



Moraga

Public Meetings

City Council

Wednesday, Feb. 14, 7 p.m.
 Wednesday, Feb. 28, 7 p.m.
 Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Planning Commission

Tuesday, Feb. 20, 7 p.m.
 Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Design Review

Monday, Feb. 12, 7 p.m.
 Council Chambers and Community Meeting Room, 335 Rheem Blvd.

School Board Meetings

Moraga School District
 Thursday, Feb. 13, 7 p.m.
 Joaquin Moraga Intermediate School Auditorium
 1010 Camino Pablo, Moraga
 www.moraga.k12.ca.us
 See also AUHSD meeting page A2

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

Department

Incident

Summary

Report

Jan. 16 to Jan. 29

Alarms	15
911 Calls (includes hang-ups)	7
Traffic	38
Suspicious Circumstances	14
Suspicious Subject	1
Suspicious Vehicle	3
Service To Citizen	44
Patrol Request	15
Noise Complaint	6
Supplemental Report	15

Abandoned Vehicle

Ivy Dr./Miramonte Dr.
 Ascot Dr./Moraga Rd.
 2000 Block Ascot Dr.

Accident Property

Moraga Rd./Rheem Blvd.

Auto Burglary

1400 Block Moraga Rd. (2)

Barking Dog

20 Block Harrington Rd.

Battery

Camino Pablo/Shuey Dr.

Civil

Growing Tree Preschool

Civil Problem

80 Block Miramonte Dr.

Civil Standby

Police Department
 1100 Block Larch Ave.

Death Unknown Causes

10 Block Hetfield Pl.

Disturbance-Fight

Ups Store Moraga Center

Disturbing The Peace

Moraga Rd./Rheem Blvd.
 30 Block Ross Dr.
 70 Block Corliss Dr.

DUI Misdemeanor

Rheem Blvd./Moraga Rd.

Excessive Speed

Moraga Way/School St.
 Bank of America
 Moraga Rd./Alta Mesa Dr.
 Camino Pablo/Hodges Dr.

Found Property

St. Marys College
 No House Number
 Moraga Rd./Corliss Dr.
 Police Department (2)

Fraud False Pretenses

1900 Block Ascot Dr.

Hit And Run Misdemeanor

Rimer Dr./Camino Pablo
 300 Block Rheem Blvd.

Identity Theft

40 Block Corte De Rosas

Intoxicated Subject

Not Available

Juvenile Disturbance

Sullivan Dr./Corliss Dr., Mar
 70 Block Sullivan Dr., Mar
 Los Perales Elementary School

Medical Hospital

900 Block Country Club Dr.





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Accessory dwelling units ordinance regulation change

By Sophie Braccini

Like many other municipalities, Moraga has now adapted its municipal code to make it easier for property owners to add secondary dwelling units to their residences. "Over the counter" permits will be given to build attached or detached units up to 800 square feet, unless the property is located in open space; conversion of existing space adding a new unit is permitted throughout the town.

This change is required by California law and aims at diversifying the types of lodging offered in Moraga and allowing owners to receive additional income.

The planning commission and the Moraga Town Council have

worked with staff on this text for months. State law now requires that municipalities make it easy for property owners to add secondary or accessory units to their homes, in keeping with the need for additional housing. Moraga has struggled to find ways to comply with state law while preserving some of its development and design requirements.

The new rules allow for transforming or adding a second unit to a property. The current owners must still live on the premises, either in the primary or the additional unit, unless it creates real hardship. The text also allows for a new type of unit, called a junior unit, which is contained in a home and can

share a bathroom with the main home. Other units must offer independent living accommodations to one or more occupants.

Whether the unit is attached or detached, the owners must provide a parking space to the tenant.

Converting a portion of a home or already built structure on a property is permitted throughout Moraga, including structures on open space. The new unit has to provide an independent access, different from the main living unit. A garage, for example, can be converted, or an existing legally built barn. The council members noted that this could be a way to get around the need to get a special permit on open space lots,

but decided that this should be regulated with another text.

Council members Teresa Onoda and Roger Wykle opposed the ordinance text because of the allowance to add some types of accessory units in open space. The ordinance nonetheless was passed.

The setback requirements are the same for new units as for the remaining property. Specific rules apply to the size of a new deck provided for a new unit, and for setbacks when a second floor is added, such as over a garage.

While it is possible for a property owner to add a unit on an open space lot, it will require a specific permit requiring public review.

Can this company encourage more college students to Shop Moraga?

By Nick Marnell



Photo courtesy LimeBike

LimeBike, a San Mateo-based bike-sharing company that is spreading across the U.S., pitched to begin operations in Moraga at the Jan. 24 town council meeting.

A company representative said that LimeBike bicycles could not only instill less reliance upon automobiles but could also be a driver of commerce by bringing Saint

Mary's College students into the town more frequently.

"It could be a real boon for the college and the town," said Kathie Nelson, executive director of the Moraga Chamber of Commerce. "A big issue retailers have is finding and keeping help. The public transportation from BART, and the bus, is irregular. To have those bikes available would really help overcome that obstacle."

Pat Vahey knows about hiring Saint Mary's students; he has eight of them on his payroll at Pennini's Restaurant. "I see people walking around after we close, and I see them walking back and forth between school and here. LimeBike could only help bring more students to the shopping center. I don't see how it could miss," he said.

LimeBike's first client was the University of North Carolina at Greensboro.

"We have no problems with them," said Desiree Coltrane of the school's Parking Operations and Campus Access Management division. "Every once in a while we'll have to move a bike that is lying around, but LimeBike comes by once a day and takes care of everything. We even let them use a facility on our campus to repair their bicycles."

The city of Greensboro noticed how well the project worked at the school that the city made a deal with LimeBike as its exclusive provider for 1,000 bicycles. "We have very little involvement. No need to fill a bike rack, no maintenance to take care of, no payments to worry about. I don't have the staff to do all that anyway," said Adam Fisher, city transportation director. "My only concern is that I hope they're going to last."

If something sounds too good to

be true, it usually is checked out by a journalist. "We have a very nice looking campus, and we don't want any bikes or bike racks lying around. If we see those bikes on our campus, we have them removed," said College of the Holy Cross transportation manager Jerry Maday. Holy Cross is a private college in Worcester, Massachusetts, similar in enrollment size to Saint Mary's.

The company is pitching not only Moraga but also the college. "This is in its nascent stage, and more study needs to be done in order to move forward," said Mike McAlpin, director of media relations for Saint Mary's College.

"LimeBike looks like a healthy way for all to get out of cars and bike around town. I look forward to learn more about this when it comes to council," said Vice Mayor and Saint Mary's liaison Teresa Onoda.

Just Listed!




3445 Solana Court, Lafayette | Exclusively Offered at \$2,499,000

Newly remodeled 4BR + Office/3.5BA Lafayette Mediterranean home with 3660± sq. ft. on a .36± acre lot showcases sweeping rearviews, stunning natural light, and an open floor plan on a highly sought after cul-de-sac in a Central Lafayette neighborhood.

Conveniently located minutes from downtown, Highway 24, BART, trails and highly acclaimed Lafayette schools. Rural country setting: an outdoor oasis featuring level lawn area, expansive patio, and rear deck with plenty of room for entertaining, relaxation, gardening, and play.

Impressive interior highlights include the perfect blend of formal and casual living spaces, secluded bedroom retreats, and a home office. Chef's kitchen is sure to impress with high-end appliances, tile back splash, custom cabinetry, and an island with a sink. Spacious master retreat includes a dream walk-in closet and oversized en suite full bathroom. Three secondary bedrooms share two hall bathrooms. Interior mud/laundry room off garage entry.



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- Mentally Ill Commit**
 St. Marys College
 100 Block Whithethorne Dr.
 Police Department
- Mentally Ill Violent**
 Moraga Royale Retirement Home
- Missing Adult**
 400 Block Rheem Blvd.
- Other Infraction**
 Fernwood Dr./Bedford Pl.
- Out Investigate**
 1000 Block School St.
 10 Block Whiting Ct.
 50 Block Buckingham Dr.
 St. Marys College
- Petty Theft**
 Los Perales Elementary School
- Public Assembly Check**
 Rheem Valley Shopping Center (2)
 Campolindo High School (3)
 CVS (3)
 Safeway
 400 Block Center St. (3)
- Public Nuisance**
 400 Block Fernwood Dr.
 1900 Block Joseph Dr.
 Calle La Montana/Campolindo Dr.
 Lance Ct./Sanders Dr.
- Reckless Driving**
 Moraga Rd./Campolindo Dr.
 Moraga Rd./Canyon Rd.
- Robbery**
 Safeway
- Traffic Hazard**
 Moraga Way/Hardie Dr.
- Transportation**
 Rimer Dr./Camino Pablo
- Vehicle Blocking Driveway**
 3800 Block Campolindo Dr.
- Warrant Arrest**
 Moraga Rd./Alta Mesa Dr.
 Police Department
 Safeway
- Welfare Check**
 50 Block Buckingham Dr.
 100 Block Hodges Dr.
 300 Block Rheem Blvd.