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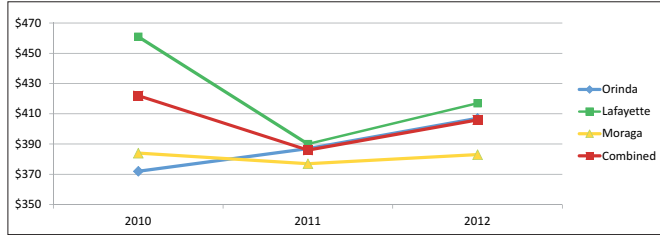
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Orinda, CA
Lic. # 770687



Price per Sq. Ft.

March-May	2010	2011	2012
Orinda	372	387	407
Lafayette	461	390	417
Moraga	384	377	383
Combined	422	386	406



Average sold price per sqft during spring season for Lamorinda detached homes

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Orinda Considers Downtown and General Plan Updates

By Laurie Snyder

The Orinda City Council was asked at its June 5 meeting to establish a new Ad Hoc General Plan Update Advisory Committee. According to the staff report, "Staff suggests that the objective of the committee is to guide the process of updating the General Plan as it pertains to downtown. However, as the General Plan is a comprehensive planning document for the entire city and downtown is an integral part of the community, the General Plan update will necessarily include areas outside the downtown."

Staff also recommended that the committee's composition include: Council members, Planning Commissioners, architects, developers, property owners, residents, and Chamber representation. Applicants would be asked to outline their business and volunteer experience, and describe their visions for downtown Orinda's future, as well as their thoughts on how they would influence the General Plan via a statement of interest form, the draft of which is also included in the report.

Per Government Code 65300,

California law "requires each city to 'adopt a comprehensive, long-term general plan for the physical development of the ... city,'" which addresses: land use, circulation, housing, conservation, open space, noise, and safety. Orinda's plan, adopted May 20, 1987, was organized into three sections: Land Use and Circulation (land use, circulation, parks, open space, schools, utilities), Housing, and Environmental Resources Management (safety, noise, conservation).

A fourth element – Growth Management – was added after the plan's adoption to comply with Measure C, Contra Costa County's Transportation Sales Tax Expenditure Plan. That element was amended in 2009 when voters reauthorized the County's sales tax under Measure J.

Although this plan has been amended 18 times since its adoption, staff advised Council members to take this action now "to ensure that [the General Plan] still reflects the land use values and long-term vision of the community" and because "there has

not been a comprehensive review and update of the General Plan since it was adopted in 1987."

Mayor Steve Glazer expressed his wish that more residents had been present. The two residents still in attendance were both critical of the potential new committee with one commenting, "I don't see a groundswell for a change in the general plan."

Council Member Victoria Smith voiced concerns regarding the committee's potential make up. Vice Mayor Amy Worth commented that Council needs to hear from residents about how they want their leaders to address SB 375, the Sustainable Communities and Climate Protection Act of 2008, before creating a new committee, and asked staff to investigate how Lafayette and Moraga are responding to the legislation: www.arb.ca.gov/cc/sb375/sb375.htm.

Council members Dean Orr and Sue Severson also felt more information was warranted. Staff will return at a later Council meeting with an updated presentation.

Still in Flux, FY 2013 Budget Inches Closer to Balanced Picture

... continued from page A6

- City Clerk – Reduce Election Costs \$ 1,000
- City Manager – Eliminate ICLEI Local Government for Sustainability Membership \$ 600
- Planning – Restructure \$ 93,468
- Police – Non-Personnel Savings \$ 28,558
- Public Works/Engineering – Reduce Consulting Fees \$ 1,000

Council Member Victoria Smith asked for clarification regarding the item labeled as non-personnel savings, and was advised by Orinda Police Chief Jeffrey Jennings that, following his analysis, he was able to predict a lower supply budget, and added that his staff will reduce gasoline costs by turning off their automobiles in non-critical situations. While several variables might alter this new scenario – increased arrests that might require costs to rise for blood tests to suspects, for example – the reductions are likely to be realized since Jennings found similar savings occurring consistently in the five years prior to the current budget cycle.

Staff also proposed restructuring workload in the Planning Department. Described as the most difficult item on the agenda, Council members were asked to consider eliminating the position of one employee, but held off making a final decision pending efforts by City managers to search for additional savings and upcoming negotiations with union leaders.

No employee furloughs are being planned, but Council members advised attendees that they retain the right to enact these if needed. City Manager Janet Keeter stated that she anticipates moving a final revised budget for adoption by Council at its June 19 meeting.



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LAFAYETTE \$3,000,000
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The Hattersley's 925-708-9515



ORINDA \$6,195,000
5/5.5. Truly extraordinary! This majestic, private, park-like 24 acre view estate with gated security entrance.
The Hattersley's 925-708-9515



ORINDA \$1,995,000
5/3.2. Elegant gated Orinda Estate in Country Club section with view of the water.
Steve Stahle 925-324-4121



ORINDA \$1,595,000
4/4.5. 1st time on market.Dramatic architecture w/0.95 acres lot approx. 4100 sq.ft. Call for private showing.
Theresa Wvang 925-788-5000



OAKLAND \$2,200,000
4/4. Elegant home complemented by the finest finishes. Spectacular panoramic views of four bridges, the bay and beyond.
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ORINDA \$1,595,000
5/4. Very rare flat lot, .76 acres, in Glorietta. 5 Beds, 3.5 baths, 3432 sq. ft. Don't miss!
Shannon Conner 925-980-3829



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4/4. Secluded Sleepy Hollow Estate. Gracefully remodeled Mediterranean. Pano views. Lap & infinity pools.
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4/4. Tucked behind two gates this majestic Happy Vly Estate set upon 3 acres is truly an entertainer's paradise!
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4/3. Charming traditional Cape Cod home in the Country Club neighborhood.Many special features!
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ORINDA \$3,995,000
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LAFAYETTE \$2,850,000
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