

Lamorinda Community, Calendar, Agendas, Notes, News

Moraga

Calendar

City Council 7:30pm
Joaquin Moraga Intermediate School
1010 Camino Pablo
Wednesday, Nov 28

Planning Comm. 7:30pm
Hacienda, La Sala Room
2100 Donald Drive
Monday, Nov 19

Design Review 7:30pm
Hacienda, La Sala Room
2100 Donald Drive
Monday, Nov 26

Park & Rec 7:30pm
Hacienda, Mosaic Room
2100 Donald Drive
Tuesday, Nov 20

Liaison 8:00am
Fire Station
1280 Moraga Way
Friday, Dec 14

Beautification 5:15pm
Hacienda, Preschool Room
2100 Donald Drive
Wednesday, Nov 28

check online:
Town of Moraga:
<http://www.ci.moraga.ca.us>
for:
• all meeting notes
• calendar updates

Mayor Gives "State of the Town" Address

By Sophie Braccini



Moraga Mayor Mike Metcalf Photo Andy Scheck

On November 8th, Mayor Mike Metcalf presented the traditional "State of the Town" address in the bucolic setting of the Hacienda de las Flores. Speaking to the core val-

ues of the Town and its goals as laid out in the 2002 General Plan, Metcalf offered the audience both a summary and details of the year past and described the Town's short- and long-range plans for the future.

The hour-long Powerpoint presentation encompassed five general topics: Protection, development, public works, parks/recreation and finance.

Moraga's crime rate has remained consistent, although it is up slightly this year due in part to an increase in residential burglaries. Speeding and driving under the influence remain serious safety issues, and the Moraga Police Department recently dedicated a traffic officer and hired a Community Service Officer to focus on those of the lead-foot persuasion.

In light of two upcoming projects, the EBMUD scheduled replacement of aged water pipes along Moraga Road and the renovation of Moraga Way by the City of Orinda, Metcalf suggested this might be a good year

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to "take that long vacation," however discussions are underway to alleviate some of the anticipated traffic congestion.

Affordable housing is also becoming a major issue, and the Town has been working on preparing guidelines for the two downtown areas, which could become home to multiple-unit housing structures for "low-income" individuals such as students, some of the Town staff and teachers. There are no firm

development plans as yet for the Moraga Center or the Rheem Center.

This fall saw the Town resume management of its recreation program, and the first Parks and Rec Plan since 1980 is being finalized. Options are being considered for making the Hacienda de las Flores a self-sustaining resource; a business plan should be completed by March of 2008.

... continued on page 8

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D.U.I., 11/04/07 A black Infiniti was pulled over on Moraga Way, just east of Ivy drive for speeding, at approximately 1:20 in the morning. The 18-year old driver showed objective signs of alcohol intoxication. His blood alcohol level was tested, and found to be double the legal limit.

No Loud Noise, 11/04/07 Officers responded to a complaint of loud noise at a Thune Avenue home. Upon arrival at 2:30 in the morning, officers could not hear any noise or see any people in the area. The reporting person insisted there was a loud party at the location, but there was no evidence to support the claim.

Construction Site Theft, 11/03/07 At approximately 3:00 in the morning, officers were advised of suspicious circumstances at a construction shed on Augusta Drive. A small black pick-up truck was pulled over by officers on Moraga Way, which had burglary tools inside. The subjects were detained until the owner of the burglarized property could come. He identified approximately \$4300 worth of power tools and extension cords in the bed of the truck.

Professional Condos in Moraga: The 8 units that are all the rage

By Sophie Braccini



Exterior rendering of the professional condominium project Image Colliers International

As the metal structure of the new building starts springing off the ground at 533 Moraga Road, across from the Rheem Center in Moraga, Colliers International has received the first reservation for a suite in the professional condominium office building developed by Dan Minkoff and Allen Sayles. Minkoff, a developer, and partner Sayles, an architect and member of the Moraga Planning Commission, began work on the concept in December of 2004. It took a little over a year to get final approval from the Design Review Board. "The town was a bit unfamiliar with this type of project at first," says Minkoff, "professional

condominiums had never been built in Moraga before. But they ended up being very supportive."

"There was little opportunity for professional ownership in Moraga," explains Sayles, "not much in term of quality office space either." Working close to home can save on commute time, but this is just the first benefit. Minkoff pinpoints the financial benefits of owning your professional space. "When you own it, you can use depreciation, you build up equity and you never have to face an increase in your rent again."

The ownership structure also has a positive impact on the quality of the building. "Pride of

ownership goes a long way, and this is why we decided to choose the best quality material for our building." The owners will make the final decision on carpet, paints and all the finishes. The electrical system has been networked to allow the installation of a photovoltaic system. But, as Sayles explains, "The tax rebates that cut in half the cost of a solar investment can only be obtained by the future business owners. Typically, it takes five to seven years for a business to recoup this investment. The decision will be in the hands of the owners' association." Other sustainable features include deep set windows and awnings for the south and west walls and recycled glass counter tops.

... continued on page 15

Dear Neighbor,

Did You Know ...

The Camino Pablo speed bumps delay Emergency Vehicles.

Did You Know ...

Delays to Emergency Vehicles cost lives.

Did You Know ...

There are better solutions to protect our children and reduce speeding that our Town never considered.

Did You Know ...

The Fire Department says take the bumps out now.

For more information visit www.MoragaSafety.org

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