



Moraga

Public Meetings

Town Council

Wednesday, Feb. 10, 7 p.m.
Wednesday, Feb. 24, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Planning Commission

Monday, March 7, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Design Review

Monday, Feb. 22, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

School Board Meeting

Moraga School District
Tuesday, March 8, 7 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

My home is my Castle 1/25/16 A homeowner on Cypress Point Way got the better of a 26-year-old who thought it wise to verbally and physically threaten the homeowner. It was unwise. The subject was being physically restrained (unclear whether by the homeowner, but one would hope...) as police arrived on scene. Subject was arrested for attempted assault with a deadly weapon and transported to lockup in Martinez.

Fast but costly meal 1/21/16 A diner told police his antique money clip and the approximately \$200 in cash it contained went missing after he ate at a local burger shop. The case is being treated as a lost or stolen property report.

No fingerprints here 1/26/16 Police responded to the report of a residential alarm triggered in the 200 block of Draeger Drive. They discovered only housecleaners, who had permission to be on premises, cleaning up ... not cleaning out.

Elder abuse? Only on a technicality 1/26/16 A 67-year-old was the victim of ID theft after contracting with

Local Knowledge of Lamorinda & Extraordinary Results



Gary Bernie



Ken Ryerson

If you are considering selling your home, give us a call for assistance.

925.200.2222 Gary
gabernie@pacunion.com
CalBRE#00686144

925.878.9685 Ken
ken@ryersonrealty.com
CalBRE#01418309



pacunion.com | A Member of Real Living

Gary Bernie & Ken Ryerson

Implementing the Moraga Center Specific Plan

By Sophie Braccini



Creating space along the creek

Rendering provided

Recent controversy over developments in the Moraga Center Specific Plan (MCSP) area has shown that land use regulation without implementation rules can lead to projects that are compliant and hard to challenge, even if the residents disapprove of them. The town has decided to involve Moragans in correcting that by defining the feel and look that they want implemented in their downtown.

The implementation rules, or zoning of the MCSP, will not change the plan itself, but it will define such things as the setbacks, the height, and the ways buildings address the streets, how parking should be hidden, and how cars, pedestrians and bicycles will circulate. On Jan. 25 residents were invited to see possible first renderings of the proposed new zoning; the

Planning Commission and the Design Review Board also met to start discussing this new approach. Final regulation is not expected before the second part of the year.

Large boards were propped up in the town chamber at 335 Rheem showing schematics and pictures of what Moraga Center, the larger area around the Safeway shopping center, would look like. The town chose consultant Opticos Design to develop the zoning. The study is funded by a grant from the Contra Costa Transportation Authority.

The renderings included the definition of eight different zoning areas, each with its own set of rules, following guiding principles. A town square will be created at the intersection of the extension of School Street and another street crossing the creek. That relatively

dense commercial mixed-use area will have pedestrian access, will include a large public space and will connect the different zones. Along the creek, a bike and/or walking path will be designed and the retail and housing will be smaller scale and detached. The proposed new zoning also addresses how the existing shopping center would be remodeled, adding retail space with defined setbacks along Moraga Way and Moraga Road, and locating parking behind these new buildings.

The public was able to look at the drawings for a half hour before the commissioners started their discussion. Members of the Bruzzone family, the main property owner of that area, came to see the plan, since they were not formerly consulted during the zoning study. When the Moraga Center Specific Plan was approved, with their active participation, the town was not able to reach a development agreement with the property owners.

As the discussions started, Planning Commissioner Ferenc Kovac asked if Opticos was taking public transportation into account and where commuters taking the bus would leave their cars. More than one person addressed the issue of whether there is adequate parking, noting that there is no parking problem in Moraga so far, and that no one wants to create one. Design Review Board Vice-Chair John Glover also asked if ac-

cess for delivery vehicles was included in the plan, since it did not seem to be the case. And Commissioner Steve Woehleke asked if any consideration to cost and economic optimization had been given while drafting these plans. The answer was no.

Dave Bruzzone said parts of this plan made sense, but he asked where all the money would come from to remodel and create the new infrastructure envisioned. His mother, Joan Bruzzone, added that they, too, had dreams and that she did not like the fact that this was proceeding as if they did not have any rights.

The board members and commissioners indicated that they liked the direction the consultant was going, the creation of a real town center, addressing the look along the scenic corridor, matching zoning with the topography, but that more work needed to be done to get this right. All noted that the consultant should pay attention to issues of traffic and parking.

As longtime resident Dale Walwark noted, many studies have been done in Moraga and nothing ever happens. The consultant concluded that this plan was there for the long-term guidance of future developments.

A review of the MCSP implementation project will be discussed at 7 p.m. Feb. 10 at the Moraga Town Council Chambers.

a disreputable computer repair company located in New York. The company attempted to transfer money from the victim's bank account. She was hacked, and is (rightfully) hacked about it. She has since taken preventative steps.

Pet sounds 1/26/16 A triggered alarm probably wasn't music to the owner's or nearby neighbors' ears. After being dispatched to investigate the Via Granada event, the homeowner told police a pet was likely to blame.

Party parity 1/27/16 Police were dispatched to Ascot Drive after receiving complaints about a loud

party. They went again ... twice ... on Jan. 29. Twenty people were whooping it up at the first stop; 30 at the second location and just a "small" gathering of partiers at the third stop. The partiers were told to party politely each time.

Falsely alarmed 1/28/16 Police took the report of a parking lot armed robbery from an individual who said he had been held up at gunpoint while getting in his car, but the underage "victim" couldn't keep his story straight, and authorities determined he wasn't telling the truth. The case has been referred to the district attorney - and that is the truth.

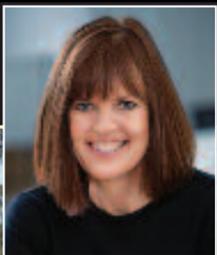
To the left ... 1/27/16 A jilted boyfriend apparently couldn't be trusted even after the locks on the subject's residence had been changed. Former girlfriend said she had placed her ex's belongings inside the attached garage and thoughtfully changed the locks leading inside. She went out of town and noticed he had been inside the premises without her permission while she was gone. He maintains he needed his cash and two other items from inside, but promised never to return without an invitation. That will likely not be forthcoming.

With pursed lips 1/31/16 Police responded to a local shopping center to investigate an auto burglary after a woman reported her car window smashed and her purse missing from inside. Police contacted two subjects acting suspiciously in the area but no stolen property was recovered.

In addition, the following occurred in Moraga between Jan 25-31:

False alarms - Walford Drive, Larch Avenue, Wakefield Drive
Domestic dispute - Williams Drive
Mental health evaluation - location withheld
Larceny - Ascot Drive
Coroner's case - Augusta Drive

Open House on February 6th 1 to 4 PM, and February 7th 12 to 3:00 PM



Melanie Snow presents
314 La Espiral, Orinda, CA



Melanie Snow

Coldwell Banker Previews
International Sales Associate

Cell: 925.360.0344

www.MelanieSnow.com | Melanie.Snow@camoves.com

CalBRE# 00878893

Member of Coldwell Banker's Presidents International Circle,
Top 10 Producer Coldwell Banker Orinda Office



Rare Country Club Beauty

Built in 1935, this one of kind family home is steeped with old world charm, style, and history. It is located in one of Orinda's premier Country Club neighborhoods on a coveted, expansive .79 acre lot. The original owners enjoyed their long private driveway and the quiet, outdoor living and entertainment areas that this home so readily offers.

2907 square feet, 4 BR, 3 1/2 BA. Filtered views and gardens that go on forever! Surrounded by an exquisite neighborhood, this mostly original condition property has all the space and potential needed to create your very own "forever" home.

Offered at: \$1,350,000

©2016 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.