

DESIGN REVIEW BOARD MEETING AGENDA

MEETING DATE: MONDAY, January 23, 2012, at 7:00 pm

**LOCATION: La Sala Building meeting room at the Hacienda de las Flores,
2100 Donald Drive, Moraga, CA 94556**

NOTE: Applicants or their representatives are required to attend the meeting. 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

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 Wykle

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. APPROVAL OF MINUTES for December 12, 2011

VI. DESIGN REVIEW

Remarks by an applicant shall not exceed ten minutes. Comments by others shall not exceed three minutes. The purpose of a public meeting is to supply the Board with information that it cannot otherwise obtain. Please limit testimony and presentation to factual information and avoid redundant, superfluous or otherwise inappropriate questions or testimony.

- 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)
- 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)

VII. STUDY SESSION

Remarks by an applicant shall not exceed ten minutes. Comments by others shall not exceed three minutes. Please limit testimony and presentation to factual information and avoid redundant or superfluous testimony. The purpose of the study session is for the Board to discuss a project with regard to compliance with the Town's Design Guidelines and provide comments for further consideration by the Planning Commission. The Design Review Board will not make any decision on any project scheduled for study session review.

- 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

VIII. REPORTS

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

IX. ADJOURNMENT

Next meeting: Monday, February 13, 2012 at 7:00 pm at the Moraga Library Meeting Room located at 1500 Saint Mary's Road, Moraga CA 94556.

Notices of Design Review Board Meetings are posted at 2100 Donald Drive, The Moraga Commons, 329 Rheem Blvd and the Moraga Library. Copies of the agenda packets can be viewed prior to the meeting at the Town Offices, 329 Rheem Blvd, Second Floor. **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 Town Council 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 environment determination 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 Town Manager's office (888-7050). If you need sign assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.