



Additions & Alterations to Single Family Residences in the Town of Moraga

Duty to Review:

The design review administrator shall review each application for a building permit or other approval in a single-family land use district where the ***proposed construction is above ground or materially alters the existing grade***. The purpose of this review is to avoid substandard development and to insure that improvements within residential neighborhoods maintain consistent standards of design and to ensure that development is consistent with criteria* adopted under Section 8.72.050 (MMC 8.72.030).

*PLEASE REFER TO RESOLUTION NO. 16-2001 PC

Review Procedure:

If the design review administrator finds that the application is consistent with the criteria adopted under Section 8.72.050, the design review administrator shall approve issuance of a building permit.

If the design review administrator finds the application is inconsistent with the criteria adopted under Section 8.72.050, the design review administrator shall disapprove the project and the building department may not issue the building permit.

If the design review administrator is in doubt as to whether the application is consistent with the criteria adopted under Section 8.72.050, the design review administrator shall notify the board and the board shall at its next scheduled meeting act upon the application.



Design Review Applications For Single Family Residences:

❖ **Administrative Design Review (ADR)**

For projects that conform to the required building setbacks, MMC requirements, and the Town's Design Guidelines.

❖ **Design Review Board (DRB)**

For all new homes and projects seeking one or more exceptions to the Town's Design Guidelines.

Reviewing Applications:

To approve an application for design review, a finding must be made in support of each of the four standards identified below. To disapprove an application for design review, a finding must be made as to why one or more of the standards below have not been satisfied:

- 1.) The proposed improvements conforms with good design as set forth in the Town of Moraga Design Guidelines, and in general contributes to the character and image of the town as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality.
- 2.) The proposed improvement will not have a substantial adverse affect on neighboring properties or the community due to poor planning; neglect of proper design standards; or the existence of building and structures unsuitable to and incompatible with the character of the neighborhood and the character of the community.
- 3.) The proposed improvement will not lower property values; discourage the maintenance and improvement of surrounding properties; or preclude the most appropriate development of other properties in the vicinity.
- 4.) The proposed improvement will not impair the public health, safety or welfare.