



Orinda Civic News

Public Meetings

City Council Special Meeting

Tuesday, December 6, 7:00 pm
Auditorium, Orinda Library,
26 Orinda Way
**Next regular Council Meeting
Nov. 15 cancelled**

Planning Commission

Tuesday, November 22 no meeting
scheduled

Tuesday, December 13, at 7:00 pm

Regular Meeting Library Auditorium

Tuesday, December 13, at 6:00 pm

Workshop Garden Room, Library,
26 Orinda Way

School Board Meeting

Orinda Union School District

Monday, November 14, 6:00 pm

OUSD Office

8 Altarinda Road, Orinda

www.orindaschools.org

See also AUHSD meeting page A2

Check online for agendas, meeting notes and announcements

City of Orinda:

www.cityoforinda.org

Chamber of Commerce:

www.orindachamber.org

The Orinda Association:

www.orindaassociation.org



Police Report

Table for no one 10/20/11 A 22-year old female was arrested by police on an outstanding warrant. Her vehicle was towed, her purse went to Orinda P.D. for safekeeping, and she was booked into Martinez Detention Facility. No word on who was covering her shift at a local restaurant.

Face the Music 10/20/11 Police investigating a loud music complaint found two 18 year old males in a white Buick cranking up the tunes about 11pm. The passenger voluntarily shared the contents of his backpack with police, who were the recipients of two small baggies of marijuana and a glass pipe/bong. The passenger was cited and released.

You, again? 10/21/11 A 68-year old male transient encountered on Camino Pablo had red, bloodshot eyes, an unsteady gait, slurred speech and smelling of alcohol. Apparently, this model citizen was a "frequent flyer" well known to police. BAC test results yielded .22; the gentleman was arrested and transported to Martinez.

Zero MPG 11/02/11 A 60-year old male found staggering at a Chevron station was obviously "gassed." His BAC was thrice the legal limit. Police cleaned his windshield, arrested the man and moved him to Martinez.

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Peter & Darlene Hattersley



DRE# r00445794, DRE# 01181995

MARKET ACTION REPORT October 2011 City: Orinda

Price Range: ALL | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$995,000							
Average List Price of all Current Listings	\$1,428,803	↓	↓	↓	↓			
October Median Sales Price	\$920,000	↑	↑	↑	↑	\$919,000	↓	↓
October Average Sales Price	\$1,148,889	↑	↑	↑	↑	\$1,019,336	↓	↓
Total Properties Currently for Sale (Inventory)	59	↓	↓	↓	↓			
October Number of Properties Sold	9	↓	↓	↓	↓	140	↓	↓
October Average Days on Market (Solds)	41	↑	↑	↑	↑	53	↓	↓
Asking Price per Square Foot (based on New Listings)	\$414	↓	↓	↓	↓	\$423	↓	↓
October Sold Price per Square Foot	\$420	↑	↑	↑	↑	\$393	↓	↓
October Month's Supply of Inventory	6.6	↑	↑	↑	↑	4.4	↓	↓
October Sale Price vs List Price Ratio	99.2%	↑	↑	↑	↑	96.0%	↓	↓

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

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Grand Plans for Orinda's Mini Park

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Photo from How to Kill a Golden State provided by Katie Creighton

Deb Barnell, president of Montelindo Garden Club in 1975-76, remembers planting the redwoods with help from her sons. Barnell says the trees were inexpensive and were planted to hide the work yard that existed at the time.

The park was restored in 1992 with the installation of a fountain honoring Anne Pollaczek, Orinda's "Man" of the Year in 1959.

The Montelindo Garden Club began regular maintenance of the site in 1998, says past president and park co-chair Katie Creighton. Last spring the club earned the William Penn Mott, Jr. Environmental Award in part for their work at the site. Three other Orinda garden clubs also earned the Mott award for their work in beautifying the city. By Creighton's estimate the club has contributed 2000 hours of monthly maintenance (last 15 years) to the mini park, plus 350 hours of professional design time (includes city meetings) and spent "conservatively \$8000 in plants, mulch, bulbs, occasional outside labor."

In 1998, there were no native grasses in the park, the plants needed regular watering and some were not properly pruned. Care for the park consisted largely of planting annuals for color around the fountain base. Creighton says the club decided to "go beyond color" in 2004 by removing plants past their prime and introducing drought tolerant California and Mediterranean climate natives. Grasses, formiums, ceanothus and lavender were included. Roses surrounded the fountain.

The goal is to make the park a Bay

Friendly demonstration site for the city. Bay Friendly gardening teaches gardeners to reduce debris, conserve water and prevent pollution (see <http://www.bayfriendlycoalition.org>). Mike Stallings, interim Parks and Recreation Director, says the city will also remove an old driveway on the property edge and re-install electrical and fountain equipment under the grade.

The city approved the two-step plan in September. The target date for its implementation is this December, but PG&E also needs approval from the Public Utilities Commission; that process could delay the start until late next year. A copy of the staff report can be found online under item I-2 from the October 4 City Council minutes at <http://tinyurl.com/44s9t2j>. Montelindo Garden Club (<http://www.montelindogarden.com/>) members volunteer regularly at the mini park every 4th Thursday of the month from 9:00 a.m. to 11:00 a.m. (10:00 a.m. to noon, winter hours).

Eden Senior Housing Project Dominates Council Meeting

By Laurie Snyder

Eden Housing, the non-profit chosen by the City of Orinda to develop affordable senior housing for the community, was the focus of the Orinda City Council's most recent meeting.

Eden's Senior Project Developer, Woody Karp, briefed Council members in advance of their upcoming review of Eden's request to extend its Exclusive Right to Negotiate Agreement (ERNA) with the City. Comments were also presented by two Orinda residents who spoke against the project and one urging Council members to proceed.

Last summer, Orinda's Planning Commission approved entitlements for Eden to use land from Orinda's former library to create a 67-unit affordable housing development. Sixty-six units in the four-story building would be one-bedroom rentals; one would be a two-bedroom manager's unit. Rents are projected to be affordable for residents earning between 30 to 50 percent of the area's median income. The project would also include a garage with 37 parking stalls and a surface lot with seven guest spaces. The Orinda Community Church gave conditional approval to Eden to use part of its property for an additional 10-space community parking lot.

To date, Eden Housing has obtained \$2.6 million in commitments via federal Community Development Block Grants (CDBG) and the HOME Investments Partnerships Program (HOME).

The City, according to the staff report presented to the Council on November 1, will fulfill its part of the project's development, disposition and loan agreement (DDLA) by "making the project site available to the developer at no cost and through a grant to make up the difference between the value of the site (most recently appraised at \$2.3 million) and the \$2.5 million payment" it received from the developers of the Wilder project.

Council members discussed with staff the circumstances of this \$2.5

million payment, and clarified for the record that the contribution was made by Wilder's developers as part of the development agreement for its Gateway Valley project. The funding can only be used by the City for the development of affordable senior housing on the library site.

The City Council created a senior housing overlay district in December 2010, comprised of Orinda Senior Village and the old library site. Land use designation and zoning of the library site was changed from Public Semi-Public and Utility to Medium Density Multi-Family via amendments to the General Plan Land Use and Zoning maps. Senior housing development standards addressing the unique housing needs of seniors were also defined.

In spite of its successes to date, however, Karp advised Council members that Eden will be unable to fulfill its requirements under the DDLA before expiration of the ERNA authorized by the City in December 2009 for a two-year term.

Eden needs more funding; therefore, Karp offered two financing options to the Council. Option 1 would combine Section 8 vouchers with California's nine percent tax credit program. Rental revenues collected via the Section 8 vouchers, said Karp, would service a second mortgage on the project.

Eden believes this option can succeed, despite frequent oversubscriptions to California's nine percent tax credit program, because Eden is applying for funding next spring when there will likely be less competition for the credits.

With Option 2, HUD would finance supportive housing development for the elderly by combining four percent tax credits with interest-free capital advances that would not need to be repaid as long as the program continues to serve very low-income elderly for 40 years.

Negotiations will continue on financing and the DDLA. The Council will consider extending Eden's ERNA at a future meeting.

HERCULES Saves Christmas

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Red Carpet World Premiere
Hercules Saves Christmas
November 17th
Red Carpet Arrivals start at 6:30
Movie and Q & A at 7PM

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Exclusive One Week Engagement at the Rheem Theatre
November 18-24
www.lamorindatheatres.com

Celebrities scheduled to attend the World Premiere:

- Hercules
- Richard Van Vleet (All My Children)
- Maggie VandenBerghe (Aliens in the Attic)
- Shorty Rossi (Pit Boss)
- Kathy Garver (Family Affair)
- Anthony Robinson (Hercules Saves Christmas)
- Mackenzie Phillips (One Day at a Time)
- Ashley Brooks (Pit Boss)
- Danny Arroyo (Lethal Weapon)