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Civic News Lafayette

Commission Recommends Denial of Tall Condo Project

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Simulated view from Dewing Avenue of proposed KB Home Town Center III project. Provided

Commissioner Tom Chastain said he was not clear on the sense of direction from the city attorney, but Commissioner Patty Curtain-Tinley said, "I don't think we can legally deny this project." She explained that the Development Agreement ties their (Planning

Commission) hands, and in her opinion, the Commissioners need to make findings in context of both the Development Agreement and Settlement Agreement.

Four of the six commissioners voted in favor of denying the application, so the Planning Com-

mission will forward a recommendation of denial to the City Council. "We believe we have a viable project and are committed to working with the City Council," said Director of Corporate Communications for KB Home, Craig LeMessurier.

Civic News Moraga

New Corporals for Moraga Police

By Sophie Braccini



Town Clerk Marty McInturf swears in Corporals Mary Ann Grubb, Will Davis and Randy Pacheco under the watchful eye of Chief Robert Priebe. Photo provided

Three Moraga police officers, Mary Ann Grubb, Randy Pacheco and William Davis, were recently sworn in as new Moraga Police Corporals. "I'm very happy to promote these three outstanding officers," said Chief Robert Priebe. "Each of them has demonstrated

leadership in different areas and deserves to continue to grow professionally." Town Manager Jill Keimach added, "I'd like to congratulate Chief Priebe for training and promoting officers in his staff and preparing for the future."

Planning for Moraga's Roads

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Street Saver's calculations indicated that to maintain the roads at their current level, the cost will be \$1.55 million per year; raising the level from at risk to good would cost \$2.55 million per year. Even with the large benefit of the sales tax, Moraga will need more money. "We need to build trust with the public, for them to see that the money is put right into the streets," said Kwan, "then they may be willing to do more in the future; the voters will decide."

If the tax does not pass, "that would be a very sad story," said Kwan. "The costs will increase ex-

ponentially. It costs \$5 per square yard to add a slurry seal every 3 or 4 years on a road in good shape, while it costs more than \$100 per square yard to repair it when it is failed. Without Measure K, 70 percent of our roads will be failed in 10 years." Currently six percent of Moraga's roads have failed.

Kwan acknowledges that deferred maintenance is a common problem. "If the measure does not pass I will still do my best, focusing on putting band-aids all over the place, but the reality is that (the roads) will continue to deteriorate," he concluded.

Camino Ricardo Development

... continued from page A5

These impacts can be in the area of air or water quality, geological or archeological impacts, traffic, and noise, among other things.

This first public meeting was held so the community could weigh in about environmental concerns. The Town will investigate each of the aspects and assess how the proposed development will impact the environment. It will be up to the developer to mitigate these impacts.

The piece of property is the first chunk of land to be developed as part of the Moraga Center Specific Plan that was adopted in January, 2010. This document, which is available on the Town's website, authorizes types of development and density for the large downtown area that lies roughly between Moraga Way and Moraga Road. It includes the Moraga Shopping Center as well as many undeveloped parcels such as the pear orchard east of Camino Ricardo.

In the Specific Plan, the SummerHill property is defined as a "transition" area between the existing single family neighborhood on Camino Ricardo and higher density development authorized in the pear orchard. The density is defined as three dwelling units per acre.

Most of the land addressed in the downtown specific plan belongs to the Bruzzone family, but not the lot where these 28 homes are proposed. This oddly-shaped lot belongs to the Che family, who also owned the land

that became the Sonsara homes.

Some of the neighbors who came to that first meeting are veterans of the Town's planning process. They offered comments and weighed in when Sonsara was developed and when the Specific Plan was approved. On September 19, many of the concerns they voiced referred to that development.

"When Sonsara was developed, the final design was a result of a compromise between all the parties, and it succeeded in preserving the semi-rural character of the town," said one neighbor. "This is not what we have here; these are tract homes like in Daly City."

The design presented by SummerHill is, at first glance, of a much higher density than the 3 dwelling units per acre authorized by the Specific Plan. This results from massing the homes on the eastern portion of the lot, leaving a large expanse of land for a park and permanent open space.

This visual impact was only one among many concerns of residents, including traffic, safety, noise, a potential health hazard, grading, wild life, parking, visibility from the scenic corridor and more.

The first joint meeting of the Planning Commission and Design Review Board regarding this project will be held on October 1st. It is a public meeting that starts at 7 p.m. For the location check the Town's website, moraga.ca.us.

Share your thoughts, insights and opinions with your community.
Send a letter to the editor: letters@lamorindaweekly.com



EFO says

"Congratulations and Thank You to Clark Thompson"

who won the Real Estate Agent Donation Competition for the largest donation made by an agent to EFO for the 2011-2012 year.

Clark Thompson contributed \$2,550.00



EFO says Congratulations and Thank You to Village Associates Real Estate for winning the Real Estate Office Donation Competition. This office had the most agents who donated to EFO for the 2011-2012 year.

Ann Sharf, April Matthews, Clark Thompson, Joan Cleveland, Linda Ehrich, Margaret Zucker, Patricia Battersby, Sue Layng and The Olsen Team.

Honorable mention and a big Thank You goes to The Olsen Team for donating \$2500.



The 2012-2013 EFO donation year has started and the contest is being held again. Which agent will donate the most money this year? Which office will have the highest number of contributing agents?