



Moraga Civic News

Public Meetings

Town Council

Wednesday, October 24, 7:00 pm
Joaquin Moraga Intermediate School,
1010 Camino Pablo

Planning Commission

Monday, October 15, 7:00 pm
Moraga Library, 1500 Saint Marys Rd

Design Review

Monday, October 22, 7:00 pm
Moraga Library, 1500 Saint Marys Rd

School Board Meeting

Moraga School District

Tuesday, November 13, 7:30 pm
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



Police Report

Identity theft, 10/01/12 A Birchwood Drive resident was contacted by her detail-oriented financial analyst in Orange County about a fraudulent e-mail sent from one of her e-mail accounts about preparing for a wire transfer of funds. The wire transfer was cancelled before any money changed hands. An unknown suspect appeared to have hacked the account and gotten sensitive personal information.

Kids unattended in car, 10/01/12 Cops responded to the parking lot in front of T.J. Maxx after getting a call that two small children had been left for an unknown length of time inside a parked car on a warm day. When police arrived the mother was back along with her two school aged children. She claims she was unable to remove one of the kids because he was upset and struggling, so she left the door open as she walked away, while watching the kids. After a couple minutes she returned to the car and her son started to calm down – then they all went shopping. Officers were unable to determine how long the kids had been left unattended.

House burgled, 9/22/12, A Greenfield Drive homeowner was out of town for approximately nine days when someone entered her home by breaking through a sliding glass door in her master bedroom. Several pieces of jewelry were taken from the bathroom and dresser – estimated loss \$650. No witnesses or leads at this time.

Drunk and disorderly, 9/30/12 It was almost 2 a.m. when St. Mary's Public Safety Officers called in Moraga P.D. to assist a detained individual who was pounding on the doors and windows of the campus cop's car. The person was asked to leave the campus, refused and attempted to flee from the Public Safety Officer. Apparently he was caught – should have just left after being asked nicely. After blowing a 0.18 blood alcohol level, the uncooperative fellow was placed under citizen's arrest for being drunk in public.

D.U.I., 9/28/12 A black Land Rover was pulled over for speeding on Moraga Road close to midnight. Police didn't need a crystal ball to figure out she had been drinking recently due to her "spirited" odor, rather like alcohol. She flunked the breathalyzer test with a 0.14 score. Legally drunk is any reading above 0.08. She was arrested for D.U.I. and later released to a friend.

Jewelry heist, 9/25/12 A Baltusrol resident called police to report a theft – she thinks the carpet cleaner folks did it. Two days after she had her carpet cleaned, she went to retrieve her jewelry and noticed that it was missing from her bedroom. The homeowner is very certain that the jewelry was there prior to having the carpet cleaned. No signs of forced entry. Estimated value \$5800.

Peralta Construction

CUSTOM HOMES | ADDITIONS | REMODELING

owned and operated by Moraga resident
Pat Geoghegan



Lic #624045

BUILDING THE BAY AREA FOR MORE THAN 20 YEARS

925.273.7692

www.peraltaconstruction.com

Holy Trinity Serbian Orthodox Church

1700 School Street, Moraga, Ca
Invites You To Our Annual

Serbian Food Festival



Saturday, Oct. 20th, 2012
12:00 Noon to 10:00 pm.

~Authentic Serbian Cuisine~
Sarma - Kobasice - Cevapcici - Raznici
BBQ Lamb & Other Favorites

~Live Serbian Music!~

~Delicious Home-made Pastries~
Torte - Strudel - Rostule - Other
~Beverages~

Mark Your Calendar Now!
Join Us and Bring Your Friends!

SummerHill Enters the Planning Process

By Sophie Braccini

The plan for 28 homes that are proposed off Camino Ricardo was officially presented on October 1 to a joint session of the Planning Commission and Design Review Board. Many aspects of the projects were explored at that meeting, such as parking, landscaping, the ingress and egress of the site, drainage, and esthetics. The major concern of the commissioners present was the density of the homes. Although the general ratio of homes to available space is well within the requirement for that piece of land, massing all the homes on one side of the lot creates a visual of a much denser development.

The relatively narrow piece of property is located on the northern part of the vacant pear orchard. It is bordered by a creek to the east and crossed by a tributary to that creek. The idea was, rather than building between the creeks and constructing a

vehicle bridge, that part could be left undeveloped and dedicated to the town for a neighborhood park.

"I like the idea of maximizing open space and massing the development on one side," said Commissioner Roger Wykle, "but the developed area is quite dense." Because of the shape of the lot, the road between the homes is not very wide and would accommodate parking only on one side. Some of the lots are quite small, under 7,500 square feet, much less than neighboring homes. According to the Moraga Center Specific Plan that sets the rules for this area, the property was planned to be a transition area between the existing homes and denser housing planned in the middle of the pear orchard to the south. Commissioners Christine Kuckuk, Jim Kline, and Chair Stacia Levenfeld also expressed reservations regarding the density.

"Our plan with 28 homes on 14.26 acres translates to a density of 1.9 homes per acre, well below the 42 homes contemplated for this site in the Moraga Center Specific Plan and well below the three homes per acre allowed by the land's current zoning," said Katia Kamangar, senior vice president for SummerHill Homes, after the meeting. "As the Specific Plan encourages 'clustering' homes in

order to maximize open space and to protect riparian corridors, we felt that our plan with homes only west of the riparian areas, along with eight acres of permanent open space, offers tremendous benefits overall. Based on the feedback we will likely consider other site layouts that spread the homes out over the entire property."

The date for a next meeting has not been set.

Planning Director Asks For Patience

The Planning Department in Moraga consists at this time of only two people—Director Shawna Brekke-Read and Administrative Assistant Kelly Clancy. The Senior Planner that was recruited in September decided to return to her previous position in Union City and the Assistant Planner is moving out of state. The Town is recruiting to replace these two positions, but in the meantime, delays may be expected. The Planning Director has also hired consultants to move forward larger projects such as SummerHill.

College Must Shed Less Light on Neighbors

By Sophie Braccini

For some Bluffs residents, the night of October 1 was a victory. After months of complaining about lighting and noise on the new intramural sports field at Saint Mary's College, they won a ruling by Moraga's Planning Director that lights will have to be turned off at 9 p.m. rather than the previous 10 p.m. The decision was made in spite of the College's concern that reducing hours could weaken its attractiveness to new students.

Since the light towers were installed in the fall of 2011, complaints about noise and night glare were received by the Town more than once. To respond to neighbors' discontent, the College hired a lighting specialist, Ron Zeiger, who worked with a highly specialized team to reduce the general glare and direct light shining in the windows of some of the Bluffs' resident – the neighborhood located off Bollinger Canyon Road, facing the field that had never been lit before.

During the recent joint meeting of the Planning Department and the Design Review Board, Zeiger presented the modifications that had been made. "We re-aimed the lights, we re-angled the lights, we changed the reflectors on the lights, we painted the outside shell of the reflectors black to reduce the inner reflection between the fixtures, and as a result we cut down the glare," he said. Zeiger added that the level of lighting was still sufficient for competitive sports to be played on the field. The varsity Lacrosse team uses the field until 9 p.m.

Michael Beseda, Vice President for College Communications, added that the College had already significantly reduced the 'on' hours by turning off the lights on weekends, vacations, and generally when the field is not occupied. He also said that an attractive sports program was one of the elements students consider when choosing a college and that the Sports Department needed the night hours to accommodate all the teams' practice times.

Neighbors gathered in number at the meeting and presented a stream of testimonies to the nuisance of both the light and the noise, despite the modifications made by the school.

Bluffs resident Frank Compelli

reminded the Planning Commission and the Design Review Board how the process of approval of the new lights failed to include the neighbors in 2011, and, according to him, had wrongly exempted the College of any type of review of the impacts the new lights would have. He noted that the 2011 ruling included a provision allowing the Planning Director to administratively change the hours if the neighbors complained.

The Planning Commission unanimously agreed to direct Planning Director Shawna Brekke-Read to require that the lights must be turned off by 9 p.m. It added that if the College continues to

work on its lighting system to minimize impact, and if it reaches an agreement with the neighbors, it could ask again to be allowed to

leave the lights on until 10 p.m. After the meeting, Beseda indicated that the College was considering appealing the decision.

JOIN US FOR OKTOBERFEST THIS SUNDAY 10/14

FROM 3:00 TO 7:00 PM AT THE HACIENDA
GERMAN FOOD, DRINKS, MUSIC & FAMILY FUN!



MORAGA PARKS & RECREATION
925-888-7045 • www.moraga.ca.us

RE-ELECT MIKE METCALF MORAGA TOWN COUNCIL

★ Proven leadership

★ Common sense

★ Commitment to ...

Rebuilding our roads

Financial stability

Minimum government

Moraga values



www.MikeMetcalfForMoraga.com

Paid for by Re-Elect Mike Metcalf Moraga Town Council 2012 — #1350167 — PO Box 6442, Moraga, CA 94570-6442