

DESIGN REVIEW BOARD MEETING AGENDA

MEETING DATE: MONDAY February 8, 2010, at 7:00 pm

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 Socolich

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. Anyone attending the meeting that would like to discuss an item listed on the consent agenda should request the Board to move the item from the consent agenda to the regular agenda when the Chair presents that option to the audience. Any member of the Board may also direct that a consent agenda item be placed on the regular agenda for consideration and discussion by the Board. Items that are not removed from the consent agenda are approved under one motion by the Board, and are not subject to individual debate and discussion.

A. APPROVAL OF MINUTES for December 14, 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. Please limit testimony and presentation to the supplying of factual information. In fairness to everyone in attendance, please avoid redundant, superfluous or otherwise inappropriate questions or testimony. Thank you. Moraga Design Review Board.

A. 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 (*continued from the January 25, 2010 meeting*)

B. DRB 02-10 – American Petroleum Environmental Construction (Applicant) Russell J. Bruzzone, Inc. (Owner), 1410 Moraga Road.

Application for approval of a Hirt thermal oxidizer and all related equipment for an enhanced vapor recovery (EVR) system at the Lamorinda Gas station at 1410 Moraga Road. The Hirt thermal oxidizer unit measures 2-feet 9-inches wide by 2-feet deep and approximately 2-feet high, but the unit must be mounted at least 4-feet above the ground. The plans show the Hirt unit at the northwest side of the service station within a 5-foot 6-inch wood fence enclosure. The unit is designed to capture

and burn vapors from the expansion and contraction of the underground gasoline storage tanks in accordance with California Air Resources Board Executive Order VR-207-A. The project also includes new hanging hardware on the existing gas dispensers. The property is zoned CC (Community Commercial). APN 255-321-010

VI. OTHER MATTERS – None

VII. STAFF REPORT

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

IX. ADJOURNMENT

Next meeting: Monday, February 22, 2010 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.