

DESIGN REVIEW BOARD SPECIAL MEETING AGENDA

MEETING DATE: MONDAY, January 31, 2011, 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. 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.

IV. PLANNING COMMISSION LIAISON REPORT- Commissioner Richards

V. ADOPTION OF THE CONSENT AGENDA

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

A. APPROVAL OF MINUTES for December 13, 2010

VI. 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.

- A. **DRB-12-2010 – A & J Fencing (Applicant), Barry Eckhouse (Owner) 1075 Country Club Drive:** Design Review of a proposed 7-foot 6-inch high wood fence along the northwest rear property line at 1075 Country Club Drive. The proposed fence will have a horizontal 2-inch by 8-inch pressure treated board under the fence with vertical 1-inch by 8-inch redwood boards between 2 by 4 top and bottom rails. The project requires Design Review Board approval because the fence height exceeds 6-feet. Zoning: 3-DUA (Three Dwelling Units per Acre) (APN 258-492-003).

VII. OTHER MATTERS

- A. **Study Session – Former Bowling Alley site, next to AAAAA Rent-A-Space, Moraga Road, Galen Grant (Applicant) Mike and Jim Knuppe (Owners).** The property owners are proposing development of a residential subdivision on the former bowling alley site. According to the proposal, "The owner / applicant is proposing to develop this site with 36-40 apartments and townhomes to meet the housing needs of the local workforce and St. Mary's students, professors, visiting staff, etc. A concept

site plan has been created to explore a potential land use option wherein a central core of housing, pool, spa, green space, etc. is surrounded by housing which fronts on the four property lines.” The property is zoned LC (Limited Commercial). All uses, other than agriculture, require a conditional use permit.

VIII. STAFF REPORT

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

X. ADJOURNMENT

Next meeting: Monday, February 28, 2011 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, 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, Moraga, CA during regular business hours.