

TOWN OF MORAGA
DESIGN REVIEW BOARD MEETING AGENDA
Monday, September 9, 2013 7:00 p.m.
Moraga Library, 1500 St. Mary's Road
Moraga, California 94556

I. CALL TO ORDER AND ROLL CALL

- A. Escano-Thompson, Glover, Helber, Kirkpatrick, Zhu
- B. Conflict of Interest
- C. Contact with Applicants

II. PUBLIC COMMENTS - *This part of the agenda is to receive public comments on matters that are not on this agenda. Comments received will not be acted upon at this meeting and may be referred to a subcommittee for response. Comments should not exceed three minutes*

III. ADOPTION OF THE CONSENT CALENDAR - *Items on the Consent Calendar are believed by staff to be non-controversial. Staff believes that the proposed action is consistent with the commission's instructions. A single motion may adopt all items on the Consent Calendar. If any commissioner or member of the public questions any item, it should be removed from the Consent Calendar and placed in part VI of the Regular Agenda.*

A. July 8, 2013

B. July 22, 2013

C. July 29, 2013

D. [1540 School Street, DRB 12-13, Design Review of the installation of two new windows on the rear elevation at 1540 School Street. CEQA Determination: Categorically exempt pursuant to Section 15301 of the California Environmental Quality Act \(CEQA\) Guidelines \("Existing Facilities"\).](#)

E. [350 Park Street, New Rheem Movie Theatre, DRB 3-13, Consider removing Condition of Approval #13. CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines \("Existing Facilities"\) because the elevator addition will not increase the intensity of the existing land use and the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.](#)

F. [722 Augusta Drive, DRB17-13: Expansion of master bedroom, remodel of front porch and addition of new bay windows and expansion of new kitchen, requiring a Variance. CEQA Determination: Categorically exempt pursuant to Sections 15301 and 15305 of the CEQA Guidelines \("Existing Facilities" and "Minor Alterations in Land Use Limitations," respectively\).](#)

IV. Adoption of Meeting Agenda

V. 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. Because of the length of time that the Design Review Board meetings frequently consume, please limit testimony and presentation to the supplying of factual information. In fairness to the Commission and others in attendance, please avoid redundant, superfluous or otherwise inappropriate questions or testimony.*

A. [1928 St. Mary's Road \(UP 5-11\)](#)

[Applicant: Ron Tapper, 1184 Ross Circle, Napa, CA 94558](#)

[Proposed Application: Consider Modification of Design Review \(UP 05-11\) approved by the Design Review Board on July 23, 2012 and October 29, 2012 for new recreation facilities at Saint Mary's College. Proposed modifications to the approved plans include changes to skylights, exterior lighting, roof color, parking lot, tree removals, project landscaping, and other minor changes. The proposed changes are consistent with the Initial Study and Mitigated Negative Declaration prepared pursuant to CEQA adopted by the Planning Commission on July 2, 2013. \(Institutional/College, PMP\)](#)

B. 1399 Moraga Way, Wells Fargo Bank (SGN 2-13)

Applicant: David Ford & Signtech, 124 Allimore Court, Roseville, CA 95747

Proposed Application: Design Review of signage in the Moraga Way scenic corridor, including approval of illuminated wall and under-canopy signs, a modification to sign standards to allow an illuminated wall sign to face Moraga Way, and retroactive approval of existing illuminated ATM signage. CEQA Determination: Categorically exempt pursuant to Section 15311 and 15301 of the California Environmental Quality Act (CEQA) Guidelines ("Accessory Structures" and "Existing Facilities," respectively). (CC, RA)

C. 3744 Campolindo Drive (DRB 16-13)

Applicant: Dariush Mojahed, 3744 Campolindo Drive, Moraga, CA

Proposed Application: A 130 square foot residential addition and accessory building visible from a Scenic Corridor, and exception to Design Guidelines for near level clearance. CEQA Determination: Categorically exempt pursuant to Sections 15301 of the CEQA Guidelines ("Existing Facilities") (3DU-Acre, EMC)

VI. ROUTINE AND OTHER MATTERS

A. Study Session: Discuss Issues Associated with Signage in Multi-Tenant Commercial Buildings and Centers, including the Pending Application for a Freestanding Monument Sign for Union Bank in the Moraga Center

B. Receive Update on the Livable Moraga Road Project and Appoint Design Review Member to Town Advisory Committee (TAC) for the Project

C. Planning Commission Liaison Report – Schoenbrunner

VII. REPORTS

A. Design Review Board

B. Staff

VIII. ADJOURNMENT

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. **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 environmental 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.