

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

April 11, 2016

1. CALL TO ORDER

A regular meeting of the Design Review Board (DRB) was called to order by Chair Helber at 7:00 P.M. in the Council Chambers and Community Meeting Room, 335 Rheem Boulevard, Moraga, California.

A. Roll Call

Present: Boardmembers Davis, Escano-Thompson*, Gregory, Stromberg, Chair Helber
*Arrived at 7:06 P.M.

Absent: None

Staff: Ellen Clark, Planning Director

B. Conflict of Interest

There was no reported conflict of interest.

C. Contact with Applicants

There was no reported contact with applicants.

2. PUBLIC COMMENTS

There were no comments from the public.

3. ADOPTION OF CONSENT AGENDA

A. February 22, 2016 Minutes

B. Adoption of Meeting Agenda

Motion and seconded to adopt the Consent Agenda, as shown. The motion carried by the following vote:

Ayes: Davis, Gregory, Stromberg, Helber

Noes: None

Abstain: None

Absent: Escano-Thompson

4. DESIGN REVIEW

There were no design review items.

5. ROUTINE AND OTHER MATTERS

A. Consider Appointment of One Design Review Board Representative to the Art in Public Spaces Committee

Planning Director Ellen Clark presented the staff report dated April 11, 2016, and recommended that the DRB appoint one representative to the Art in Public Spaces Committee. She reported that the Committee would meet during the week in the late afternoon at a time to be determined; meetings would be held on a quarterly basis, as needed; and the Committee would make recommendations on the placement of public art in various locations throughout the Town.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

Motion and seconded to appoint Boardmember Davis to the Art in Public Spaces Committee. The motion carried by the following vote:

Ayes:	Davis, Gregory, Stromberg, Helber
Noes:	None
Abstain:	None
Absent:	Escano-Thompson

B. Consider Nomination and Selection of Design Review Board Chair and Vice-Chair

Ms. Clark presented the staff report dated April 11, 2016, and requested that the DRB consider nominations for the selection of DRB Chair and Vice-Chair with the term to run from March 2016 to March 2017.

Boardmember Escano-Thompson nominated Ben Helber as the Chair of the Design Review Board. The nomination was seconded by Boardmember Stromberg. There were no other nominations and the nominations were closed. **Ben Helber** was unanimously elected as the Chair of the Design Review Board for 2016.

Boardmember Escano-Thompson nominated David Stromberg as the Vice-Chair of the Design Review Board. The nomination was seconded by Chair Helber. There were no other nominations and the nominations were closed. **David Stromberg** was unanimously elected as the Vice-Chair of the Design Review Board for 2016.

C. Planning Commission Liaison Report – Woehleke

Planning Commission Liaison Woehleke congratulated the newly-elected Chair and Vice- Chair; reported that the Planning Commission had last met on February 16, and as Commission Liaison for that meeting he had last reported to the DRB on February 22. There had been no actions or activity by the Planning Commission since that time. He also highlighted his experience on the DRB, and the role and responsibility of a DRB member.

6. REPORTS

A. **Design Review Board**

Chair Helber reported that former DRB member John Glover had submitted a report as a member of the Hillside and Ridgelines Steering Committee, and his attendance at the March 10, 2016 Town Council meeting when the Town Council had considered the Preferred Policy Options for the Hillside and Ridgelines Project. He read Mr. Glover's comments into the record at this time. He also read into the record a personal letter from Mr. Glover regarding his nearly nine-year tenure on the DRB.

Chair Helber stated it had been a pleasure serving with Mr. Glover, who would be missed. He too welcomed the new DRB members to the DRB. He otherwise reported that the Moraga Center Specific Plan (MCSP) Implementation Steering Committee and the Livable Moraga Road Project Subcommittee had not met recently.

A. **Staff**

Ms. Clark also welcomed the new DRB members to the DRB and stated she was available to the new members to address any questions. The next agenda for the DRB would include an application for a new single-family home on a small three-lot subdivision off Camino Pablo; consideration of a proposed fence at the rear of Orchard Supply Hardware (OSH); and a residential addition at 219 Rheem Boulevard.

Ms. Clark added that the Planning Commission would be holding a study session at its next meeting for a new retail bank on the vacant lot adjacent to Wells Fargo Bank at the corner of School Street and Moraga Way; and a future application would include an update of the Town's Medical Marijuana Ordinance to reflect upcoming State legislation. She also updated the DRB on the status of the Hillside and Ridgelines Policy Options; Town Council direction on each of the policy options as discussed during the Town Council meeting of March 10; and explained that the options would be presented to the Hillside and Ridgelines Steering Committee, Planning Commission, and the Town Council in May/June. The Town Council had also decided to allow the composition of the Hillside and Ridgelines Steering Committee to remain with former Planning Commission and DRB members serving on the Committee, with the appointment of one additional current Planning Commissioner. The Planning Commission would make that appointment at its next meeting.

Ms. Clark also provided a status report on the sinkhole repair at Rheem Boulevard, which had been estimated to cost \$3.5 million. She noted, when asked by the Chair, it was unlikely that any substantial reconfiguration of the intersection would be able to

take place as part of the Livable Moraga Road Project due to the already high project costs.

The community survey phase of the Livable Moraga Road Project had been completed and survey results would be presented to the Town Council on April 13. The majority of the respondents wanted to keep the existing four-lane configuration, with two lanes in each direction, which would be the staff recommendation based on the survey results, and with pedestrian and bicycle facilities to be optimized in that configuration. After the presentation of the survey results, the next phase of the project would include the design, California Environmental Quality Act (CEQA) regulations, and conclusion of the project after a three-year effort. The Town Council staff report for its April 13 meeting included the complete survey results.

7. ADJOURNMENT

Motion and seconded to unanimously adjourn the meeting at approximately 7:29 P.M.

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Secretary of the Planning Commission