



Moraga

Public Meetings

City Council

Wednesday, Sept. 14, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Planning Commission

Tuesday, Sept. 19, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

Design Review

Monday, Sept. 12, 7 p.m.
Council Chambers and Community Meeting Room, 335 Rheem Blvd.

School Board Meetings

Moraga School District
Tuesday, Sept. 13, 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 Report



Ongoing investigation 8/11/16

Hot car: the owner of a 2006 Porsche Cayenne reported the car stolen when the owner was out of state. Spicing up the Cayenne's disappearance: the vehicle is reportedly in possession of a Richmond auto body shop employee, who is attempting to register it in his name. The investigation is still cooking...

DUI arrest 8/11/16

The driver of a 2015 Ford pickup picked up an unwanted tail — a Moraga police officer — when the driver suddenly swerved into the officer's traffic lane. Not content with his first close encounter, the driver swerved toward and nearly struck several more vehicles innocently parked along Moraga Road. When finally corralled, the 63-year-old Castro Valley resident reportedly reeked of booze. He was arrested on DUI, taken to Martinez Detention Facility and booked.

Loud Party 8/13/16

How many party-goers does it take to make a party loud? Apparently only six. An anonymous tip told police of said party and Mr. Loud Homeowner was counselled about noise and issued a warning. He signed the notice. Quietly.

Suspicious Circumstances 8/14/16

When a Moraga resident noticed several mailboxes open nearby, he reviewed video recordings and called police about a white car with sunroof and spoiler. Police responded to the Moraga Way location and found miscellaneous mail dumped from Moraga, Dublin and Walnut Creek. Said mail was returned to sender — the U.S. Postal Service.

Larceny 8/15/16

The construction crew of a field office in the 500 block of Rheem Blvd doesn't have a leg to stand on, since person(s) unknown jacked the metal stairs from the front of their work trailer. The suspect(s) haven't been heard from since they've Boosted a Stairway to (their safe) Haven.

Residential burglary 8/15/16

Officers responding to report of a burglary on Beltin Place arrived to find an unlocked bedroom window as point of entry, and several bedrooms minus several possessions. The event is under investigation.

Auto/bicycle injury accident 8/15/16

A vehicle vs. bicycle collision

Moraga Center Homes Moves Closer to Final Approval

By Sophie Braccini

City Ventures has won another battle in the now four-year struggle with the Moraga community to build 36 townhomes at 221 Moraga Way.

The town council put its seal of approval on the end of the second step — part of Moraga's three step approval process — of the Moraga Center Homes development after it had stalled at the planning commission. A majority of the council members reasoned that the general plan in front of them complied with the conceptual plan they had previously approved and that it was their legal obligation to proceed.

Several legal arguments were raised to challenge the approval of the plan. Many residents have voiced their dislike of the project and 1,500 people signed a petition challenging it. But the town is legally required to review the plan because, as Mayor Mike Metcalf said, it is bound by the law and not at liberty to change rules discretionarily.

Opponents to the project understood it well. Planning Commissioner Kymberleigh Korpus had written a detailed argument to the council that reflected her legal take on the

issue (see www.lamorindaweekly.com/archive/issue1008/Moraga-Center-Homes-Plan-Grilled-by-Commission.html). To make sure that legal matters would be properly addressed, the town had asked attorney Michelle Kenyon to attend the meeting.

One argument is that this project should be subjected to residential development rules and not mixed-use (office and residential) rules as it had been indicated from the start. Staff acknowledged that the Moraga Center Specific Plan (MCSP) that rules the Moraga Center Homes property was not specific regarding that question. However, it is standard planning practice that parcels be ruled by their original designation and not their final use.

The arguments regarding the lack of conformity with the neighborhood and its "bulkiness" along a scenic corridor were rejected because the developer has already made substantial changes to accommodate all of the various requirements asked for by design review board and planning commission.

Resident Jay Tanner noted that

the requirements of the MCSP environmental impact report require further setback and more building separation than this development has. He was told that these rules do not apply to each project individually, but to the totality of the plan and that it has been determined that the plan as a whole is compliant with the EIR.

Several residents said they believe that this project is not compliant with several aspects of the General Plan. The issue here is that the MCSP has been found compliant to the plan. Challenging this compliance would be a completely different process.

Korpus had also argued that the review of the conceptual plan was a de novo hearing, meaning from the ground up. Kenyon disagreed, confirming that the only question the council should answer was whether this second stage of the approval process was compliant with what they had been required during the first phase.

"The council does not have the power to unilaterally amend the CDP (conceptual plan) at this stage," she said.

Ten residents spoke at the meeting, seven against the project and three in favor.

Councilmember Phil Arth simply stated that he had been convinced by the staff report and that he would approve the project. Vice mayor Dave Trotter confirmed his support of the MCSP that he helped develop and approve five years ago along with Metcalf, and they both supported the view that this stage of the planning process should only deal with the compliance with the previous one.

Councilmember Teresa Onoda had already voiced her reticence during the approval of the conceptual map of the Moraga Center Homes and opposed it this time around. Councilmember Roger Wykle also opposed the plan, indicating that there were elements that could have been improved at this stage, but he was not followed by other council members.

City staff members noted that the project now requires three additional approvals from the town: the Precise Development Plan, Final Design Review and Final Subdivision Map.

Moragans Want Safety, Open Space and Good Roads

By Sophie Braccini

It's always a good idea to ask your constituency how they perceive the quality of your service and what they value in what you offer. The Town of Moraga entrusted Godbe Research to do just that by polling a significant number of residents. The results say residents want to stay safe, to protect open space, and to repair storm drains and roads.

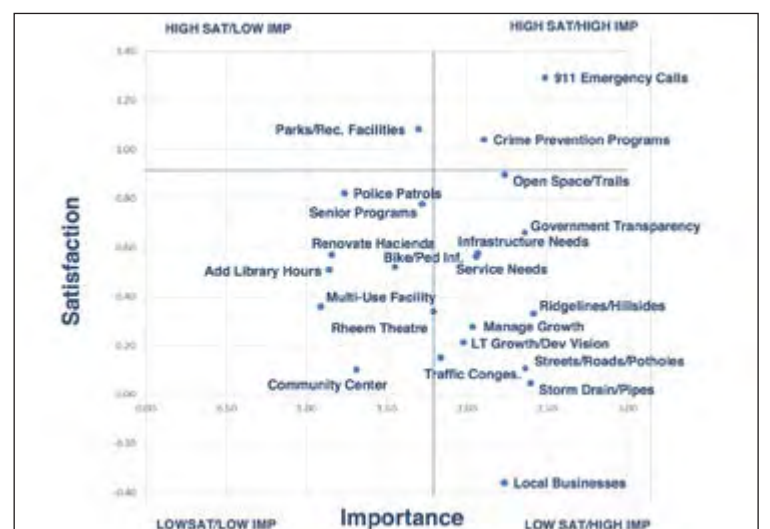
The results of the survey also give the idea that Moragans have a positive view of how the town is managed, that they are engaged, but want more efforts to attract businesses in Moraga.

Charles Hester, president of Godbe Research, says that Godbe polled 412 people, a representative sample of a population of 9,764 voters. He says that his company uses sampling and algorithms methods used by the best political pollsters and that the results obtained have only a 5 percent margin of error.

Using half phone interviews and half emails, the 412 respondents were asked to indicate what they thought are the most important public services, and how satisfied they were of the way the town handled them. Godbe created a

diagram called the importance/satisfaction matrix (at right), synthesizing both criteria. The top left are those services that are important and well served, the top right are well served but not as important, the bottom left are neither important nor well served, the bottom right are important but need improvement. In that quadrant are services in which people would want to see more town involvement.

The winner, both in term of importance and excellence is fast response to 911 calls. The next priority for residents is the preservation of open space and ridgelines. Taking care of the drainage system is also a top priority — as one could have anticipated after the sinkhole near the intersection of Rheem and Moraga Roads.



Importance/Satisfaction Matrix

Image provided

Rather surprisingly, residents registered a significant level of dissatisfaction regarding the state of the roads, when public works just finished its four-year repair cam-

paign using sales tax money that dramatically increased the pavement index for the town.

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Pending in Moraga!



4 Dolores Court, Moraga

Located on a cul-du-sac in Carroll Ranch, this stunning townhouse has 3BR/3BA. This townhouse also has a fabulous floor plan and is conveniently located minutes from shopping, schools, parks and public transportation.

Offered at \$759,000 | PENDING!



65 Miramonte Drive, Moraga

2 bedrooms, 1.5 bathrooms filled with an abundance of natural light. Inviting living room with fireplace and laundry inside the unit. Community swimming pool and clubhouse. Access to top rated Moraga schools and close to public transportation and BART.

Offered at \$539,000 | PENDING!



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