

**PELLEGRINI**  
65 Moraga Way, Orinda, CA  
925-258-4200

**PELLEGRINI**  
699 Columbus Ave, SE, CA  
415-397-7355

We offer both a relaxed atmosphere and a sports bar, something for families, couples, students and seniors. On the menu you'll see many of Roman Italian specialties, from the classic bruschetta made with melted fontina cheese and sautéed mushrooms to mista and arugula salads, an array of wood-fired pizzas and paninis, and no shortage of primis and seconds. The restaurant has full bar and a generous wine list.

Find Us On

www.tavernapellegrini.com • www.pizzapellegrini.com

### Why Listing Your Home For Sale This Fall Makes Sense

1. Demand Remains Stable to Strong
2. There Is Less Competition Now
3. The Market is Projected to Cool Off in 2019
4. There Will Never Be a Better Time To Move Up
5. It's Time to Move on With Your Life

Call me today to find out how to net top \$ for your home!

*Integrity* ♦ *Knowledge* ♦ *Results*



**Frank Woodward**

Realtor<sup>®</sup>, Luxury Property Specialist  
T. 925.788.4963  
E. Frank@FrankWoodward.com



©2018 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.

## ConnectOrinda launch continues downtown development effort

By Sora O'Doherty

The ConnectOrinda launch party – intended to offer multiple efforts to get all Orindans involved in the process of improving the downtown area, consisting of the Village, the Theater District (also known as Crossroads), and the area between them, including

the BART station – will be held from 10 a.m. to 2 p.m. Saturday, Oct. 13 at the Library plaza. During the event, residents can participate in walking and biking tours and will have opportunities to express their views on downtown. Refreshments will be served and

there will be a modern-day scavenger hunt where participants will use cell phone cameras to compete. The briefing booklet for the project will be available, and there will also be maps and online surveys available to the public, including a map survey which will

allow respondents to comment on specific areas of downtown.

The ConnectOrinda process is working with the community to identify streetscape and transportation projects to improve downtown Orinda. Last June, the city council selected Eisen-Letunic to

work with city staff to manage the streetscape master plan, later renamed ConnectOrinda. The goal of the process is to identify projects with broad community support addressing six objectives:

... continued on Page A9

## Friends of Joaquin Moraga Adobe delivers second deposit to J&J

By Sora O'Doherty

The Friends of the Joaquin Moraga Adobe moved one step closer to ownership of the oldest surviving building in Contra Costa County when FJMA President Kent Long handed over a check for \$25,000 to Matt Branagh of J&J Ranch Partners LLC on Sept. 24. The FJMA paid the first deposit of \$10,000 upon entering into the Memoranda of Agreement under which the developer agreed to restore the building and the Friends to purchase it and run it for the public benefit.

The FJMA has been working for nearly 10 years to secure the building's future. The Moraga Adobe is located on a hill in Orinda above Del Rey Elementary School. The Adobe was built by Don Joaquin Moraga, the grandson of Jose

Joaquin Moraga, the early Spanish explorer who founded the city of San Jose. In 1835, Mexico granted 13,326 acres, El Rancho Laguna de los Palos Colorados, to Joaquin Moraga and his cousin Juan Bernal. Six years later in 1841, Joaquin Moraga built the house, which remained in private hands until it was purchased by J&J Ranch. The Adobe was made a historical landmark in 1954 by the state of California.

Under the agreement with J&J, FJMA must pay a total of \$450,000 plus demonstrate an additional \$50,000 in reserves to purchase the 1841 structure and surrounding 2 acres. The deadline to complete the purchase is September 2021. For the next two years, FJMA will pay \$50,000 each year, leaving a

\$315,000 balance. Long says that the group is pretty confident that they will be able to complete the purchase. They are currently in a position to pay all the scheduled deposits, and anticipate even greater contributions now that the project is truly underway.

All purchase money from FJMA will be used to partially fund the restoration of the Moraga Adobe; the balance of the restoration costs will be paid by J&J Ranch. As part of the agreement, the building will be restored to its 1848 configuration of five rooms, with adobe walls up to three feet thick. Later woodframe additions will be removed, and the original 1840s walls will be stabilized. A separate structure with restroom facilities



Friends of the Joaquin Moraga Adobe with the presented big check

Photo Cathy Dausman

will also be built.

FJMA plans to create a museum and learning center focused on the Rancho days of early California, including furnishings and dem-

onstrations of daily life. Historic displays will tell the sometimes poignant stories of families like the Moragas, in addition to hosting rotating exhibits.

# COLDWELL BANKER



**Walnut Creek** | \$939,000  
Two-story 4br/2.5ba home near Arbolado Park w/flat yard, patio, lawn, pergola and rose garden plus a great location near schools and more.  
Kelly Crawford 925.998.5599  
kelly@kellycrawfordhomes.com | CalRE #01327015



Coldwell Banker<sup>®</sup>  
Creates  
**MORE CONNECTIONS**  
Worldwide

With a global network of more than 92,000 agents in 3,000 offices and an online presence that attracts visitors from 226 countries and territories, Coldwell Banker<sup>®</sup> brings together more home buyers and sellers worldwide.

**The result?** Your property will reach more agents and buyers, creating more opportunities for a quick sale.

Get more than you expect from a real estate company. Contact the Orinda office today. A Real Estate Brokerage Lamorinda Can Trust.



**Orinda Office** 925.253.4600 | 5 Moraga Way, Orinda, CA 94563  
ColdwellBankerHomes.com

## COLDWELLBANKERHOMES.COM

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents and are not employees of the Company. ©2018 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. 188872SF\_10/17 CalRE License #01908304.

