



Moraga

Public Meetings

City Council

Wednesday, July 26, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Planning Commission

Monday, Aug. 7, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Design Review

Monday, Aug. 14, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Check online for agendas, meeting notes and announcements

Town of Moraga:

www.moraga.ca.us
Phone: (925) 888-7022

Chamber of Commerce:

www.moragachamber.org

Moraga Citizens' Network:

www.moragacitizensnetwork.org

Moraga Police Report



June 28 to July 11

- Accident**
July 4
Moraga Road/Paseo Linares
- Alarms**
June 29 (2)
June 30 (2)
July 1
July 4
Moraga Swim/Tennis club
Camino Pablo
1100 block Larch
1300 block Camino Pablo
- July 6
1900 block Ascot Dr.
- July 7
July 8 (2)
July 9
3900 block Campolindo Dr.
- Argument**
July 6 SODA Aquatic Center
- Assault & Battery**
July 1
- Civil**
July 5 Williams Dr.
- Credit fraud**
July 5 reported to police
- Court violation**
July 6
- Felony assault**
July 2 Taco Bell
- ID Theft**
June 28
July 8 600 block Moraga Rd
- Larceny**
July 6 CVS
- Traffic collision**
June 29
Corliss/Lynnwood Place
July 4
Moraga Rd./Paseo Linares
July 7
Moraga Way/St. Andrews
- Vehicle Larceny**
June 29
underground parking garage
- Vandalism, auto**
July 2
- Welfare check**
July 1 MOFD transport

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Moraga will streamline commercial permitting process

By Sophie Braccini

Moraga officials promised at a recent council meeting that it would take only three months to do what years of discussions could not achieve: streamlining the commercial permitting process. It took the determination of a property owner and the persuasion of the Moraga Chamber of Commerce to kick-start a process that had stalled for years.

According to chamber executive director Kathe Nelson, some businesses think that Moraga's commercial permitting process is "the kiss of death." Jay Kerner of U.S. Realty Partners, which owns a large part of the Rheem Valley Shopping Center, explained that in retail time is of the essence and he added at the July 12 council meeting that he welcomed any attempt to simplify Moraga's process.

Ellen Clark, the planning director, presented to the council a solution to avoid years of meetings by creating a Commercial Planned Development district for Moraga. Under that new framework, a commercial property owner could ask for the establishment of a CPD district with predictable parameters such as building height, parking constraints, and types of use. Once the general framework is approved, any new business, or change in existing business, would simply have to demonstrate its compliance within the framework to be approved.

This would be quite different than the current process. Today, any modification to a use permit for a commercial space requires staff to make a series of findings, some of which are completely at odds with current standards: per current code, a finding has to be made that "a use won't generate pedestrian traffic flow between abutting uses."

This process is long and can be appealed, which leads to uncertainty. Clark noted that staff recommended this code simplification to support U.S. Realty Partners' desire to attract new tenants and revitalize the Rheem center. She noted that the commercial planned development mechanism is widely used in the Bay Area.

Dave Bruzzone, whose family owns the Moraga Center (Safeway shopping center), said he supported the idea of simplification and asked that his property be included in the new CPD. At this time the Moraga Center is regulated by the Moraga Center Specific Plan and a committee has been working for over two years on the zoning of the MCSP. The ad hoc committee will develop a proposed CPD ordinance and proposed permitted uses and development standards in any future CPD-zoned commercial areas of the town. After that, the plan-



Rheem Valley Shopping Center



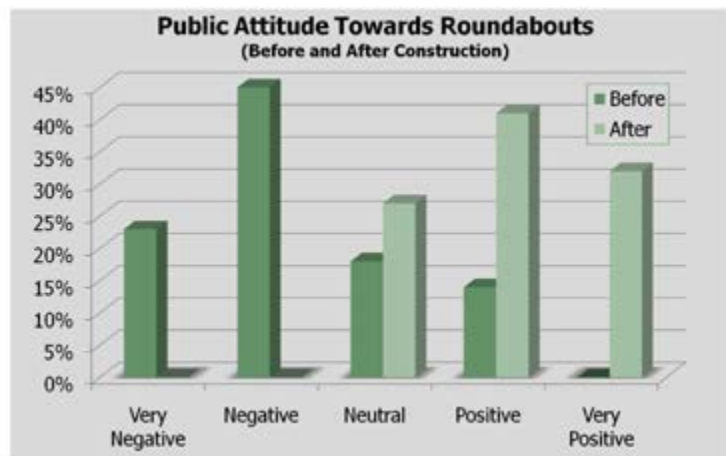
Moraga Shopping Center

ning commission will review the proposed ordinance before the Town Council considers it for adoption. When a property owner asks for an area to be constituted as a CPD the same process will be followed: review by the planning commission before consideration by the council. Once approved, adjoining properties can ask to be included in an existing CPD.

Council members Kimberleigh Korpus and Dave Trotter were appointed to be part of the ad hoc committee. The first meeting of that group, which is open to the public, is scheduled for 10 a.m. Aug. 9.

Roundabouts take shape on St. Mary's Road

By Sophie Braccini



FHWA statistics on roundabouts.

Roundabouts are some of the most misunderstood features on the road today.

According to the U.S. Department of Transportation, before a roundabout is constructed about 65 percent of the people affected have a negative perception of the road feature, but after construction 75 percent of the same users have a positive viewpoint regarding roundabouts.

When Moraga Director of Public Works Edric Kwan presented the first version of what two new roundabouts would look like on

Moragans who live in the Bluffs voiced their support of something they see as a possible solution for a very dangerous intersection.

The town of Moraga received a grant last year to pay for a study to design roundabouts on St. Mary's Road. The topic was the safety of two intersections: Bollinger Canyon and Rheem Boulevard. The idea has been on the desk of the public works department since January of 2008, with the recommendation of constructing one or two roundabouts. It became an objective of the town last year to get the project "shovel-ready" for when grant money comes in.

Kwan hired Kimley Horn and Associates, a firm with extensive roundabout construction experience. A presentation was given on July 20 in the town's offices.

Kwan reminded the rather large audience that the two intersections were characterized with insufficient stopping sight distance and had visibility issues. He said that the project's first objective was to improve the safety for pedestrians, cyclists and vehicles. Other goals included minimizing the impact to open space, curtailing construction costs, and maintaining the rural character of the surrounds areas.

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