

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

January 14, 2019

1. CALL TO ORDER

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

A. ROLL CALL

Present: Boardmembers Foxall, Tormey, Chairperson Gregory

Absent: Boardmember Wilson

Staff: Planning Director, Derek Farmer
Associate Planner, Brian Horn

B. Conflict of Interest

There was no reported conflict of interest.

C. Contact with Applicants

There was no reported contact with applicant(s).

2. PUBLIC COMMENTS

There were no comments from the public.

3. ADOPTION OF CONSENT AGENDA

- A. November 26, 2018 Minutes
- B. Adoption of Meeting Agenda

On motion by Boardmember Foxall, seconded by Boardmember Tormey to adopt the Consent Agenda, as shown. The motion carried by the following vote:

Ayes: Boardmembers Foxall, Tormey, Gregory
Noes: None
Abstain: None
Absent: Boardmember Wilson

4. DESIGN REVIEW

A. 315 Rheem Boulevard

DRB 09-18: Single-Family Residential Design Review Board application to allow the construction of a 650 square-foot residential addition on the west side of an existing residence within the Rheem Boulevard Scenic Corridor.

Owner/Applicant: Jerica Campbell

Associate Planner Brian Horn presented the staff report dated January 14, 2019, and identified a correction to Table 3, Development Standards, Sum of Sideyard Setbacks, Addition/(Reduction), as shown on Page 6 of 9, which currently read "No Change" and which should be corrected to read 13'. He also clarified the applicant proposed to repaint the entire home a gray color with white trim.

Due to the project's consistency with the Zoning Ordinance, General Plan and Design Guidelines, with minimal impact to surrounding properties, Mr. Horn recommended the Design Review Board (DRB) approve the Draft Action Memorandum for DRB 09-18, as modified, and subject to the findings and conditions of approval.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

Chairperson Gregory again clarified the correction to Table 3 and confirmed with staff the project remained consistent with the required Town setbacks, including the County setback requirements since the home had been built prior to 1981.

On motion by Boardmember Foxall, seconded by Boardmember Tormey to approve the Draft Action Memorandum dated January 14, 2019 approving DRB 09-18 for 315 Rheem Boulevard, as modified, and subject to the Conditions of Approval as contained in Attachment A. The motion carried by the following vote:

Ayes: Boardmembers Tormey, Foxall, Gregory
Noes: None
Abstain: None
Absent: Boardmember Wilson

Chairperson Gregory identified the 10-day appeal process of a decision of the DRB.

5. ROUTINE AND OTHER MATTERS

A. Planning Commission Liaison Report – Helber

Planning Commission Liaison Helber reported that over the past three months the Planning Commission had reviewed and recommended Town Council denial of the Bollinger Valley Project Environmental Impact Report (EIR), which decision had been appealed to the Town Council when the Town Council had upheld the Planning Commission's decision. The Planning Commission had also considered a Town-wide Sale of Firearms Ordinance.

6. REPORTS

A. Design Review Board

There were no Design Review Board reports.

B. Staff

Planning Director Derek Farmer provided an overview of the November 5, 2018 Planning Commission and January 9, 2019 Town Council discussions of the Sale of Firearms Ordinance. The Town Council had directed staff to modify the ordinance and limit it to the Limited Commercial District, with the item to be brought back for Town Council consideration tentatively scheduled for February 13, 2019.

A joint Planning Commission and DRB Study Session to consider a proposal for a 16-unit senior housing development at the corner of Moraga Road and 7-Eleven was anticipated to be scheduled sometime in February. In addition, the Town Council would be conducting interviews for Town Committees/Boards with vacancies on both the DRB and the Planning Commission. Interested applicants were to contact the Town Clerk's Office.

7. ADJOURNMENT

On motion by Boardmember Foxall, seconded by Boardmember Tormey and carried unanimously to adjourn the meeting at approximately 7:15 P.M.

A Certified Correct Minutes Copy



Secretary of the Planning Commission