA van-pool space near the south front corner of the building will replace a temporary accessible parking space at the rear parking area. The new ADA space will connect via a striped crosswalk directly with the handicap ramp up to the front entrance and the new ATM. This will 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.

APPLICABLE TOWN DESIGN GUIDELINES:

Staff comments with regard to design guidelines that are applicable to the project have been listed in **EXHIBIT D**. Staff has noted recommendations with regard to the following design guidelines:

Guidelines SRC2 and ID9.1: The existing walkway to the rear doors of the bank will be removed after the 233 square foot addition is built. The site plan drawing (sheet A1) calls for the replacement of the concrete path with sod. This will help to reduce impervious surface area and expand the landscaping in accordance with the above listed guidelines. However, 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.

Guideline SRC7, L1.2 and L3.3: 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. The addition of some good canopy trees, such as Chinese Pistachio trees in the existing planting islands at the end of the parking isles would help provide a shade canopy over the parking in accordance with MMC Section 8.76.050-G and Design Guideline L3.3.

Guideline L3.13 and L3.15: A condition of approval is recommended that the existing controller for the irrigation system should be replaced with one that has an automatic rain shut-off feature if it doesn't already include this feature.

Guideline SC12 (#7 under MMC 8.132.050-B) and Guideline ID6: Details for lighting of the signs are not included with the plans. The illumination levels of the signs cannot exceed 5 foot-candles measured 10-feet from the sign in accordance with MMC Section 8.88.110-B. All other lighting for the building, under-eave or canopy lighting cannot exceed 20 foot-candles of illumination measured 10-feet from the light source (MMC Section 8.88.110-C).

PERMIT STREAMLINING ACT:

The application for the Pacific National Bank building was submitted on August 12, 2009. The Permit Streamlining Act requires a decision on the project within ***60 calendar days*** after a project has been found to be exempt from CEQA or a negative declaration is adopted for the project. The staff report was written on August 24, 2009 at which time the project was determined to be exempt from CEQA. Therefore, the application must either be approved or disapproved by October 23, 2009 unless both the Town and the applicant agree to a one time 90-day extension.

RECOMMENDATION:

Staff believes that the proposed renovations of the Pacific National Bank building are compatible in colors, materials and architectural design with the other buildings at the Moraga Shopping Center. The exterior siding and trellis structure on the building are in fairly desperate need of maintenance and repair and the proposed improvements should enhance

the appearance of the scenic corridor. Staff has prepared a draft memorandum for conditional approval, which is attached as **EXHIBIT E**. The draft action memo includes proposed findings in accordance with MMC Section 8.72.080(B). The recommended conditions include a requirement to provide details for the new signs to staff with regard to the lighting of the signs. However, the Board may elect to have the applicant return to a future meeting to approve the signage. Since the project is within the Moraga Road scenic corridor, the Board could also request that landscaping improvements should be made in conjunction with the renovation of the building.

Prepared by Richard Chamberlain, Senior Planner

EXHIBITS:

A – Notice Area Map and Mailing List
B – Moraga Shopping Center Parking Allocation Study
C – Design Aspects to be considered for 430 Moraga Road Pacific National Bank building
D – Applicable Town Design Guidelines for 430 Moraga Road Pacific National Bank building
E – Draft Action Memorandum
F – Applicant's Plans