



Design Review Board

Staff Report

FOR BOARD ACTION
December 12, 2011

6 Via Barcelona

DRB-16-11 to allow installation of a larger window at the front of an attached single family residence and a new second-story window at the rear of the residence. The front window width would increase from six feet (6') to nine feet (9'), with no change to the height and trim. The new second story window at the rear would be located between two existing second story windows, with a similar design.

I. Application Basics

A. **CEQA Determination:** Categorically exempt under Section 15301(a) of the California Environmental Quality Act Guidelines (Class 1, "Existing Facilities").

B. **Parties Involved:**

- Applicant Dennis Gremer, 3882 Chestnut Avenue, Concord, CA, 94519
- Owner James Gala, 6 Via Barcelona, Moraga, CA, 94556

Figure 1: Vicinity Map



Figure 2: Assessor's Parcel Map for Rancho Moraga

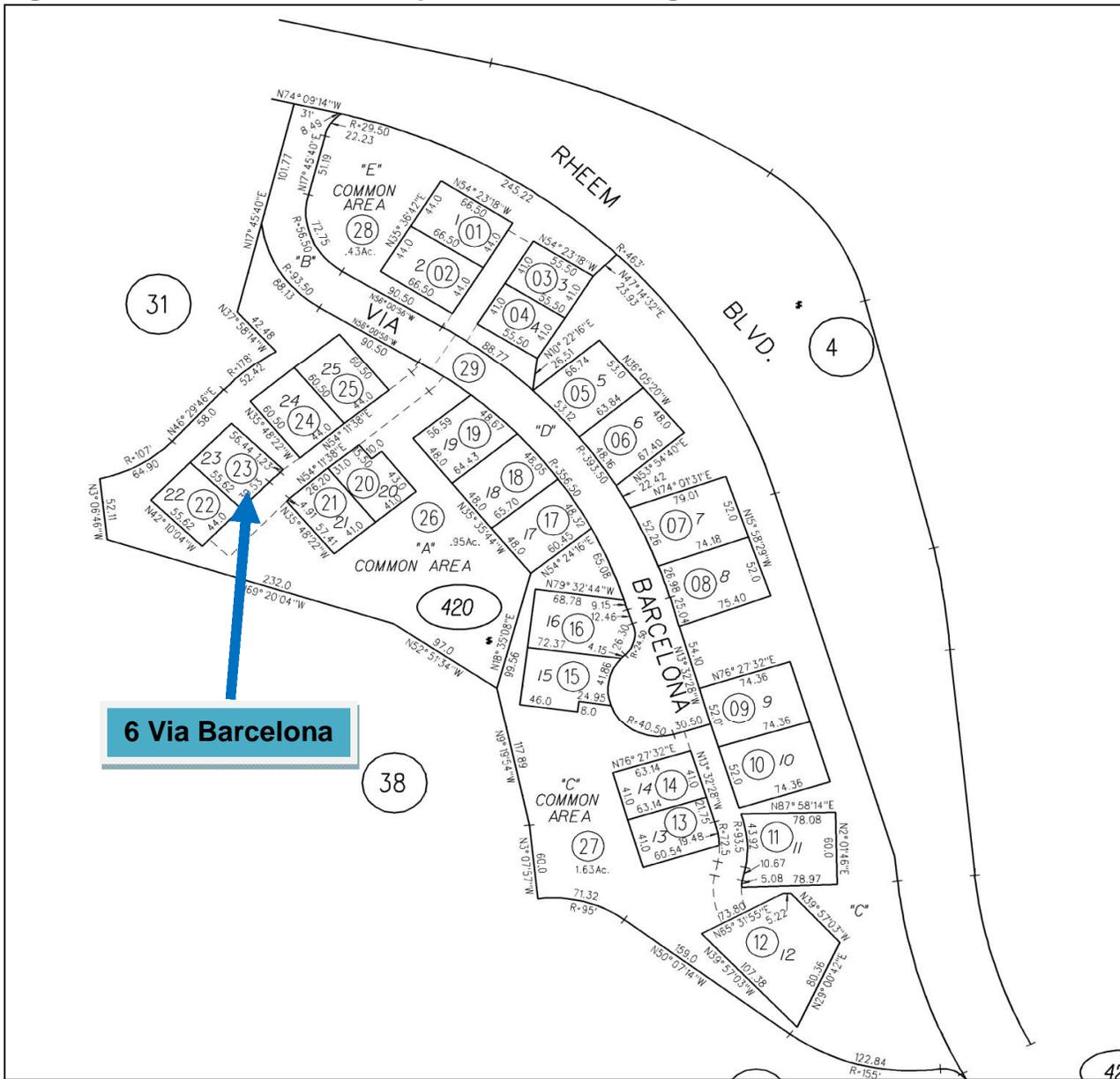


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Attached single family residence	6-DUA	Residential 6 du/ac
Surrounding Properties	North	Common Area; multiple family residence beyond	6-DUA	Residential 6 du/ac
	South	Common Area	6-DUA	Residential 6 du/ac
	East	Common Area; attached single family residence	6-DUA	Residential 6 du/ac
	West	Multi-family residential district	6-DUA	Residential 6 du/ac

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Scenic Corridor	Yes	The property is located within 500 feet of the Rheem Boulevard scenic corridor but the project is not visible from off-site.

Table 3: Project Chronology

Date	Action
11/10/11	Application submitted
12/2/11	Application deemed complete
12/2/11	Public Notices mailed/posted (see Exhibit A)
12/12/11	DRB Meeting
2/2/12	PSA deadline ¹

1. Project must be approved or denied within 60 days after being deemed complete if exempt from CEQA, or 60 days after adoption of a negative declaration, or 180 days after adoption of an EIR (Govt. Code Section 65950).

II. Project Setting

A. Neighborhood/Area Description:

Rancho Moraga is a Planned Unit Development that was built in 1982. The northern half of the development is located in the six unit per acre zoning district and the southern half is located in the one dwelling unit per acre zoning district. Most of the homes were built in pairs with two units attached. However, there is one cluster of homes with three units attached and two detached homes.

B. Site Conditions:

The unit at 6 Via Barcelona is a contemporary residentially designed townhome with vertical siding, stone veneer, white and turquoise trim, and divided lite windows (please note that the owner is in the process of replacing his existing windows, like for like in terms of size, with new white aluminum clad windows). The existing divided lite windows are wood framed and stained red.

III. Project Description

The project is subject to Design Review Board approval because the home is located in a district other than single family residential. It has been placed on the consent agenda for approval because the Town has not received public comments on the proposal and the proposal meets the Town's Design Guidelines.

According to the applicant, who has worked on most of the units in Rancho Moraga, the houses were built with German made windows that were dual pane and dual action. The wood frame windows were either improperly installed or improperly maintained and over

the years a number of windows throughout the development have started leaking air. As a result several homeowners, including the owner of 6 Via Barcelona, have wanted to install new windows.

Most of the existing windows on the unit have been replaced (like for like in terms of size) with new white Marvin slider windows. Eventually all of the existing windows will be replaced with new windows. The new windows are dual pane and have aluminum cladding on the outside and wood framing on the inside. The applicant proposes two new exterior changes. The first change involves widening the existing window on the front of the home (see photo below). The existing 6-foot wide window would increase by 18 inches on each side making it a new 9 foot wide window (mock up of wider window can be seen in the photo – white framing shows the proposed new size).



The second change involves the construction of a new second story window between the two existing windows on the rear of the home (refer to the photo on the following page – the ‘x’ indicates the location of the proposed third second story window). The new window would match the other two windows and provide a better view of the valley from inside the home. See **Exhibit B** for the project plans and photos.



IV. Analysis and Findings

A. Design Guideline Analysis:

MFR2 MULTI-FAMILY RESIDENTIAL BUILDING DESIGN

MFR2.7 Architectural style should reflect and enhance the character of surrounding neighborhoods.

Comment: In staff's opinion, the new windows are compatible with the townhome because they match the design of the newly-installed windows.

B. 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 proposal:

1. Maximum height, lot coverage and setbacks;
2. Overall mass and bulk of structures;
3. Special features of the development, such as fences, walls, and screens;
4. Effective concealment and sound attenuation of exposed mechanical and electrical equipment;

Comment: These aspects do not apply.

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;
Comment: The existing windows (some of which have been replaced) reflected a three-color scheme for the individual residence and a three-color scheme for the two attached residences. For both attached residences, the exterior face materials were limited to wood, including the siding. The proposed project and windows replaced to date introduce a second material with white aluminum cladding.
6. Avoidance of repetition of identical entities whenever possible;
Comment: The project involves new windows so repetition of identical entities is not applicable.
7. Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;
Comment: The subject property is adjacent to other Rancho Moraga units and the neighboring Woodminster townhomes. The new white aluminum windows, though different in design than the previous red wood frame windows, will match the other white aluminum clad windows on the home and retain the same window configurations found throughout the development.
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;
Comment: No new landscaping is proposed with this project.
9. Compliance with Chapter 8.132 (scenic corridors);
Comment: The subject property is located approximately 300 feet from the Rheem Boulevard scenic corridor and the new windows cannot be seen from the road.

C. Findings Required:

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 project 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 proposed windows would match the design of existing windows throughout the house, most of which have been replaced (some existing windows still need to be replaced with the new windows). The proposed wider window at the front of the home would complement the shape of the garage door thus adding a sense of balance to the front façade.

2. Will the project be protected against exterior and interior noise, vibrations and other factors, which may tend to make the environment less desirable?

Comment: The project involves the installation of new windows and the construction of two new window openings. The new windows would protect the home from exterior noise and weather making the home more desirable for its inhabitants.

3. Is the exterior design and appearance of the project of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value?

Comment: The proposed windows would not be of inferior quality because they would be manufactured by Marvin Windows. The new windows would change the character of the home (i.e. style and color) but they would not cause the surrounding neighborhood to depreciate in appearance or value.

4. Is the project in harmony with proposed developments on land in the general area?

Comment: At this time there are no proposed developments in the general area. The proposed windows would match the home's existing windows (most of which have already been replaced with new windows) allowing architectural conformity and harmony. The new windows would also match the existing window configurations of other units in the Rancho Moraga development.

D. General Plan Consistency:

General Plan Policy Analysis: The 2002 General Plan contains the following policy applicable to the project:

1. Policy H1.1 - Maintenance and Rehabilitation. Encourage owners of residential structures to maintain and, where appropriate, rehabilitate their premises in accordance with current housing codes.

Staff Analysis: The project involves the maintenance and upkeep of the unit at 6 Via Barcelona. The old windows are to be replaced with new windows. The upgraded windows would be a benefit to the homeowner and surrounding properties.

V. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Design Review Board APPROVE the Draft Action Memorandum for DRB-16-11 to install new windows at 6 Via Barcelona subject to the recommended conditions of approval (see **Exhibit C**).

EXHIBITS:

- A. Public Notice, Vicinity Map, and Mailing List

- B. Project Plans and Photos
- C. Draft Action Memorandum

Staff Planner: Kelly Suronen, Assistant Planner

Reviewed by: Shawna Brekke-Read, Planning Director

EXHIBIT A

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



Design Review Board

Notice of Public Meeting

6 Via Barcelona

DRB-16-11 to allow installation of a window with increased width at the front of an attached single family residence and to allow a new second-story window at the rear of the residence. The front window width would increase from six feet (6') to nine feet (9'), with no change to the height and trim. The new second story window at the rear would be located between two existing second story windows, with a similar design.

The Design Review Board of the Town of Moraga will hold a public meeting on the above matter, pursuant to Moraga Municipal Code Section 8.08.020, on **Monday, December 12, 2011** at the Moraga Library Community Meeting Room, 1500 St. Mary's Road (wheelchair accessible.) The meeting starts at 7:00 p.m.

APPLICANT: Dennis Gremer, 3882 Chestnut Avenue, Concord, CA, 94519

PROPERTY OWNER: James Gala, 6 Via Barcelona, Moraga, CA, 94556

ZONING DISTRICT: 6-DUA (six dwelling units per acre)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt under Section 15301(a) of the California Environmental Quality Act (CEQA) Guidelines (Class 1, "Existing Facilities.")

ATTACHMENTS: Vicinity map (drawings not included to facilitate mailing; all drawings are available for public review; see "Further Information" below).

PUBLIC COMMENT

Comments may be made verbally at the public meeting and in writing before the meeting. Written comments to the Board are encouraged and should be directed to:

Planning Department
329 Rheem Boulevard
Moraga, CA 94556

Fax: (925) 376-5203
planning@moraga.ca.us

To assure distribution to the Boardmembers prior to the meeting, it is suggested that **correspondence be submitted by 12:00 noon, seven (7) days before the meeting.**

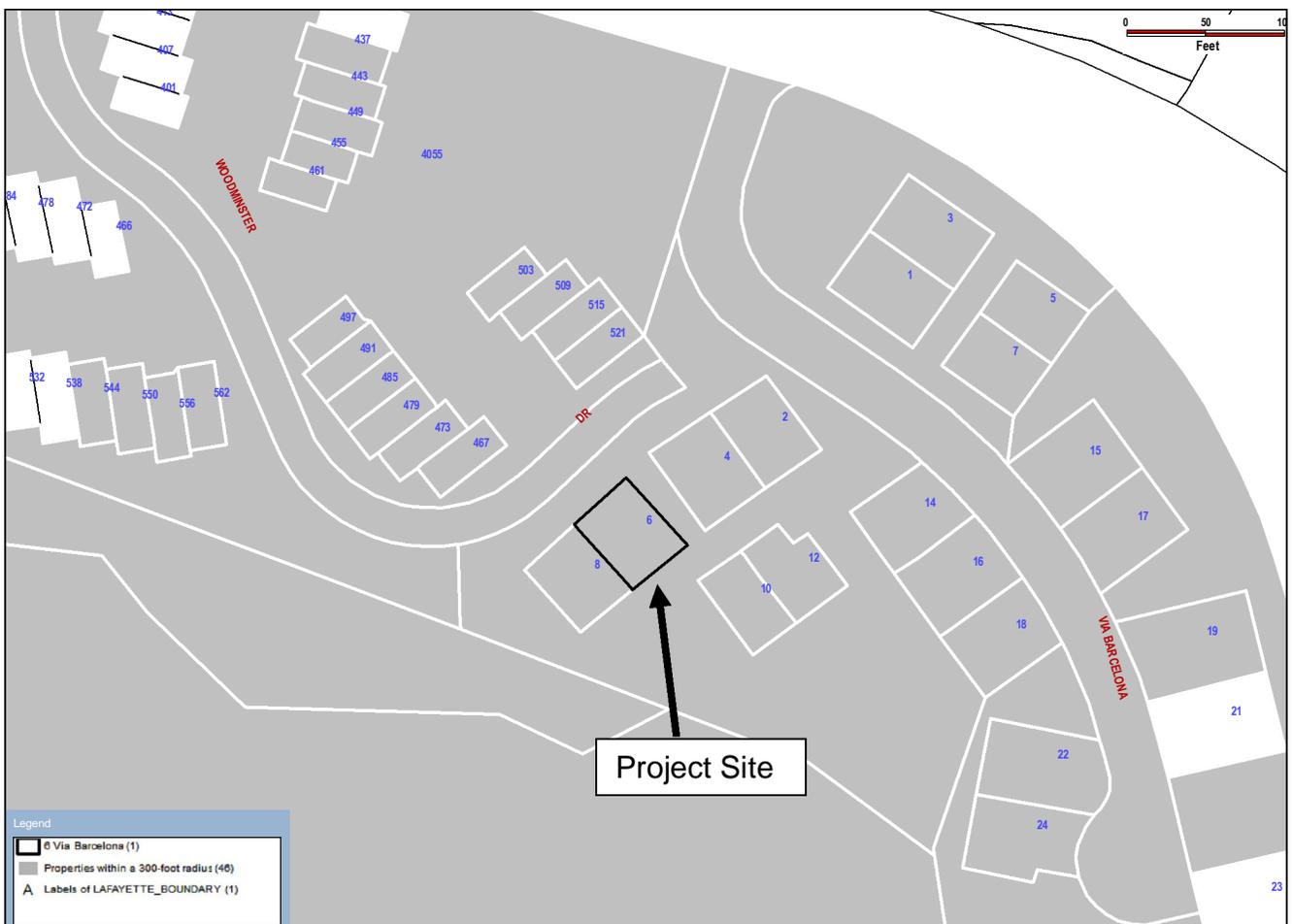
Please submit fifteen (15) copies of any correspondence with more than ten (10) pages or any item submitted less than seven (7) days before the meeting.

COMMUNICATION ACCESS

To request a meeting agenda in large print, or on CD, call (925) 888-7040 (voice). Notice of at least five (5) business days will ensure availability. Agendas are also available on the Town website at: www.moraga.ca.us.

FURTHER INFORMATION

Questions about the project should be directed to the project planner, Kelly Suronen, at (925) 888-7041 or ksuronen@moraga.ca.us. All project plans may be viewed at the Planning Department, 329 Rheem Boulevard, during normal office hours.



DRB 16-11
Mailed Public Notice

6 Via Barcelona
Mailing List

Design Review
Board Public Meeting

APN	Name	Address	City & Zip
256420015	Ronald O Martin	24 Via Barcelona	Moraga, CA 94556 2359
256420007	John & Marguerite Northrup	19 Via Barcelona	Moraga, CA 94556 2360
256420017	Lei He	18 Via Barcelona	Moraga, CA 94556 2359
256420016	Michael & Sherry Mcdonald	22 Via Barcelona	Moraga, CA 94556 2359
256420021	Sally A Bondi	1044 WICKHAM DR	Moraga , CA 94556 2039
256420022	Mark & Ylva Gambill	12245 VISTA ARROYO CT	Saratoga, CA 95070 6547
256420020	Tak Chung Albert Yeung	12 Via Barcelona	Moraga, CA 94556 2359
256420018	Charles B Simkins	16 Via Barcelona	Moraga, CA 94556 2359
256420023	James C Gala	6 Via Barcelona	Moraga, CA 94556 2359
256420006	T Gordon & Rosalyn S Hum	17 Via Barcelona	Moraga, CA 94556 2360
256420019	Hua Guo	14 Via Barcelona	Moraga, CA 94556 2359
256100026	Woodminster Homeowners Assn	PO BOX 6	Moraga , CA 94556 0006
256310045	David E & Anna E Weingarten	467 Woodminster Drive	Moraga, CA 94556 2318
256420024	Reza Badiee	4 Via Barcelona	Moraga, CA 94556 2359
256310044	Peter L & Lynda Snell	1819 JOSEPH DR	Moraga , CA 94556 2710
256420005	Howard H & Louise A Kerr	15 Via Barcelona	Moraga, CA 94556 2360
256310043	Tung Diep Ly	479 Woodminster Drive	Moraga, CA 94556 2318
256420025	Amado R Jr Beltran	2 Via Barcelona	Moraga, CA 94556 2359
256310027	Christopher K Anderson	556 Woodminster Drive	Moraga, CA 94556 2321
256310026	Carol Louise Lund	550 Woodminster Drive	Moraga, CA 94556 2321
256310028	Norma Heth	1757 SPRINGBROOK RD	Lafayette, CA 94549 6248
256310025	Michael Colby & Anne C Freeman	544 Woodminster Drive	Moraga, CA 94556 2321
256310042	Tzi-fan Hau	10 DON GABRIEL WAY	Orinda, CA 94563 4110
256310041	Branko & Ana Leskovar	491 Woodminster Drive	Moraga, CA 94556 2318
256420004	Kenneth Y & Emiko Yonemura	7 Via Barcelona	Moraga, CA 94556 2360
256310046	Frank H & Marian E Meads	521 Woodminster Drive	Moraga, CA 94556 2320
256310040	Eldene Karen Lucchese	PO BOX 6273	Moraga , CA 94570 6273
256310047	Keely J Stefan	515 Woodminster Drive	Moraga, CA 94556 2320
256420003	Toni M Tischler	5 Via Barcelona	Moraga, CA 94556 2360
256310048	Steven R & Linda L Boucke	1517 FONTONETT PL	Livermore, CA 94550 6253
256380003	Moraga Place HOA	PO BOX 6143	Moraga, CA 94570 6143
256310049	Bojan T Turko	503 Woodminster Drive	Moraga, CA 94556 2320
256420026	Rancho Moraga HOA/J Geraghty	3 Via Barcelona	Moraga , CA 94556 2360
256420002	Hee Tae & Chang Soon Lee	1 Via Barcelona	Moraga, CA 94556 2360
256420001	John P & Celia M Geraghty	3 Via Barcelona	Moraga, CA 94556 2360
256310039	Mary B Stehr	461 Woodminster Drive	Moraga, CA 94556 2318
256310038	Steven R & Linda L Boucke	455 Woodminster Drive	Moraga, CA 94556 2318
256310037	Wei Pin Chong	5777 BIMEY AVE, Apt.#317	Vancouver BC V6SOA4 CAN, DA
256420029	Robert Blechman	3 Via Barcelona	Moraga , CA 94556 2360
256310036	Tad L Scales	443 Woodminster Drive	Moraga, CA 94556 2318
256310035	Edouard Covington Mcknight	437 Woodminster Drive	Moraga, CA 94556 2318
Applicant	Dennis Gremer	3882 Chestnut Avenue	Concord, CA 94519

EXHIBIT B

PROJECT PLANS AND PHOTOS

6 Via Barcelona - FRONT



MOCK-UP OF PROPOSED WINDOW
SHOWING SIZE OF PROPOSED WINDOW
RELATIVE TO THE EXISTING WINDOW



MOCK-UP OF PROPOSED WINDOW;
BROWN PAPER REPRESENTS ACTUAL
GLAZING

6 Via Barcelona - REAR



DIRECT VIEW (CURRENT)



DIRECT VIEW WITH PROPOSED WINDOW

6 Via Barcelona - NEW WINDOWS



WINDOW INSTALLED OF SAME
SIZE, STYLE AND APPEARANCE AS
PROPOSED WINDOW

ULTIMATE GLIDER WINDOWS

The Ultimate Glider is a reliable and space-saving choice for simple operation and energy efficiency.

- A Glider's sash slides horizontally on the window sill
- It's a perfect window for areas where a swinging sash would be in the way, for example, overlooking a deck or porch

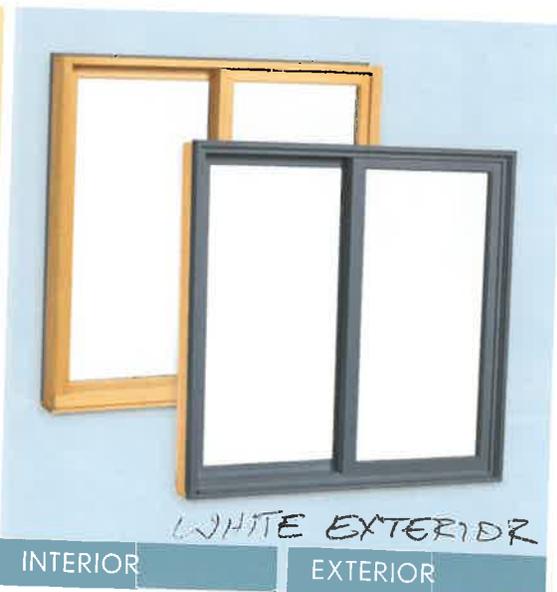


EXHIBIT C

DRAFT ACTION MEMORANDUM



Town of Moraga

PLANNING DEPARTMENT
329 RHEEM BOULEVARD
MORAGA, CA 94556
(925) 888-7040

DESIGN REVIEW BOARD ACTION MEMORANDUM

On December 12, 2011, the Town of Moraga Design Review Board considered the application below:

DRB-16-11 / Dennis Gremer (Applicant), James Gala (Owner), 6 Via Barcelona: Application to allow installation of a larger window at the front of an attached single family residence and a new second-story window at the rear of the residence. The front window width would increase from six feet (6') to nine feet (9'), with no change to the height and trim. The new second story window at the rear would be located between two existing second story windows, with a similar design. (APN: 256-420-023)

DESIGN REVIEW BOARD ACTION:

The DESIGN REVIEW BOARD hereby grants approval of the project in accordance with the following findings and conditions of approval:

PART 1: DESIGN REVIEW FINDINGS:

In accordance with Moraga Municipal Code Section 8.72.080(B) for a project in a land use district other than single-family residential, the Design Review Board confirms the following findings for approval:

1. The proposed project conforms 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 *because the new windows would match the design of existing windows throughout the house, most of which have been replaced (some existing windows still need to be replaced with the new windows). The proposed wider window at the front of the home would complement the shape of the garage door thus adding a sense of balance to the front façade.*
2. The project will be protected against exterior and interior noise, vibrations and other factors, which may tend to make the environment less desirable *because the project involves the installation of new windows and the construction of two new window openings. The new windows would protect the home from exterior noise and weather making the home more desirable for its inhabitants.*

3. The exterior design and appearance of the project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value *because the new windows would not be of inferior quality because they would be manufactured by Marvin Windows. The new windows would change the character of the home (i.e. style and color) but they would not cause the surrounding neighborhood to depreciate in appearance or value.*
4. The project is in harmony with proposed developments on land in the general area *because there are no proposed developments in the general area. The new windows would match the home's existing windows (most of which have already been replaced with new windows) allowing architectural conformity and harmony. The new windows would also match the existing window configurations of other units in the Rancho Moraga development.*

PART 2: CONDITIONS OF APPROVAL:

1. The plans submitted for a building permit to install new windows at 6 Via Barcelona shall be substantially in accordance with the plans approved by the Design Review Board on December 12, 2011.
2. The Town encourages all applicants to divert fifty-percent (50%) of all project waste from landfills by reuse and/or recycling. The Contra Costa Builder's Guide has a listing of materials that can be recycled and the places where they can be recycled.
3. The applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections.
4. The hours of construction shall be from 8:00 a.m. to 5:00 p.m. in accordance with the Town of Moraga Noise Ordinance. Work is not prohibited on weekends but loud construction activities, such as jackhammers or other equipment using compressed air, should be limited to weekdays.
5. The applicant and their contractors shall be responsible for preventing spills of any demolition debris or construction materials on Town streets and private roads within Rancho Moraga. If any spills of debris occur, then the applicant will be held responsible for the immediate cleanup of the spill and repair of any damage that may have been done to the street. The correction of the problem shall be made to the satisfaction of the Town Engineer for a Town maintained street and the Rancho Moraga Homeowners Association Manager for private streets.
6. If there is no appeal, Design Review Board approval will be valid for one year from the date of approval. You must obtain a building permit for construction within one year or you may request an extension of the approval for one additional year. The request must be in writing to the Planning Director and should show good cause as to why the design approval should be extended.

Design Review Board Action can be appealed to the Planning Commission within ten (10) calendar days after the date of the decision. If you have any questions regarding the action of the Board, please contact the Planning Department at (925) 888-7040.