

~ HE'S ALL ABOUT LAMORINDA ~



CLARK THOMPSON
REAL ESTATE BROKER
VILLAGE ASSOCIATES REAL ESTATE
Office: 925-254-8585
Cell: 925-908-7808
Email: cr@clarkthompson.com

Search the MLS: www.clarkthompson.com





Michael Verbrugge,
Moraga Resident

Baths - Kitchens - Room Additions - Finish Carpentry - Repairs

925.631.1055 • www.MVCRemodeling.com
RESIDING AND SERVING LAMORINDA

Lamorinda Home Sales continued

	LAFAYETTE	Last reported: 4
	LOWEST AMOUNT:	\$515,000
	HIGHEST AMOUNT:	\$1,300,000
	MORAGA	Last reported: 5
	LOWEST AMOUNT:	\$440,000
	HIGHEST AMOUNT:	\$900,000
	ORINDA	Last reported: 13
	LOWEST AMOUNT:	\$545,000
	HIGHEST AMOUNT:	\$1,500,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at dose of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

- LAFAYETTE**
667 Glorietta Boulevard, \$1,057,500, 3 Bdrms, 2135 SqFt, 1963 YrBlt, 5-15-09
983 Hawthorne Drive, \$725,000, 3 Bdrms, 1278 SqFt, 1941 YrBlt, 5-12-09
3475 Moraga Boulevard, \$515,000, 3 Bdrms, 1953 SqFt, 1948 YrBlt, 5-4-09
101 Jordan Place, \$1,300,000, 4 Bdrms, 3355 SqFt, 2003 YrBlt, 5-12-09
- MORAGA**
315 Birchwood Drive, \$900,000, 3 Bdrms, 2243 SqFt, 1971 YrBlt, 5-1-09
1387 Camino Peral, \$440,000, 2 Bdrms, 1116 SqFt, 1971 YrBlt, 5-5-09
76 Miramonte Drive, \$480,000, 3 Bdrms, 1248 SqFt, 1964 YrBlt, 5-12-09
253 Scofield Drive, \$680,000, 3 Bdrms, 1648 SqFt, 1956 YrBlt, 5-7-09
145 Via Joaquin, \$605,000, 2 Bdrms, 1802 SqFt, 1980 YrBlt, 5-6-09
- ORINDA**
91 Acacia Drive, \$1,011,500, 3 Bdrms, 2258 SqFt, 1949 YrBlt, 5-1-09
3 Arbolado Court, \$835,000, 3 Bdrms, 1578 SqFt, 1956 YrBlt, 5-5-09
25 Bates Boulevard, \$575,000, 4 Bdrms, 1505 SqFt, 1958 YrBlt, 5-15-09
14 Berkeley Avenue, \$579,000, 2 Bdrms, 1360 SqFt, 1970 YrBlt, 5-14-09
17 Broadview Terrace, \$1,100,000, 4 Bdrms, 1620 SqFt, 1951 YrBlt, 5-15-09
135 Camino Don Miguel, \$925,000, 4 Bdrms, 1511 SqFt, 1950 YrBlt, 5-13-09
53 Davis Road, \$545,000, 2 Bdrms, 1586 SqFt, 1960 YrBlt, 5-13-09
108 Fiesta Circle, \$1,500,000, 4 Bdrms, 2909 SqFt, 1957 YrBlt, 5-5-09
1 Las Vegas Road, \$796,500, 3 Bdrms, 2005 SqFt, 1946 YrBlt, 5-15-09
63 Lost Valley Drive, \$1,243,000, 4 Bdrms, 2911 SqFt, 1951 YrBlt, 5-6-09
19 Martha Road, \$790,000, 4 Bdrms, 2077 SqFt, 1962 YrBlt, 5-15-09
510 Miner Road, \$940,000, 3 Bdrms, 2544 SqFt, 1955 YrBlt, 5-15-09
45 Tarry Lane, \$710,000, 3 Bdrms, 2137 SqFt, 1957 YrBlt, 5-7-0

Lamorinda Foreclosures continued

- LAFAYETTE**
Greene Place, Aurora Loan Services, 04-30-09, \$925,376, 2495 sf, 4 bd
Pleasant Hill Road, GMAC Mortgage, 04-28-09, \$787,500, 1988 sf, 4 bd
- ORINDA**
Rheem Boulevard, Washington Mutual Mortgage, 05-01-09, \$692,750, 1420 sf, 4 bd

Kurt Piper's



2009 Lamorinda Listings & Sales



1066 Carol Lane 	1750 Reliez Valley Road 	667 Glorietta Blvd. 
775 Solana Drive 	21 Eastwood Drive 	4 Corte Amigos 
3367 Moraga Blvd. 	3229 Stanley Blvd. 	996 Hawthorne Drive 
995 Hawthorne Drive 	916 Colina Court 	42 Knox Drive 

See all listings at www.kurtpiper.com
Cell 818-8000 • Direct 253-2527

Fate of Downtown Apartment Building Undecided

... continued from page 2

Other pluses include providing affordable housing units, public open space, and improved access to BART. "However...as the marked up plans indicate, we cannot as yet find the project to be consistent with the Settlement Agreement. This is a project of significant size and scale and more changes are needed to reduce its visual impact, ensure safe circulation and improve its exterior aesthetic. Therefore staff cannot recommend approval at this time," said Srivatsa.

Design Review Commissioner Bill Marquand echoes that sentiment, "I really do like the idea of density near BART - an excellent idea and a valiant effort. But I'm concerned with the monolithic mass." City Council Member Mike Anderson is also on the fence, "The building faces the back end of restaurants with dumpsters - not sure how these are going to relate. I like the public/private sharing of space. I think we're going in the right direction but we're not there yet." Planning Commissioner Tom Chastain said, "The whole bottom edge has presented itself as a series of afterthoughts. The towers are totally without value to me - this is not a hill town in Italy."

Public comment was less than supportive, "It's a huge building for Lafayette," said Marie Blits. "Now Lafayette has a fort,"

said Guy Atwood of the drawing's fortress-like appearance.

How did the City get to this point? Eleven years ago the City Council made an agreement with Lafayette Town Center Associates to redevelop 4.84 acres in the downtown core. Phase I and II were built and are now occupied. Moving on, the 2003 application of Lafayette Residential Partners, formerly Lafayette Town Center Associates for a 73-unit apartment building was found to be inconsistent with the BART Block Specific Plan, so that application was withdrawn. A couple of years later the property owner made a deal with KB Home to purchase the property, but shortly thereafter KB opted out.

A Settlement Agreement was entered by the City to resolve a dispute in May of 2006 in the Development Agreement. In February of 2008 amendments to the Settlement Agreement were made that spelled out details of the resi-

dential project: design, uses, affordable housing requirements and more. These specific terms of the amended Settlement Agreement were summed up in the Fourth Amendment to the Development Agreement that was approved in April of 2008.

The Development Agreement freezes the city's rules and regulations to the original approval date - April 27, 1998. At that time there was no established height limit in the downtown, although the project is "governed by the BART Block Specific Plan which establishes a three story maximum limit," notes a staff report.

At this point architectural firm Heller Manus has received preliminary comments by the City Council, Planning Commission and Design Review, but a date has not been set for the next meeting. The Council requested that it be in late June or early July to give architects time to incorporate suggested changes.

UPHOLSTERY SPECIALIST

REFINISHING AND RESTORATION

- Slipcovers • Pillows • Window Cushions
- Custom Upholstery • Design Consulting

Marine - Commercial - Residential

Pickup & Delivery Available • Free Estimates By Phone



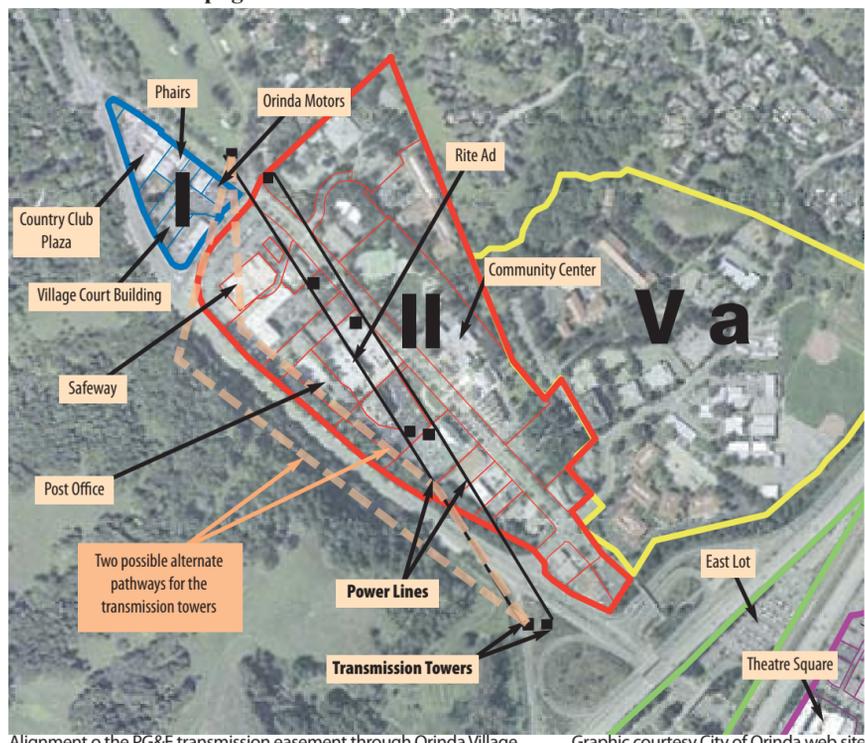
Fine Old World Craftsmanship
Family Owned And Operated For Over 55 yrs.

Mon.-Fri. 10-6, Sat. 10-2
(925) 962-0579

3418 Mt. Diablo Blvd., Lafayette

Downtown Revitalization—Getting Closer

... continued from page 4



Alignment of the PG&E transmission easement through Orinda Village. Graphic courtesy City of Orinda web site

According Planning Department Director Emmanuel Ursu, the Task Force felt that a parking study was needed to determine how to best meet this need. "I've always been convinced that everything comes from parking and goes from there," stated Westin. "Parking is a critical issue and hurts our retail business," added Planning Commissioner Bob Jungbluth.

Council members were quick to point out that the City could not afford to fund this study, and PPRTF member Clark Wallace indicated that he believed a developer would likely be willing to bear this cost. Ursu also pointed out that appropriately priced meters in the downtown retail district are one of the most effective ways to manage street parking. "Parking meters have proven to be a good solution to parking issues in many successful downtown communities," stated Ursu. Council member Tom McCormick encouraged the group to take a bigger, greener look at the parking problem and consider a greater use of shuttles to the surrounding residential communities and employing more innovative so-

lutions such as flex cars and bikes.

PG&E Towers. The relocation of the four PG&E transmission towers that traverse diagonally through the Orinda Village retail district—a sensitive issue for residents within view—was also debated. Ursu identified three different options for the placement of the towers that would free up two acres of additional land for development. "Moving the towers leaves you with many great options for opening up [the Village Center] and allows the possibility of creating a really nice pedestrian mall," stated PPRTF member Wallace.

As the discussion progressed, Council members Smith and McCormick found themselves in direct opposition on the subject.

"I support the no cost to the City aspect of this recommendation," said Smith. While she supported the individual property owners addressing the issue of the moving the tower on their own properties, she strongly opposed moving the towers to track along Camino Pablo Road—a scenic gateway for the city as defined by the General Plan—or to a location

that would impact the views of residents. "This is an issue of view shed...this is a serious problem for me," she stated.

"The only way to revitalize the downtown is to move the poles. Somebody's view will be affected," countered McCormick. "We need to look at the bigger picture. We need the sales tax dollars from a re-structured downtown."

Wallace also recommended the towers, if moved, be converted to the more streamlined, less obtrusive mono-poles that are used in other parts of the downtown districts. McCormick stated that cost of moving the towers is estimated to be \$6 million.

Next Steps: A final PPRTF report will be ready for the Council to review and act on by September. Ursu plans to draft new planning ordinances to address the changes proposed in the process and residential sections of the report with the aim to have those recommendations implemented by the end of 2009. Implementing the planning changes related downtown revitalization will likely carry over into early 2011.