

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

**March 28, 2011**

**I. CALL TO ORDER AND ROLL CALL**

A regular meeting of the Design Review Board (DRB) was called to order by Chair Sayles at 7:03 P.M. in the Moraga Library Meeting Room, 1500 Saint Mary's Road, Moraga, California.

Present: Boardmembers Escano-Thompson, Kline, Kuckuk, Sayles  
Absent: Boardmember Zhu  
Staff: Senior Planner Richard Chamberlain

Conflict of Interest

There was no reported conflict of interest.

**II. ADOPTION OF MEETING AGENDA**

On motion by Boardmember Kuckuk, seconded by Boardmember Kline and carried unanimously to approve the March 28, 2011 meeting agenda, as presented.

**III. PUBLIC COMMENTS**

There were no comments from the public.

**IV. PLANNING COMMISSION LIAISON REPORT – Commissioner Obsitnik**

Commissioner Obsitnik reported that at their March 7, 2011 meeting the Planning Commission (PC) received comments on the draft Environmental Impact Report (EIR) for the proposed Hetfield Estates project. The PC extended the public comment period to March 22, 2011. The PC also approved a temporary AT&T Cellular Site on Wheels (COW) facility located at the St. Mary's College campus.

**V. ADOPTION OF THE CONSENT AGENDA**

**A. APPROVAL OF MINUTES for February 28, 2011**

On motion by Boardmember Kuckuk, seconded by Boardmember Kline to move approval of the minutes for the February 28, 2011 meeting to after item VI. Design Review.

\*Boardmember Zhu arrived.

## VI. DESIGN REVIEW

- A. **DRB 01-11 and GP 11-02 Ron Tapper (Applicant), Saint Mary's College of California (Owner) Multi-Use Playing Field Upgrade at 1928 Saint Mary's Road:** Application for conversion of a natural grass athletic field to a synthetic turf playing field located west of the Saint Mary's Stadium and east of McKeon Pavilion. The improvements to the playing field include four new 70-foot high light poles with 12 lights on each pole. Each light has a hood to direct the light down on the field. Approximately 1,800 cubic yards of soil will be removed from the existing playing field. The grading and off-haul of soil necessary for the synthetic turf installation will be coordinated with the grading for the relocation of the baseball field. The turf strippings will be placed on an organic material stockpile located on a hillside with a slope less than 10% south of the stadium. The stockpile area will not exceed five feet in depth. 1,200 cubic yards of gravel will be imported for a 6-inch thick layer of gravel under the synthetic fiber playing field. The Saint Mary's College campus is in the Institutional zoning district. APN 258-150-006 and 258-140-001.

Senior Planner Richard Chamberlain reported that the notice for the project was mailed to all property owners within 300-feet of St. Mary's College on March 18, 2011. Staff had not received any written correspondence. DRB approval was required because the multi-use athletic field was located within 500-feet of the Bollinger Canyon Road scenic corridor; the design of the proposed lights were subject to DRB approval; and the grading for the replacement of the natural grass turf with the synthetic turf exceeded 200 cubic yards.

Mr. Chamberlain said that roughly 1,200 cubic yards of gravel would be imported for a 6-inch thick layer of gravel and drainage pipes under the synthetic fiber playing field and about 1,800 cubic yards of turf strippings would be taken off the existing playing field and moved to an organic material stockpile area located on the hillside south of the stadium. The stockpile area would be located on a slope that was less than 10%. There would be 12 hooded lights on each of the 4 new light poles on the multi-use playing field. The field was located behind the bleachers for the stadium field so that the 70-foot high poles would be about 50-feet above the height of the bleachers.

Mr. Chamberlain continued pointing out that the northeast corner of the new field was 420-feet from Bollinger Canyon Road and that the center was 584-feet from the scenic corridor. The trees along the Las Trampas Creek channel screened any direct view of the field from the road. The plans and specifications for the proposed "Green Generation" light standards were in Exhibit B. The lights would provide an average of 50.1 footcandles on the field, which would diminish to an average of 0.097 footcandles at a distance of 150-feet from the field. The hood prevented scatter of light to the night sky. The 70-foot high lights could be higher than some of the trees between the field and Bollinger Canyon Road, but they would not be directly visible from the road. Staff did not see the row of existing

flag poles, which were about 50-feet above the bleachers of the Stadium from Bollinger Canyon Road. Discussion of the applicable scenic corridor development guidelines and design guidelines were in Exhibit C. Some of the homes located in the Bollinger Bluffs neighborhood on the hillside above Bollinger Canyon Road had views of the multi-use field. The new lights would allow activity on the field to extend later at night which could have noise impacts.

Mr. Chamberlain stated that the “turf strippings” from the multi-use field would be taken up a hill south of the stadium to a stockpile of organic material. The slopes of the strip borrow area varied between 8.3% to 22.7%, with an average of about 10.6%. A total of 6,900 cubic yards of soil would be excavated from the hillside area but most of the soil would be used as fill for the new baseball field. Since the grading for both the multi-use athletic field and the baseball field would use the same “strip borrow area”, the projects were going to be treated as a single grading permit by the Engineering Department and the same findings would be used for approval. About 1,200 cubic yards of fill would be taken from the “strip borrow area” for the multi-use athletic field. The cut into the hill at the southeast end of the strip borrow area would have a 3:1 slope or 33.3%. The project Geotechnical Engineer for Saint Mary’s College determined that there was no hazard represented by the excavation at the borrow site and the resulting 3:1 slope. The Town Engineer requested confirmation of the conclusion from the Town’s Geotechnical Peer Review Consultant.

Mr. Chamberlain said the draft findings for approval of the grading for the upgrades and installation of synthetic turf at the multi-use field were included in a draft action memorandum in accordance with MMC Section 14.12.030 for average slopes less than 25%. Staff prepared an analysis of the findings in Exhibit D. With regard to a hillside development permit (HDP), staff determined that neither the multi-use playing field nor the relocated baseball field had any slopes over 20% and the existing topography in the “strip borrow area” was generally less than 10%. A HDP was not required provided that none of the strippings were deposited on any slope exceeding 20%. The contractor could adjust the location of the temporary organic material stockpile further to the southwest to avoid the steeper slope on the northeast side of the stockpile. The existing slope, which was less than 20%, at the southeast side of the “final organic material stockpile area” would be graded with an engineered slope of 3:1. Although the final slope would be steeper than 20%, the original slope was less than 20% and a HDP was not required.

Mr. Chamberlain believed the project was consistent with General Plan policies CD1.3 and CD1.4. The multi-use athletic field was setback a considerable distance from Bollinger Canyon Road and was screened by the existing trees along Las Trampas Creek from the scenic corridor roadway. No mature native tree groupings would be removed at either of the multi-use playing field or at the strip borrow area. Close-up and distant views of the proposed strip borrow area from the nearby valley areas were blocked by existing trees along the lower slope of the hill at the southeast end of the Stadium and multi-use playing field.

Under the Permit Streamlining Act, Mr. Chamberlain explained, the project must be approved or disapproved by May 21, 2011 unless both the Town and the applicant agreed to a one time 90-day extension. Staff recommended approval of the upgrades for the multi-use athletic field and for the grading necessary for the replacement of the natural grass with synthetic turf subject to the findings and conditions listed in the Draft Action Memorandum in Exhibit E. The conditions of approval included a requirement for the contractor to avoid placement of the turf strippings on any slope steeper than 10% for the temporary organic material stockpile and a restriction on the hours of the new lights to 10:00 p.m. to help mitigate any potential for noise on the playing fields late at night.

Tim Farley, Director of Community and Government Relations for St. Mary's College, explained that the college had been in need of a modern recreation facility for some time. Their plan was to move the existing baseball field over to the location of the existing intramural field. The intramural field, the most used field on campus, would be moved to the west of the St. Mary's stadium and reduced in size. The proposed lights would provide safety and maximize the use of the field. Once the fields were relocated, the college could bring plans for the new recreational facility to the DRB. He introduced the following consultants: Ron Tapper, the Project Manager; Howard Martin, Civil Engineer; Mark Orr, Director of Athletic and Recreational Sports; Joe Kehoe, Executive Director of Facilities; Pam-Anela Messenger, Landscape Architect; Mike De Long, Verde Design; Bill Drulias, Verde Design; and Bob Crookham, Musco Lighting.

Boardmember Kuckuk asked about the color of the proposed light fixtures.

Mr. Crookham said the fixtures would be powdered coated gray; a color which tended to blend in with the surrounding environment. They could, however, make the poles any color.

#### PUBLIC HEARING OPENED

John O'Conner, 211 Fernwood Drive, had reservations about the new field and its evening hours. He was particularly concerned about noise. The field by St. Mary's Road had Bose speakers which were aimed at his house and could be plainly heard. The college kids were going to use the new field but he was going to pay for it with noise.

Frank Comprelli stated that he lived in the Bluffs and was speaking on behalf of himself and some of his neighbors. He pointed out that the college was there before many of the residents moved there. He was supportive of St. Mary's and realized that kids had fun. Even though they did not happen very often he could hear college events like graduation or concerts from his backyard. He said the staff report did not cover other precedents in Town that had lighting and noise requirements. He believed restrictions were applied to lighting and sound at Campolindo High School's stadium and soda center. Overall he was most concerned about noise and how late that noise should be occurring.

Hardip Pannu, 181 Fernwood Drive, articulated that he supported project, but was concerned about the new lights. He asked the DRB to consider an earlier time for the lights to be turned off.

Brian Davis, 189 Fernwood Drive, supported Mr. O'Conner's position regarding noise.

Renee Zeimer, 60 Corte De Sol, said that she had lived near the Campolindo field for 26 years and liked it when she heard kids playing sports. She and her family experienced no impact when the school renovated their lights and fields. She was supportive of the project and believed it had a positive community benefit. The mitigations on lighting and sound were reasonable. She was excited about more activity so that Moraga was alive after 5 p.m.

Edy Schwartz, Hetfield Place, was supportive of the project and felt good about the specifications for the new lights. She understood the neighbors' concerns over light and noise. She noted that St. Mary's College had been neighbors with the Town since 1927. It was important to keep a working relationship with the college so that both entities could continue to support one another.

Kory Hayden, Assistant Athletic Director for Recreational Sports at St. Mary's College, said she was representing the intramural sports students who would be using the new facility. She supported Mr. Farley's comment on the project increasing program flexibility and providing a safer venue.

Jedd Soto, Head Baseball Coach at St. Mary's College, stated that the projects meant a lot to the school, the student body, and the student athletes. With him tonight were the baseball team's captains. They had difficulty scheduling opponents to come play in an antiquated facility. The new field provided his players the opportunity to stay in class longer which would make a huge academic impact. For the past 8 years the team averaged 15 to 20 home games and he hoped to up that to 30 to 35 home games allowing the student athletes more class time and helping them with their academic agenda.

Mr. Farley thought it was important that Mr. O'Connell raised the issue of noise. He wanted to be clear that the new lighted intramural field was not going to have speakers. The new baseball field, however, was going to have modern, state of the art speakers which were going to be focused on the field. He believed the sound improvements would bring the noise level down. The college had been sensitive to Mr. O'Connell's concerns for a number of years so when plans for the new field were considered they looked at ways to reduce sound. The baseball field would not be lit and most games were in the afternoon; not at night.

**PUBLIC COMMENT CLOSED**

Boardmember Kuckuk raised concern over the color of the light poles since they were quite high. She wanted them to blend with the surroundings and fade away

during the daytime. She knew there would be impact to neighbors but believed the college had done a prudent job to minimize those impacts.

Boardmember Kline reiterated the issues of noise and light. Regarding noise, they learned that there would be no speakers on the recreational field. He thought the condition should be revised to reflect that. Regarding light, they learned that it was not going to be as bright as a football field and that the best technology would be used to direct light downward and limit glare. The question was how late the lights could be on. He was fine with having the lights turned off at 10 p.m. If the light produced glare then the time could be adjusted.

Boardmember Escano-Thompson pointed out that the lighting consultant would go out to the site if there happened to be a glare issue and would make adjustments to mitigate the problem.

Commissioner Obsitnik expressed that from a land use perspective he did not see any issues with the project because the use was staying the same.

Planning Director Lori Salamack clarified that the Town did not review projects that were school district related. Projects like the Corp Yard went to the Town because it was not part of the school district's educational mission. If the project was part of the educational mission of the school then the school district was their own lead agency under CEQA and the projects went to the state architect's office; not the Town. With respect to the issue of precedence, the Town had not regulated the hours of light usage for past projects.

Chair Sayles agreed that the proposed gray color for the light fixtures was a good choice because it blended well. He thought that the 70-foot high light poles were necessary since they could be angled to prevent glare offsite. If glare was to become an issue then they could work on it with the college. He favored starting off with a 10 o'clock shut off time for the lights.

Boardmember Kuckuk suggested amending condition 2 to add that any amplified sound shall be subject to the Town's Noise Ordinance. A new condition should be added to require that the lights be off by 10 p.m.

Boardmember Kline thought that condition 2 should specify that there would be no speakers or amplified music on the field. The new condition for 10 p.m. should state that if the glare was a problem then it should be modified to an earlier time.

Boardmember Kuckuk mentioned that the Noise Ordinance should be observed regardless of whether sound was coming from the college's speaker system or a student's speaker system.

Boardmember Kline added that condition 2 should state no installation of speakers on the field and compliance with the Noise Ordinance.

Ms. Salamack recommended the lights be off by 9 p.m. so that the college had to earn 10 p.m. It created an incentive for students to work with the college and the neighbors to earn that extra hour. If the Town did not receive complaints then the time could be extended to 10 p.m.

Boardmember Zhu wanted to hear from the applicant since the motion had been changed.

Mr. Farley articulated that the college strongly preferred 10 p.m. and coming back to the DRB if there was a problem.

On motion by Chair Sayles, seconded by Boardmember Kuckuk, to adopt the Draft Action Memorandum approving DRB 01-11 and GP 11-02 for a multi-use playing field upgrade at 1928 Saint Mary's Road, subject to the findings and conditions as shown, the modification of conditions 1 and 2, and the addition of the new condition as shown below:

1. *Any significant changes to the plans for the multi-use athletic field, the design or the height of the "green generation" lights or the grading plans for the project approved by the Design Review Board on March 28, 2011 shall be subject to further review and approval by the Design Review Board. The color for the lights and pole will be powder coated grey as stated at the meeting.*
2. *The new hooded "green generation" lights on the 70-foot high poles shall meet the specifications submitted with the application, with low scatter of light beyond the field. The lights shall be turned off at 10:00 p.m. to reduce the potential for noise from players on the field late at night. If residents adjacent to the college file complaints with the Town Planning Department with regard to noise from players on the field at night, the problem will be investigated. If the problem with noise continues, the hours of operation of the lights can be reduced to 9:00 p.m. by the planning staff.*
3. *There will be no exterior speakers installed for amplified music or announcements at the multi-use athletic field. Noise emanating from the field shall comply with the Town of Moraga Noise Control Ordinance, including MMC Section 7.12.120, which reads as follows:*

*It is unlawful for a person to install, use or operate a loudspeaker or sound amplifying equipment in a fixed or movable position or mounted upon a sound truck for the purpose of giving instruction, direction, talk, address, lecture or transmitting music to a person in or upon a public place where such use causes annoyance or discomfort to a reasonable person of normal sensitiveness in a residential neighborhood in the quiet and peaceful enjoyment of his or her property.*

The motion carried by the following vote:

Ayes:	Boardmembers Escano-Thompson, Kline, Kuckuk, Sayles, Zhu
Noes:	None
Abstain:	None
Absent:	None

Chair Sayles identified the 10 day right of appeal for anyone wishing to appeal the decision of the DRB to the PC by filing a letter stating the grounds for the appeal and through the payment of the appeal fee, through the Planning Department.

- B. DRB 02-11 and GP 11-02 Ron Tapper (Applicant), Saint Mary's College of California (Owner) Relocation of Baseball Field at 1928 Saint Mary's Road:** Application to relocate the baseball field 320-feet northeast of the present location with the right outfield fence located 70-feet southwest of the main entrance road and the left outfield fence located 315-feet from St. Mary's Road. The new baseball field will have grass turf and an 8-foot high chain link fence around the entire perimeter. The outfield fences will have green padding on the inside of the fence on the northwest, north and northeast sides and a 10-foot net fence above the chain link fence. Other prominent features include a 25-foot high by 60-foot long "batter's eye" wall behind the center outfield fence and a 25-foot high by 35-foot long score board behind the right outfield fence. A landscaping plan with redwood trees is proposed for screening of these features. Tension poles varying in height from 30 to 50 feet tall would be installed along the southwest, south and southeast sides of the ball field to deflect foul balls and for the bullpen. The grading work necessary for the development of the ball field will be coordinated with the grading for the multi-use athletic field west of the stadium. Approximately 3,100 cubic yards of turf striping's will be off-hauled to the organic material stockpile located on the hillside south of the stadium. A total of 6,600 cubic yards of fill from the on-site borrow area will be used for the new baseball field. 2,000 cubic yards of gravel and 5,000 cubic yards of sand will be imported for drainage under the natural grass field. The Saint Mary's College campus is in the Institutional zoning district. APN 258-150-005

Mr. Chamberlain reported that the notice for the project was mailed to all property owners within 300-feet of the campus on March 18, 2011. The only written correspondence received was a letter from EBMUD listing standard requirements for any new meters or water service and advising the applicant of the existing 12-inch water distribution pipeline in the EBMUD right-of-way. The project required DRB approval because the proposed baseball field and associated fencing, batters eye and scoreboard were located within 500-feet of the St. Mary's Road scenic corridor; and, the grading exceeded 200 cubic yards. The grading work for the development of the baseball field would be coordinated with the grading for the multi-use athletic field. About 3,100 cubic yards of turf strippings would be taken to an organic material stockpile located on the hillside south of the stadium and a total of 6,600 cubic yards of fill would be imported from the same area. The stockpile area would be located on a slope that was less than 10%. In order to provide drainage under the new field, 2,000 cubic yards of gravel and 5,000 cubic yards of sand would be imported to the site.

Mr. Chamberlain stated that the relocation of the existing baseball field was necessary in order to clear the site for a future recreation center. The new

baseball field would have natural grass turf and an 8-foot high chain link fence around the entire perimeter of the field. The outfield fences would have 8-foot high padding on the inside of the chain link fence and green windscreen mesh on the outside of the fence. A 10-foot high net fence would extend above the chain link fence on the northwest, north and northeast sides. The total height of the outfield fence would be 18-feet. A 25-foot high by 60-foot long "batter's eye" wall would be installed behind the center outfield fence. The "batter's eye" was necessary so that batters could see the pitched ball without any distraction. There would be a 25-foot high by 35-foot long score board behind the right outfield fence. The plans for the baseball field included new landscaping with redwood trees to screen the back side of the batter's eye and score board. Tension poles varying in height from 30 to 50 feet tall would be installed along the southwest, south and southeast sides of the field to deflect foul balls.

Mr. Chamberlain reported that the left outfield fence would be 315-feet from St. Mary's Road and portions of the new baseball field would be visible from the roadway through gaps in the existing trees. A temporary mock-up of the right outfield fence, which would be 70-feet from the entrance driveway, was installed on March 23, 2011. The college wanted to maintain the 70-foot view corridor on either side of the entrance driveway to retain views of the Chapel from the scenic corridor. Sheet C6.0 called for a mix of 15 gallon and 24" box redwood trees to screen the center and left outfield fences, the batters eye and the scoreboard. The development guidelines listed in the Scenic Corridor Ordinance and the applicable Design Review Guidelines were in Exhibit C. Grading for the baseball field was essentially identical to the report for the multi-use athletic field, except for the quantities of soil. Both projects had been combined as a single grading permit by the Engineering Department and the same findings were to be used for approval of the grading for both projects.

Mr. Chamberlain said that the relocation of the baseball field was consistent with General Plan policies CD1.3 and CD1.4 because the baseball field would be setback a considerable distance from St. Mary's Road and was substantially screened by existing trees along the frontage of the campus. No mature native trees would be removed at the baseball field site or at the strip borrow area. The 8 foot high padded chain link fence, with the 10-foot high net fence above it, and the 25-foot high batters eye and scoreboard at the center outfield would be the most prominent features; however, the outfield fences and walls were to be screened from view by new redwood trees.

Under the Permit Streamlining Act, Mr. Chamberlain concluded, the application had to be acted upon by May 21, 2011 unless the Town and the applicant agreed to a one time 90-day extension. Staff recommended approval of the relocation of the baseball field and for the grading necessary for the project subject to the findings and conditions listed in the Draft Action Memorandum. The conditions of approval included a requirement for the contractor to avoid placement of the turf strippings on any slope steeper than 10% for the temporary organic material stockpile and performance and maintenance requirements for the landscaping necessary to screen the outfield fencing, batters eye and scoreboard.

Brother Dominick, Special Assistant to the President, said the college had always taken pride in how it looked. He considered it one of the most beautiful campuses in the country. The main entrance to the college was a very important focal point which they wanted to maintain. They had always protected the beauty of the campus and respected the environment. The project was simple; all they were doing was moving the baseball field.

#### PUBLIC COMMENT OPENED

Mr. O'Conner remarked that he too was a beneficiary of the great view of the chapel. He thought the college was one of the most beautiful campuses in California but it was hard to enjoy the beauty when he had to put up with the beat of the music. If the sound were removed then there would be no issue.

Ms. Schwartz commented that she supported the project as presented.

Mr. Farley noted the college wanted to be a good neighbor and took Mr. O'Conner's comments very seriously. The new speakers were state of the art and were an improvement over the existing system.

Mr. Orr explained that the new baseball field played a big part in the renovation of the recreational facilities. The current sound system on the field was outdated and they had the opportunity to update it. Sound would be directed to the playing field and into campus; not broadcasted out to the community.

#### PUBLIC COMMENT CLOSED

Boardmember Kline asked why shrubs were not being planted along the fence in the 70-foot corridor.

Mr. Tapper answered that the existing trees blocked most of the mock up fence they had temporarily installed. They intended to plant additional trees to help screen views of the field. Low shrubbery was not favorable from a safety perspective since it created places for people to hide.

Boardmember Kline wanted to know if the base could be turned down.

Mr. Orr replied that since the current speaker system was outdated it was hard to adjust the base. With the new system the base could be lowered.

Boardmember Kuckuk questioned the difference between the direction of the old speakers verse the direction of the new speakers. She also was curious about the colors and materials of the fencing.

Mr. Kehoe explained that the existing sound system featured big antiquated speakers on the press box and on the ground; to get sound the volume had to be

turned up. The new sound system featured small speakers spaced 15 feet apart. They were to be directed inward and covered a certain distance.

In regards to materials, Mr. De Long described the fence from the field side as being chain link with dark Kelly green padding. On the outside of the chain link fence would be forest green netting.

Boardmember Escano-Thompson wanted to know the material on the batter's eye.

Mr. Tapper said that it would be the same dark green fabric that was on the outside of the chain link fence.

Boardmember Zhu agreed that the college had one of the most beautiful campuses. He was concerned about the impact of the batter's eye wall and wondered if there could be more landscaping in addition to the redwood trees.

Ms. Messenger reaffirmed that shrubbery was not favorable as it created places for people to hide. The concept was to keep the character of the corridor the same with redwood trees on both sides.

Mr. Tapper added that the scoreboard paralleled the entry corridor coming in from St. Mary's Road and only the edge of it could be seen. The batter's eye was also at an angle to St. Mary's Road. The redwood trees helped break up the wall and mitigate its visibility.

Chair Sayles appreciated the natural feel of the campus corridor but thought the new field would change that. He understood the need for progress so instead of a dead fence he would rather see a living fence. In terms of the speaker issue, he agreed that the sound would be substantially improved.

Boardmember Kuckuk believed the field was going to have huge impact on the campus but she saw the need for it and thought it was better than the blue 8-foot wall that was in the corner.

Boardmember Escano-Thompson was concerned about giving up the green expanse of the scenic parkway. She thought it was imperative to add landscaping against the fence so that it looked more organic and blended with the scenery.

Mr. Drulias talked about a 2-inch thick product called 'green screen.' It was a series of wires that were structurally sound that could be applied to the back side of the wall going up the batters eye and scoreboard. It was designed to have vines planted at the base of it. In 3 to 4 years the vines would grow higher and become a vegetated hedge. Different types of vines or a combination of vines could be planted.

Boardmember Kline strongly encouraged the green's screen even though it could not be seen from the St. Mary's Road scenic corridor.

Chair Sayles preferred to make the organic fence a requirement as it would complement the attractiveness of the college. He did not want tell them what to plant but thought a combination of vine was would enhance the look of the ballpark.

Boardmember Kuckuk wanted to add to condition 4 that any exterior amplified sound shall be subject to the Town's Noise Ordinance.

On motion by Chair Sayles, seconded by Boardmember Kline, to adopt the Draft Action Memorandum approving DRB 02-11 and GP 11-02 for the relocation of the baseball field at 1928 Saint Mary's Road, subject to the findings and conditions as shown and the modification of conditions 1 and 4 as shown below:

1. *Any significant changes to the plans for the fencing, netting, batters eye, score board, proposed landscaping or the grading plans for the development of the relocated baseball field approved by the Design Review Board on March 28, 2011 shall be subject to further review and approval by the Design Review Board. However, Saint Mary's College may consider using "green screen" panels and growing vines on the outside of the right outfield fence between the score board and the east rear corner of the field near the home bullpen area. This was a suggestion and not a required condition of approval. Several Board members believed that the introduction of living organic material where the fence is only 70-feet from the main entrance road would enhance the green landscaped appearance that has historically greeted visitors entering the campus.*
  
4. *Speakers for any amplified music or broadcasting system shall be directed from the outfield toward the infield to reduce the noise impact to residents adjacent to the college. Noise emanating from the field shall comply with the Town of Moraga Noise Control Ordinance, including MMC Section 7.12.120, which reads as follows:*

*It is unlawful for a person to install, use or operate a loudspeaker or sound amplifying equipment in a fixed or movable position or mounted upon a sound truck for the purpose of giving instruction, direction, talk, address, lecture or transmitting music to a person in or upon a public place where such use causes annoyance or discomfort to a reasonable person of normal sensitiveness in a residential neighborhood in the quiet and peaceful enjoyment of his or her property.*

*In accordance with testimony at the meeting, the large speakers used at the existing baseball field will be replaced at the relocated field by many small speakers. The smaller speakers will be located closer to the spectators and infield so that the amplified sound level can be reduced substantially from the levels required at the old baseball field.*

The motion carried by the following vote:

Ayes: Boardmembers Escano-Thompson, Kline, Kuckuk, Sayles, Zhu

Noes: None  
Abstain: None  
Absent: None

Chair Sayles identified the 10 day right of appeal for anyone wishing to appeal the decision of the DRB to the PC by filing a letter stating the grounds for the appeal and through the payment of the appeal fee, through the Planning Department.

### **APPROVAL OF MINUTES for February 28, 2011**

Boardmember Kuckuk stated that she had a minor change in the second paragraph on page 5. She wanted the last sentence to read as follows:

*She did not favor fences because they created a walled effect and were not in keeping with the Town's semi rural character but since there was a privacy issue there she suggested a 5-foot fence on the north side of the property line at 126 Moraga Road.*

On motion by Boardmember Kline, seconded by Boardmember Kuckuk to approve the minutes for the February 28, 2011 meeting as amended.

The motion carried by the following vote:

Ayes: Boardmembers Escano-Thompson, Kline, Kuckuk, Sayles, Zhu  
Noes: None  
Abstain: None  
Absent: None

## **VII. OTHER MATTERS**

### **A. Election of the Chairperson and Vice Chairperson for the Design Review Board**

On motion by Boardmember Kline, seconded by Boardmember Zhu, to elect Boardmember Sayles as Chair; and, on motion by Boardmember Zhu, seconded by Boardmember Escano-Thompson to elect Boardmember Kuckuk as Vice Chair of the DRB.

The motion carried by the following vote:

Ayes: Boardmembers Escano-Thompson, Kline, Kuckuk, Sayles, Zhu  
Noes: None  
Abstain: None  
Absent: None

## **VIII. STAFF REPORT**

Mr. Chamberlain reported that at their next meeting the DRB would be considering revisions to the grading/landscaping plan for the new home at 226 Rheem Boulevard. A future agenda item included a small addition at the Moraga Commons Bandshell.

**IX. BOARDMEMBER REPORTS**

Chair Sayles reported that he attended the Mayor's Breakfast two weeks ago where he spoke with Jill Keimach, the new Town Manager, whom he thought was a good fit for the Town. He mentioned to her that a pin up board in the Library Meeting Room would be convenient so applicants could display their plans at meetings. He also suggested the Town amend the Secondary Living Unit Ordinance because he thought it was overly restrictive.

**X. ADJOURNMENT**

On motion by Chair Sayles, seconded by Boardmember Kline to adjourn the meeting at approximately 9:25 P.M. to a regular meeting of the DRB on Monday, April 11, 2011 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