

DESIGN REVIEW BOARD MEETING AGENDA

MEETING DATE: MONDAY April 12, 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, Sayles, Zhu
- B. Conflict of Interest

II. ADOPTION OF MEETING AGENDA

III. ANNOUNCEMENTS

A. Swearing in of New Design Review Board Members

IV. 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.

V. PLANNING COMMISSION LIAISON REPORT- Commissioner Socolich

VI. 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 February 8, 2009

VII. 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 03-10 – Town of Moraga (Applicant and Owner) Corporation Yard at 331 Rheem Blvd:** An application for revisions to the landscaping across the frontage of 331 Rheem Boulevard in accordance with the requirements of the conditional use permit for the relocation of the Town of Moraga Corporation Yard. APN 255-020-003.

VIII. OTHER MATTERS

- A. Appointment of a Design Review Board member to the Urban Forest Committee.

IX. STAFF REPORT

X. BOARD MEMBER REPORTS – Glover, Kline, Kuckuk, Sayles and Zhu.

XI. ADJOURNMENT

Next meeting: Monday, April 26, 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.

**TOWN OF MORAGA
DESIGN REVIEW BOARD MEETING
MINUTES**

February 8, 2010

I. CALL TO ORDER AND ROLL CALL

A regular meeting of the Design Review Board (DRB) was called to order by Chair Sayles at 7:00 P.M. in the Moraga Library Meeting Room, 1500 Saint Mary's Road, Moraga, California.

Present: Boardmembers Glover, Kline, Kuckuk, Murray, Chair Sayles
Absent: None
Staff: Senior Planner Richard Chamberlain

Conflict of Interest

There was no reported conflict of interest.

II. PUBLIC COMMENTS

There were no comments from the public.

III. PLANNING COMMISSION LIAISON REPORT – Commissioner Socolich

Planning Commissioner Socolich reported that the Planning Commission had not met since early December. He highlighted the Planning Commission's work over the past few months including the approval of the Rancho Laguna and Palos Colorados developments, and noted that the Rancho Laguna development would be coming back to the Commission this year. The Commission had also worked on the Moraga Center Specific Plan (MCSP) which had been adopted by the Town Council at its last meeting. Work on the Rheem Center Specific Plan (RCSP) was anticipated this year.

IV. ADOPTION OF THE CONSENT AGENDA

A. APPROVAL OF MINUTES for December 14, 2009

On motion by Boardmember Kline, seconded by Boardmember Glover and carried unanimously to pull the meeting minutes from the Consent Agenda, to be considered at the end of the meeting.

V. DESIGN REVIEW

- A. **DRB 01-10 - Ana Maria and Roland Blaj (Applicant and Owner) 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. Moraga Municipal Code (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 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*)

Senior Planner Richard Chamberlain presented the staff report dated January 14, 2010, and reported that written notice of the application had been mailed to all property owners and residents within 300 feet of the project on January 15, 2010. Staff had received one e-mail from Mary Williams at 11 Woodford Drive, which e-mail had been copied and given to the DRB at the meeting of January 25. Since the applicant had not been present at that meeting, the application had been continued to the February 8 meeting after Boardmembers had determined that all residents in attendance at that time would be able to attend that meeting.

Mr. Chamberlain explained that DRB approval was required because the home, located on Moraga Road, was in a designated scenic corridor. The home at 3 Woodford Drive had a 494 square foot garage when it had been built in 1958 and the original owner had converted the garage to a family room without a building permit. The current owners of the home proposed the conversion of the family room to two bedrooms, a bathroom and a den. MMC Section 8.76.100-A required at least two covered off-street parking spaces for each single-family residence. He stated that staff had placed a hold on the final inspection and occupancy of the interior remodeling, which had already been started, until the two required covered parking spaces had been built.

Mr. Chamberlain advised that the Contra Costa County Building Inspector had been working with the applicant to make sure that all construction met code. As of this date, all previous work that did not comply with the building code had been removed. A new moisture barrier and under floor insulation had now been installed in the former garage/family room.

The proposed porte-cochere would provide tandem covered parking for two cars over the existing circular driveway. The structure would be 11 feet wide by 40 feet long and 8 feet high, with a flat two percent slope roof.

Mr. Chamberlain stated that the porte-cochere complied with the lot coverage, building setbacks, and building height limitations for the 3-DUA zoning district, assuming that the location of the property line along Moraga Road had been plotted correctly. Since the southwest corner of the porte-cochere was located at the minimum 15-foot exterior side yard setback, the Building Department would require a surveyor to verify that the posts were 15 feet from the west property line. He suggested that the proposed eight-foot height under the roof might not provide enough room for higher vehicles to pass through the porte-cochere. If the drive-through carport was approved, staff would recommend a nine or ten-foot height to allow a greater number of vehicles to pass through it.

With regard to compliance with the Scenic Corridor Ordinance, Mr. Chamberlain stated that the dense hedge of trees along the west side of the property substantially obscured the view of the structure from Moraga Road. Based on staff's review of the project in compliance with the Town's Design Guidelines, he recommended the following conditions:

- Some additional drought tolerant native shrubs to be added to improve and soften the appearance of the existing six-foot fence across the frontage of the property on Moraga Road in accordance with Design Guidelines SRC7, SC1 and SC6.
- Drain pipes from the roof of the porte-cochere must be routed to landscaped areas for bio-filtration prior to discharge to any storm drainage inlets in compliance with Design Guidelines L2.3, ID12.5 and SFR2.14.
- The existing landscaping shall be maintained and the owner shall replace any plants that may die with new plants so that the screening of the circular driveway and porte-cochere is preserved in the future in accordance with Design Guideline SC8.
- If the proposed porte-cochere is approved with a two percent slope roof, the composite shingles may not be acceptable to the Building Department and an alternate roofing material will need to be selected in compliance with Design Guideline ID2.
- All lights on the porte-cochere structure and any other new exterior lighting shall be mounted and designed so that no light spills onto adjacent properties in compliance with Design Guideline ID6.

Mr. Chamberlain explained that in staff's opinion, the proposed design of the porte-cochere was very simple and relatively inconspicuous. However, if the property line along Moraga Road was determined by a surveyor to be farther to the east than depicted on the plans, an alternative design should be considered with a side-by-side carport west of the former family room. This would move the structure farther from Moraga Road even though the view of the structure from Moraga Road would be increased because it would not be fully screened from the south side. The driveway could be widened to Woodford Drive to provide better access to the carport, and the western stall of the carport could still be a drive through if necessary to avoid blocking the circular driveway in accordance with Design Guidelines SFR1.5 and SFR2.1.

- The applicant needed to submit a color and materials palette for the new porte-cochere in accordance with Design Guideline SFR2.3.

Mr. Chamberlain presented the required findings for approval as discussed in the staff report. He explained that to disapprove an application, a finding must be made as to why one or more of the findings had not been satisfied. He added that the Town did not require an enclosed garage even though the vast majority of homes in Moraga had garages. The use of a porte-cochere to comply with the requirement for two covered off-street parking spaces would not be unique to the home at 3 Woodford Drive because an existing home at 329 Birchwood Drive had originally been built with a porte-cochere as a carport. While the owners of that property had eventually constructed a garage, they continued to use the porte-cochere.

If the required covered off-street parking could be provided, Mr. Chamberlain advised that two additional bedrooms, a den and a bathroom would be added to the former family room space. There would be a total of six bedrooms, including the four existing bedrooms at the north end of the home. He added that it appeared from the plans that all the bedrooms in the home would be built to comply with Americans with Disabilities Act (ADA) access requirements, and that the intended use of the home was for a residential care facility for the elderly.

Mr. Chamberlain reported that the State of California regulated and issued permits for such facilities. No use permit was required from the Town as long as the size of the "family" was not larger than six adult individuals. Other than the new carport structure and a handicap ramp at the back of the home, no other exterior changes had been proposed to the existing home by the applicant. The Moraga-Orinda Fire District (MOFD) had requested that a new door be installed to replace the existing windows at the west side of the family room to comply with egress requirements.

Mr. Chamberlain also reported that in order to comply with the Permit Streamlining Act, the application must either be approved or disapproved by March 15, 2010 unless both the Town and the applicant agreed to a one time 90-day extension. Staff had prepared a Draft Action Memorandum listing the findings and conditions for approval of the application, which had been included as part of the staff report.

PUBLIC HEARING OPENED

Roland Blaj, 3 Woodford Drive, Moraga, apologized for not being present at the last meeting. He explained that he and his wife had been unable to attend the meeting due to a new addition to their family. He explained the intent of the carport and the use of the home, and stated that the design would be inconspicuous from Moraga Road and Woodford Drive due to the existing mature vegetation.

AnaMaria Blaj, 3 Woodford Drive, Moraga, added that the location of the carport had been chosen due to the required setbacks and in discussions with planning staff as the best possible option. She acknowledged an e-mail from one of the neighbors regarding the use of the property as a care home. She explained that she and her husband had been involved with care homes for the past 20 years having another board and care home located at the corner of Moraga and Draeger Roads.

In addition, Ms. Blaj explained that a property owner who owned property at Donald Drive had approached them to take over an existing care home, which they had done, but had not purchased the property located on Donald Drive. In that case, the property had been leased. Although efforts had been made to purchase the Donald Drive property, those efforts had been unsuccessful and the property at Woodford Drive was needed to provide care for the elderly residents, who were Moraga and Orinda residents, currently residing at the Donald Drive location.

Ms. Blaj emphasized that the use of the property for a board and care home was highly regulated by the State along with regulations from the MOFD. The business was licensed. She clarified that the use was not a nursing home or a medical facility, but a board and care facility.

Skyles Runser, 5 Woodford Drive, Moraga, whose home was located adjacent to the subject property, commented that the plans had not offered a complete picture. He suggested that the applicant's contractor and the home improvements which had occurred on the property had misled the neighbors that the owner would be the occupant.

In speaking with the Town and the County, Mr. Runser stated that he had learned that the contractor had not obtained a building permit. He expressed concern that the contractor had tacit approval from the property owners.

Mr. Runser suggested that the carport was not optimum in the Moraga Road scenic corridor. He spoke to the prior history of the home where a small trellis had been built on the front porch which had raised concerns from a prior DRB. He questioned the addition of a two-car carport now being considered in its current location. He could not foresee any design that would not detract from the scenic corridor. He added that the circular driveway and the converted garage had been done absent required permits. He asked that the circular drive be closed at Moraga Road and that the carport be moved to the most logical location farther north on the property.

Jean McEwan, 4 Woodford Drive, Moraga, echoed the comments offered by Mr. Runser. She noted that a small addition at the rear of the property had been demolished prior to the Building Inspector's investigation of the property. She questioned whether or not a board and care home would lower property values. She asked about the number of board and care facilities in the Town and asked whether or not surrounding property owners of those facilities had been surveyed to determine whether or not property values had, in fact, declined. She suggested that the carport was too long and narrow and would be an eyesore. She was pleased that the property lines would be surveyed from Moraga Road to ensure that the setbacks were accurate.

Ms. McEwan was also concerned how the Town would enforce the required conditions and what recourse neighbors would have if those conditions were not met. She further questioned the definition of a family in terms of the number of allowed persons in a board and care facility. She questioned who would enforce that regulation to ensure compliance. She asked that whatever parking was installed, it resemble the original quaint, ranch style that had been built in the neighborhood in 1957.

Ms. McEwan also expressed concern with the traffic at Campolindo High School and questioned where visitors and staff to the board and care facility would park given the lack of on-street parking in the neighborhood on school days during school hours.

Bob McEwan, 4 Woodford Drive, Moraga, explained that he had submitted an e-mail to staff this date. He read his e-mail into the record at this time. He questioned the design of the carport and disagreed with the staff finding that the design represented the best approach. In his opinion, the design of the carport should match the existing structure.

Mr. McEwan added that the drive through at Woodford Drive to Moraga Road was also problematic given the proximity to Campolindo High School and the potential for traffic and/or pedestrian incidents particularly during school hours. Given the intention of the property owners to use the property as a board and care facility, he suggested that traffic and parking would increase as a result of visitors and staff to the facility. He also suggested that although the egress from the property at Moraga Road had been used for some time, it may never have been permitted by the Town and should be researched by staff before any action was taken on the application. Regardless of the findings made by staff, he suggested that the DRB should direct the applicant to revise the plans having cars enter and exit onto Woodford Drive.

Mr. McEwan also spoke to the illegal conversion of the garage to residential living area which had occurred years ago but which should not be allowed to continue since it set a bad precedent. He questioned the conversion of the garage as being commensurate with the proposed occupancy of the home.

Mary Williams, 11 Woodford Drive, Moraga, stated that she had previously submitted an e-mail to the Town stating her opposition to the proposed carport. She suggested that the ideal placement for the garage would be at the rear of the property, suggesting that a long and narrow carport would be unattractive from Woodford Drive. She also agreed with the closure of the circular driveway at Moraga Road. She further suggested that shrubs and plants be installed and maintained along the fence.

REBUTTAL:

Mr. Blaj acknowledged that the location of the carport all the way to the rear of the circular driveway would be an excellent idea, however due to the zoning setbacks that placement was not feasible absent a variance from the setback requirements. As to the closure of the circular driveway, the preference was that it remain open for safety reasons given that the surface and fence along Moraga Road was in good condition. Adding shrubbery along the fence to take away from the wooden fence would be acceptable. He stated that the landscaping would be well maintained by a gardener who maintained the landscaping at their other sites.

Ms. Blaj suggested that their property at Draeger and Moraga Roads could be viewed to see the type of landscaping that had been installed at the request of the neighbors in that area. She reiterated that their Donald Drive location was a leased property but was well maintained. She emphasized that the landscaping would be well maintained at the property, not only for themselves, but for the enjoyment of their residents.

As to the neighbors' concerns with the contractor at the subject site, Ms. Blaj suggested that there had been some miscommunication. She commented on difficulties she had with her recent pregnancy and the need to relocate their tenants in the Donald Drive facility. She acknowledged that there had been issues with permits that were supposed to have been issued, and which they had been led to believe had been issued.

Mr. Blaj commented that all of the plans for the property had been submitted to the County. He assured the neighbors that the Fire Marshal had been contacted and had been informed of the plans for the property. As to the comments about their contractor, he again apologized for any misinformation as to the use of the property and/or the issue with respect to the permits. He emphasized that everything that was being done on the property had been permitted. The property had been inspected this date and had been found to be compliant.

Mr. Blaj also responded to the concerns with respect to the use of the property as a board and care home, noting that the use was regulated by the MMC which stipulated in detail that the use was permitted. A special permit was not required unless there were more than six residents.

As to the placement of lighting and shrubbery pursuant to the staff-recommended conditions, Mr. Blaj suggested that would be easily enforced by their neighbors. Given the number of agencies that regulated the use of the property as a board and care facility, he emphasized that the use would be heavily regulated.

In response to the concerns with an increase in traffic and parking as a result of the proposed use of the property, Mr. Blaj explained that few people visited the elderly. There could be a car or two in the driveway. He suggested that their other properties could be visited as to the number of vehicles typically parked in front of those properties to give residents an idea of the number of vehicles that could be parked in front of the Woodford Drive property. He noted that one of the neighbors along Moraga Road near one of their existing facilities had been surprised that they were operating a board and care facility.

As to the definition of the number of residents allowed in the home, Ms. Blaj reiterated that the use was governed by the MMC which allowed up to six residents including two caregivers; a maximum of eight persons. That did not include her family who would not live at the property, although she would be at the property on a daily basis.

Mr. Chamberlain reiterated that in the event the required landscaping was not well maintained, as a condition of approval, it would be enforced by the Town.

In response to a speaker, Mr. Chamberlain reiterated that the work that had been done without permits had been done prior to the incorporation of the Town. Also, an existing fence which had been replaced did not require a building permit, as long as it was not higher than six feet. Having visited the property in the past, at that time he had verified that the fence was located on the subject property. As to the installation of the driveway, paving would not require a permit unless a curb cut was installed which would require an encroachment permit. There was no curb cut along Moraga Road and at that time the Town did not have an Engineering Department. As to the possibility of a variance to allow the carport to be placed farther back on the property, he suggested it would be difficult to obtain approval from the Planning Commission given the nature of variances.

PUBLIC HEARING CLOSED

Boardmember Kuckuk understood that the Moraga Road entrance/exit was legally non-conforming. She asked whether or not there was any way to control the turning from the driveway.

Mr. Chamberlain advised that the application could be conditioned that a right turn only could be made from the entrance/exit at Moraga Road.

Boardmember Glover recommended that the applicant have a structural engineer review the carport structure to ensure that it complied with the needs of Zone 4 seismic requirements given the relatively small columns. He also saw no provision in the plans for lighting, which was a concern of some of the residents. He asked that the plans detail the lighting proposed for the property.

Boardmember Kline asked if a survey found that there was an inadequate setback whether or not the DRB would be approving the staff recommended side-by-side carport.

Mr. Chamberlain stated if that were the case the applicant would be required to revise the plans and return to the DRB for review and approval.

In response to Boardmember Kline as to the number of caregivers proposed for the facility, Ms. Blaj explained that they would have two caregivers during the day and one during evening hours. In addition, none of their residents had a driver's license and were typically those individuals who had been in a facility for some time, with limited mobility. They would be incapable of driving. The residents were aged, from 85 to 100 years of age. She had no resident in the facility who had a vehicle and was able to drive. Parking would be primarily for the caregivers and visitors. She reiterated that there were few visitors to the residents, typically once a week and typically no more than for half an hour.

The caregivers included a couple; husband and wife, with one vehicle and who were employed full time at their Donald Drive facility.

Mr. Blaj clarified that their caregivers typically did not have vehicles and used public transportation. Referring to their other board and care home, he stated that none of the caregivers had vehicles.

Planning Commissioner Socolich suggested it was unlikely the Planning Commission would support a variance to the required setbacks. He could not recall that the Commission had recently approved any variance.

Chair Sayles agreed that the Commission would not likely support a variance given that there were other options that could be considered.

Planning Commissioner Socolich added that his mother had been a resident of a board and care home. There were few vehicles around the facility and the residents did not have licenses to drive. Such facilities were beneficial for those who were not ready for the next level of assisted facility.

As to the design of the carport, Mr. Blaj explained that he had designed the structure. He recognized that the structure would have to be structurally engineered and would have to be inspected by the Building Department to ensure that everything was in place in terms of drainage and the like. As to the lighting, he noted that the lighting had been identified on the plans and would be minimal. The fixtures themselves had not yet been chosen. Standard lighting for garages illuminating the entrance had been proposed for safety reasons and would be energy efficient, motion activated and pointed downward towards the actual structure with the intent to complement the lighting on the main structure.

Ms. Blaj also noted that the County's Senior Planner would be inspecting the plans once they had received approval from the DRB, at which time the engineering stamp would be issued to ensure that the structure met seismic requirements.

Chair Sayles commented on the process of review by the County noting that the plans would likely change as part of that process.

Mr. Blaj reiterated that the technical details would be worked out during that process.

Boardmember Murray commented on the DRB's effort to ensure that any new design conformed and tied into the existing structures and architectural designs which, in his opinion, the subject design had not done.

Boardmember Murray suggested that more could be done with the design, such as moving the carport closer to the location of the former garage and tying into the porte cochere differently or at a different angle. He described the design as an afterthought, a temporary structure that did not complement the primary structure. He also suggested that the structural design appeared too light and was something an engineer should review. He recommended that an architect review how the structure could be better tied into the primary structure.

Boardmember Kuckuk commended the applicant for the type of use provided. She recognized the necessity of such a facility while also recognizing the concerns of the residents. She acknowledged that the use was permitted and she noted that of the two other facilities the applicants had identified, she lived between both sites and had no idea that those homes were board and care homes. She remained concerned with the conversion of the garage without permits although she understood that issue was being addressed.

Boardmember Kuckuk suggested that the proposed carport would be obscured by the shrubbery and mature vegetation which was dense and attractive. She did not recommend moving the structure one way or another since it could become visible on Moraga Road. However, she would like to see a better design and one that better tied into the primary structure. She suggested that the property was appropriate for a porte cochere structure.

Boardmember Kline understood that the MMC required covered parking which had led to the porte cochere design. He agreed that the shrubbery and vegetation obscured the structure from Moraga Road. He recommended that Condition 6 of the Draft Action Memorandum be amended to add:

Additional drought tolerant native shrubs along the west side of the existing six-foot fence along Moraga Road to improve and soften the appearance of the fence as viewed from the scenic corridor.

Boardmember Kline also suggested that a Landscape Maintenance Agreement be required for the project to ensure the maintenance of the landscaping.

Chair Sayles commented that he had not initially been thrilled with the project, although in speaking with staff he found that the applicant's design had the least impact while also satisfying the requirement for two parking spaces. Also, the flat roof removed the massive appearance of the structure. He recognized that the fence was massive and new, although he suggested that Condition 6, as proposed to be modified, would represent a significant mitigation where he could support the project. While it was not a great project, he found it to be acceptable also recognizing that the design materials may change once the plans had gone through the engineering review process.

On motion by Boardmember Kline, seconded by Boardmember Kuckuk, to adopt the Draft Action Memorandum dated February 8, 2010, approving DRB 01-10 for Blaj at 3 Woodford Drive, subject to the findings and conditions as shown and subject to a Landscape Maintenance Agreement, with lighting and landscaping plans to be submitted to and approved by staff, and subject to the modification of Condition 6, as follows:

6. *Additional drought tolerant native shrubs along the west side of the existing six-foot fence along Moraga Road to improve and soften the appearance of the fence as viewed from the scenic corridor.*

The motion carried by the following vote:

Ayes: Boardmembers Glover, Kline, Kuckuk, Sayles
Noes: Boardmember Murray
Abstain: None
Absent: None

Mr. Chamberlain advised that there was a ten day right of appeal for anyone wishing to appeal the decision of the Design Review Board to the Planning Commission by filing a letter stating the grounds for the appeal and through the payment of the appeal fee, through the Planning Department.

- 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 inches 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.

Mr. Chamberlain presented the staff report dated January 28, 2010 for the application from American Petroleum Environmental Construction for a Hirt Thermal Oxidizer and related equipment for an enhanced vapor recovery (EVR) system at the Lamorinda Gas station at 1410 Moraga Road.

Written notice of the application had been mailed to all property owners within 300 feet of the Lamorinda Gas station on Friday, January 29, 2010.

The application required DRB approval because it involved an exterior modification of an existing commercial building located adjacent to the Moraga Road scenic corridor. The Hirt Thermal Oxidizer unit would be located at the northwest side of the service station and measured 2-feet 9-inches wide by 2-feet deep and approximately 2-feet high. The unit must be mounted 4 feet above the ground and there was a small vent pipe that projects about a foot above the unit. An existing 5-foot 6-inch wooden fence enclosure would screen the view of most of the unit but the top would be visible over the fence. The EVR system was required in accordance with California Air Resources Board Executive Order VR-207-A. The project also included new hanging hardware on the existing gas dispensers.

Mr. Chamberlain explained that the use permit for the Lamorinda Gas station had been amended on June 7, 1999 by Planning Commission Resolution 14-99, to allow a small food mart with the sale of snack foods, candy, chips, beverages, and automobile oil. The use permit prohibited the sale of alcoholic beverages, hot food items, or perishable items such as milk, eggs, and vegetables. Approved Condition 6 required submittal of a landscape and irrigation plan to include additional landscaping along Moraga Road if it was physically possible. Some additional landscaping had been approved and installed although it was relatively small due to the site constraints for maneuvering the fuel tanker trucks on site.

Mr. Chamberlain reported that the design aspects to be considered by the DRB had been discussed in Exhibit C to the staff report. The location of the Hirt Thermal Oxidizer unit complied with the required building setbacks because the minimum side yard setback in the Community Commercial District was zero. The required exterior side yard was 50 feet. The project site did not have an exterior side yard because the shopping center entrance driveway along the northwest side was not a public street. There was an existing planting island on the northeast side of the fence enclosure which was in need of refurbishment and re-planting.

Referring to Exhibit D, Mr. Chamberlain identified the discussion of applicable Design Guidelines. He advised that the existing landscape island at the northeast side of the fenced enclosure should be replanted with at least one 15-gallon, non-deciduous broadleaf tree and three large shrubs to enhance the screening of the proposed Hirt unit and the vent pipes along the wall of the service station in accordance with Design Guidelines SRC7, L3.2 and CC1.2. He noted that some of the existing landscaping at the service station may have been damaged by the unusually cold weather this winter or perhaps it was not getting enough water. In either case, plants that had died should be replaced in accordance with Guidelines L1.3 and SC1.

Mr. Chamberlain added that if the fenced enclosure was originally intended as a trash enclosure for the service station, it may need to be enlarged to accommodate both the trash cans or dumpsters and the Hirt Thermal Oxidizer unit in accordance with Guideline CC1.3.

The Permit Streamlining Act required that the application must either be approved or disapproved by March 29, 2010 unless both the Town and the applicant agreed to a one time 90-day extension.

Mr. Chamberlain recommended approval of the project with the findings and conditions listed in the Draft Action Memorandum shown as Exhibit E to the staff report. He added that the recommended conditions of approval included a requirement for the applicant to refurbish the existing landscape planter at the northeast side of the fenced enclosure.

Chair Sayles understood that the fence would be replaced; to which Mr. Chamberlain suggested that if the fence were to be replaced it should be replaced with a solid block material.

Boardmember Kline commented that there was only one non-deciduous broad leaf tree species identified on the landscaping list.

Mr. Chamberlain explained that he had added the list to the conditions of approval for informational purposes. The Design Guidelines had been adopted by the Town Council with a preference for native as opposed to non-native species.

PUBLIC HEARING OPENED

William Ross, President, American Petroleum Environmental Construction (APEC), explained that the company had been in business for the past 30 years. He thanked the DRB for the consideration of the application. He explained that as part of Phase One, fumes from the trucks were to go back into the trucks to ensure that the fumes did not escape into the atmosphere. Phase Two included the enhanced vapor recovery system (EVR) which ensured that approximately 98 percent of the vapors were captured. The EVR had been proposed to be placed in the planter area. A new system recently available, the In Station Diagnostic (ISD), would be able to shut down the entire station if there was a fuel leak underground.

Mr. Ross described in detail the ISD system and the efforts to make it work while considering the potential costs to the property owner. He also commented on the efforts to place the EVR system on the site given the site constraints and potential costs. He noted that the thermal oxidizer (burner) would remove all of the vapor from the air and was currently the cleanest system available. There would be no release of vapors in the air with the thermal oxidizer system.

A tank system had been considered but involved potential negative impacts and would not be cost effective.

Mr. Ross explained that the burner system had gone through extensive review to ensure a safe and reliable system. The local Fire Marshal had also reviewed the equipment to ensure its reliability. As to the landscaping and trees being proposed, he recommended that a tree and plant selection be discussed with staff and the property owner. He suggested that the burner would not be clearly visible if placed in the planter area. He added that it would be quiet and would not run very often.

Boardmember Glover asked whether or not the new ISD system would replace the EVR or supplement the EVR system.

Mr. Ross reiterated that the ISD system was a leak detector and would measure the fuel out of the nozzle and show any sizeable leak. In the event of a leak, the system would shut down. The EVR and burner would work together.

Robert Smeyne, the owner of the station, also clarified the EVR, ISD and burner systems.

Chris Berglund, Senior Air Quality Inspector, Bay Area Air Quality Management District (BAAQMD), further commented on the EVR, ISD and burner systems and explained that the purpose of Phase One was to address vapor recovery at the tank and back to the delivery trucks. Phase Two would address the management of the vapor at the vehicle interface and back to the tank. He too clarified in detail the systems under discussion.

Boardmember Glover commented that he lived close by and frequently fueled at the station which he described as a disaster waiting to happen because of the fence.

Mr. Smeyne explained that he had petitioned the Moraga Police Department to install signage to read "Slow" at the drive. Given the lack of response from the Town, he had created and installed a handmade sign reading "Slow Caution."

Boardmember Glover suggested that the fence and refuse area be removed to improve the visibility.

Mr. Berglund commented that there was a 100-foot maximum State mandate from the vent lines to the system to work property. One set of vent lines was inactive at the rear of the building and had been capped off. Another set of vent lines close to the front of the garage was intended for a connection.

Mr. Ross suggested that the burner could be moved to the back of the building and piped around the corner although there was an issue in that there was a screen around the equipment since the equipment could get hot. A fence would have to be placed around the equipment regardless. If the fence were to remain, there was no reason not to place the equipment in the fenced area.

Boardmember Kuckuk asked whether not bollards could be placed around the equipment to prevent vehicles crashing into the area; to which Mr. Ross suggested that no more than the existing vent lines would be required although bollards could be added in the fenced area.

Mr. Smeyne commented that behind the fence was a thick concrete slab and a vehicle would have to be traveling fast to damage that area.

Boardmember Kuckuk asked whether or not "No Smoking" signs should be required around the unit given a potential safety concern since there were community activities at the station and the location of the equipment was unknown to the general public.

Mr. Ross was uncertain how that would be an issue since someone would have to cut the pipe before smoking became a problem. There was little pressure. Unless the pipe broke, he was uncertain how anything would ignite. He could not see that such signage was necessary.

Boardmember Kline asked of the amount of free space around the equipment; to which Mr. Ross suggested that the equipment should be placed 24 inches away from the wall typically used for all surfaces, front and back and side to side, which was why the equipment had been placed in the middle of the planter area.

Mr. Smeyne explained that items in the planter area inside the gate would be removed. The recyclables on the property had never been inside the gate area and would have to be removed from the site if required inside the gate since he did not have a place to store them. He identified the location where the scrap metal had been stored.

Mr. Ross explained, when asked, that the ISD system would be an electrical system.

Planning Commissioner Socolich expressed concern with the area which was an eyesore. He suggested that the handmade signage the applicant had placed could be improved with better, more professional signage.

Mr. Smeyne reiterated that he had asked the Police Department for signage to slow traffic. He added that the condition of the property was the same as it had been at the time he had purchased the property. The existing fence had been repaired in the past.

Mr. Smeyne noted that Mr. Bruzzone owned the property and he [Mr. Smeyne] owned the station. The work that was before the DRB was not something he wanted to do, but was a requirement of the State and the BAAQMD. He reported that he had been informed by the BAAQMD that the station would be closed if the equipment was not installed.

Mr. Berglund acknowledged that Mr. Smeyne had been warned numerous times that the station would be closed and that the only thing keeping the station open at this time was the BAAQMD Legal Department.

Boardmember Glover suggested that the area near the fence was a hazard and if not there he suggested that business would increase at the station.

Mr. Smeyne reiterated that he has asked the Police Department to place signage to slow traffic although he had been informed that the Town could not place signage on private property. He noted that he had also asked the property owner, Mr. Bruzzone, to place signage.

Mr. Ross emphasized that the work must be done and they had to move ahead. He expressed his hope that the DRB would take action at this time.

PUBLIC HEARING CLOSED

Boardmember Kline had no issue with the installation of the device. His issue was with the lack of landscaping and the enclosure which he found to be an eyesore.

Boardmember Kuckuk recognized that the installation of the equipment was not something that any station owner wanted to do and was an expensive upgrade. Having reviewed the staff recommended conditions of approval in the Draft Action Memorandum, she suggested that a tree would be a benefit, should be 15 gallons in size, and should be columnar, straight up and approved at the discretion of staff. She suggested that additional shrubs were not necessary given some of the existing lilies on the property. As to Condition 4, she would like to see the existing handmade sign read "Slow" and consist of a yellow diamond shaped cautionary sign, which would be a reasonable caution given the dangerous area.

Boardmember Murray understood that the station had been purchased in 2004 and that the fence had existed at that time. He too characterized the station as an eyesore. He suggested that a coat of stain on the fence would help to clean it up. A professional sign to replace the handmade sign would also improve the visual aspects of the site.

Mr. Smeyne stated that if the fence was required to be stained, that would be done.

Mr. Chamberlain affirmed, when asked, that the MOFD had reviewed and approved the plans and the applicant had the necessary permits from the MOFD with no changes to the plans.

Chair Sayles commented that given the visibility of the site, there was an opportunity to see things get done as part of the approval. He agreed with the staff recommended conditions of approval which would ensure that the process that had begun when the station had been purchased would continue. He supported the project with some of the recommendations from the DRB along with those in the Draft Action Memorandum. He asked the DRB to review the conditions one by one to determine whether or not any modifications to the conditions were necessary.

The DRB discussed the conditions of approval as contained in the Draft Action Memorandum and made the following modifications:

- Condition 2 to be revised to include:

The existing planting island at the northeast side of the fenced enclosure shall be enhanced with the planting of one 15-gallon non-deciduous columnar tree subject to planning staff approval of the species. California native and drought tolerant species are preferred.

- Condition 4 to be revised to include:

The hand painted sign that reads "Caution Slow" at the rear (southwest) side of the fenced enclosure shall be replaced with a professional quality warning sign with a yellow background and standard "diamond" shape.

- Condition 6 to be deleted.

- Condition 7 to be revised to include:

The fenced enclosure at the northwest side of the building shall be painted to match the service station building.

On motion by Boardmember Kline, seconded by Boardmember Kuckuk to adopt the Draft Action Memorandum dated February 8, 2010, approving DRB 02-10 for American Petroleum Environmental Construction at 1410 Moraga Road, subject to the findings and conditions as shown, and as revised. The motion carried by the following vote:

Ayes:	Boardmembers Glover, Kline, Kuckuk, Murray, Sayles
Noes:	None
Abstain:	None
Absent:	None

Mr. Chamberlain advised that there was a ten day right of appeal for anyone wishing to appeal the decision of the Design Review Board to the Planning Commission by filing a letter stating the grounds for the appeal and through the payment of the appeal fee, through the Planning Department.

C. Approval of Minutes for December 14, 2009

Chair Sayles requested an amendment to the second sentence of the first paragraph of Page 7, as follows:

As an example, he [Chair Sayles] referred to the height of the handrails and stated that while the prior code required 36 inches, the new requirement was for 42 inches.

On motion by Boardmember Glover, seconded by Boardmember Murray and carried unanimously to approve the minutes of the December 14, 2009 meeting, as amended.

VI. OTHER MATTERS

There were no Other Matters.

VII. STAFF REPORT

Mr. Chamberlain reported that the next meeting of the DRB scheduled for February 22, 2010 may have to be canceled due to a lack of complete applications. DRB members would be informed of any cancellation.

VIII. BOARDMEMBER REPORTS

Chair Sayles asked that 24-Hour Fitness be contacted by staff to advise of the need to meet their agreement to maintain the landscaping at the site.

IX. ADJOURNMENT

On motion by Boardmember Glover, seconded by Boardmember Kline to adjourn the meeting at approximately 9:30 P.M. to a regular meeting of the DRB on Monday, February 22, 2010 at 7:00 P.M. in the Moraga Library Meeting Room located at 1500 Saint Mary's Road, Moraga, CA 94556.

A Certified Correct Minutes Copy

Secretary of the Planning Commission

DESIGN REVIEW BOARD STAFF REPORT

MEETING DATE: April 12, 2010

REPORT WRITTEN: April 2, 2010

ITEM NUMBER: VII.A. – DESIGN REVIEW

FILE NUMBER: DRB 03-10 – Town of Moraga (Applicant and Owner) Corporation Yard at 331 Rheem Blvd: An application for revisions to the landscaping across the frontage of 331 Rheem Boulevard in accordance with the requirements of the conditional use permit for the relocation of the Town of Moraga Corporation Yard. APN 255-020-003.

ZONING: CC (Community Commercial)

CEQA STATUS: This project is categorically exempt per CEQA Guideline Section 15301 (Class 1), which includes the operation, repair, maintenance or minor alteration of existing facilities or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1 exemption may include but is not limited to the following:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (h) Maintenance of existing landscaping and native growth (excluding the use of pesticides);

PUBLIC NOTICE AND MAILING LIST:

As required by Moraga Municipal Code (MMC) 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, April 2, 2010. 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.

APPLICATION SUMMARY:

On January 4, 2010 the Planning Commission approved a use permit for the relocation of the Town's corporation yard from the Hacienda de Las Flores Park to 331 Rheem Boulevard. The conditions of approval are listed in Planning Commission Resolution Number 02-2010, which is attached as **EXHIBIT B**. Condition number 2 states: "*Prior to occupancy of the property a plan shall be presented to the Design Review Board for review and approval for visual screening of the storage yard from the scenic corridor*". Condition number 4 states: "*In order to reduce the use of water in accordance with EBMUD guidelines, serious consideration shall be given to replacement of the turf areas at the front of the building with drought tolerant ground cover, shrubs and trees conforming to the Town's Design Guidelines for scenic corridor landscaping. Additional trees shall be added to the front planters to enhance the screening of the rear storage yard areas. The*

revisions to the landscaping plans, including the planting and staking details for the trees and the irrigation system plans shall be submitted to the Design Review Board for approval’.

PROJECT LOCATION:

The Town of Moraga Corporation Yard is located 200-feet southeast of the Town Offices at 329 Rheem Boulevard as shown on the GIS aerial photo map below:



BACKGROUND SUMMARY:

The building at 331 Rheem Boulevard was originally built as a fire station for the Moraga Fire Protection District, which later became the Moraga-Orinda Fire District. After the new fire station was built on Moraga Road, the property was sold to Daniel Tucker, who obtained a use permit on June 21, 2004 to use the property for a swimming pool contractor’s yard that specialized in fiberglass pools. Mr. Tucker expanded the storage area slightly with a new retaining wall behind the building, which provided enough room for his trucks to go all the way around the building. A new driveway was installed between the storage area on the east side of the building and Rheem Boulevard. Mr. Tucker also built a new fence with two gates to help screen the storage area. Prior to obtaining Design Review Board approval as required by his use permit, Mr. Tucker proceeded to install some new landscaping on either side of the new driveway. Both of these planting areas were raised with low rock retaining walls along the sides and along edge of the sidewalk along Rheem Boulevard. Turf was installed as ground cover in the planters. When Mr. Tucker finally submitted his landscape plans for approval, the Board expressed concern

that the stone walls did not help mitigate the excessive amount of paving across the frontage and that raising or tilting the planters up actually diminished the visual impact of the landscaping as viewed from the street. Over a period of two and a half years the Town kept trying to get revised landscaping plans from Mr. Tucker that would reduce the total amount of paving between the sidewalk and the fenced storage yard. The plan below was finally approved on December 4, 2006.

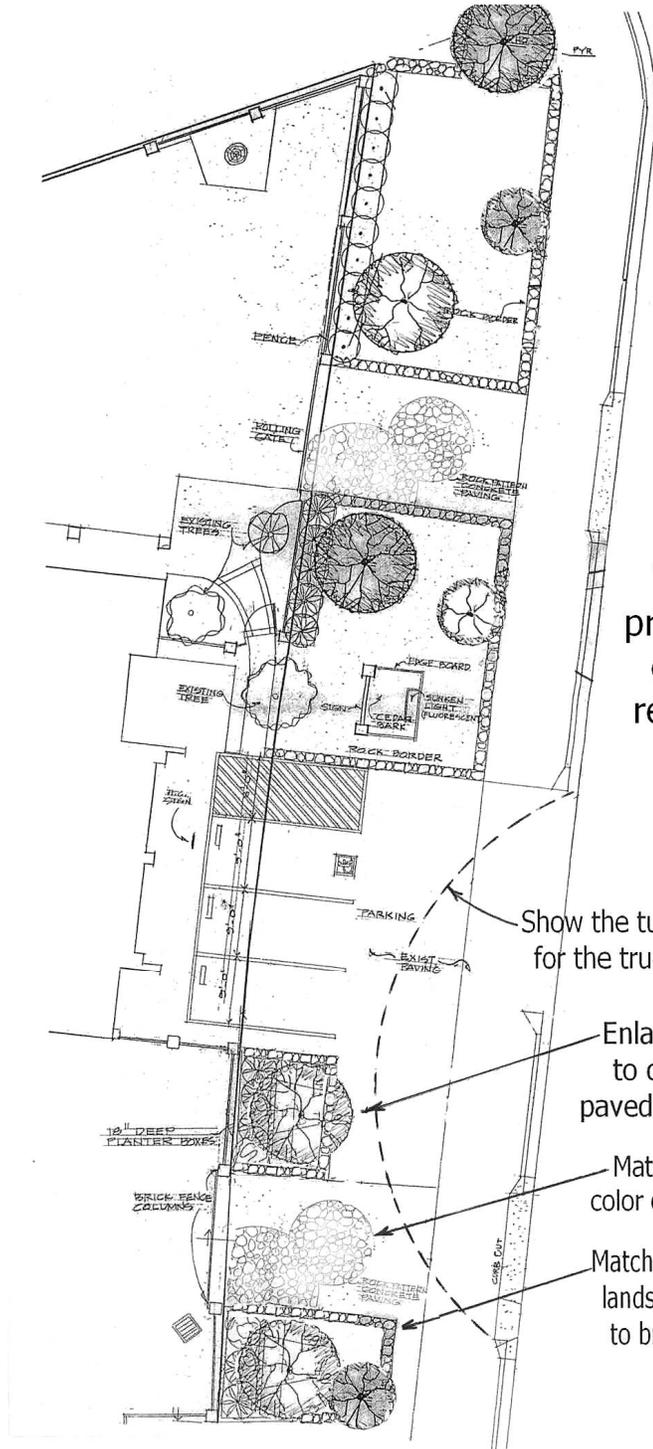


EXHIBIT A

March 13, 2006
 Design Review Board
 Recommendations
 modified by the
 Planning Commission
 December 4, 2006

Three street trees
 previously in sidewalk
 cutouts are shown
 relocated to planting
 areas adjacent to
 the sidewalk

Show the turning radius arc
 for the truck loading area

Enlarge western planters
 to compensate for new
 paved driveway at east side.

Match the rock pattern and
 color of the east side driveway

Match appearance of border and
 landscaping at east side of site
 to bring unified design to the
 landscaping

Shortly after the landscape plan was approved, Mr. Tucker relocated his business and sold the property to Steve Kozel. On February 26, 2007, the Design Review Board approved Mr. Kozel's plans for his business, Pixel Outpost. The plans included replacement of the existing roll-up doors at the front of the building with store front glass windows and replacement of other doors and windows around the building. The conditions of approval by the Board are attached as **EXHIBIT C**. Condition number 2 required the completion of the landscaping approved on December 4, 2006. Mr. Kozel removed the concrete paving and installed two new planting areas on either side of the west driveway as shown in the picture below:



PROPOSED TOWN CORPORATION YARD IMPROVEMENTS:

The existing fence will remain, but the hinged gates will be replaced with sliding gates to match the fence and the gates will be motorized for automatic operation. A problem in the past with both the Fiberglass Pool Company and Pixel Outpost was that the gates would be left open most of the time exposing the storage area to view from the Rheem Boulevard scenic corridor. The automatic gates will remain closed most of the time. The gate on the west side will be open one day a week as necessary for the dumpster pick-up by Waste Management. The landscaping improvements include 17 new 15-gallon Pacific Wax Myrtle to be trimmed as a dense hedge along the fence. The intension is to completely obscure the fence and grow a “wall” of plants to screen the corporation yard. Eventually, only the gates at the two driveways will be visible from the scenic corridor.

Most of the landscaping in the two smaller planting islands at the west side will remain the same, but two Photinia will be taken out and the grasses and weeds will be removed. The big changes will occur in the two large planting islands at the east side of the property. Both of these landscape areas will be used as examples of drought tolerant native plants. The center planter that is partially in front of the building and at the right side of the front

parking area will have a decomposed granite path through the garden and all the plants will be identified with name plates similar to a botanic garden so that residents and developers can see an example of native plants used for landscaping.

The rock retaining wall around the planter at the east side of the property was spilling soil onto the sidewalk as shown in the photo at right. The Town will remove the rocks and lower the grade of the planter back down to the original grade along the sidewalk. A filtration basin will be installed in the center of this planting area as an example for residents and developers to show typical storm water treatment. This planter is the low spot on the property and the natural place to collect storm water for filtration. The “retaining wall” rocks will be reused and placed within the new landscaping.



DESIGN ASPECTS:

The design aspects listed in MMC Section 8.72.080-A are discussed in **EXHIBIT D**. The Town of Moraga Corporation Yard 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 the property has an unusually wide road right-of-way that takes up the entire “front yard” area. The building conforms to the height restrictions for the Community Commercial zoning district. The building had a few leaks in the roof and the Town has replaced the fake tile on the mansard roof with a dark grey composition shingle roof as shown in the photo below:



APPLICABLE TOWN DESIGN GUIDELINES:

The design guidelines that staff believes are applicable to the project have been listed in **EXHIBIT E** with staff comments after each guideline. This exhibit includes all the new scenic corridor guidelines recently adopted by the Town Council on January 28, 2010 as

well as a discussion of the development guidelines that are listed under MMC Section 8.132.050-B of the Scenic Corridor Ordinance. The following design guidelines are the basis for some of the recommended conditions of approval or possible exceptions to the guidelines:

- L1.3, L3.13, L3.14 and L3.15 The existing irrigation system should be modified after the existing lawn areas are removed, with a drip irrigation system for the drought tolerant plants and the electronic controller for the irrigation system should be replaced with one that has an automatic rain shut-off feature.
 - L3.3 Larger canopy type trees, such as Chinese Pistache or Oak trees, could be considered for the planting islands at either side of the three public parking spaces at the front of the building to provide some shade for the vehicles.
 - L3.6 This guideline requires “significant landscaping around the perimeter of the site”. The proposed new landscaping will enhance the existing landscaping at the front of the property and there is already significant existing landscaping at the rear of the corporation yard property. However, there is only one large redwood tree along the east side of the storage yard area. The Board may want to consider granting an exception to this guideline in the draft action memorandum.
 - L3.8 The impact of the new planting could be enhanced if there were more clusters of the same species grouped together in a natural way rather than alternating different species as presented on the plan. The arrangement of the rocks could also be improved by grouping some of the rocks together.
 - L3.9 The Board might consider granting an exception to the requirement to have 25% of the proposed trees planted with 24" box size trees. However, if 15-gallon trees are used then it is suggested that the conditions of approval require excavation of planting holes that are 3-times the root ball size with added soil amendments to help accelerate the growth of the trees. If 24" box specimens are used, then they need to be carefully selected to make sure they are not root bound.
- ID6 and MMC Section 8.132.050-B #7 and #12 Exterior lighting was not submitted for review, but new security lighting of the storage area would most likely be required. The light sources of any new security lighting must be screened so that they are not a source of glare off-site. Under canopy lighting cannot exceed 20 foot-candles of illumination measured 10-feet from the light source (MMC Section 8.88.110-C).

RECOMMENDATION:

Staff believes that the proposed landscaping improvements and renovations for the Town of Moraga Corporation Yard will enhance the scenic corridor and will adequately screen the storage yard area from view. Staff has prepared a draft memorandum for conditional approval, which is attached as **EXHIBIT F**. The draft action memo includes proposed findings in accordance with MMC Section 8.72.080(B). The recommended conditions include requirements from the design guidelines that were not shown on the project plans.

Prepared by Richard Chamberlain, Senior Planner

EXHIBITS:

- A – Notice Area Map and Mailing List
- B – Planning Commission Resolution No. 02-2010 (Use Permit for Corporation Yard)
- C – Design Review Action Memo for Pixel Outpost
- D – Design Aspects to be considered for Corporation Yard Landscaping
- E – Applicable Town Design Guidelines for Scenic Corridor Landscaping
- F – Draft Action Memorandum for Town Corporation Yard
- G – Landscape Plans and Plant Descriptions for Corporation Yard

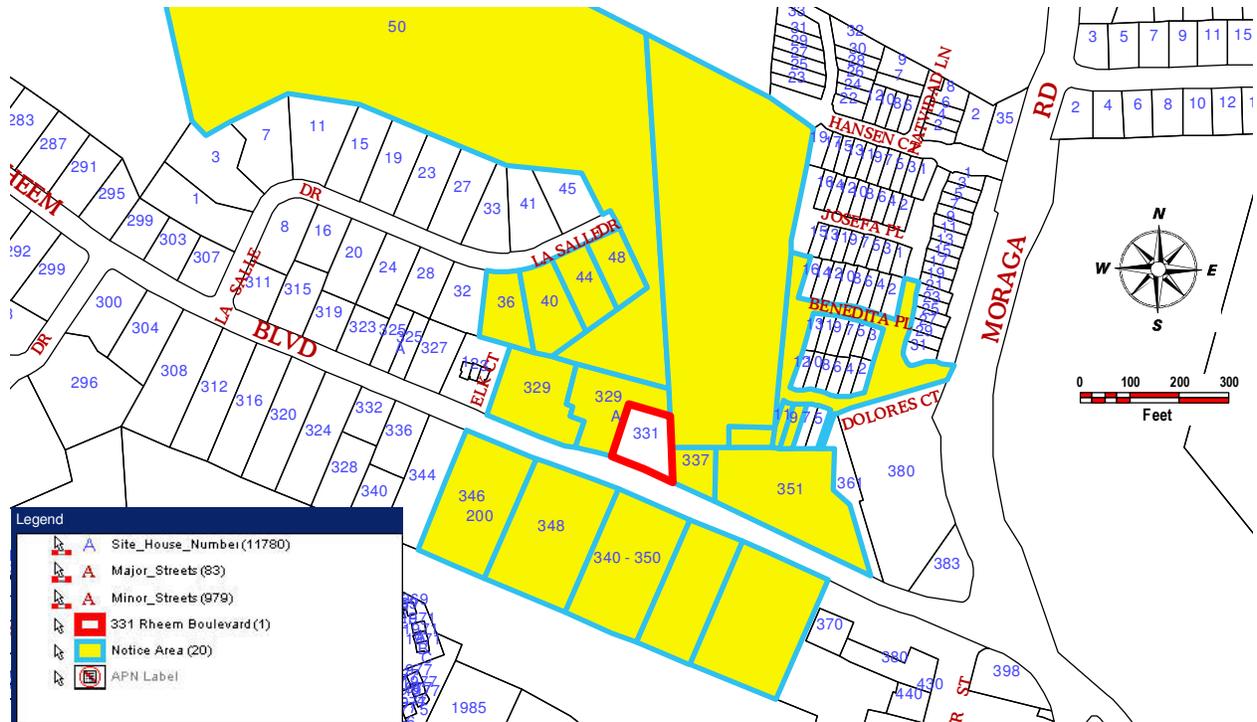
EXHIBIT A

**NOTICE AREA MAP,
PUBLIC NOTICE AND
MAILING LIST**

VICINITY MAP AND AREA OF NOTICE

Town of Moraga Corporation Yard at 331 Rheem Boulevard

File Number: DRB 03-2010



NOTICE

Town of Moraga

YOU ARE HEREBY NOTIFIED THAT on Monday, April 12, 2010, at **7:00 p.m.**, in the **Moraga Public Library Meeting Room at 1500 St. Mary's Road**, Moraga, California, the Design Review Board of the Town of Moraga will conduct a public meeting to consider the following application:

DRB 03-10 – DRB 03-10 – Town of Moraga (Applicant and Owner) Corporation Yard at 331 Rheem Blvd: An application for revisions to the landscaping across the frontage of 331 Rheem Boulevard in accordance with the requirements of the conditional use permit for the relocation of the Town of Moraga Corporation Yard. This application requires Design Review Board approval because the proposed landscaping revisions are within the Rheem Boulevard scenic corridor. The plans call for removal of the turf areas and replacement landscaping with drought tolerant native species. The property is zoned CC (Community Commercial). APN 255-020-003

Applicant and Property Owner
Town of Moraga 329 Rheem Boulevard Moraga, CA 94556

The plans for this project are available for public review at the Moraga Planning Department, 329 Rheem Blvd, Suite 2 during normal business hours (Monday through Friday from 8 am to noon and 1 to 5 pm). Comments regarding the proposed project can be submitted in writing or orally at the public meeting. Written comments submitted to the Planning Department will be copied and submitted to the Design Review Board at their meeting. For additional information, contact the Planning Department at (925) 888-7042.

Richard Chamberlain
Senior Planner

DRB 03-10
Mailed Public Notice

331 Rheem Blvd
Corporation Yard
Mailing List

Design Review
Board Meeting

APN	Name	Address	City & Zip
255140053	Mahesh K & Minoo Puri	510 SOUTH RD	BELMONT , CA 94002 2227
255800003	Xiaoyuan Liu	9 DOLORES CT	MORAGA, CA 94556 1574
255140046	Apte Robert & Evelyn Fam Prt	906 INDIAN ROCK AVE	BERKELEY , CA 94707 2010
255140017	Gertrud E Niederer Trust	270 GLORIETTA BLVD	ORINDA , CA 94563
255030016	Properties Kin Trust	185 NW SPANISH RIVER BLVD	BOCA RATON , FL 33431 4230
255030018	George S & Diana T Wu	6408 HORSEMANS CANYON DR	WALNUT CREEK , CA 94595 4309
255140048	Mons Cedercreutz	110 MESA AVE	PIEDMONT , CA 94611 3715
255030026	Real Estate Services	PO BOX 24055	OAKLAND , CA 94623 1055
255800004	Lori J Krepismann	11 DOLORES CT	MORAGA, CA 94556 1574
255020018	Scot K & Juli M Cunningham	9 IRVINE DR	MORAGA , CA 94556 2827
255042013	David L & Sara A Dezerega Trust	PO BOX 2058	ORINDA , CA 94563
255042014	Robert G Stubblefield Trust	40 LA SALLE DR	MORAGA, CA 94556 1510
255800094	Homeowners Management Co	3478 BUSKIRK AVE, Apt.#342	PLEASANT HILL , CA 94523 4366
255042015	Albert & Phyllis J Wells Trust	44 LA SALLE DR	MORAGA, CA 94556 1510
255042016	Roy E & Alyce Beitelschees Trust	48 LA SALLE DR	MORAGA, CA 94556 1510
255030027	Roza Real Estate Loans, Inc.	22 Fourth Street, Suite 1110	San Francisco, CA 94103
255020003	Madhu and Anjali Sridhar	1777 Saratoga Avenue #209	San Jose, CA 95129
255020003	Stephen J & Suzanne Kozel Trust	3550 S. SILVER SPRINGS RD.	LAFAYETTE , CA 94549
255020017	Town of Moraga	329 Moraga Road	MORAGA , CA 94556

EXHIBIT B

**PLANNING COMMISSION
RESOLUTION NUMBER 02-2010
(USE PERMIT FOR
CORPORATION YARD)**

BEFORE THE TOWN OF MORAGA PLANNING COMMISSION

In the Matter of:

Approval of an application for a conditional use)
permit for the Town of Moraga Corporation Yard,)
including the storage of parks and public works)
equipment and materials in the enclosed side)
and rear yard areas and the storage of old Town)
files and records at 331 Rheem Boulevard.)

Resolution No. 02-2010 PC

File No. CUP 11-2009

Planning Commission Adoption Date:
January 4, 2010

Effective date: January 14, 2010

WHEREAS, on December 2, 2009 the Town Council authorized the Town Manager to enter into a purchase agreement for 331 Rheem Boulevard for use as a Corporation Yard; and

WHEREAS, the Town’s General Plan calls for the Town to pursue a permanent location for a corporation yard to serve as the Town’s maintenance operations center and to use the Hacienda for recreation and community purposes; and

WHEREAS, in addition to use as a corporation yard, the property at 331 Rheem Boulevard could provide for overflow parking from the Town Office at 329 Rheem, storage of police vehicles, long term file storage and supplemental office space; and

WHEREAS, the Town has 60 days under the purchase agreement to complete its evaluation of the property at 331 Rheem Boulevard and to allow further community input, including consideration of the use permit by the Planning Commission before the Town Council decides whether to proceed with the purchase; and

WHEREAS, a Public Hearing Notice for the project was mailed to property owners within 300 feet of the property on December 23, 2009; and

WHEREAS, on January 4, 2010, the Planning Commission held a public hearing where testimony was heard from the applicant and interested parties; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Town of Moraga hereby approves a conditional use permit for the Town of Moraga Corporation Yard, including the storage of old Town files and records and Police Department storage in accordance with the findings and conditions listed below:

PART I – USE PERMIT

SPECIFIC FINDINGS FOR APPROVAL OF THE CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 8.12.120 OF THE MORAGA MUNICIPAL CODE:

- A. The proposed use is appropriate to the specific location because** *the subject property on Rheem Boulevard is adjacent to other commercial and office uses and will not have any direct impact on any existing residential units. The location allows convenient access to Rheem Boulevard and the surrounding thoroughfares without traversing through any residential neighborhoods. The previous use of the property as a fire station and then as a contractors office and storage yard lends itself to the intended use as the Town’s*

Corporation Yard. The site improvements previously installed by the swimming pool contractor for the circular driveway around the back of the building will allow for sufficient parking, storage and access areas.

- B. The proposed use is not detrimental to the health, safety, and general welfare of the Town because** the Town's vehicles, trailers and other parks and public works equipment and supplies will be within a fully enclosed area behind the building and they will not be visible from Rheem Boulevard unless the driveway gates are left open. The proposed use will not create significant traffic either from the public or by the public works maintenance staff. Some hazardous materials, such as cleaning solvents, pesticides and fertilizers, will be stored, but not used at the property, with the exception of minimal amounts of regular household cleaning fluids for building maintenance. All stored hazardous chemicals will be stored in locking, spill control, secondary containment cabinets approved by UL and meeting all Fire Department and OSHA regulations. The "hazardous" chemicals are comparable to those already in the vicinity (i.e. gas stations, dry cleaners, drug store). The storage of old Town files and records will not be detrimental to the health or safety of the Town.
- C. The proposed use will not adversely affect the orderly development of property within the Town because** almost all of the surrounding property is already developed. There is one vacant Suburban Office zoned lot located to the southeast across Rheem Boulevard between the Rheem Theater and a private school. There are two large vacant MOSO zoned parcels located north of 331 Rheem Boulevard, which currently have approved use permits for two single family homes. The proposed use is similar to the previously approved contractor's storage yard for the fiberglass pool resurfacing contractor except that the Town's Corporation Yard would not require regular deliveries by a large trailer truck, which was a problem with the pool contractor's business.
- D. The proposed use will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the Town because** the property and landscaping will be maintained by the Town and the vehicles, equipment and materials stored in the rear and side yard areas will be screened from view by the fencing. Trash will be stored behind the building prior to being taken to the dump.
- E. The proposed use is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan because** the proposed uses at 331 Rheem Boulevard will comply with the requirements for a conditional use permit and will not substantially increase traffic, noise, glare. The use will not interfere with any existing businesses in the area. The proposed relocation of the Town's Corporation Yard complies with the 2002 General Plan goals and policies and conforms to the General Plan action program IP-K4 which calls for evaluation and consideration of alternate sites for the corporation yard location.
- F. The proposed use will not create a nuisance or enforcement problem within the neighborhood because** the properties that are located closest to the proposed Corporation Yard are zoned commercial or suburban office and no existing or proposed residential structures would be located close enough to the facility to be affected by the daily operations. The Corporation Yard will be required to screen the vehicles and business operations so that the property does not appear "industrial." The building will be locked during non-working hours.

- G. The proposed use will not encourage marginal development within the neighborhood because** *most of the property in the immediate vicinity is already developed. The vacant property located southeast and across the Rheem Boulevard from the proposed Corporation Yard is zoned Suburban Office and would not be adversely affected because the existing landscaping across the frontage of 331 Rheem Boulevard will be maintained and possibly improved to enhance the screening of the side and rear yard storage areas.*
- H. The proposed use will not create a demand for public services within the Town beyond that of the ability of the Town to meet in the light of taxation and spending restraints imposed by law because** *the relocation of the Corporation Yard will not increase the number of maintenance staff employees or increase the existing demand for parks and public works maintenance services beyond that which currently exist. The required maintenance of the relatively small amount of landscaping at the front of 331 Rheem Boulevard could be reduced substantially if the turf areas are replaced with drought tolerant shrubs and trees.*
- I. The proposed use is consistent with the Town's approved funding priorities because** *the improvements made by the two previous owners of the building will substantially meet the Town's needs and very few alterations will be necessary for the uses proposed for the corporation yard and storage of Town files. The purchase of the building and minor alterations to some interior partitions and doors are possible within the current financial resources of the Town because a favorable loan can be secured for the building and the sale of underutilized Town property is expected to generate a significant portion of the cost of acquiring 331 Rheem Boulevard.*

CONDITIONS OF APPROVAL:

1. Any exterior changes to the front of the building shall be submitted to the Design Review Board for approval. If new signs are proposed to identify the Corporation Yard facility, they shall also be submitted for approval to the Design Review Board because the building can be seen from the Rheem Boulevard scenic corridor.
2. Prior to occupancy of the property a plan shall be presented to the Design Review Board for review and approval for visual screening of the storage yard from the scenic corridor.
3. This Use Permit is for the relocation of the Town's Corporation Yard and storage of old Town records and files. The use permit does not include any provision for sublease of space within the building or for any other tenants within the building. The Town has no records of a use permit for the current tenant. All existing vehicles, equipment and storage of materials not owned by the Town of Moraga shall be removed from the property prior to occupancy by the parks and public works staff.
4. In order to reduce the use of water in accordance with EBMUD guidelines, serious consideration shall be given to replacement of the turf areas at the front of the building with drought tolerant ground cover, shrubs and trees conforming to the Town's Design Guidelines for scenic corridor landscaping. Additional trees shall be added to the front planters to enhance the screening of the rear storage yard areas. The revisions to the landscaping plans, including the planting and staking details for the trees and the irrigation system plans, shall be submitted to the Design Review Board for approval.

5. In order to provide adequate sight distance for motorists entering and exiting the site in accordance with MMC Section 8.80.010-B, all shrubs within the "sight distance" triangle on either side of the driveways shall be trimmed to a maximum height of 3-feet and all low branches on trees shall be trimmed to 8-feet above the ground. The sight distance triangle is formed by lines along the side of the driveway and the back edge of the sidewalk and a line connecting the two points that are 15-feet from the intersection of the driveway and the back edge of the sidewalk.
6. The low rock retaining walls around the planting areas at the east side of the property shall be repaired as necessary to prevent the spilling of dirt onto the sidewalk and the existing dirt on the sidewalk shall be removed.
7. A total of 8 parking spaces shall be provided based upon 1000 square feet of office area, 1000 square feet of service and repair area and 1,400 square feet of storage area.
8. The trash dumpster shall be kept behind the fence area. If the trucks that pick-up the trash cannot make the turn around the building, then the dumpster can be wheeled to the gate at the front when the trash is collected.
9. Any new air conditioning units, heat pumps or other exterior mechanical equipment shall be located at the sides or back of the building behind the fenced area or in the roof well behind the roof parapets.
10. Equipment, such as air compressors, capable of generating noise and vibrations shall be properly insulated and shall not generate noise levels in excess of 55 dba during the daytime hours or 50 dba during the nighttime hours in accordance with MMC Section 8.36.020-B-5.
11. Any hazardous chemicals, such as cleaning solvents and pesticides, shall be stored in compliance with Fire District standards and kept within approved containment lockers.
12. That the project comply with the requirements of the Moraga-Orinda Fire District from the previously approved use permit at 331 Rheem Boulevard, which include:
 - a. The Fire District shall have the ability to access the rear of the building through the proposed rolling doors or gates at the driveways. This will be accomplished by providing a KNOX Box on the building (as designated by the Fire District) with necessary keys in the box. Information shall be obtained from the Fire District.
 - b. The Town shall obtain all required permits from the Fire District for the storage and use of hazardous materials. Building owner shall provide the Fire District with a current chemical inventory prior to having the proposed storage cabinets installed on site.
 - c. That the subject applicant shall submit the design review fee to the Fire District prior to approvals.
13. If the lighting inside the building exceeds 20 foot candles of illumination measured outside the building at 10-feet from the surface of the front windows, then interior window blinds or glare reducing film shall be used on the windows in compliance with MMC Section 8.88.110.
14. Any new utility distribution facilities including electric, telephone and cable television systems shall be installed underground from point of connection.

15. The Parks and Public Works Maintenance Staff and any contractors doing work at the Corporation Yard shall be responsible for preventing spills of soil, rock or other debris on to the Town's streets. If any spills occur, the maintenance staff or contractor will be required to immediately cleanup the spill and repair any damage to the streets to the satisfaction of the Town Engineer.
16. During project construction (installation of new partition walls or doors, etc.) and landscaping installation, the hours of work shall be limited to the hours from 8 a.m. to 5 p.m. as required by the Town's Noise Ordinance.
17. This permit and each condition contained herein shall be binding upon applicant and property owner and any transferor, or successor in interest.
18. If the building permit for the interior modifications is not issued within one year from the date of final action, the use permit becomes null and void. However, the use permit may be extended 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.

PASSED AND ADOPTED by the Planning Commission of the Town of Moraga on January 4, 2010 by the following vote:

Ayes:	Commissioners Daniels, Driver, Goglia, Levenfeld, Obsitnik and Whitley
Noes:	None
Abstain:	None
Absent:	Commissioner Socolich

Jim Obsitnik, Chairman

ATTEST:

Lori Salamack, Planning Director

EXHIBIT C

DESIGN REVIEW ACTION MEMO FOR PIXEL OUTPOST



Town of Moraga

PLANNING DEPARTMENT
329 RHEEM BOULEVARD, SUITE 2
MORAGA, CA 94556
(925) 376-5200

DESIGN REVIEW BOARD ACTION MEMORANDUM

On February 26, 2007, the Town of Moraga Design Review Board considered the application described below:

DRB-01-2007 – McLaughlin Renovations & Construction (Applicant) Steve Kozel/Pixel Outpost (Owner), 331 Rheem Boulevard: Application to replace the existing roll-up doors at the front of the building with store front glass windows and replace other doors and windows around the building for remodeling for a new business, Pixel Outpost, at 331 Rheem Boulevard. Zoning: Community Commercial (APN 255-020-003)

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:

In accordance with Moraga Municipal Code Section 8.72.080(B), the following findings must be made in order to approve an application for design review in land use districts other than single-family residential:

- 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 replacement of the steel roll-up doors with windows will be an aesthetic improvement to the existing building. The enhancements to the landscaping across the frontage of the property will also improve the beauty of the property as seen from the Rheem Boulevard scenic corridor.
- 2. The structure be protected against exterior and interior noise, vibrations and other factors, which may tend to make the environment less desirable because** the applicant indicates on their application that there will be no noise factors associated with the new business. The new storefront windows should help contain any noise generated inside the building.

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 exterior design of the existing building is not being changed in any significant way. The project only calls for the replacement of the existing steel roll-up doors with the storefront windows and several other door and window changes around the building. The elimination of the notch in the mansard roof above the existing roll-up doors could be a future architectural enhancement for the building, but such an improvement would not be reasonable until the roof of the building is replaced.
4. **The structure is in harmony with proposed developments on land in the general area because** it is an existing building and the addition of the storefront windows will make the structure more compatible with the other commercial buildings on Rheem Boulevard.

PART 2: CONDITIONS OF APPROVAL:

1. The building permit plans for replacement of the roll-up doors with storefront windows and other changes to windows and doors on the existing building shall be substantially in accordance with the plans dated January 18, 2007 and stamped "Official Exhibit", February 26, 2007. Any significant changes to the plans shall be subject to further DRB approval.
2. The landscaping improvements across the frontage of the property that were previously approved by the Planning Commission on December 4, 2006 shall be completed. The remaining improvements include installation of planting areas on either side of the west driveway and the installation of eight new trees and landscaping within the planting areas. The proposed species and planting size of the shrubs and trees needs to be specified on the final landscape plan to be submitted for approval by staff as stipulated in condition 4 of Planning Commission Resolution 15-2006. The landscaping plans shall include planting and staking details for the trees and an irrigation system plan. This work shall be completed as a prerequisite for installation of the curb cuts for the two new driveways on the east and west sides of the building.
3. In compliance with MMC Section 8.88.110, glare reducing film or interior window blinds shall be installed on the new front windows if the lighting inside the building exceeds 20 foot candles of illumination measured outside the building at 10-feet from the surface of the windows.
4. Any dumpster or other trash collection container shall be kept behind the fence area. If the trucks that pick-up the trash cannot make the turn around the building, then the dumpster can be wheeled to the gate at the front when the trash is collected.
5. Any new air conditioning units, heat pumps or other exterior mechanical equipment shall be located at the sides or back of the building behind the fenced area or in the roof well behind the roof parapets.
6. Accessory equipment, such as air compressors, capable of generating noise and vibrations shall be properly insulated and shall not generate noise levels in excess of 55 dba during the daytime hours or 50 dba during the nighttime hours in accordance with MMC Section 8.36.020-B-5.
7. Any new signs on the building shall be approved by the Design Review Board because the building is located in a scenic corridor.

8. In order to provide adequate sight distance for motorists and pedestrians entering and exiting the site in accordance with MMC Section 8.80.010-B, all the shrubs within 15-feet of the driveways and back edge of the sidewalk shall be kept to 3-foot maximum height and all low branches on trees shall be trimmed to 8-feet above the ground where the tree is within 15-feet of the driveways or back edge of the sidewalk.
9. When the plans for the building permit are stamped by the Planning Department, the applicant shall complete the first part of the recycling plan form and obtain a copy of the Contra Costa Builder's Guide, which lists all the recycling services. The recycling plan form and recycling receipts for demolition and construction materials generated from the project shall be submitted to the Planning Department prior to final inspection by the building department. The applicant shall strive to recycle 50% of the demolition materials.
10. Prior to undertaking any work within the public right-of-way of Rheem Boulevard, such as the new curb cuts and approach aprons for the two new driveways, an encroachment permit shall be obtained from the Town.
11. The building contractor and the owner of the property shall be responsible for preventing spills of soil, rock or other debris on to the Town's streets during construction and installation of the new landscaping. If any spills occur, the building contractor and the owner of the property will be required to immediately cleanup the spill and repair any damage to the streets to the satisfaction of the Town Engineer.
12. Any new utility distribution facilities including electric, telephone and cable television systems shall be installed underground from point of connection.
13. During project construction and landscaping installation, the hours of work shall be limited to the hours from 8 a.m. to 5 p.m. as required by the Town's Noise Ordinance.
14. This permit and each condition contained herein shall be binding upon applicant and property owner and any transferor, or successor in interest.
15. 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) 376-5200.

EXHIBIT D

**DESIGN ASPECTS TO BE
CONSIDERED FOR CORPORATION
YARD LANDSCAPING**

EXHIBIT D

DESIGN ASPECTS TO BE CONSIDERED FOR THE CORPORATION YARD 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 building will not be changed and is well below the height limit. There may be some antennas added on the roof of the building, but they are exempt from the height limits. There are no lot coverage limits in the Community Commercial zoning district. 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. The Town’s building setbacks for the Community Commercial District are shown in the table below:

CC (Community Commercial) Site Development Standard	Required	331 Rheem Blvd Setbacks	
		Existing	Compliance
Minimum front yard	50 feet	4.5-feet to bldg. Zero feet to eave	Legal Non-conforming
Minimum side yard	None	34-feet (west side)	Complies
Minimum Exterior side yard	50 feet	Not Applicable	Not Applicable
Minimum rear yard	None	80-feet	Complies



2. Overall mass and bulk of structures:

There are no planned additions to the existing building and the overall mass and bulk of the building will not change.

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

The project will include automatic motorized gates for both the east and west driveways into the storage yard area. Since all employee parking for the public works staff will be within the storage yard, it was deemed necessary to make the gates automatic to insure that they remain closed most of the time. The east gate will have to open one day a week for the trash pick-up by Waste Management. Another special feature of the project is that the new landscaping in the two planting areas on either side of the east driveway will be demonstration gardens for the public and developers to show the use of drought tolerant native species and a typical filtration basin for storm water. The public works department does not intend to have any freestanding sign or sign attached to the building. They intend to have a small sign on the glass of the window, similar to the previous sign for Pixel Outpost. Window signs that are less than 20% of the window area are exempt from a sign permit.

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

The motorized gates will need to 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.

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:

Except for the recent change in roofing material for the mansard roof, there are no other proposed changes to the colors and materials for the building. The gates for the storage yard will match the appearance and height of the wood fence.

6. Avoidance of repetition of identical entities whenever possible:

The proposed landscaping improvements for the Town of Moraga Corporation Yard should help improve the appearance of the building.

7. Harmonious relationship with existing adjoining developments avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted:

The removal of the fake tile roofing from the mansard and re-roofing with the dark grey composite shingles is a good improvement that makes the building more compatible with the Town Office at 329 Rheem Boulevard, which has a similar roofing material.

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 was previously landscaped; however, the Planning Commission wanted to see additional landscaping to screen the storage yard area from view. The proposed plan will use 17 Pacific Wax Myrtles to form a living hedge along the existing fence line to completely block the view of the storage area. As noted in item 3 above,

the landscaped areas on either side of the east driveway will also serve as examples of drought tolerant native plant landscaping and the use of storm water filtration basins. The elimination of the stone retaining wall around the planting area at the eastern side of the property and the return of this planting area to the original grade will help tie this new landscaping into the planting on the adjacent property. All the plants have been taken from Appendix B and are from the “Oak Palette”, “Traditional Palette” and the “Drought Tolerant and Fire Resistant Species” lists.

9. Compliance with Chapter 8.132 (scenic corridors):

The Corporation Yard is located within 500-feet of the Rheem Boulevard scenic corridor. Compliance with Chapter 8.132 of the Municipal Code and the scenic corridor design guidelines is discussed in **EXHIBIT E**.

10. Impact on neighboring properties:

The exterior storage yard area will probably require security lighting and the public works staff would need lights if they are required to respond to an emergency situation at night and need to access equipment and materials from the storage yard. Any new exterior security lighting must have the light source shielded from direct view and the light must be directed so that it does not spill onto adjacent properties.

11. Impact on Public Safety:

The existing vehicle circulation on the project site does have some inherent safety issues. Visitors to the corporation yard will have to be careful when backing out of the three guest parking spaces at the front of the building because they will be backing onto a sidewalk and then into a traffic lane if they back straight out. While this is less than an ideal situation, it is by no means the only place in Town where similar parking and pedestrian conflicts exist. The good news is that the corporation yard does not get very many visitors and the expanse of concrete across the front of the property, with the large curb cut that was used previously by the fire trucks, does provide enough room for cars in the visitor parking area to back out to the right or left and then merge with traffic on Rheem Boulevard in a forward direction. Although it would further enhance the landscaping along the scenic corridor to expand the small planting area at the right side of the west storage yard driveway, doing so would leave less room for visitor’s cars to turn as the back out. The corporation yard building is located about 100-feet west of the point where Rheem Boulevard transitions from a four lane road to a two lane road. Since the Town’s public works staff is only about 7 or 8 people, it is unlikely that any large cue would back up onto Rheem Boulevard waiting for the automatic gate to open. There is plenty of space where one car can wait for the gate to open without blocking any traffic on Rheem Boulevard.

12. HARMONY WITH THE GENERAL PLAN AND DESIGN REVIEW GUIDELINES:

Compliance with the design guidelines is discussed in **EXHIBIT E**. 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.

EXHIBIT E

APPLICABLE TOWN DESIGN GUIDELINES FOR SCENIC CORRIDOR LANDSCAPING

EXHIBIT E

DESIGN GUIDELINE REVIEW FOR TOWN OF MORAGA CORPORATION YARD AT 331 RHEEM BOULEVARD

3 MAINTAIN THE TOWN'S SEMI-RURAL CHARACTER (SRC)

APPLICABLE TO ALL TYPES OF DEVELOPMENT

These guidelines are intended to help preserve the semi-rural features that make Moraga unique when considering applications for development.

- SRC1 Retain, protect, and utilize existing natural features, such as trees and other vegetation, interesting ground forms, rocks, water, and significant views in the design.
Comment: There are several beautiful oak trees on the hillside above the retaining wall at the rear of the property, but there are no other significant existing natural features on the project site. The Corporation Yard property has four existing landscaped planting areas between the 8-foot wide sidewalk and the building/storage yard fence. The project site is adjacent to a commercial area with two restaurants and a laundry at the east side and office buildings on the west side. The corporation yard is within a fully urbanized area and cannot be characterized as "semi-rural" except for the hillside above the site.
- SRC2 The impact and presence of vehicles resulting from the development should be minimized through proper siting and screening in order to buffer parking areas from locations both interior and exterior to the site.
Comment: The existing parking areas around the project site will not be changed, except that the driveway on the east side will be tapered or flared out to provide more room for vehicles entering the driveway, especially the Waste Management trash pick-up trucks. All staff parking and other Town vehicles stored at the corporation yard will be parked within the fenced enclosure with automatic closing gates.
- SRC3 Circulation systems should avoid conflict between vehicular, bicycle and pedestrian traffic. Emergency and service vehicle access shall be accommodated within the circulation system.
Comment: The circulation system will remain the same as previous business operations on the property except that there will be no regular deliveries by a large trailer truck at the front of the building as was the case with the fiberglass pool contractor's business. The visitor parking spaces back out onto the sidewalk area unless the driver turns the car to the right or left as they back out.
- SRC7 New trees should be planted to compliment the natural pattern of tree placement.
Comment: 17 new Pacific Wax Myrtle will be planted along the existing fence line to form a large hedge to screen the view of the outside storage yard area. Pacific Wax Myrtle is a large shrub that can grow up to 30-feet tall and 20 feet wide, but can be trimmed to form a hedge. In addition to the two existing flowering pear trees in the planters at the west side, three new flowering plum trees will be added to the planters at the east side.

5 COMPLEMENT EXISTING LANDSCAPING (L)

L1 FIRE SAFE LANDSCAPING

- L1.2 Consideration should be given to avoiding flammable trees and shrubs where possible. Consult the Moraga Orinda Fire District for highly flammable plant species to be avoided such as certain pine, juniper, and eucalyptus species.
Comment: The plants selected have been taken from the "Oak Palette" and "Traditional Palette" in Appendix B of the Town's Design Guidelines. The Pacific Wax Myrtle is listed on both of these plant palettes and is also on the "Drought Tolerant – Fire Resistant" plant list.
- L1.3 Landscaping should be properly irrigated to assure that plants retain their fire retardant capability, but shall not be over watered so as to create runoff from the site.
Comment: The project site has an existing irrigation system; however, this system will probably have to be modified after the existing lawn areas are removed. Staff would recommend a drip irrigation system for the modified planting areas.
- L1.5 The use of shredded bark should be avoided; bark chips are recommended. Suggested minimum depth of chips is 3 inches.
Comment: The landscape plan does not show any shredded bark ground cover.
- L1.6 The Town will weigh the merits of water conserving landscapes in conjunction with fire safety and stormwater management.
Comment: The proposed plan will remove two large lawn areas and replace them with drought tolerant species. The intention is to provide an example of a landscaping for conservation of water.

L3 COMMERCIAL LANDSCAPING AND IRRIGATION

- L3.1 Landscaped areas should be planned as integral parts of the project and not simply as leftover green spaces to be planted on the site.
Comment: This is an existing project that is already landscaped. When the two planting islands on either side of the west driveway were added, the size of the planter on the left side of the driveway was limited by a large utility vault in the pavement and the size of the planter on the right side of the driveway was limited by a requirement for a large trailer truck to park in front of the building once a week to off-load fiberglass and resin materials. The landscape area on the right side of the west driveway could be expanded to the sidewalk; however, this could adversely affect the ability of visitors to turn as they back out of the guest parking spaces and force them to back straight out onto the street.
- L3.2 Areas not covered by buildings or structures enclosed for storage or used for paved walks, alleys, or drives should be completely landscaped and irrigated.
Comment: Except for the possibility of expanding the planter at the right side of the western driveway, all areas that are not needed for buildings, enclosed storage, driveways and parking have been landscaped.
- L3.3 Parking lots should be landscaped through the use of concave islands and medians swales designed to accommodate trees, shrubs, and ground cover while providing drainage and biofiltration of concentrated stormwater. Fast growing deciduous or

evergreen trees should be planted at a ratio of one tree for every 4-6 parking spaces, to create maximum summer shade.

Comment: A concave filtration basin will be added in the large planting area at the east side of the property, which is the natural low spot for drainage to be directed. Perhaps a larger canopy type tree could be used in the planting islands at either side of the three public parking spaces at the front of the building to provide some shade for the vehicles. If the existing flowering pear tree at the west side of the parking and the proposed flowering plum trees were replaced with Chinese Pistache trees (traditional palette) or oak trees (oak palette), they would eventually form a canopy over much of the parking area.

- L3.4 Landscaping should permit adequate sight distance for motorists and pedestrians entering and exiting the site and shall not interfere with parking lot and circulation effectiveness.

Comment: The proposed landscaping will not block the sight distance at the intersection of the driveways with Rheem Boulevard as long as the new shrubs are kept trimmed to a maximum height of 3-feet.

- L3.5 Landscaping should be developed to relieve solid, unbroken elevations and soften continuous wall expanses as well as complement a building or building cluster.

Comment: The view of the front of the building is broken by the landscape planter at the right side of the guest parking spaces. When the Pacific Wax Myrtle "hedge" grows above the existing fence, it will effectively block any view of the sides of the building from Rheem Boulevard. The existing buildings on either side of the corporation yard building do not have windows that face towards the corporation yard and there is some landscaping on these adjacent properties along the sides of the property. The existing oak trees above the retaining wall at the rear of the building screen any views of the storage yard from the hillside above.

- L3.6 Significant landscaping should be provided around the perimeter of the site.

Comment: There will be significant landscaping added at the front of the property and there is already significant existing landscaping behind the project site. There is only one large redwood tree along the east side of the storage yard area, but there is also vegetation on the adjacent commercial and office properties that helps screen views from the sides of the storage yard area.

- L3.7 Dense landscaping should be incorporated into any project to screen unattractive views and features such as storage areas, trash enclosures, parking lots, public utilities, and other elements that detract from the appearance of the surrounding area.

Comment: The proposed installation of the dense hedge of Pacific Wax Myrtle is intended to completely screen the view of the corporation yard storage area, except where the two gates allow entry. The view through the gates will be blocked most of the time because the gates will automatically close after a vehicle passes through.

- L3.8 Tree and shrub planting may be grouped together in order to create stronger accent points or a sense of place.

Comment: The location of the shrubs in the two large planting areas on the east side of the site seem to be arranged in an alternating pattern and the rocks are sprinkled over the site in a somewhat random pattern. Perhaps the impact of the planting could be enhanced if there were more clusters of the same species grouped together in a natural

way. The arrangement of the rocks could also be improved by grouping some of the rocks together.

- L3.9 Initial landscaping should be of a size and quality that a mature appearance will be attained within three years of planting. 25% of the proposed trees on the site are to be a minimum of 24" box size and the remaining trees a minimum of 15-gallon size.
Comment: The Flowering Plum trees and the Pacific Wax Myrtle are shown as 15-gallon size when planted. No 24" box size trees are proposed. In staff's opinion, the planting specifications for the trees may be more important than the initial planting size. Often a large 24" box specimen will grow very slowly because it has been confined to a box too long. At a recent meeting of the Board, Allen Sayles related an experiment he carried out at his home, where he planted two identical 15-gallon trees but followed different procedures for each. One tree was planted in a 15-gallon hole with standard soil additives. The other tree was planted in a hole three times the size of the root ball with the excess space in the hole filled with soil amendments to provide loose non-clay like soil around the root ball. In one years time the tree planted with the large excavated hole and soil amendments showed twice the growth of the other tree. Staff would suggest that the conditions of approval require excavation of 3-times the root ball size with added soil amendments as a specification for the planting of all trees. If 24" box specimens are used, then they need to be carefully selected to make sure they are not root bound.
- L3.10 Lawn areas should be limited to 25% of the total landscaped areas and must be a drought tolerant fescue variety, with exceptions for schools, parks and public recreational areas. Percentage may be increased for biofiltration.
Comment: The existing lawn areas will be removed. The only grass will be "Giant Needle Grass", which is deer resistant and drought tolerant.
- L3.11 Significant trees existing on the property should be protected retained and integrated with the design where appropriate.
Comment: None of the large existing trees on the property will be removed.
- L3.12 Deciduous trees along southern building exposures, coniferous and broadleaf evergreen trees along East and West building exposures and evergreens along the North exposures are recommended to conserve energy usage within structures.
Comment: The Flowering Plum and Flowering Pear trees are both deciduous. The Chinese Pistache tree is also deciduous if a larger canopy shade tree is considered appropriate near the public parking spaces at the front (south side) of the building.
- L3.13 All plant materials (including street trees and planting within the public right-of-way) should be watered with an automatic irrigation system. Provision shall be made for watering planting boxes and individual planters raised from the ground.
Comment: The existing landscaping is watered with an automatic irrigation system; however, this system will require modifications from lawn sprinkler heads to a drip irrigation system that is more suitable to the drought tolerant species proposed.
- L3.14 Water-conserving system design and materials and drip irrigation should be used wherever appropriate.
Comment: Changing the existing irrigation system to drip irrigation would conserve water and the plants would not receive more water than they need.

- L3.15 New irrigation systems shall include automatic rain shut-off controller devices.
Comment: 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.
- L3.16 Plants from the palettes in Appendix B should be selected. The Town of Moraga encourages planting of native species over non-native species and encourages applicants to refer to the Native Plant Society website at www.cnps.org to check that the plants that you select are not invasive species.
Comment: Although the Pacific Wax Myrtle is shown as a native species in the Town Design Guidelines, I could not find it at the California Native Plant Society website. However, it is very difficult to find specific plants on their website because they are grouped into categories and it is difficult to see where some plants are classified. I did not see any of the plants on the invasive species list.

6 ENHANCE TOWN'S SCENIC CORRIDORS (SC)

The proposed Town of Moraga Corporation Yard building is within 500-feet of Moraga Road and can be seen from the Rheem Boulevard scenic corridor roadway. The project is therefore subject to the Town's Scenic Corridor Ordinance.

- SC1 Medians in scenic corridors should be planted and landscaped except where drivable medians are necessary. See Appendix B for recommended plants and Appendix C for conceptual examples for aesthetic enhancement.
Comment: There are no medians proposed for this project.
- SC2 Wide and curved trails should be used along scenic corridors instead of sidewalks wherever possible. Both trails and sidewalks should be separated from roadways with plantings. See Appendix C.
Comment: The existing sidewalk is 8-feet wide, which appears to be much wider than necessary. At one point during the Board's efforts to get Mr. Tucker to install more landscaping to mitigate the amount of paving across the front of the property, the Board recommended that several 3-foot square cutouts could be made in the wide sidewalk to install more trees. This idea was ultimately rejected in part because there are no other tree cutouts in the sidewalk anywhere along Rheem Boulevard. All of the street and roadway enhancement examples in Appendix C of the Design Guidelines appear to show unobstructed sidewalks with larger planting areas adjacent to the sidewalks for tree planting.
- SC3 A greenbelt should be established between the scenic corridor major road and a parking area or building that is located adjacent to the road. The greenbelt must be landscaped and appear to be natural (i.e. a high percentage of the ground area could be a mounded redwood bark or stone covered area as long as plants provide a reasonable amount of massing to create a screening effect). All landscaped areas shall be appropriately irrigated to maintain healthy plants while preventing runoff from over watering.
Comment: When the building was used as a fire station, the entire western half of the site was paved with concrete for the fire trucks to exit the roll-up doors and for access to the west side of the building. The driveway in front of the building is now being used for three public parking spaces, including the ADA compliant parking space. The net amount of paving across the front of the property has remained about the same. The

area of the two new planting areas on either side of the west driveway is about equal to the area of the eastern driveway that was installed for the Fiberglass Pool Resurfacing business. The addition of the Pacific Wax Myrtle hedge will present a green living wall across much of the frontage and thereby diminish the impact of the existing fence. The only possible expansion of the greenbelt would be the extension of the short planter at the right side of the west driveway to the back edge of the sidewalk. There is a sewer cleanout in this area, but otherwise it appears that it would be feasible. However, as previously mentioned, expansion of this planting area could adversely impact the safety of the visitor parking area by forcing drivers to back out onto Rheem Boulevard. The picture below shows the existing underground vaults in the vicinity of the planter at the west side of the property.



- SC4 Trees should be planted on medians and along scenic corridors except where traffic views are blocked. Where tree planting next to scenic corridors is otherwise not possible, planters for trees should be located in street parking zones. See Appendixes B and C. Native grass areas are acceptable along the scenic corridor where formal landscaping is inappropriate.
Comment: The plan includes three new trees in addition to the two existing trees. While the Flowering Plum trees will provide color during the spring season, a larger species of tree could provide a greater visual impact.
- SC5 The greenbelt separating a single-family residence from a scenic corridor roadway should have a minimum depth of 20 feet. This depth can be lessened if mitigated by shrubbery, trees and/or other acceptable elements or landscaping.
Comment: This guideline is not applicable, since this is not a single-family residence.
- SC6 Landscaped mounds or berms are encouraged between the scenic corridor roadway and large parking areas and may be steeper than 3:1 if appropriately landscaped and irrigated.

Comment: Although landscape mounds are encouraged to help screen large parking areas, the new storm water guidelines generally call for depressed landscaping basins to allow for more infiltration of storm runoff.

- SC7 Commercial shopping centers shall have a twelve-foot or greater depth of greenbelt between the road and parking area or building, exclusive of the public sidewalk.
Comment: This is not a commercial shopping center. Nevertheless, the depth of the planters is about 28-feet deep along the east side of the site and all the planters are at least 12-feet deep.
- SC8 Greenbelts should have a balance of high and low plants to give a natural look to the landscaped area. At no time will a landscaped area (other than grass) exceed 50 lineal feet along the scenic corridor road without a change in massing, character, and color.
Comment: The turf areas will be removed and there will be a good balance between high and low plants. While the hedge of Pacific Wax Myrtle will provide an effective wall to screen the view of the storage yard area, an alternative approach could be a small forest of trees within the planting areas, which could provide a more natural look than the hedge.
- SC9 Religious or educational institutions, apartment complexes, professional buildings, commercial buildings, and residences along scenic corridors should have a minimum 15-foot greenbelt depth to the property line at adjacent streets (exclusive of sidewalk) with moderate landscaping.
Comment: As stated for guideline SC7 above, the depth of the planters on the east side is about 28-feet. Only the small planter at the right side of the west driveway is less than 15-feet deep.
- SC10 A property owner may be required to upgrade existing conditions when major work is accomplished on a parcel that is within 500 feet of the center line of a major scenic corridor.
Comment: The landscaping across the frontage of this property has been upgraded by two previous owners of the property since it was sold by the MOFD. The proposed improvements to the landscaping at this time are intended to provide enhanced screening of the corporation yard storage area and comply with the Planning Commission conditions of approval for the use permit.
- SC11 In order to enhance the landscaping along designated scenic corridors, new development within 500 feet of these corridors should include trees and shrubs from one of the palettes in Appendix B. The Town of Moraga encourages planting of native species over non-native species and encourages applicants to refer to the Native Plant Society website at www.cnps.org to check that the plants that you select are not invasive species.
Comment: As noted previously, I did not see any of the proposed plants on the invasive species list.
- SC12 Roadside landscaping should be selected from one of the palettes in Appendix B and only lightly trimmed except where street signs and other directional signs are blocked from view.
Comment: The plants were selected from the "Oak Palette", the "Traditional Palette" and the "Drought Tolerant and Fire Resistant Species" lists in Appendix B.

- SC13 Existing overhead lines on both private and public property along scenic corridors should be converted to underground when substantial redevelopment is proposed.
Comment: The internal modifications of the building and landscape improvements to screen the storage yard area would not be considered "substantial redevelopment".
- SC14 Signage, bus shelters, monuments and other site elements should be of semi-rural character and be rustic looking, preferably stone. See Appendix C.
Comment: The free-standing monument sign for the Fiberglass Pool contractor was removed when Pixel Outpost moved into the building. Pixel Outpost had a sign on the new glass windows at the front of the building. The Town of Moraga corporation yard will also have a small window sign with the building address. The corporation yard is not visited by the public on a frequent basis. Occasionally, the police may take a resident to their storage room to view stolen property, such as stolen bicycles. Realtors and other business owners may be directed to the 331 Rheem Boulevard building to retrieve their "A-frame" signs that were picked-up by the Town staff from the public right-of-way or from sidewalks. There is no bus stop in the vicinity of the 331 Rheem Boulevard property and therefore no need of a bus shelter at this location.
- SC15 Storm water runoff swales should be used along roadsides and medians of scenic corridors instead of curbing to slow storm water runoff and enhance the semi-rural look. See Appendix C.
Comment: The rock walls around the planter at the far east side of the property will be removed and the grade of the planter will be lowered to the original grade. A new filtration basin will be installed to help demonstrate how storm water should be treated on site prior to discharge into the storm drain system. The existing elevation of the property and 8-foot sidewalks precludes any filtration of storm water from the road.
- SC16 Design shall be consistent with the Moraga Municipal Code Section 8.132.
Comment: The following development guidelines are listed under MMC Section 8.132.050-B of the Scenic Corridor Ordinance.
1. The design and location of each building and landscaping shall create a compatible visual relationship with surrounding development and with the natural terrain and vegetation. Road widths and road configurations should be considered as part of the design element.
Comment: This project is essentially an enhancement of the landscaping for an existing building. Most of the buildings along the north side of Rheem Boulevard that were built prior to the Town's incorporation are legally non-conforming to the Town's building setbacks and are located closer to the front property line than 50-feet. Most of the buildings also have parking between the street and the building. There is no incompatibility with the surrounding development because the adjacent structures share many of the same deficiencies in landscaping.
 2. Buildings and landscaping shall be so located that each does not create a walled effect along the scenic corridor. Setbacks and building heights may be made more restrictive than otherwise permitted by the applicable zoning regulations. In general, the greater the mass or bulk, the greater the setback should be. The positioning of buildings shall be varied in order to create a complimentary relationship between mass and void.
Comment: The existing fence creates a "walled effect" along the Rheem Boulevard scenic corridor. The proposed hedge of Pacific Wax Myrtle will conceal most of the fence and provide a living natural screen to the corporation yard area.

4. Each structure or feature reviewable under this chapter shall be limited to scale and siting to reduce visual dominance or obstruction of existing landforms, vegetation, water bodies and adjoining structures.
Comment: The Town of Moraga Corporation Yard building is near the bottom of the Rheem Valley and it does not obstruct the view of existing landforms, water bodies or adjoining structures.
5. Each structure shall be constructed, painted and maintained and all planted material shall be planted and maintained to complement and enhance scenic views and the natural landscape.
Comment: The previous owner of the building, Pixel Outpost, made some substantial improvements to the exterior of the building by replacing the old roll-up fire house doors with store front glass windows. The Town has recently contracted to make roof repairs and the fake red tile roofing on the mansard has been replaced with a dark grey composite shingle. The proposed landscaping improvements should further enhance and complement the views from the scenic corridor. With the present economy, now is not the time to make additional major improvements to the building, but in the future it would improve the architectural design of the building to extend the line of the roof across the top of the front windows where the roll up doors used to be and perhaps add some heavy timber brackets at the sides of the windows similar to the new entry feature at 24-hour fitness.
6. Unnatural and conflicting aesthetic elements shall be eliminated to the extent feasible consistent with safety requirements (for example, retain street lighting, but place wiring underground). Where it is not possible to locate such a feature out of view, it must be located in an area so as to minimize visibility from a scenic corridor or screened from view by planting, fence wall or berm. Where the screen consists of a fence, wall or berm, it may not be higher than six feet. Screening shall consist of primarily natural materials rather than solid fencing. Preference shall be given vegetation in conjunction with a low earth berm.
Comment: The primary purpose of the landscaping improvements is to screen the outside storage area at the two sides and rear of the building.
7. Lighting shall be compatible in type, style and intensity to the surrounding elements and not cause undue or aggravating disruption, glare or brightness.
Comment: Exterior lighting has not been submitted for review. If any new security lighting is proposed it cannot exceed 20 foot-candles of illumination measured 10-feet from the light source (MMC Section 8.88.110-C). The light sources of any new security lighting must be screened so that they are not a source of glare off-site.
8. Grading or earth-moving shall be planned and executed in such manner that final contours appear consistent with a natural appearing terrain. Finished contours shall be planted with plant materials native to the area so that minimum care is required and the material is visually compatible with the existing ground cover.
Comment: No significant amount of grading is proposed for this project. The fill placed by Mr. Tucker in the eastern planter shall be removed. A grading permit would not be required because the amount of soil will be less than 50-cubic yards, the slope of the area of disturbance is less than 20% and there will be no excavation deeper than 3-feet.
9. The number of access points to and from the scenic corridor shall be minimized consistent with safety and circulation needs.
Comment: No changes in access points are proposed as part of this project. The new automatic gates should help facilitate ingress and egress from the site while maintaining the screening and security of the storage yard area.

10. Parking on the scenic corridor roadways should be minimized.
Comment: No parking is proposed along the curb on Rheem Boulevard. The three public parking spaces are visible from the scenic corridor, but this is no different than on the adjacent commercial and office properties.
11. Each specimen tree and each grove of trees may be approved for removal only if the tree or grove of trees is unsafe or diseased or to provide the smallest cleared area necessary to locate an approved road or structure on the site under guidelines of the tree preservation ordinance. Selective clearing of vegetation may be permitted upon review and approval by the design review board.
Comment: No existing trees are scheduled for removal for the project.
12. In applying these guidelines, consideration shall be given to protecting the privacy and security requirements of individual property owners who seek approval for improvements under this chapter.
Comment: It may be important to have sufficient light in the storage yard area at night. The Public Works staff is on call for emergencies 24/7. If they need to access equipment or materials at the corporation yard to make road repairs or fix a storm drain at night, they will need to have some general lighting at the sides and back of the building. Fortunately there are no residential structures located immediately adjacent to the corporation yard. Specifications for any exterior lighting have been included in the draft conditions of approval.

- SC17 Viewsheds, including but not limited to close up and distant views, ridgelines, hillsides and mature native tree groupings should be protected along the Town's scenic corridors to retain the Town's semi-rural character.
Comment: The Town of Moraga Corporation Yard building will not block close-up or distant views of ridgelines, hillsides or mature native tree groupings.

7 MINIMIZE THE IMPACTS OF DEVELOPMENTS (ID)

To the extent possible, development should be concentrated in areas that are least sensitive in terms of environmental and visual resources, including: a) areas of flat or gently sloping topography outside of flood plain or natural drainage areas; b) the Moraga Center and Rheem park area; c) Infill parcels in areas of existing developments.

Comment: The project site is located adjacent to the Rheem Shopping Center area.

ID1-7 APPLICABLE TO ALL DEVELOPMENT

- ID3 Wind barriers, shade, sound absorption, dust abatement, glare reduction, and proper drainage should be provided on site.
Comment: The Town of Moraga Corporation Yard building will not have any significant impacts with regard to wind, shade, sound absorption, dust abatement, glare reduction or drainage since the facility is not being changed in any substantial way.
- ID6 The level of lighting should not exceed the needs for security and safety or detract from the aesthetics of the development.
 - Outdoor lighting should be related to the design of the structure.
 - Outdoor light fixtures should be designed and mounted so that the source of light has minimal impact off site.
 - Outdoor lighting should be directed inward toward the property and may require additional screening to avoid spillage onto adjacent residential properties.*Comment: As discussed under SC12 and MMC Section 8.132.050-B-#7 and #12, the exterior storage yard area may need sufficient lighting for security and for the Public Works*

staff to access equipment and materials during emergency repairs at night. Such lighting must avoiding glare and direct views of the light source.

ID7 Design shall be consistent with the Moraga Municipal Code section 13.04.090.
MMC Section 13.04.090 reads as follows:

13.04.090 Best management practices and standards.

- A. Generally. Any person owning or operating premises that may contribute pollutants to the town's storm water system shall undertake all practicable best management practices to reduce the potential for pollutants entering the system. Examples of such premises include, but are not limited to, parking lots, gasoline stations, industrial facilities, and other commercial enterprises.
- B. Litter. No person shall throw, deposit, leave, keep or permit to be thrown, deposited, placed, left or maintained, any refuse, rubbish, garbage or other discarded or abandoned objects, articles or other litter in or upon any street, alley, sidewalk, business place, creek, storm water system, fountain, pool, lake, stream, river or any other body of water, or upon any public or private parcel of land so that the same might become a pollutant, except in containers or in lawfully established waste disposal facilities.
- C. Sidewalks. The occupant or tenant, or in the absence of occupant or tenant, the owner or proprietor of any real property in front of which there is a paved sidewalk shall maintain such sidewalk free of dirt or litter to the maximum extent practicable. Sweepings from the sidewalk shall not be swept or otherwise made or allowed to go into the gutter or roadway, but shall be disposed of in receptacles maintained as required for the disposal of solid waste.
- D. Parking Lots, Paved Areas and Related Storm Water Systems. Persons owning, operating or maintaining a paved parking lot, the paved areas of a gasoline station, a paved private street or road, and related storm water systems shall clean those premises as frequently and thoroughly as practicable in a manner that does not result in the discharge of pollutants to the town's storm water system.
- E. Construction Activities. All construction shall conform to the requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the ABAG Manual of Standards for Erosion and Sediment Control Measures, the town's grading and erosion control ordinance and other generally accepted engineering practices for erosion control as required by the town engineer when undertaking construction activities. The town engineer may establish controls on the rate of storm water runoff from new developments and redevelopment as may be appropriate to minimize the discharge and transport of pollutants.
- F. Notification of Intent and Compliance with General Permits. Each discharger associated with construction activity or other discharger described in any general storm water permit addressing discharges, as may be adopted by the United States Environmental Protection Agency, the State Water Resources Control Board, or the California Regional Water Quality Control Board, San Francisco Bay Region, shall provide the town engineer with the notice of intent, comply with and undertake all other activities required by any general storm water permit applicable to such dischargers. Each discharger identified in an individual NPDES permit relating to storm water discharges shall comply with and undertake all activities required by the permit.
- G. Development Runoff Requirements. For each new development and redevelopment project subject to the development runoff requirements, every applicant will submit a storm water control plan and implement conditions of approval that reduce storm water pollutant discharges through the construction, operation and maintenance of treatment measures and other appropriate source control and site design measures. Similarly, increases in runoff volume and flows shall be managed in accordance with the development runoff requirements.
- H. Compliance with Best Management Practices. Where best management practices guidelines or requirements have been adopted by any federal, state, regional, town or county agency, for any activity, or operation of premises which may cause or contribute to non-storm water discharges, every person undertaking such activity, operation or owning and operating such premises shall comply with such guidelines or requirements.
- I. Storm Water Pollution Prevention Plan. The town engineer may require any business or utility in the town that is engaged in activities that may result in non-storm water discharges or runoff pollutants to develop and implement a storm water pollution prevention plan, which must include an employee training program. Business activities which may require a storm water pollution prevention plan include maintenance, storage, manufacturing, assembly, equipment operations, vehicle loading, fueling, vehicle maintenance, food handling or processing, or cleanup procedures which are carried out partially or wholly out of doors.
- J. Coordination with Hazardous Material Release Response and Inventory Plans. Any business subject to the Hazardous Material Release Response and Inventory Plan, Division 20, Chapter 6.95 of the California Health and Safety Code (commencing with Section 25500), shall include, in that plan, provision for

compliance with this chapter, including the prohibitions of non-storm water discharges and the requirement to reduce release of pollutants to the maximum extent practicable.

Comment: The new landscaping at the Corporation Yard will have minimal impact on drainage and erosion control issues. As previously noted, a new filtration basin will be added in the eastern planter area. Since there is no increase in impervious surface area at the site, the filtration basin is not a mandatory requirement for the project and is primarily proposed as an example for residents and developers.

ID9 PAVING

ID9.1 Impervious surfaces shall be minimized through site design and building methods. Directly connected impervious surfaces shall be minimized to avoid excessive concentrated stormwater runoff. Any runoff from impervious surfaces shall be directed to pervious areas or landscaped depressions.

Comment: There will be no additional impervious surface areas except for the small flares in the eastern driveway approach to improve access for trucks. The walkway through the drought tolerant native plant garden will be decomposed granite.

ID12 STORMWATER GUIDELINES

ID12.2 Regulations set forth by the San Francisco Bay Regional Water Quality Control Board (RWQCB) shall apply to all new or redeveloped residential and commercial projects:

- a. If the project creates or replaces more than 10,000 square feet of impervious surface;
- b. Relative to the 10,000 square foot threshold, if 50% or more of the existing impervious surface is replaced then 100% of the site must comply with Provision C.3 of the Town's Stormwater Permit; or
- c. Relative to the 10,000 square foot threshold, if less than 50% of the existing impervious surface is replaced, then Provision C.3 of the Town's Stormwater Permit only applies to said portion.

Comment: The proposed project does not reach the 10,000 square foot threshold and compliance with Provision C.3 of the Town's Stormwater Permit is not required.

ID12.4 Drainage should follow natural flow patterns and, where appropriate, plans should develop wide area flow patterns, rather than concentrating flow at one point.

Comment: The existing drainage will be altered to allow some of the storm water from the site to flow through the new filtration basin in the eastern planter.

10 PROMOTE COMMERCIAL CENTERS AS COMMUNITY PLACES (CC)

CC1 COMMERCIAL SITE PLANNING

CC1.1 A harmonious design relationship should be achieved between existing and proposed adjoining developments by avoiding both excessive variety and monotonous repetition.

Comment: The proposed Town of Moraga Corporation Yard building will have a harmonious design relationship with the other buildings in the vicinity. The color of the new composition shingle roof is a close match to the roofing on the Town Office building at 329 Rheem Boulevard. The fake tile mansard roof didn't match any other roofing in the area.

EXHIBIT F

**DRAFT ACTION MEMORANDUM
FOR TOWN CORPORATION YARD**

DRAFT

Town of Moraga



PLANNING DEPARTMENT
329 RHEEM BOULEVARD
MORAGA, CA 94556
(925) 888-7050

DESIGN REVIEW BOARD ACTION MEMORANDUM

On April 12, 2010, the Town of Moraga Design Review Board considered the application described below:

DRB-03-2010 – Town of Moraga (Applicant and Owner) Corporation Yard at 331 Rheem Blvd: An application for revisions to the landscaping across the frontage of 331 Rheem Boulevard in accordance with the requirements of the conditional use permit for the relocation of the Town of Moraga Corporation Yard. APN 255-020-003.

DESIGN REVIEW BOARD ACTION:

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

PART 1: DESIGN REVIEW FINDINGS:

In accordance with Moraga Municipal Code Section 8.72.080(B), the following findings must be made in order to approve an application for design review in land use districts other than single-family residential:

- 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.** This finding is not applicable to the project because the structure is an existing building and there will be no major changes to the building. The installation of automatic motorized gates will improve the appearance of the property by blocking the view through the gates into the storage area. The modifications to the existing landscape planters will enhance the screening of the storage yard area and conform to the Town's design guidelines for drought tolerant plants.

2. **The structure be protected against exterior and interior noise, vibrations and other factors, which may tend to make the environment less desirable because** the motors for the automatic gates will be relatively quiet and any new security lighting shall be installed to shield the light source from view and prevent spillage of light onto adjacent properties. This finding is not applicable to the proposed landscaping modifications.
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 exterior design of the building is not being changed in any significant way, except for the re-roofing with a dark grey composite shingle on the mansard roof which will match the roof on the Town Office at 329 Rheem Boulevard. The removal of the fake tile from the mansard should improve the appearance of the building. The elimination of the notch in the mansard roof above windows where the roll-up doors used to be would improve the architectural form of the building and should be considered as a future capital improvement to the structure.
4. **The structure is in harmony with proposed developments on land in the general area because** the additional landscape improvements and automatic gates for this existing facility will totally screen the outside storage areas from the scenic corridor and enhance the compatibility of the property with the other commercial and office properties along Rheem Boulevard.

PART 2: FINDINGS FOR EXCEPTIONS TO DESIGN GUIDELINES:

1. An exception to Design Guideline L3.6 is hereby granted since the project site does not have significant landscaping around the entire perimeter of the site. The findings to allow this exception include the following:
 - a. The proposed new landscaping will enhance the existing landscaping at the front of the property and totally screen the views from the Rheem Boulevard scenic corridor to the storage yard area at the sides and back of the building.
 - b. There is already significant existing landscaping at the rear of the corporation yard property which screens the property from the hillside above.
 - c. The buildings on the adjacent properties on either side do not have any windows facing the corporation yard property.
 - d. There is some existing landscaping on the adjacent properties along the side property lines.
2. An exception to Design Guideline L3.9 is hereby granted to allow the planting size of all new trees to be 15-gallon rather than following the guideline for 25% of the trees to be a minimum size of 24" box specimen. The findings to allow this exception include the following:
 - a. The new 15-gallon trees shall be planted in holes that are 3-times the size of the root ball and the remainder of the planting hole shall be filled with soil amendments to accelerate the growth of the trees.
 - b. It is known that a 15-gallon tree can surpass the size of a 24' box specimen in a couple years if it is planted correctly and well maintained.
 - c. Unless particular care is taken, 24" box specimen trees are often root bound and are generally very slow growing because they have been in a container too long.

PART 3: CONDITIONS OF APPROVAL:

1. The quantity of Pacific Wax Myrtle shown in the table on the landscape plan shall be changed from 11 to 17 to correspond with the number of plants shown on the plan.
2. In lieu of planting 24" box specimen trees for a minimum of 25% of the trees as required by Design Guideline L3.9, the specifications for planting the 15-gallon trees shall require excavation of planting holes that are 3-times the root ball size with backfill to include a significant amount of added soil amendments to help accelerate the growth of the trees. If any 24" box specimen trees are used, the specifications on the plan shall require that the trees are carefully selected to make sure they are not root bound and have not been in the container for an excessive amount of time.
3. In accordance with Design Guidelines L1.3, L3.13, L3.14 and L3.15, the existing irrigation system shall be modified after the turf areas are removed and a drip irrigation system shall be installed for the drought tolerant plants. The electronic controller for the irrigation system shall be replaced if necessary with one that has an automatic rain shut-off feature.
4. Consider making the following changes to the landscape plans:
 - a. in compliance with Design Guideline L3.3, consider planting a canopy type tree, such as Chinese Pistache or an Oak tree species, in the planting islands at either side of the three public parking spaces at the front of the building to provide shade for the vehicles.
 - b. In accordance with Design Guideline L3.8, consider grouping or clustering several of the same species of shrubs together in a natural way rather than alternating different species in a "salt and pepper" arrangement.
 - c. Arrange the rocks within the landscaped areas with more groups of rocks that mimic natural rock outcroppings and avoid evenly distributing the rocks over the whole area.
5. A plan for exterior lighting of the storage yard shall be submitted for planning staff review. In compliance with Design Guideline ID6, the level of lighting shall not exceed the needs for security and safety and shall comply with the following requirements:
 - a. Outdoor lighting shall be related to the design of the structure.
 - b. Outdoor light fixtures shall be designed and mounted so that the source of light has minimal impact off site.
 - c. Outdoor lighting shall be directed inward toward the property and may require additional screening to avoid spillage onto adjacent properties.
 - d. Lights under a canopy or roof shall not exceed 20 foot-candles of illumination measured 10-feet from the light as required by MMC Section 8.88.110-C.
6. The dumpsters and other trash collection containers shall be kept behind the fence area. If the trucks that pick-up the trash cannot make the turn around the building, then the dumpster can be wheeled to the gate at the front when the trash is collected.

7. The motors for the new automatic gates shall not generate noise levels in excess of 55 dba during the daytime hours or 50 dba during the nighttime hours in accordance with MMC Section 8.36.020-B-5.
8. In compliance with MMC Section 8.88.110, glare reducing film or interior window blinds shall be installed on the new front windows if the lighting inside the building exceeds 20 foot candles of illumination measured outside the building at 10-feet from the surface of the windows.
9. Any new air conditioning units, heat pumps or other exterior mechanical equipment shall be located at the sides or back of the building behind the fenced area or in the roof well behind the roof parapets.
10. In order to provide adequate sight distance for motorists and pedestrians entering and exiting the site in accordance with MMC Section 8.80.010-B and Design Guideline L3.4, all the shrubs within 15-feet of the driveways and back edge of the sidewalk shall be kept to 3-foot maximum height and all low branches on trees shall be trimmed to 8-feet above the ground where the tree is within 15-feet of the driveways or back edge of the sidewalk.
11. The landscape contractors shall be responsible for preventing spills of soil, rock or other debris on to the Town's streets during the modifications and re-planting of the four planting areas at the front of the property. If any spills occur, the landscape contractor will be required to immediately cleanup the spill and repair any damage to the streets to the satisfaction of the Town Engineer.
12. Any new utility distribution facilities including electric, telephone and cable television systems shall be installed underground from point of connection.
13. During installation of the new automatic gates and landscaping, the hours of work shall be limited to the hours from 8 a.m. to 5 p.m. as required by the Town's Noise Ordinance.
14. This permit and each condition contained herein shall be binding upon applicant and property owner and any transferor, or successor in interest.
15. 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.

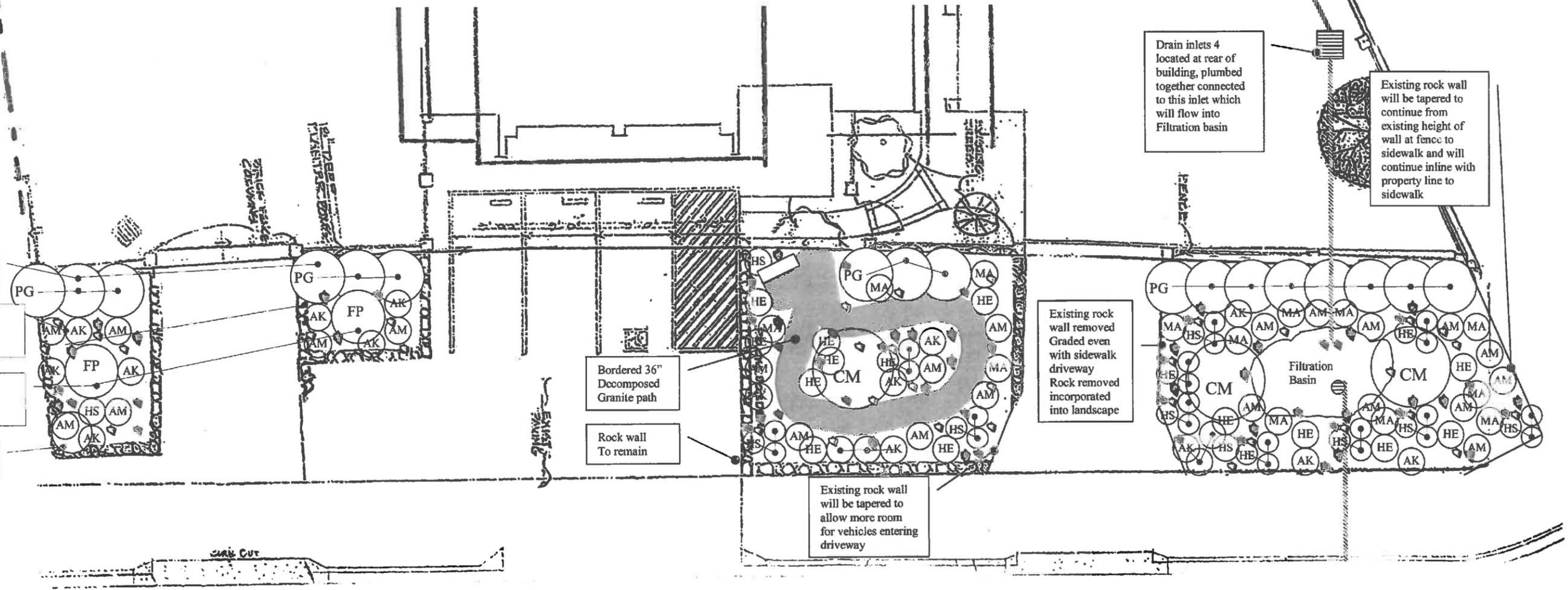
Design Review Board action is appealable to the Planning Commission within 10 calendar days after the date of the decision. If you have any questions regarding the action of the Board, please contact the Moraga Planning Department at (925) 376-5200.

EXHIBIT G

**LANDSCAPE PLANS AND
PLANT DESCRIPTIONS FOR
CORPORATION YARD**

ID	Quantity	Size	Plant Name	Common Name	Comments
AM	19	1 gal.	Correa pulchella	Pink Australian Fuchsia	
MA	13	5 gal.	Cistus 'Blanche'	White Rock Rose	
HE	25	1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	
AK	19	1 gal.	Perovskia 'Little Spire'	Compact Russian Sage	
CM	3	15 gal.	Prunus 'Krauter Vesuvius'	Flowering Plum	
PG	11	15 gal.	Myrica californica	Pacific Wax Myrtle	Trained and trimmed to form a hedge
HS	22	1 gal.	Stipa gigantea	Giant Needle Grass	
FP	2	existing	Pyrus Calleryana	Flowering Pear	Existing to remain

- (E) PAVING
- Existing Photinia
To be removed
- Existing Grasses,
Weeds
To be removed
- Existing Flowering
Pear
To Remain
- Existing Myrica
To be removed



Drain inlets 4 located at rear of building, plumbed together connected to this inlet which will flow into Filtration basin

Perforated pipe in leach field

Existing rock wall will be tapered to continue from existing height of wall at fence to sidewalk and will continue inline with property line to sidewalk

Existing rock wall removed Graded even with sidewalk driveway Rock removed incorporated into landscape

Bordered 36" Decomposed Granite path

Rock wall To remain

Existing rock wall will be tapered to allow more room for vehicles entering driveway

Myrica californica - Pacific Wax Myrtle



[2nd Image]

Habit and Cultural Information

Category: Shrub
Family: Myricaceae (Bayberries)
Origin: California (U.S.A.)
Evergreen: Yes
Flower Color: Yellow
Bloomtime: Spring
Synonyms: [Morella californica]
Height: 20-30 feet
Width: 10-20 feet
Exposure: Sun or Shade
Seaside: Yes
Drought Tolerant: Yes
Deer Tolerant: Yes
Irrigation [H2O Info] : Low Water Needs
Winter Hardiness: <15° F

Myrica californica (Pacific Wax Myrtle) - This California native is a vigorous multi-branched, evergreen shrub reaching up to about 30 feet tall and 20 feet wide, easily kept smaller. It has smooth gray bark and upright stems that are densely clothed with lustrous 4-inch long, toothed-edge leaves which emerge a bright apple green in spring and darken as they mature. As with all *Myrica* species, *M. californica* is dioecious, with male and female flowers borne on separate plants. The flowers on female plants (pistillate) have inconspicuous, tiny yellow flowers in summer which are followed by brownish-purple berries that ripen in fall and are highly attractive to myrtle warblers and many other birds. The foliage or nectar of this plant also attracts several butterfly species. Performs best in full sun to partial shade with a quick draining soil. It is drought tolerant in coastal plantings but looks better when given occasional to regular irrigation. Cold hardy, tolerating temperatures below 15° F. Drought stressed plants are sometimes attacked by greenhouse thrips in coastal plantings and mites in inland gardens but both can be mitigated by increased irrigation and/or the use of horticultural soaps or oils. This plant is suitable for use as large hedges, screens or as a specimen small tree. High wind and salt tolerance make it perfect for seaside use. The leaves have a spicy aroma that can be used like bay leaves to season food and for this reason this plant is often referred to as California Bayberry. Most recent treatment of the family Myricaceae has *Myrica californica* renamed to *Morella californica* (*Morella californica* (Cham. & Schltldl.) Wilbur). The genus *Morella*, has about 50 species ranging from North America, Europe, Africa, and Asia while *Myrica gale*, the bog myrtle of Europe and northeastern North America and *Myrica hartwegii*, the California native Sierra Myrtle, are the only 2 plants that remain in the genus *Myrica*. We continue to list this plant incorrectly under the name *Myrica californica* until such time that those of us who learned this plant as *Myrica* get used to the name *Morella*. The description above is based on our research and observations of this plant growing in our nursery and in our own and other Santa Barbara gardens. We would appreciate hearing from anyone who has additional information or disagrees with what we have written

Prunus cerasifera 'Krauter Vesuvius' - Purple Leaf Plum



[2nd Image]

Habit and Cultural Information
Category: Tree
Family: Rosaceae (Roses)
Origin: Caucasus (Europe)
Flower Color: Light Pink
Bloomtime: Spring
Synonyms: [Prunus cerasifera 'Krauter Vesuvius']
Height: 12-16 feet
Width: 6-12 feet
Exposure: Full Sun
Irrigation (H2O Info): Medium Water Needs
Winter Hardiness: <15° F

Prunus cerasifera 'Krauter Vesuvius' (Purple Leaf Plum) - Dark purple almost black leaves are held until autumn on this 15 foot tall deciduous tree. In spring, the flower buds open to a wonderful light pink display. This variety produces little fruit. Full sun, moderate watering. This is the darkest of the purple leafed plums. It was introduced by Carl Krauter of Bakersfield, California in the 1950s and is the most common purple leaf plum in southwestern U.S. The similar cultivar 'Thundercloud' has young leaves that are lighter and a more bronze color and is less upright. The description above is based on our research and observations of this plant growing in our nursery and in our own and other Santa Barbara gardens. We would appreciate hearing from anyone who has additional information or disagrees with what we have written.

Perovskia 'Little Spire' PP 11,643 - Compact Russian Sage



Habit and Cultural Information
Category: Perennial
Family: Lamiaceae (Labiatae) (Mints)
Origin: Pakistan (Asia)
Bloomtime: Summer/Fall
Fragrant Flowers: Yes
Parentage: (P. abrotanoides x atriplicifolia?)
Height: 2-3 feet
Width: 2-3 feet
Exposure: Full Sun
Drought Tolerant: Yes
Deer Tolerant: Yes
Irrigation (H2O Info): Low Water Needs
Winter Hardiness: < 0 °F

Perovskia 'Little Spire' PP 11,643 (Compact Russian Sage) - This is a hardy, upright multi-stemmed, sub-shrub or deciduous perennial grows to 2-3 feet tall with stems that are thin, white and covered with finely divided feathery olive green leaves, which emit a pleasant aroma when touched. The light fuzzy clusters of small purple-blue flowers appear summer through early fall along the coast. Cut back to the lowest buds (nearly to the ground) in late fall as the plant tries to go dormant (leaves can linger here in our mild climate) or in early spring prior to new growth emerging. It prefers full sun and well drained soil with occasional summer watering, though it is a tough plant that is resistant to drought, heat, pests and poor soils. It is hardy to USDA Zone 5a (-20°F). It is resistant to deer browsing and the flowers attract butterflies and honeybees good. The flowers can be used in floral arrangements. This new selection of Russian Sage was selected for its relatively short and upright habit, which prevents the leaning that is typical of the species. It was discovered by Herbert Oudshoorn in a seed bed of sown *Perovskia hybrida* seed in Rijpwetering, The Netherlands in 1995. It received US Plant Patent 11,643 on November 21, 2000 and has been marketed through Future Plants, a Dutch cooperative formed to discover and market new plants. In the patent application it was compared to Blue Spires as having darker purple blue flowers, leaves that were slightly grayer, less deeply serrate and more acuminate, and flowers stems that were shorter. The name Russian Sage is a bit of a misnomer. *Perovskia* is closely related to the genus *Salvia* (sages) but come southern Asia from Afghanistan, Pakistan, Iran east to China and was named for Russian General and Count, Vasily Alekseevich Perovsky, who campaigned in central Asia in the 1850's. The description above is based on our research and observations of this plant growing in our nursery and in our own and other Santa Barbara gardens. We would appreciate hearing from anyone who has additional information or disagrees with what we have written.

Erigeron karvinskianus - Santa Barbara Daisy



[2nd Image]

Habit and Cultural Information

Category: Perennial
Family: Asteraceae (Sunflowers)
Origin: Mexico (North America)
Evergreen: Yes
Flower Color: White
Bloomtime: Spring/Fall
Synonyms: [E. karvinskianus 'Proffusion']
Height: 1-2 feet
Width: 3-5 feet
Exposure: Sun or Shade
Seaside: Yes
Drought Tolerant: Yes
Irrigation (H2O Info): Medium Water Needs
Winter Hardiness: 15-20° F

Erigeron karvinskianus (Santa Barbara Daisy) - This is a trailing groundcover that is beautiful cascading over walls or pots. It spreads 3-5 feet wide and grows 1-2 feet tall. The small white daisies with a touch of pink bloom almost year-round. It looks its best in a cool spot with sun to light shade. It can be invasive with moderate water, but it will take poor soil and drought and performs best if cut down periodically. Cold hardy to about 15 to 20 degrees F. Flowers are a great treat for bees and the tiny beneficial flies and wasps. It prefers a coastal climate and the interior heat of summer does make it shut down. But, as soon as the weather is a cool again in fall, it perks right up and blooms until hard frost. The description above is based on our research and observations of this plant growing in our nursery and in our own and other Santa Barbara gardens. We would appreciate hearing from anyone who has additional information or disagrees with what we have written.

Cistus 'Blanche' - White Rockrose



[2nd Image]

Habit and Cultural Information

Category: Shrub
Family: Cistaceae (Rock-roses)
Origin: Europe, Southern (Europe)
Evergreen: Yes
Flower Color: White
Bloomtime: Spring
Parentage: (C. ladanifer x C. ladanifer forma latifolia)
Height: 4-5 feet
Width: 4-5 feet
Exposure: Full Sun
Seaside: Yes
Drought Tolerant: Yes
Deer Tolerant: Yes
Irrigation (H2O Info): Low Water Needs
Winter Hardiness: 15-20° F

Cistus 'Blanche' (White Rockrose) - This is an drought tolerant, upright hybrid perennial with large white flowers. The medium green, sticky leaves have wavy edges. It grows 4-5 feet tall with equal spread. Very tough plant that can tolerate seaside conditions and drought, and it is resistant to deer and fire. Plant in full sun. It is hardy to about 15-20 degrees F. The description above is based on our research and observations of this plant growing in our nursery and in our own and other Santa Barbara gardens. We would appreciate hearing from anyone who has additional information or disagrees with what we have written.

Correa pulchella - Pink Australian Fuchsia



[2nd Image]

Habit and Cultural Information

Category: Shrub
Family: Rutaceae (Citrus)
Origin: Australia (Australasia)
Evergreen: Yes
Flower Color: Light Pink
Bloomtime: Winter/Spring
Height: 2-3 feet
Width: 4-5 feet
Exposure: Sun or Shade
Seaside: Yes
Deer Tolerant: Yes
Irrigation (H2O Info): Low Water Needs
Winter Hardiness: 20-25° F

Correa pulchella (Pink Australian Fuchsia) - Most common *Correa*, this selection grows 3 feet tall by 5 feet spread. The dense foliage is green above and gray-green below, which makes this plant greener than the other *Correa* varieties. This variety is also valuable for its low spreading habit. Gardeners enjoy the long bloom season of the light pink flowers, winter through spring. Plant in part sun with occasional summer water. It is tolerant of calcareous soils and does well exposed coastal situations. It is hardy to about 20 degrees F. *Correa*....after José Francisco Correa de Serra, Portuguese botanist *pulchella*....beautiful The description above is based on our research and observations of this plant growing in our nursery and in our own and other Santa Barbara gardens. We would appreciate hearing from anyone who has additional information or disagrees with what we have written.

Stipa gigantea - Giant Needle Grass



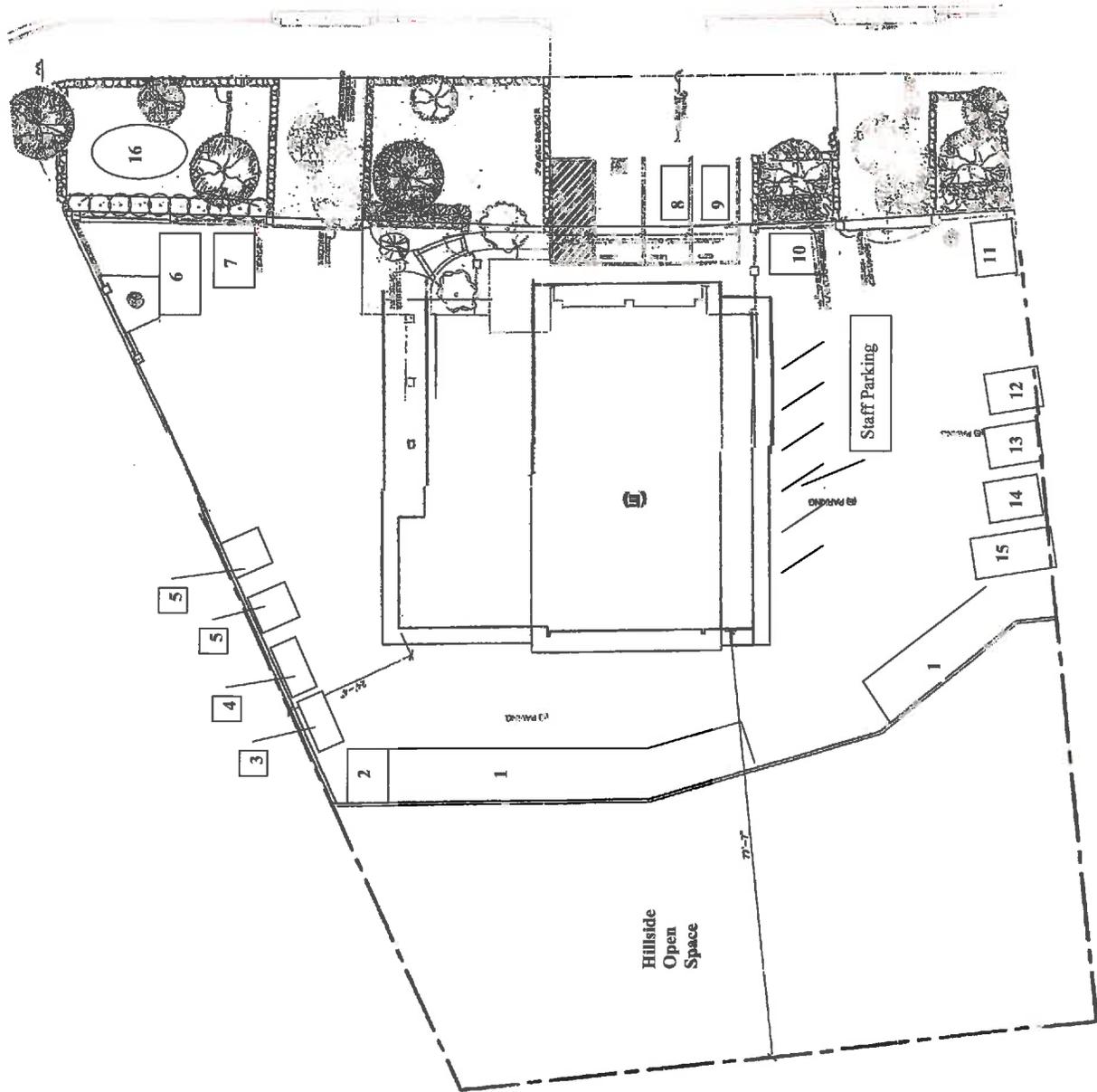
[2nd Image]

Habit and Cultural Information
Category: Grass
Family: Poaceae (Gramineae) (Grasses)
Origin: Spain (Europe)
Evergreen: Yes
Flower Color: Golden
Bloomtime: Spring
Height: 2-3 feet
Width: 2-3 feet
Exposure: Full Sun
Irrigation (H2O Info): Medium Water Needs
Winter Hardiness: 0-10° F

Stipa gigantea (Giant Needle Grass) - An evergreen clumping grass with narrow gray-green foliage 2-3 feet tall with flower spikes reaching another 2-3 feet above the plant. Plant in full sun in well drained soils with regular garden watering; it will take drought when established. Large plants in full flower are a spectacular sight - great back lit!. Flowers are good in dried arrangements. Hardy to USDA zone 5. The description above is based on our research and observations of this plant growing in our nursery and in our own and other Santa Barbara gardens. We would appreciate hearing from anyone who has additional information or disagrees with what we have written.

Pryus Calleryana “flowering Pear”

Callery pear, or Bradford pear, is an ornamental, deciduous tree that can grow up to 40 ft. (12.2 m) in height. Some non-sterile cultivars of this species have escaped and are invading natural areas throughout the eastern United States. The leaves are alternate, simple, 2 to 3 in. (5.1-7.6 cm) long, petiolate and shiny with wavy, slightly-toothed margins. The overall shape of the tree is often described as a tear-drop that often spreads out with age. Flowering occurs early in the spring (April to May) before the leaves emerge. The flowers are 1 in. (2.5 cm) wide, showy, malodorous and white. Fruits are round, 0.5 in. (1.3 cm) in diameter and green to brown in color. The “Bradford” variety of pear, which produced sterile fruits, has been widely planted throughout the United States since the early 1900s, but recent cultivars, bred to reduce the tendency of the tree to split in snow or high winds, have produced viable seeds and escaped to invade disturbed areas.



1. Public works truck parking
2. Tractor
3. Paint storage
4. pesticides
5. Emergency storage sheds
6. Dumpster
7. Riding mower
8. Parking Police
9. Parking PW Superintendent
10. Police trailer
11. Police Command Vehicle
12. PW Ford Explorer
13. PW Ford Areostar van
14. Mower trailer
15. Bobcat trailer
16. Infiltration Basin