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Town of Moraga

PLANNING DEPARTMENT
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(925) 888-7050

DESIGN REVIEW BOARD ACTION MEMORANDUM

On January 25, 2010, the Town of Moraga Design Review Board considered the application described below:

> **DRB 01-10 – AnaMaria and Roland Blaj (Applicant and Owners) 3 Woodford Drive** Application for approval of a porte-cochere (drive-through carport) structure over the existing driveway at the west side of a 2,141 square foot single story home at 3 Woodford Drive. MMC Section 8.76.100-A requires at least two covered off-street parking spaces. Apparently, the 494 square foot garage for the home was converted to living space by a previous owner without a building permit. The new owners of the home are proposing additional modifications to the home with conversion of a large family room to bedrooms, a bathroom and a den. The construction of two covered parking spaces is a prerequisite for final inspection and occupancy for the proposed modifications to the family room. The project requires Design Review Board approval because the proposed improvements are within 500-feet of the Moraga Road scenic corridor. The property is zoned 3-DUA (three dwelling units per acre). APN 256-021-001

DESIGN REVIEW BOARD ACTION:

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

PART 1: DESIGN REVIEW FINDINGS:

Findings required by Planning Commission Resolution 16-01 and Section 8.12.090 of the Municipal Code.

1. The proposed improvements conform with good design as set forth in the Town of Moraga Design Guidelines, 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 proposed drive through carport structure conforms to the

Town's building setback and height requirements and will also comply with the Town's off-street parking requirements. The simple and unadorned design of the porte-cochere helps make the structure less obtrusive and the view of the structure is substantially blocked from view by the existing landscaping.

2 The proposed improvement will not have a substantial adverse affect on neighboring properties or the community due to poor planning; neglect of proper design standards; or the existence of building and structures unsuitable to and incompatible with the character of the neighborhood and the character of the community because the choice of a porte-cochere to comply with the requirement for two covered off-street parking spaces has been approved in Moraga in the past and the Town has not received any objections to the proposed structure from residents in the vicinity.

3 The proposed improvement will not lower property values; discourage the maintenance and improvement of surrounding properties; or preclude the most appropriate development of other properties in the vicinity because the construction of the two required covered parking spaces will allow for conversion of the "family room" to two additional bedrooms, a den and a bathroom. The home at 3 Woodford Drive would then have a total of six bedrooms, which have been designed to comply with ADA access requirements. Generally, expansion of living space will increase the value of a home and thereby improve the value of surrounding homes. If the home is to be used as a residential care facility for the elderly, the only exterior changes would be the new "carport" structure and a handicap ramp at the back of the home. These improvements would probably have no effect on the value of surrounding properties.

4 The proposed improvement will not impair the public health, safety or welfare because the building plans for the porte-cochere will be reviewed by the Lamorinda Building Department and will be built in accordance with the California Building Code. The temporary noise impacts that are normally expected during the construction of any building project will be mitigated by the proposed conditions of approval.

PART 2: CONDITIONS OF APPROVAL:

1. The plans submitted for a building permit for the 440 square foot porte-cochere drive-through carport over the existing driveway at 3 Woodford Drive shall be substantially in accordance with the plans approved by the Design Review Board on January 25, 2010. The following changes to the plans may be reviewed by a sub-committee of the Board if they are deemed appropriate or are required by the building department:
   a. The height of the porte-cochere may be increased to a maximum of 10-feet in order to allow access under the structure for some larger vehicles.
   b. The roofing material may be changed to a built-up tar and gravel roof if the composite shingle roof cannot be used on a 2% slope roof.
   c. If the property line along Moraga Road is determined by a surveyor to be further to the east than shown on the plans, then an alternative design may be considered with a side-by-side carport west of the former "family room", where only the westerly parking space would be a drive-through space.

2. Prior to the issuance of a building permit, the applicant shall submit a deposit sufficient to cover the cost of the Town Engineer's review of the drainage plans for the new roof

and paved areas and assure compliance with design guideline numbers L2.3, ID12.5 and SFR2.14 and the best management practices (BMPs) for stormwater in accordance with the Town's NPDES permit and applicable requirements of the Regional Water Quality Control Board. The BMPs generally include new drains where the storm water is routed through a biofilter, sand filter or plant box for ten feet prior to discharge into the site drainage system.

3. If the applicant decides to install lights under the porte-cochere in the future, they shall be designed and mounted so that the source of light has minimal impact off site and directed inward toward the property in compliance with design guideline ID6.

4. Prior to the issuance of a building permit, a colors and material pallet shall be submitted for the porte-cochere.

5. The porte-cochere shall be constructed, painted and maintained and all existing landscaping between Moraga Road and the porte-cochere shall be retained and replaced as necessary to maintain an effective visual screen and complement and enhance the views along the scenic corridor.

6. Consideration shall be given to planting additional drought tolerant native shrubs on the west side of the fence along Moraga Road to improve and soften the appearance of the existing 6-foot fence across the frontage of the property.

7. Prior to the issuance of a building permit, the Moraga-Orinda Fire District (MOFD) shall review and approve the plans. A $137 plan review fee payable to the Moraga-Orinda Fire District is required for their review of the project.

8. The project is not required to submit a Construction and Demolition Debris Recycling Waste Management Plan unless the estimated 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.

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

10. The hours of construction for the porte-cochere shall be limited from 8 a.m. to 5 p.m. Monday through Friday to minimize potential disturbance to the adjacent residents. Although work is not prohibited on weekends, your neighbors would appreciate it, if you schedule loud construction activities, such as jackhammers or other equipment using compressed air, to weekdays.

11. The applicant and their contractors shall be responsible for preventing spills of any demolition debris or construction materials on Town streets. If any spills of debris occur, then the applicant will be held responsible for the immediate cleanup of the spill and repair of any damage that may have been done to the street. The correction of the problem shall be made to the satisfaction of the Town Engineer.

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

13. If a building permit for construction of the project is not issued within one year from the date of the Design Review Board's approval action, the approval becomes null and void. However, the approval may be extended for a maximum of one additional year by the Planning Director provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the approval 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) 888-7040.