

DESIGN REVIEW BOARD MEETING AGENDA

MEETING DATE: MONDAY, July 25, 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. Escano-Thompson, 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 Driver

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. [DRB 10-11 / Daniel Gielda \(Applicant and Owner\) 9 Natividad Lane: Application for approval of an 84 square foot expansion of a master bedroom within an existing covered porch area on the second floor over the garage. The proposed expansion will match other homes in the Carroll Ranch Townhouse development. Zoning 6 DUA \(Six Dwelling Units per Acre\) \(APN 255-800-068\)](#)

B. APPROVAL OF MINUTES for June 27, 2011

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 09-11 / Steven and Lenore Forshay \(Applicant and Owner\) 132 Derby Lane: Application for approval of a new 660 square foot trellis in the rear yard at 132 Derby Lane. This project requires review by the Design Review Board because the trellis structure will be located 3-feet from the west rear property line. Moraga Municipal Code \(MMC\) Section 8.24.040 \(b\) allows a minimum 3-foot side yard for accessory structures over six feet in height upon approval by the Design Review Board. Accessory structures cannot have solid roofs or walls. Zoning: 2 DUA \(Two Dwelling Units per Acre\) \(APN 256-281-007\)](#)

- B. [DRB 07-11 / Branagh Development, Inc. \(Applicant\), Kimberly LLC \(Owners\) 8 Kimberly Drive:](#)** Consideration of a design review application for a new 2,995 square foot single story home with an attached 837 square foot 3-car garage on a 74,762 square foot lot at 8 Kimberly Drive. A 3,844 square foot home with a 1,089 square foot garage was previously approved on this lot in 2007 (DRB-08-07). The proposed new home would be 849 square feet smaller in floor area and the garage would be reduced by 252 square feet. Grading is limited to several 2-foot high dry stack retaining walls and one 2-foot high concrete retaining wall faced with stone veneer at the rear of the home and northwest of a proposed swimming pool. Zoning: OS-M (Open Space - MOSO) (APN 255-120-010).
- C. [DRB 08-11 / Branagh Development, Inc. \(Applicant\), Kimberly LLC \(Owners\) 10 Kimberly Drive:](#)** Consideration of a design review application for a new two-story 2,880 square foot home with an attached 766 square foot 3-car garage on 65,340 square foot lot at 10 Kimberly Drive. A 3,920 square foot two-story home with a 1,038 square foot garage was previously approved this lot in 2007 (DRB-09-07). The proposed new home would be 1,040 square feet smaller in floor area and the garage would be reduced by 272 square feet. The 2007 approved plans required a Hillside Development Permit for grading of three retaining walls over 3-feet high. The proposed home has only two 2-foot high garden walls, which do not require a building permit. (APN 255-120-011). Zoning: OS-M (Open Space - MOSO) (APN 255-120-011).

VII. OTHER MATTERS - None

VIII. STAFF REPORT

IX. BOARD MEMBER REPORTS – Escano-Thompson, Kline, Kuckuk, Sayles and Zhu.

X. ADJOURNMENT

Next meeting: Monday, August 8, 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.