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## **Planning Commission Takes the High Road Regarding MOSO Implementation Amendment**

## **By Sophie Braccini**

asked on June 15 to consider a targeted modification of Moraga ized to conduct business per the Open Space Ordinance implementation zoning to allow for-profit recreation businesses to operate on parcels profit recreational activities are perthat had previously not been allowed. mitted on these types of parcels. According to the commissioners, the amendment seemed to have been tailored to support one specific project, so they recommended that a review be conducted of the types of recreational activities permitted on MOSO land, arguing that zoning should not be specific to a business model.

to MOSO zoning rules would be applicable throughout town, residents who attended the meeting were concerned with one project only: the Adventure Day Camp proposal to take over the former Moraga Tennis and Swim Club on Larch Avenue. The proposal would turn the parcel into a day camp site and preschool. Although that specific project was not a relic from pre-MOSO open space focus of the meeting, neighbors continued to raise traffic or parking conin the purview of the commission.

The amendment was crafted by

he Planning Commission was that Adventure Day Camp, a for- type of business was not the right profit business, would not be authormunicipal code implementing MOSO, which says that only non-

Arguments against such an amendment are that it could lead to additional development on MOSO land, that MOSO is a voter-approved ordinance that cannot be changed by the planning commission.

Planning commissioner Steve Woehleke stated that he was not com-While the proposed amendment fortable recommending any modification to MOSO; commissioners Lindsay Carr and Suzanne D'Arcy concurred. Commissioner Christine Kuckuk noted that the proposed amendment would not affect the voter-approved ordinance, only its implementation rules. Planning director Ellen Clark indicated that this nonprofit mention was probably a zoning.

Kevin Welch, owner of Advencerns centered on that proposal. Some ture Day Camp, said that he and his also indicated that changing MOSO, wife also owned a nonprofit business a voter-approved ordinance, was not and could very well be conducting the same business with a nonprofit status, which reinforced what commissioner the Town Council when it appeared Kuckuk suggested: that zoning by

thing to do. Instead, she said, the commission should be conducting a review of the types of recreational activities that should be allowed on MOSO land. Under the current this project was to proceed, all its im-MOSO, a dirt bike trail or a casino could be considered compliant use. Commission chair Tom Marnane

agreed with this approach, adding that Moraga should be encouraging new businesses to come in, as long as their activities fit the character of the town.

Neighbors were reassured that if pacts would be studied in due time. For now, the planning commission decided not to recommend the adop-

tion of a targeted modification of the implementation rules of MOSO allowing for-profit business, but instead agreed to study the possibility of removing any mention of the type of business completely from the regulation, and defining what types of recreational activities are desirable on Moraga MOSO land.

## July is 'Parks Make Life Better Month'

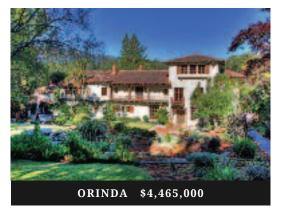
Submitted by Jay Ingram



Town staff and council members were all smiles at council proclaimed July as "Parks Make Life Better the June 24 Moraga Town Council meeting after the Month."

Photo Clinton Calkins





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