APPLICATION SUMMARY:
This project requires review by the Design Review Board because the exterior of the building will be altered with the enclosure of the arcade on the southeast front side of the building. In addition to the enclosure of the front arcade, the floor area of the art gallery will be increased by enclosing a portion of the arcade at the northeast side of the building adjacent to an interior courtyard area. Part of the floor area expansion will also be gained by dividing an existing classroom in the adjacent Brother Cornelius Art Center building. The roof of the art gallery and adjacent art center will not be changed.

PUBLIC NOTICE AND MAILING LIST:
As required by Moraga Municipal Code Section 8.72.130(a)(1), written notice of the application for design review was mailed to the property owners within three hundred (300) feet of the subject property on June 16, 2011. A copy of the notice area map, mailing list and public notice is attached as EXHIBIT A.

DESIGN DESCRIPTION:
The arcades or covered walkways are a distinctive architectural feature at Saint Mary's College. During the winter season, the arcades provide cover from rain when students and faculty walk between buildings. The arcades are also a design element that helps to unify the campus architecture. The arcade at the southeast front side of the building is a recessed front porch with four 10-foot wide bays between the columns. This porch connects the Hearst Art Gallery with the Brother Cornelius Art Center, but it does not connect to any other buildings. The arcade at the southwest side of the interior courtyard connects with the back of the Chapel. Three 10-foot 6-inch wide bays of this arcade will be enclosed for new display area in the art gallery. The interior arcade can only be seen from inside the courtyard.
The location of the Hearst Art Gallery is near the center of the GIS aerial photo map below. The Art Gallery is at the southwest side of the Brother Cornelius Art Center and the roof is partially obscured by the large trees along the southwest side of the building.

DESIGN ASPECTS TO BE CONSIDERED:
In accordance with Moraga Municipal Code Section 8.72.080, the following aspects of each application shall be considered to the extent that they are applicable to the project:

1. Maximum height, lot coverage and setbacks;
   The building height, lot coverage and setbacks will not change. The additional floor area will be captured by enclosing existing exterior porch or arcade areas.

2. Overall mass and bulk of structures; The additional area from the enclosure of the arcade in the interior courtyard is not visible from the outside of the building and will not contribute to the overall mass or bulk of the building. The enclosure of the front porch area on the southeast side will be done under the existing roof and will not increase the height of the building. The building could appear slightly larger with the wall moved closer to the eave line, but the overall mass of the structure will not increase significantly.

3. Special features of the development, such as fences, walls, and screens;
   The most significant visual change to the building will be the enclosure of the covered porch area across the front of the building. The new slump block wall between the porch columns shown on the east elevation at the bottom of sheet A3.01 of the project plans would effectively create a very large blank wall with no fenestration or other architectural relief. Saint Mary’s College provided a photograph showing the existing front porch on the building and a rendering showing the proposed enclosure of the four porch bays. These
"before and after" representations of the front of the art gallery have been copied into this report below:

Southeast front side of the Hearst Art Gallery / Brother Cornelius Art Center Building

Rendering of southeast elevation with art posters mounted at the center of each bay

The Art Gallery will display four large posters at the center of each of the panels between the columns. In staff’s opinion, the posters should not be an optional design feature. The wall panels between the columns need to have some architectural relief. The posters could be located within shallow cabinets to protect them from the weather or set into shallow alcoves in each panel.

4. Effective concealment and sound attenuation of exposed mechanical and electrical equipment;
   No new mechanical equipment is included on the plans.

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;
   The colors of the new slump block walls will match the existing colors of the walls on the building.

6. Avoidance of repetition of identical entities whenever possible;
   The space between two of the columns on the northeast side of the courtyard will also be filled in with walls, as shown on detail 20  Section/Elevation looking north on sheet A3.01 of the plans. The walkway on the northeast side of the new walls will not be enclosed and will remain unchanged. The purpose of the new walls between the columns is to "mirror"
the appearance of the enclosed arcade on the southwest side of the courtyard. The applicant provided a rendering of the modified courtyard below.

[Image: Rendering of enclosed arcade at southwest side of interior courtyard]

7. Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;
The maintenance of a uniform architectural style in the Spanish-Colonial tradition is an important objective for most of the building projects at Saint Mary’s College.

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;
No new landscaping is proposed with this project.

9. Compliance with Chapter 8.132 (scenic corridors);
The Hearst Art Gallery is located more than 500 feet from the Saint Mary’s Road scenic corridor and it cannot be seen from the scenic corridor roadway. The project is not subject to the provisions of the scenic corridor ordinance.

APPLICABLE DESIGN GUIDELINES FOR THE SMC HEARST ART GALLERY

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: No trees or other natural features will be removed for the project.

RH10 Preserve both close-up and distant views of the natural hillside and ridgeline landscape as seen from valley areas.
Comment: The roof of the art gallery will not be changed and the height of the building will remain the same. The building is much lower than the adjacent Chapel at SMC and it does not block distant views of the hillside and ridgeline areas behind the college.

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: The area around the art gallery is already landscaped and no new landscaping is proposed for the project. The exterior arcades do not have any landscaping under them; therefore, the expansion of the building will not reduce the amount of landscaping at the campus.

ID2 Roofing materials shall be benign and non-corrosive, such as slate, steel, stone, terra cotta tiles, fiberglass composition shingles, etc. Copper materials shall not be used for any component of the roofing system (roofing material, gutters, downspouts, splash pads, screens, etc.). Solar systems on roofs are encouraged and not subject to Design Review.
Comment: The Hearst Art Gallery has a terra cotta tile roof similar to the majority of buildings on the campus. The college has specifications for roofing that require copper sheeting under the terra cotta tiles in order to increase the life span of the roofs. In this case the roof is not being expanded or changed in order to add the additional floor area to the art gallery.

ID6 The level of lighting should not exceed the needs for security and safety or detract from the aesthetics of the development.
  a. Outdoor lighting should be related to the design of the structure.
  b. Outdoor light fixtures should be designed and mounted so that the source of light has minimal impact off site.
  c. Outdoor lighting should be directed inward toward the property and may require additional screening to avoid spillage onto adjacent residential properties.
Comment: No new exterior lighting is shown on the plans, but this is a partial plan set that does not include the electrical plans. If any new lights are intended for the art gallery, then they will need to comply with the requirements to direct the light down and not toward the De La Salle Drive where they could be a source of glare to motorists. This is a recommended condition of approval.

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 increase in impervious surfaces. The additions to the art gallery will be under existing roofed areas of the buildings.

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. Does the proposed structure conform with good taste, good design and in general contribute to the character and image of the Town as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
Comment: The enclosure of portions of the arcade or porches at the Hearst Art Gallery and Brother Cornelius Art Center could be detrimental to the design of the buildings.
and architectural character of the campus unless the panels between the existing porch columns include shallow cabinets or alcoves for the art posters depicted on the rendering of the project.

2. Will the structure be protected against exterior and interior noise, vibrations and other factors, which may tend to make the environment less desirable;
Comment: No new mechanical equipment is shown on the plans. The proposed enclosure of the arcades would not expose the users of the art gallery to any increase in exterior or interior noise or vibrations, except during the construction.

3. Is the exterior design and appearance of the structure of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
Comment: If the bays between the existing porch columns were filled-in with plain slump block walls, the 40-foot expanse of walls without windows or other architectural relief would reduce the aesthetic appeal of the building substantially. The recommended conditions in the draft action memorandum include a requirement to insure that the design achieves the visual appearance that is depicted in the photographic rendering presented with the application.

4. Is the structure in harmony with proposed developments on land in the general area.
Comment: The existing building is very much in harmony with the Spanish-Colonial architectural style of other buildings on the campus. With the provision for permanent display of artwork on the wall sections between the existing columns, the project would remain in harmony.

PERMIT STREAMLINING ACT:
The application for the expansion of the Hearst Art Gallery submitted on June 15, 2011. The Permit Streamlining Act (Section 65950) requires a decision on the project within 60 calendar days after a project has been found to be exempt from CEQA or a negative declaration is adopted for the project. The staff report was written on June 17, 2011 at which time the project was determined to be exempt from CEQA. Therefore, the application must either be approved or disapproved by August 16 2011 unless both the Town and the applicant agree to a one time 90-day extension.

RECOMMENDATION:
Staff recommends approval of the attached Draft Action Memorandum (EXHIBIT B), which conditionally approves the application for the proposed expansion of the Hearst Art Galley.

Report prepared by: Richard Chamberlain, Senior Planner

EXHIBITS:
AÉ Area of Notice Map, Mailing List and Public Notice
BÉ Draft Action Memorandum
CÉ Project Plans
EXHIBIT A

AREA OF NOTICE MAP, MAILING LIST AND PUBLIC NOTICE
VICINITY MAP AND AREA OF NOTICE

Saint Mary’s College of California
Expansion of Hearst Art Gallery

File Number: DRB 06-11
<table>
<thead>
<tr>
<th>APN</th>
<th>NAME</th>
<th>ADDRESS</th>
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<tbody>
<tr>
<td>258150007</td>
<td>Real Estate Services</td>
<td>PO Box 24055</td>
<td>Oakland, CA 94623 1055</td>
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<td>Martinez, CA 94553 4316</td>
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<tr>
<td>258150006</td>
<td>St. Mary’s College</td>
<td>PO Box 4200</td>
<td>Moraga, CA 94575 4200</td>
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<tr>
<td>258150005</td>
<td>Gary Ng</td>
<td>1928 St. Mary’s Road</td>
<td>Moraga, CA 94575 4200</td>
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<tr>
<td>258150005</td>
<td>Saint Mary’s College of CA</td>
<td>1928 St. Mary’s Road</td>
<td>Moraga, CA 94575 4200</td>
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YOU ARE HEREBY NOTIFIED THAT on Monday, June 27, 2011, 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 application described below.

DRB 06-11 / Saint Mary's College of California (Applicant and Owner) 1928 St. Mary's Road: Application for approval of a 1,320 square foot expansion of the existing 2,719 square foot Hearst Art Gallery building located on northwest side of Del La Salle Drive across from the Soda Activity Center. The new interior floor area will be gained by enclosing existing arcades at the southeast front side and northeast side adjacent to an interior courtyard area. Part of the floor area expansion will be obtained from the division of an existing classroom in the adjacent Brother Cornelius Art Center building. The roof of the art gallery will not be changed. Zoning: C (College) (APN 258-150-005)

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<thead>
<tr>
<th>Applicant</th>
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<tbody>
<tr>
<td>Gary Ng</td>
<td>Saint Mary's College of California</td>
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<td>Moraga, CA 94556</td>
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The plans for this project are available for public review at the Moraga Planning Department, 329 Rheem Blvd. 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 for Richard Chamberlain or (925) 888-7041 for Kelly Suronen.
On June 27, 2011, the Town of Moraga Design Review Board considered the application described below:

**DRB 06-11 / Saint Mary\'s College of California (Applicant and Owner) 1928 St. Mary\'s Road:** Application for approval of a 1,320 square foot expansion of the existing 2,719 square foot Hearst Art Gallery building located on northwest side of Del La Salle Drive across from the Soda Activity Center. The new interior floor area will be gained by enclosing existing arcades at the southeast front side and northeast side adjacent to an interior courtyard area. Part of the floor area expansion will be obtained from the division of an existing classroom in the adjacent Brother Cornelius Art Center building. The roof of the art gallery will not be changed. (APN 258-150-005)

**DESIGN REVIEW BOARD ACTION:**

The DESIGN REVIEW BOARD hereby grants approval for the enclosure of the arcades and expansion of the Hearst Art Gallery with the following findings and conditions of approval:

**PART 1: DESIGN REVIEW FINDINGS:**

Findings in accordance with Moraga Municipal Code Section 8.72.080(B) for projects in land use districts other than single-family residential:

1. The proposed modifications to the Hearst Art Gallery will conform with good design and in general contribute to the character and image of the Town as a place of beauty, spaciousness, balance and high quality because the enclosure of the arcade at the southeast front side will be enhanced with shallow cabinets or alcoves for the art posters depicted on the rendering of the project. The expansion of the Hearst Art Gallery into the arcade along the northeast side of the interior courtyard and into a portion of a classroom at the Brother Cornelius Art Center are interior improvements that do not change the exterior architectural character of the buildings.
2. The modifications to the Hearst Art Gallery do not include any new mechanical equipment that would contribute to exterior or interior noise, vibrations and other factors, which may tend to make the environment less desirable. During the construction of the proposed improvements there could be some increased noise and the hours of construction have been limited in accordance with the Town’s Noise Ordinance to reduce this short term impact.

3. The exterior design and appearance of the modified Hearst Art Galley building will not be of inferior quality where it would significantly compromise the existing Spanish-Colonial architectural style of the building because the roof of the building will not be changed and the 40-foot expanse of wall between the four existing porch bays will include art work posters within each bay as depicted in the photographic rendering presented with the application.

4. The modified building will be in harmony with proposed developments on land in the general area because the enclosure of the front arcade will include provision for permanent display of artwork on the wall sections between the existing columns.

PART 2: CONDITIONS OF APPROVAL:

1. That the plans for the expansion of the Hearst Art Gallery shall be substantially in accordance with the plans date stamped “Official Exhibit” June 27, 2011 on file with the Town of Moraga Planning Department. Any significant architectural changes to the exterior design or appearance of the art gallery shall be subject to further DRB approval.

2. The plans for the four slump block wall sections to be added between the columns on the southeast front side shall include shallow cabinets or alcoves for the display of art posters as depicted on the photographic rendering submitted with the project. This architectural embellishment is necessary to alleviate the otherwise 40-foot long blank wall at the front side of the gallery and art center.

3. If any new exterior lighting is proposed for the Hearst Art Gallery for illumination of the art posters or walkways, the proposed lighting shall be designed in accordance with design guideline ID6 as follows:
   a. Any exterior lighting shall be related to the design of the building.
   b. The outdoor light fixtures shall be designed and mounted so that the source of light has minimal impact off site and is not a source of glare to drivers on Del La Salle Drive.
   c. Any outdoor lighting shall be directed inward toward the property.

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

5. During project construction, work hours shall be limited from 8 a.m. to 5 p.m. in accordance with the Town’s Noise Ordinance.
6. These Conditions of Approval shall be located in the "Notes" section of the Building Plans.

7. If construction is not commenced within one year from the date of final action, the Design Review approval becomes null and void. However, this 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 approval.

Design Review Board action is appealable to the Planning Commission within 10 calendar days after the date of the decision. If you have any questions regarding the action of the Board, please contact the Moraga Planning Department at (925) 888-7040.
EXHIBIT C

PROJECT PLANS