

TOWN OF MORAGA DESIGN REVIEW BOARD SUMMARY OF ACTION

Monday, January 23, 2012, at 7:00 pm
Hacienda de las Flores, La Sala Building
2100 Donald Drive, Moraga, CA 94556

I. CALL TO ORDER AND ROLL CALL

- A. Escano-Thompson, Kline, Kuckuk, Sayles, Zhu
- B. Conflict of Interest

II. ADOPTION OF MEETING AGENDA

BOARD ACTION

Adoption of Meeting Agenda

Ayes: 4 (Escano-Thompson, Kline, Kuckuk & Zhu)

Absent: 1 (Sayles)

III. PUBLIC COMMENTS

IV. PLANNING COMMISSION LIAISON REPORT - Commissioner Richards

V. ADOPTION OF THE CONSENT AGENDA

- A. APPROVAL OF MINUTES for December 12, 2011

BOARD ACTION

Adoption of Consent Agenda

Ayes: 4 (Escano-Thompson, Kline, Kuckuk & Zhu)

Absent: 1 (Sayles)

VI. DESIGN REVIEW

- A. **DRB 12-11 – Scott Pertel (Applicant / Owner), 312 Rheem Boulevard:** Application to allow construction of a new five and one-half foot (5½') tall wood fence, pedestrian gate, and black metal vehicular gate along a scenic corridor. The fence would be located approximately one foot (1') from the front property line. The top one foot (1') of the fence would be vertical wood lattice, and the bottom four and one-half feet (4 ½') of the fence would be solid wood. The vehicular gate would be located at the driveway nine feet (9') from the front property line. Design Review Board approval is required because the fence is located in the front yard and would be more than 3 feet tall on a scenic corridor. (APN: 255-110-005)

BOARD ACTION

Approval of DRB 12-11

Ayes: 4 (Escano-Thompson, Kline, Kuckuk & Zhu)

Absent: 1 (Sayles)

- B. **DRB 17-11 – BLS Contractors (Applicant), Sonsara Homeowners Association (Owner), Moraga Way northwest of Camino Ricardo:** Application to amend the approved landscaping in the 40-foot wide planting area along Moraga Way between

Camino Ricardo and Moraga Valley Lane, with an initial request to replace 5 Redwood trees adjacent to 28 Reynolds Court with alternate trees, such as Chinese Pistache, Flowering Plum or European White Birch. (APN: 255-840-036)

BOARD ACTION

Approval of DRB 17-11

Ayes: 4 (Escano-Thompson, Kline, Kuckuk & Zhu)

Absent: 1 (Sayles)

VII. STUDY SESSION

- A. DRB 04-11 – James Phillip Wright (Applicant), Stephen Williams / Pensco Trust Co. (Owner) 1800 Donald Drive:** Study session review of a new 3,001 square foot residence with an attached 553 square foot second unit on a vacant 13,203 square foot property on the hillside above the existing duplex residence at 2092 and 2094 Donald Drive. The project includes a 511 square foot 2-car garage and a 351 square foot 1-car garage on the top level with access from a circular bridge driveway off of the northeast side of Donald Drive and approximately 1,000 feet southeast of the intersection with Laird Drive. The middle floor level has 2,647 square feet and includes the kitchen, dining, living room area, with a cantilevered deck, and master bedroom for the primary residence and also the attached second living unit. The lower level includes 559 square feet for two bedrooms and two bathrooms and 718 square feet of unconditioned shell space. The lower floor is offset from the top level garage area so that the structure does not have three floors on top of one another. The building foundation has been designed with minimal grading, with less than 50 cubic yards of soil movement and no cuts greater than 3-feet deep. A hillside development permit will be required because the slope of the hillside is approximately 65%. Zoning: 6-DUA (Six Dwelling Units per Acre) APN 255-183-011

BOARD ACTION

Recommended Comments for Planning Commission

Ayes: 4 (Escano-Thompson, Kline, Kuckuk & Zhu)

Absent: 1 (Sayles)

VIII. REPORTS

- A. Escano-Thompson, Kline, Kuckuk, Sayles and Zhu
- B. Staff

IX. ADJOURNMENT