



Moraga

Public Meetings

Town Council

Special Meeting:

Wednesday, May 20, 7 p.m.

Wednesday, May 27, 7 p.m.

Joaquin Moraga Intermediate School,
1010 Camino Pablo

Planning Commission

Monday, June 1, 7 p.m.

Moraga Library, 1500 St. Mary's Rd.

Design Review

Tuesday, May 26, 7 p.m.

Moraga Library, 1500 St. Mary's Rd.

School Board Meeting

Moraga School District

Tuesday, June 9 and 16, 7:00 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

Rearranging the patio furniture, 5/04/15 A Tharp resident reported a weirdly suspicious circumstance at a vacated property. He visited the residence and found the patio furniture rearranged, a rear door open and an interior light on. No sign of forced entry. A maintenance worker was the last one there.

Kitchen remodel issues, 5/08/15 The contractor that a Hodges Drive resident was using to replace her kitchen cabinets was acting aggressively and demanding more money. Although the job wasn't complete, the homeowner asked that he pack his tools and vacate the residence.

Expensive watch stolen, 5/08/15 A Danefield Drive homeowner reported to police that sometime in the past four to six weeks an unknown subject took a Cartier Santos watch valued at \$10,000 from her home. She has no idea who would do this, but wanted to document the incident.

Counterfeit money, 5/07/15 An Ascot Drive resident had a new iPad Mini listed for sale on Craigslist for \$320. A "buyer" responded to the listing and met the seller. Although purchaser agreed to pay the full price, unfortunately the three \$100 bills that changed hands were fake, but the \$20 bill was real. The bills were collected by cops and will go to the Secret Service for analysis.

Residential Burglary, 5/10/15 Thieves cut power to a Camino Ricardo home and forced open an exterior garage door to gain access to the house. The homeowner will make a detailed list of items taken at a later time.

In addition, the following crimes occurred between May 5-12:

Lost Wallet – Gary Road
Welfare Check – Moraga Road
Two Motorists Arguing – Moraga Road
Danger to Self - Moraga Road
False Alarm – Cypress Point Way
Smiley Face Vandalism – Alta Mesa Court
Loud Party – Whitethorn Drive
BMW Window Smash – Moraga Road
Loud Party – Wandel Drive
False Alarm – Fieldbrook Place
Harassing Phone Calls and Texts – St. Mary's Road

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City Ventures' Downtown Development Project a Go

By Sophie Braccini

A three-and-a-half-hour drama played out at the Moraga Town Council meeting May 13, with some unexpected twists. But when the curtain fell, Newport Beach-based City Ventures, LLC, had the town's approval of its Moraga Town Center Homes project, a 36-unit townhouse and condominium development with some three-story-high buildings along Moraga Way at the entrance of the town, next to the fire station. This is the first parcel to be developed in a highly visible portion of the Moraga Center Specific Plan (MCSP) area in downtown Moraga.

The May 13 meeting was a continuation of an appeal filed by a group of residents against the planning commission's November 2014 approval of the project. At the first hearing in January, the council asked the developer to make modifications and then continued the appeal to a later date.

Many residents opposed the project, saying it's too dense for the highly visible location and out of character with Moraga. About a dozen residents attended the meeting, explaining that this was a good project, but for another location. Some also came to support the project, explaining that infill development near retail makes sense and that the town needs new, slightly more affordable homes than

the majority of existing detached single-family homes in the area. Local business owners also sent letters of support to the council.

A large portion of the game was played before the public meeting began. City Ventures met with town staff after the January continuance to make amendments to its plan. Setbacks along Moraga Road were increased, ranging from 15 to 25 feet (setbacks along Country Club Drive range from 6 to 15 feet) and the third story was removed on some of the buildings. These modifications in addition to the visual simulations showing how the development would impact the scenic corridor and the ridgeline view sheds gained staff's approval. Town staff stated the project provides architecture, landscaping and view corridors consistent with the character of Moraga.

Councilmember Mike Metcalf asked the town attorney to revisit the reasons why this project is compliant with the Moraga Center Specific Plan that was approved in 2010 and found compliant with the General Plan. The appellants argued that the MCSP is not compliant with the General Plan, but no one on the dais was willing to open that discussion.

Councilmembers Dave Trotter and Teresa Onoda, as well as Mayor Roger

Wykle, asked the developer to increase the distance between the duplexes located along Country Club Drive from 10 to 25 feet – one of the MCSP requirements. As it looked like another continuance was imminent, the developer indicated that such demands, after years of work and several continuances were excessive. He asked for a five-minute recess to analyze the consequences of this new request.

When the meeting resumed, City Ventures indicated that they did not want a new continuance and offered two proposals: to either group the duplexes facing Country Club Drive and create larger buildings with more separation between them; or increase the separation between the proposed smaller buildings by a few feet on the ground level and five feet at the second-floor level.

Wykle and Trotter supported the latter offer, while Onoda maintained her opposition. The resolution denying the appeal and upholding the planning commission's decision was approved as amended, 4-1, with Onoda opposed. Staff also added a long list of esthetic and quality requirements that the developer will have to comply with when building the Moraga Town Center Homes. Now that the conceptual plan is approved, the developer will present the

precise development plan to the planning commission and design review board.

After the meeting, appellant Dick Olsen expressed his disappointment. During the meeting he characterized the changes that the developer made as tinkering around the edges. When asked what the residents opposed to the project would do next, he responded, "We are considering all of the options available to citizens when they consider a council has made a significant mistake. This is only round one."

MOFD's Opposition to the Moraga Town Center Homes Project

The Moraga-Orinda Fire District opposed the development of homes next to its training facility. In a letter to the town, the MOFD board listed factors such as noise and even potential hazards that made the project unfit, in their opinion. The proposed mitigation, such as an eight-foot sound wall was not found adequate. The council members did not ignore the agency's recommendations, but did not use them to oppose the proposed development.

Want More Pedestrian and Bike Paths in Moraga?

This is your chance

By Sophie Braccini

Whether your children walk or bike to school, whether you are a speed biker zooming through Moraga, whether you bike to work or are a casual pedestrian roaming the streets of town, your experience and opinions are wanted for the new pedestrian and bicycle committee that the Town of Moraga is assembling. The volunteers will meet six times over the course of a year, and will help shape the town's Pedestrian and Bicycle Master Plan (PBMP) update. They will also work on updating Moraga's Wayfinding Plan.

"The main issues are the lack of facilities (paths, lanes, sidewalks), the fact that Moraga is a hilly community, and that the street network is not very connected, implying that there are not a lot of parallel and alternative routes," says Ellen Clark, Moraga's planning director. She expects the new committee to take a more creative look at what could be done.

On April 22, the Town Council approved the Moraga PBMP update and Wayfinding Plan Citizens Advisory Committee charter. The committee will include one member of the planning commission, the design review board, the park and recreation commission, and four members of the community.

Interested residents have until May 29 to download an application at on the town's website (Moraga.ca.us) and email it back with their resume and letter of interest to the town clerk at mmcinturf@moraga.ca.us. The council will select the members during a public meeting if more than four volunteer. To learn more about the PBMP update and Wayfinding Plan, and the role of the CAC, visit www.moraga.ca.us/walkbikemoraga or email Coleman Frick, assistant town planner, at cfrick@moraga.ca.us, or call (925) 888-7039 if you have questions or would like additional information.

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