

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

March 10, 2014

I. CALL TO ORDER AND ROLL CALL

A regular meeting of the Design Review Board (DRB) was called to order by Chair Helber at 7:00 P.M. in the Moraga Library Meeting Room, 1500 St. Mary's Road, Moraga, California.

Present: Boardmembers Escano-Thompson, Kirkpatrick, Zhu, Chair Helber

Absent: Boardmember Glover

Staff: Shawna Brekke-Read, Planning Director
Ellen Clark, Senior Planner
Ella Samonsky, Associate Planner
Brian Horn, Associate Planner
Doug Donaldson, Contract Planner

A. Conflict of Interest

There was no reported Conflict of Interest.

B. Contact with Applicants

Boardmember Kirkpatrick reported that he had attended one of the community workshops for Moraga Town Center Homes, Item A under Routine and Other Matters on the current meeting agenda.

Chair Helber reported that he had also attended a community workshop for Moraga Town Center Homes, and had patronized Great Clips at 564 Center Street, Item A under Design Review on the meeting agenda, although he had not spoken to the property owner nor had he identified himself as a member of the Moraga Design Review Board (DRB).

II. PUBLIC COMMENTS

There were no comments from the public.

III. ADOPTION OF THE CONSENT CALENDAR

- A. January 13, 2014 Minutes**
- B. February 10, 2014 Minutes**
- C. Adoption of Meeting Agenda**

On motion by Boardmember Kirkpatrick, seconded by Boardmember Escano-Thompson to adopt the Consent Calendar, as shown. The motion carried by the following vote:

Ayes: Escano-Thompson, Kirkpatrick, Zhu, Helber
Noes: None
Abstain: None
Absent: Glover

IV. DESIGN REVIEW

A. Great Clips, 564 Center Street

Applicant: California Dream Construction, 4900 Engle Road, Carmichael, CA 95608

Consider Design Review (DRB 26-13) to install an illuminated window sign and shingle sign on the east elevation of an existing building. (CC, ENS)

Associate Planner Ella Samonsky presented the staff report dated March 10, 2014. Given the project's consistency with the Zoning Ordinance and General Plan, and given that the sign had minimal impacts to the surrounding properties, she recommended that the DRB adopt the Draft Action Memorandum dated March 10, 2014 approving Sign Application DRB 26-13 pursuant to Section 8.88.280 of the Moraga Municipal Code (MMC), and subject to findings and conditions of approval.

Responding to the DRB as to whether there were other shingle signs in the Rheem Shopping Center which also consisted of a different material, Ms. Samonsky identified signage for New Delhi Bistro and Dollar Tree as tenants which had not used the shingle signs made of hand-carved redwood material. In this case, the background of the shingle sign would be a flat surface, also different than the hand-carved redwood signs; and she affirmed the drawing for the sign had been drawn to scale with dimensions.

PUBLIC COMMENTS OPENED

Brian Barger, California Dream Construction, 4900 Engle Road, Carmichael, supported the staff recommendation and asked the DRB to approve the sign application.

PUBLIC COMMENTS CLOSED

Boardmember Zhu asked for an increase in thickness to the frame itself to be consistent with the existing shingle signs in the Rheem Shopping Center.

Mr. Barger advised that the sign sheet itself was thin metal with the outside edges one inch in size. The sign would be lightweight and for security purposes would not be a public safety issue. He explained that the sign had been designed based on prior comments from the DRB. The sign was now less visible from the street.

Ms. Samonsky clarified that the frame for the existing shingle signs had a maximum thickness of four inches.

Boardmember Zhu reiterated his preference that the sign not appear to be too different from the existing shingle signs in the Rheem Shopping Center, and suggested that the thickness of the frame be increased to match the current frame thickness of the existing shingle signs.

Boardmember Escano-Thompson suggested that the sign appeared to be too flimsy, supported some heft to the sign, and agreed that the thickness of the frame should be increased at least up to two inches

Boardmember Kirkpatrick clarified with Mr. Barger the border on the flat portion of the sign would be set into mitered corners with one sign built, the sign set in, and the edges trimmed out. The sign would have some shadow relief but no relief to the lettering on white laminate with black letters. The frame would consist of a white plastic material and would match the background of the sign.

Speaking to the window sign which was proposed to be illuminated, Mr. Barger identified the dimensions of the sign as consistent with the drawing that had been submitted.

Boardmember Zhu offered a motion to adopt the Draft Action Memorandum, dated March 10, 2014, approving DRB 26-13 for Great Clips, subject to a revision to Condition 1 to insert the following sentence prior to the last sentence in the condition, to read:

The frame of the proposed shingle sign shown on Sheets 1 of 3 and 2 of 3 shall be two to three inches thick or match the other shingle signs.

Boardmember Escano-Thompson seconded the motion.

On the motion and when asked, Mr. Barger stated that the thickness of the aluminum face was a quarter inch with the signage background on both sides set into the framework.

Boardmember Zhu reiterated his preference for a modification to Condition 1 where the back of the frame shall be two to three inches thick and the frame thickness could range from three quarter inches to one and a half inches.

On the discussion of the DRB's desire for the sign, Mr. Barger understood the desire for a three- and four-inch frame, with the sign to be recessed three and a quarter inches from the outside edge where there would essentially be two signs; one sheet of metal that was double sided. He understood the DRB was asking for two pieces of metal, split apart, with a sign on each side, with a wider sign all the way across, and with a wooden edge around the sign. He expressed the willingness to use redwood trim around the edge if the DRB so directed, and explained that Dollar Tree and New Delhi Bistro had similar signage, and Great Clips had proposed something similar in a modern look to match the existing signage.

Ms. Samonsky advised that the signs for Dollar Tree and New Delhi Bistro were thin and had no distinctive edging.

Chair Helber supported the recommendation for an increase in thickness to give the sign more mass and more presentation as one walked in the center. He added that if the sign was too light it would blow back and forth in the wind.

Boardmember Zhu reiterated his motion as stated.

In response to the Chair, Mr. Barger advised that the frame would be all white with the edge to match the field color. He reiterated the current proposal for a single panel that was double sided.

DRB members discussed the specific composition of the sign and Boardmember Zhu understood the sign had one single panel that was double sided, which was the reason he had offered a motion to increase the thickness of the frame. He sought signage that matched as closely as possible the existing conditions and advised that he could support either a single panel with double sided signage, or two single panels with one face of the sign.

Boardmember Escano-Thompson suggested the sign panel should be thicker or in two pieces if the intent was for one single panel that was doubled sided.

Mr. Barger noted the thickness of the metal inside the frame would not be visible regardless of a double-sided single panel or two one-sided single panels. He understood the intent of the motion was for a thicker frame.

Boardmember Zhu amended his original motion stating that in-lieu of one piece of panel in the middle, he preferred two pieces of panel on both sides with one side of sign on each side of each panel with the relief between the sign panel and the frame to be no more than half an inch thick, or flush.

Boardmember Escano-Thompson seconded the motion, as modified.

On motion by Boardmember Zhu, seconded by Boardmember Escano-Thompson to adopt the Draft Action Memorandum dated March 10, 2014, approving DRB 26-13 for Great Clips at 564 Center Street, subject to the findings and conditions of approval, as discussed and as modified. The motion carried by the following vote:

Ayes:	Escano-Thompson, Zhu, Helber
Noes:	Kirkpatrick
Abstain:	None
Absent:	Glover

Chair Helber identified the 10-day appeal process of a decision of the DRB in writing to the Planning Department.

B. Massage Envy, 556-560 Center Street

Applicant: Arrow Sign Company, 1051 46th Avenue, Oakland, CA 94601
Reconsider Design Review (DRB 25-13) to install a halo illuminated canopy sign on the east elevation of an existing building.

Associate Planner Brian Horn presented the staff report dated March 10, 2014. Given the project's consistency with the Zoning Ordinance and General Plan, and with minimal impacts to surrounding properties, he recommended that the DRB reconsider and adopt the Draft Action Memorandum dated March 10, 2014, approving DRB 25-13 pursuant to Section 8.12.250 and 8.88.280 of the MMC, subject to findings and conditions of approval. He affirmed, when asked that two different font styles were allowed on two separate lines of copy.

Ms. Brekke-Read added that staff had viewed the use of the Massage Envy trademark with two different lines in other communities, and explained it had been an option provided to the applicant during the DRB meeting on January 13, 2014.

Mr. Horn also identified a doorway located behind an existing tree in a recessed area of the building as the main entrance to the establishment. The sign would be relocated from the northernmost frontage to the southernmost frontage on Center Street to increase the sign visibility, which was partially obstructed by trees in the previous location. The sign would remain halo lit. The proposed sign was the only sign proposed by the applicant at this time.

Ms. Brekke-Read also identified an internal wall at the window, which window would remain but have a film since a treatment room was located behind it.

PUBLIC COMMENTS OPENED

Laura Lott, 1503 Central Avenue, Alameda, identified herself as the business owner, and affirmed that she had a lengthy and fruitful conversation with planning staff. She noted that typical Massage Envy signs consisted of purple and white colors, and were illuminated from the interior. Having read the Town's sign regulations and what was permitted in the community, she had made a significant effort to draw down the corporate signage to propose something that would be more suitable for the community.

PUBLIC COMMENTS CLOSED

Boardmember Kirkpatrick expressed his appreciation to the applicant for working with planning staff. He recognized the importance of corporate colors and recognized that the applicant had given up that opportunity. He appreciated the corporation's willingness to compromise.

Boardmember Zhu supported the sign application.

Boardmember Escano-Thompson stated she would have liked to have seen the sign remain at twelve inches in height, particularly given the adjacent tenant; however, in reviewing the plans she could support the three-inch increase in larger letters and could support the proposal as is.

Chair Helber also supported the proposal as is and he too expressed his appreciation for the applicant and staff's effort to resolve any concerns. He otherwise spoke to the transparency versus the film on the windows and asked staff whether there was a condition in the use application for that use.

Ms. Brekke-Read explained that staff had been working with the business owners since last autumn and had processed a permitted use application quickly, with notification forwarded to the Planning Commission advising that element of the project had been processed administratively. She characterized the film on the windows as one of the downsides of trying to accommodate applicants quickly where staff was not always able to look at the big picture. Given the limited tenant space and the placement of treatment rooms and floor plans which drove the design, the appearance of the windows was not before the DRB as an application. The film on the windows would not constitute signage and would not be on all windows.

Ms. Lott explained that fifteen to twenty different layouts had been prepared when considering the tenant space in a desire to obtain natural light. Due to the required aesthetics, the need to comply with Americans with Disabilities Act (ADA) requirements, and structural constraints, some windows required the film. White film would be placed on the interior side of the windows because of insulation and stud framing, with the outside to be frosted with motivational words and circles. She identified the former window frontage of Loard's Ice Cream as the window to be blocked off with the film to be applied to the glass.

Ms. Brekke-Read advised for the record, that the use of words on the film would technically constitute signage. The windows would have to be measured out to ensure that the use of the windows in that fashion would not be in excess of the 20 percent of allowable window signage pursuant to the MMC. If the film was just frosted it would not constitute a sign.

Chair Helber preferred the use of the motivational words on the film rather than a clear frosted window.

Boardmember Escano-Thompson commented that based on the size of the storefront the use of motivational words on the film on the window could be just fine.

On motion by Boardmember Kirkpatrick, seconded by Boardmember Zhu, to adopt the Draft Action Memorandum dated March 10, 2014 approving DRB 25-13 for Massage Envy at 556-560 Center Street, subject to the findings and conditions as shown and with the applicant to work with staff on the window signs. The motion carried by the following vote:

Ayes:	Escano-Thompson, Kirkpatrick, Zhu, Helber
Noes:	None
Abstain:	None
Absent:	Glover

Chair Helber identified the 10-day appeal process of a decision of the DRB in writing to the Planning Department.

V. ROUTINE AND OTHER MATTERS

A. **Moraga Town Center Homes Study Session**

Applicant: City Ventures, 444 Spear Street, Suite 200, San Francisco, CA 94105

Receive a presentation from the applicant on the most recent project submittal for the Town Center Homes project and provide guidance to the applicant and staff relating to the project design and consistency with the Moraga Center Specific Plan.

Contract Planner Doug Donaldson presented the staff report dated March 10, 2014. He recommended that the DRB discuss the proposal's conformance or non-conformance with the Moraga Center Specific Plan (MCSP), and provide direction, comments, and guidance on the following topics:

- 1) Does the proposal generally conform to the applicable development and design standards set out in the MCSP?
- 2) What are the key design review considerations, drawn from the MCSP Design Review Guidelines that may be important in affecting the detailed design of this proposal?
- 3) Should there be a trail link along Laguna Creek?

Charity Wagner, Project Manager, City Ventures, presented a PowerPoint presentation of the development proposal. She emphasized the amount of work on the project since the DRB and the Planning Commission had met jointly in a study session in November 2012. She identified the project site at 3.5 acres in size situated between Moraga Way and Country Club Drive in Area 13 of the MCSP on a currently vacant site, with the center portion of the site closer to Country Club Drive. She also identified an eight-foot difference in elevation from the Moraga Way side to Country Club Drive and the north side along Moraga Way which was vacant and located in the MCSP. She described the surrounding uses as existing townhomes with an approximate density of eight units to the acre to the south, Moraga-Orinda Fire District (MOFD) facilities and beyond the Town's community gardens to the east, a single-family home on Country Club Drive, and an office building and the Country Club located further to the west.

Ms. Wagner explained that the MCSP had been adopted in 2010, with significant community outreach and input; identified the policies of the MCSP with the site as designated in the MCSP allowing for Mixed-Use Office and Residential, Assisted Housing, and a range of residential densities; and explained that the MCSP also included a Development Standards Table which outlined allowable setbacks, heights, Floor Area Ratio (FAR), and Design Guidelines.

Ms. Wagner provided an overview of the 54-home plan which had involved two-story townhomes stepping up to three-story townhomes, as presented jointly to the DRB and Planning Commission in November 2012, and advised that the MCSP allowed for three stories and a maximum height of 45 feet. That plan had shown vehicle access only from Country Club Drive based on guidance from staff and the Planning Commission.

This concept had been noticed to residents within a 300-foot radius, a total of five community meetings had been held at Moraga Country Club from June through August 2013, and a revised plan had been presented to the community in August 2013. The revised plan presented an updated concept for a total of 49 homes at two and three stories, a reduction in density, a pocket park, and access to Moraga Way. The revised concept had generally been well received with appreciation for the developer's revisions but with the feeling that more work still needed to be done to the plans. After the August 2013 meeting, the developer had reevaluated the plans and had reviewed the public comment cards which included concerns with the project density, building height, traffic, parking, architectural design, and a desire for the proposal to fit the existing character of the neighborhood.

Ms. Wagner stated that the developer had also re-read the General Plan, MCSP, Design Guidelines, and had additional meetings with staff in the past year. She presented the latest revised plan for 36 townhomes, at 11.76 dwelling units per acre (DUA), and noted that the area where the sidewalk had been shown on Moraga Way was a town roadway that was not part of the project and which eliminated 3.06 acres. She emphasized that the overall goal was to be consistent with the MCSP, but she welcomed input from the DRB on the proposed density. All homes would be two stories with some of the townhomes including a loft option which would be at the rooflines as currently proposed. The 10,500-square foot pocket park remained located adjacent to the creek off of Country Club Drive. Vehicular access would be on both Moraga Way and Country Club Drive, and she reported that the MOFD was pleased with the two points of access.

Ms. Wagner identified the emergency vehicle access (EVA) points for the MOFD, and reported that the developer had met with the MOFD Assistant Fire Marshal and the new MOFD Fire Marshal regarding the grading for the project including removing earth from the MOFD property as part of the project with a new block wall built on the property line for the MOFD.

As part of the newly revised plans, Ms. Wagner advised that the frontages of the project along Moraga Way and Country Club Drive would be the key to the success of the project. Road widening of Moraga Road was not part of the overall plan, with landscaping to be provided rather than extending the roadway. The landscaping would provide 37 feet from the edge of pavement. The use of trellises would screen views of the project's driveways or individual homes, with care taken to preserve existing redwood trees on the MOFD property. The grades would be set to be equal to the current grades. The garages at the drive entrances would have adequate landscape areas, and along Country Club Drive the homes would face onto Country Club Drive with no visible garages since garages would be loaded from the back on the drive aisle.

Ms. Wagner presented a slide showing the current conditions along Moraga Way with the project side to have a 37-foot setback from the proposed building.

Ms. Wagner stated there would be no on-street parking along Moraga Way. She identified how the buildings would be treated along Moraga Way with lots of windows, and described the vertical and horizontal articulation, warm color schemes, split rail fencing, and significant landscaping. The existing condition of Country Club Drive was

also identified and she described the use of duplex/cottages along that elevation to face onto the street. She also identified the connections to and through the project site, an existing sidewalk along Country Club Drive which would remain, and clarified that Moraga Way would have a slightly meandering sidewalk that would connect from the office building to the MOFD sidewalks. Pedestrians could walk through the paseos through the townhomes and all the way down through a protected sidewalk area, with sidewalks on both sides of the driveway entrance along Country Club Drive. She also identified a potential additional connection if the MOFD was supportive of a fire trail connection through their property.

Additional details included decorative paving along the drive aisle, a pocket park to be located adjacent to the creek to be programmed with barbeque and picnic benches, with an effort to foster gathering spaces and with consideration of a play or fitness structure.

Dan Hale, Hunt Hale Architects, identified 21 townhomes that would face the paseo with the front doors on landscaped paseos, with private outdoor space, with a transition from Moraga Way into a semi-public/private yard, and with paseos to work on the transition from public to private. The townhomes would all be two stories and some areas may have pop-ups. The townhomes would offer a nice transition from the higher density located across the street.

Mr. Hale described the differences between the prior 54-unit proposal and the current plans for 36 units, and explained how the townhomes would step down the site with the garages two feet higher than the living space, and with the garages to step down into the paseos, with the units designed to fit the topography of the site. The duplex/cottages would be designed to the appropriate site conditions. Along Moraga Way, an effort had been taken to provide attractive architecture. He again described how the home would step down given the difference in grading across the paseo into the units and step down again.

Mr. Hale emphasized the use of articulation and plate height changes, manipulation of the roofs, windows to be highly crafted, and a great deal of landscaping. The landscape architect would work on the entries into the paseos to offer a nice transition from the public to private spaces. He displayed an example of a previous three-story townhome compared to the current version and explained that the perceived height of the buildings had been lowered nine to ten feet, with the three-story structure 31 to 35 feet to the eave line and with the home in the 21- to 22-foot range. The apparent height of the paseo had also been decreased dramatically. The duplex/cottage units would be two-story homes designed as duplexes, and would appear architecturally to be an individual single-family home, with each unit to have its own character, material changes, and colors.

Mr. Hale also described options for a loft. Option A consisted of a loft popping up in the middle portion of the unit, with a lift roof allowing some window lines, resulting in a consistent ridgeline across the building.

Option B, a cross gable option would allow the main ridge to be lower providing more variation in roof massing. Option C consisted of a minor adjustment to the middle scheme, with the loft as a strong architectural element eliminating the small roof which broke up the massing. He sought input from the DRB on the loft schemes.

PUBLIC COMMENTS OPENED

Wes Spewak, Moraga, a resident of Country Club Drive and a member of the Moraga Country Club Architectural Review Committee, reported that the Committee had studied the project at length and the primary concern was parking. He explained that Country Club Drive did not have sufficient parking for the existing residents since most residents owned two plus vehicles, and any time there was a special event the street was full of parked cars. While he had had no issue with the proposal, he emphasized the need for the Town to consider the parking constraints. He also noted that the median of Country Club Drive was owned by the Town, full of trees and bushes, and he recommended the Town and the developer work cooperatively to level that area and turn it into a park which could accommodate parking spaces from one end of Country Club Drive to the other. He also questioned the Suburban Office zoning designation and expressed concern with the limited amenities provided by the pocket park given the number of children that would likely reside in the development and who may use the Country Club pool requiring additional security for the facility resulting in additional costs to club members.

Jerry Tanner, Moraga, a resident of Moraga Country Club, concurred with the comments from the previous speaker; acknowledged that many residents had no issue with City Ventures which was a quality development firm; and commented that the property had been an eyesore and was one of the first impressions of the Town. While he was content with the development of the site and with City Ventures as the developer, he noted that having attended all community meetings for the project, the density had increased while there had been a great deal of discussion from the community for a reduction in density. He questioned whether the Town represented the best interests of the residents of the Country Club.

Mr. Tanner pointed out that many residents of Country Club Drive used the street for parking, and if the development moved forward there would be vehicles lined up Country Club Drive 24/7, resulting in an eyesore and a potential safety hazard. He added that Country Club Drive was currently non-complaint with State regulations for street width, the street had curbs on each side with no shoulder, and he would like to see parking prohibited on the north side of the street with the exception of special events which would force residents to park in their garages. As an alternative, the median could be cut down in size to allow enough room for those who lived in the Country Club the ability to safely drive up and down the street. If the project moved forward with an increased density, he wanted to see parking prohibited along Country Club Drive north and the median decreased in size so that the street width would become compliant with State requirements. He emphasized the disparity between what the Town had envisioned for the site with what would likely be produced as a result of development.

PUBLIC COMMENTS CLOSED

Ms. Wagner explained, when asked, that the project would be marketed towards young families and first time homebuyers. She anticipated the costs for the townhome units to range from \$800,000 to \$850,000 and more for the duplex/cottage units.

Mr. Hale added that there was a perception in the marketplace regarding two- and three-story units in terms of how long an occupant would remain in the property. He found that three-story units offered a great opportunity although families transitioned earlier because of the need for more space. For two-story units, he suggested that occupants tended to stay longer.

Boardmember Zhu liked the current version of the plan as compared to the prior iteration with the higher density units. Responding to the concerns with the disparity between what the Town and the community wanted for the area as part of the MCSP, he acknowledged a desire for more of an urban look. He suggested the developer had done a good job responding to the MCSP and the desires of the neighborhood, with fewer units although he agreed there remained an issue with the parking and how it would be accommodated along County Club Drive. He liked the concept of reducing the width of the median and placing additional parking spaces on both sides of the road as well as landscaping along Moraga Way, which would benefit the Town and the back of the green.

As to the architecture, Boardmember Zhu opposed repeating façades and sought a variation between the massing, form, color, siding, and panel. Based on the colored rendering, which had been based on the unit plan, he acknowledged he had fewer concerns with the façade but could still see a gable wall from the street. He wanted to see less of a wall along Moraga Way with a hipped roof, and as a unit suggested the gable could be retained with a panel across the front. As to the options for the loft, he disliked Option A, could accept Option B, and preferred Option C.

Planning Commissioner Levenfeld agreed that the parking was an issue that had been created when the property had been zoned. She was confident there was a way for the developer to work cooperatively with the Town to find a creative solution. She also understood based on prior discussions that the north side of Country Club Drive was to be painted red. She did not necessarily agree with the concept of parking along the median and was uncertain that more on-site parking could be accommodated but sought more dialogue on the parking issue.

Boardmember Kirkpatrick understood that what had driven the concept of the project was the overall master planning and density; however, there were concerns with the density and the parking. He acknowledged that parking was an issue in all communities, recognized that not everyone parked in their garages, and suggested based on the survey in the DRB packets there were opportunities not to destroy the parking island along Country Club Drive. He sought consideration of placing staggered drive-in parking bays on Country Club Drive if the Town was amendable, which would assist Moraga Country Club and the future residents of the development. He pointed out that if the street was wider traffic speeds would increase creating a safety concern.

Chair Helber recognized that the elevations along Moraga Way had varied setbacks, although for the planned view the setbacks were dimension and appeared to create a uniform setback wall along Moraga Way. He wanted to see the articulation pushed in/out, and possibly the footprint of the buildings could be pushed in/out a bit to avoid the creation of a wall. He suggested that the sidewalks meandering in and out mitigated that to some degree although it would likely still appear as a wall. On Country Club

Drive, there was an opportunity to revise the site plan to possibly have one front yard setback smaller than the other to allow the push and pull that would create an articulated horizontal setback.

Chair Helber spoke to the floor plans for the duplexes/cottages and expressed a preference to see the creation of a third floor plan to allow more variation and more visual differences between the mass of the buildings. Speaking to the architecture, he noted that new energy codes required structurally sized voltaic panels in the entire conduit, and he asked that their location be identified on the plans. As to the use of Kudo Cubes, he clarified with the developer that those units would work similarly to the bio-filtration method and would be a media that would be similar to a bio-swale, with more information to be provided at a later date.

Chair Helber also spoke to the exclusive easements for an adjacent lot, as shown on the Vesting Tentative Map, and clarified with the developer that in between the duplexes/cottages would be a fence and private yard for that individual home, with access off of the living area. The developer also clarified that the Homeowner's Association (HOA) for the project would maintain the landscaping and the exterior of the units.

Chair Helber understood that the MOFD was pushing against the idea of extending the path all the way from the project along the stream and through, and he encouraged staff to continue efforts for a dialogue with the MOFD on that issue which would be a benefit to the Town. As to the pocket park, he was pleased it would have a passive program, found the developer had done a good job with that component of the project, but expressed concern with the inclusion of barbeques as to how they would be monitored and maintained. He also understood that the existing redwood trees along the MOFD frontage would be preserved, although the site plan had shown curb and gutter close to the redwood trees. He asked for a condition to protect the lateral roots of the redwood trees.

Chair Helber referenced the options for the lofts, supported Option C as providing more articulation, and opposed Option A which had a flat ridgeline. He thanked the developer for the revisions to the design in response to the input from the public.

In response to comments about the pocket park, Ms. Brekke-Read explained that the pocket park was intended as a community benefit. Developments of fifty units or more required that the park be dedicated to the Town. The Town had encouraged an increase to the size of the park, and given that the park was smaller and development was moving towards the creek, she asked the DRB to provide feedback on the proposed location of the park as well as feedback on the project circulation.

Planning Commissioner Levenfeld commented that when the Planning Commission had last reviewed the project in 2012, the belief was that the location of the park made sense since the trail would go through as part of the buildout of the MCSP. Based on that perspective, the park made sense. She recognized the MOFD was not interested in completing the rest of the trail, and asked whether the park would be dedicated to the Town.

Boardmember Escano-Thompson found that the location of the pocket park made sense since it would be located along the creek.

Mr. Donaldson advised that staff had encouraged the placement of the pocket park adjacent to the creek since the developer would improve the frontage and it would be part of a future trail although it was clear the MOFD was not interested in completing the rest of the trail.

Chair Helber found that the park was ideally located for a potential future trail. If the trail was never built and if the location of the park was found to be appropriate, based on the layout of the site, the site constraints, and the MOFD limitations, they would be unable to place units in the location of the park with no gain and with lost density.

Ms. Wagner identified an existing regional trail on the south side of Country Club Drive, with the trail directing people to School Street, not the MOFD or the project site. She explained that the direction from staff, the DRB, and the Planning Commission had been to provide a pocket park. She stated that a dedication of the pocket park to the Town could be considered or the pocket park could be private and be maintained by the HOA. She presented images of other parks designed by City Ventures that were smaller in size than what had been proposed for the subject development located throughout the Bay Area. With the park located adjacent to the creek, she suggested it would be able to take advantage of the space with the redwood trees and the creek, and users of the regional trail on the south side could walk across, use the park, and then continue on to the regional trail. If the trail was connected up Moraga Way, there was no sidewalk on the other side of the MOFD site which was something else to contemplate. She advised that they would be meeting again with the MOFD to discuss the project.

Planning Commissioner Levenfeld suggested it would not be out of character to have a pocket park in the Country Club area. She found the pocket park to be a benefit even if the trail did not extend through.

Boardmember Zhu supported the pocket park and suggested there may be opportunities to incorporate overflow parking through the use of decorative landscaping.

Ms. Wagner advised that the developer would work with planning staff on the calculations of the project density. She asked if the DRB had any thoughts whether the project met the intent of the MCSP and the General Plan in terms of the 36-unit project.

Chair Helber suggested that the density question was more of an issue for the Planning Commission. In his opinion, one or two more units would not help or hurt the project. He found that the project, as it had been currently designed, worked well.

Ms. Wagner summarized the public and DRB's comments and looked forward to returning with a more formal review.

Boardmember Zhu asked that any future consideration of the project include full streetscapes for both streets.

Chair Helber also asked that a cross section through the site be provided.

Ms. Brekke-Read stated that the drive relative to the MOFD drive remained to be worked out. Staff had asked that the DRB opine on the consistency with the MCSP and the General Plan since that would determine the level of environmental review. If the project was determined to be consistent with the MCSP, it would be exempt from environmental review pursuant to State law.

As to the total acreage of the project site, Ms. Wagner explained that the public right-of-way was part of the gross area for the entire project site. The developer had confirmed with the surveyor that the two-parcel acreage was 3.06 acres, with an extra .03 acre by adding the area that was landscaped. Whether the public right-of-way was included or not, it was either 11.65 or 11.76 DUA and per staff they could not round the number up. If desirous of being 110 percent consistent with the MCSP standards, they would be looking at another home to get over twelve acres.

Ms. Brekke-Read noted that the MCSP called for twelve to twenty units to the acre and the question was whether the project was consistent with the MCSP, which would trigger the requirements for environmental review. She asked the DRB whether 36 units was the right number.

On the discussion, and by consensus, the DRB determined that 36 units were acceptable and that the entrance point was acceptable.

Ms. Brekke-Read commented that the Town Council had reviewed the plans for the City Ventures project three years ago, at which time there had been an offer of dedication that was 80-feet in width through the site, and which was the reason the developer had requested vacation of the offer of dedication.

Boardmember Kirkpatrick suggested if there were a trail that traveled through, his preference was that it be on the paved areas of the driveway, either the auxiliary emergency driveway or the main driveway out of the project.

Ms. Wagner identified the use of enhanced paving around the MOFD site, a 26-foot wide drive from Moraga Way through the site, with an additional eight feet for parallel parking, and along that area enhanced paving. She was uncertain of the amount of pedestrian activity that would come through the project.

Chair Helber thanked the applicant for the presentation.

Chair Helber declared a recess at 9:42 P.M. The DRB meeting reconvened at 9:45 P.M. with Boardmembers Escano-Thompson, Kirkpatrick, Zhu, and Chair Helber present.

B. Selection of Chair and Vice Chair

Boardmember Escano-Thompson nominated Ben Helber as the Chair of the Design Review Board. Boardmember Zhu seconded the nomination. There being no further

nominations, the nominations were closed. **Ben Helber** was unanimously elected as the **Chair** of the Design Review Board.

Chair Helber nominated Jerry Kirkpatrick as the Vice Chair of the Design Review Board. Boardmember Escano-Thompson seconded the nomination. There being no further nominations, the nominations were closed. **Jerry Kirkpatrick** was unanimously elected as the **Vice Chair** of the Design Review Board.

C. Planning Commission Liaison Report - Levenfeld

Planning Commissioner Levenfeld reported that the Planning Commission had elected new officers with Christine Kuckuk the new Chair and Tom Marnane the new Vice Chair. She also reported that at the Commission's March 3, 2014 meeting, the Commission had approved a General Development Plan, Vesting Tentative Map, Conditional Use Permit, Hillside Development Permit, Grading Permit, and an Addendum to the Environmental Impact Report (EIR) for Hetfield Estates. She briefed the DRB on the discussions regarding the project which would come before the DRB for the review of the individual home designs. The Commission had also reviewed the updates to the Sign Ordinance and continued the item to a public workshop scheduled for March 17, 2014 at 6:00 P.M., just prior to the regularly scheduled Planning Commission meeting at 7:00 P.M.

VI. REPORTS

A. Design Review Board

There were no reports.

B. Staff

Ms. Brekke-Read reiterated that the Planning Commission would hold a public workshop for Sign Ordinance Updates scheduled for March 17, 2014 at 6:00 P.M., just prior to the regularly scheduled Planning Commission meeting at 7:00 P.M. when the Commission would consider entitlements for the Rancho Laguna II Subdivision. She also reported that staff had received interest on numerous development projects and had been working to update the Code Enforcement and Nuisance Abatement Ordinances, to be submitted to the Town Council for consideration in the spring. She added that the 18-home subdivision for the former bowling alley site would be considered by the DRB in May; the Moraga Town Center Homes project would return to the DRB in April/May; and the Town Council would consider façade changes to 331 Rheem Boulevard on April 9, 2014.

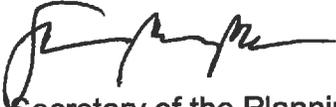
While the changes would not require DRB review and approval and could be processed administratively, Ms. Brekke-Read noted that the changes could be brought to the DRB as a courtesy. In addition, the Livable Moraga Road Project Committee would meet on March 19, 2014 at the Hacienda de las Flores to discuss all of the concepts. Everyone was invited to participate.

Chair Helber encouraged interested persons to attend the Livable Moraga Road Project Committee meeting on March 19, 2014.

VII. ADJOURNMENT

On motion by Boardmember Kirkpatrick, seconded by Boardmember Escano-Thompson and carried unanimously to adjourn the meeting at approximately 10:00 P.M.

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Secretary of the Planning Commission