



Moraga Civic News

Public Meetings

Town Council

Wednesday, Nov. 28, 7 p.m.
Joaquin Moraga Intermediate School,
1010 Camino Pablo

Planning Commission

Monday, Dec. 3, 7 p.m.
Moraga Library, 1500 Saint Marys Rd.

Design Review

Monday, Nov. 26, 7 p.m.
Moraga Library, 1500 Saint Marys Rd.

School Board Meeting

Moraga School District
Tuesday, Dec. 11, 7:30 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



Police Report

Honda a goner, 11/13/12 An Ascot Dr. resident parked his Honda Accord on the curb in front of his place at around 10 a.m. When he returned to the vehicle it had vanished. Police checked the area for witnesses or leads, but nothing was discovered.

Theft, 11/12/12 A Donald Dr. resident parked her car in her carport at around 4 p.m. When she went out the next day around noon, someone had entered her unlocked car and took some undisclosed items from inside the car. Mystery items totaled about \$450. No physical evidence or leads at this time.

False alarm, 11/12/12 Just after midnight, an alarm was sounding on a Sanders Ranch Road home. Police went to check it out and found everything locked up with nothing unusual going on. A burglar would have to drive through the attended security gates to exit the neighborhood. Maybe it was just a cat burglar – as in kitty cat?

Drunk college kid, 11/09/12 Alert the media! Moraga police were dispatched to Saint Mary's College to assist the Moraga Orinda Fire Department with an 18-year-old intoxicated female student. When fireman found her, she was awake and responsive; she declined to be taken to the hospital for a medical evaluation.

Loud party, 11/11/12 Neighbors complained of a loud party, still going strong past midnight on Ascot Dr. Cops could hear loud noise and saw about 50 people inside the home. After giving the hosts an official warning, there were no further complaints.

Drunk man, 11/09/12 Police and the fire department responded to a home on Windler Ct. to check on an elderly drunk male who had fallen and was refusing medical treatment. The fellow was in front of his own home and had a head injury. Police determined he was unable to care for himself and managed to convince him to be transported to John Muir Hospital.

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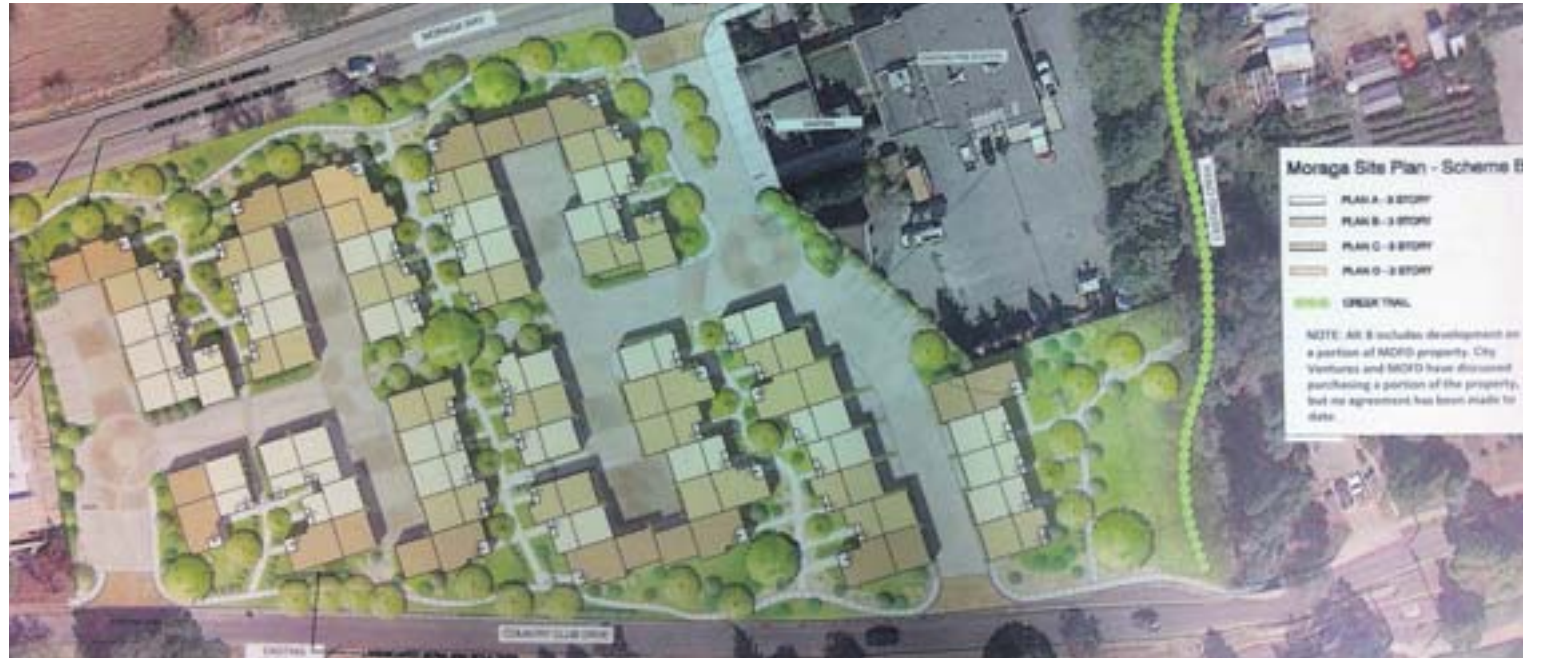
FRIDAY, NOVEMBER 30

Coffee, 9:15 a.m. Mini-Retreat, 9:30-12 Noon
Childcare **NO CHARGE** R.S.V.P. to nancy@LOPC.org

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Thumbs Up for 50+ Units of Housing

By Sophie Braccini



City Ventures' conceptual development plan for Town Center Homes

Image provided

Moraga's Planning Commission and Design Review Board agreed at a recent joint meeting that preliminary plans for 50 to 55 condominium units proposed by City Ventures, next to the fire station on Moraga Way, look good. The planned density for the roughly three-acre parcel is consistent with the Moraga Center Specific Plan (MCSP) that the Town approved two years ago. Commissioners and board members liked the design proposed by a developer who is experienced in such projects and has produced some attractive high-density districts in other Bay Area communities.

The Moraga project proposes about 50 multi-family units, two and three stories high, each with two or three bedrooms and two-car garages;

a possible alternate plan is for 55 units. "I am very passionate about what we do with municipalities at City Ventures, which is in-fill development," said City Ventures' Philip Kerr in the opening of his presentation at the joint meeting. "A lot of what we do is work with small towns as they develop their downtowns. How do you develop as towns grow toward the core? It's more complex because you have adjacencies." Kerr said that developing housing near shopping and parks is what it takes to develop a sense of place.

The big adjacency to this project is Moraga Orinda Fire District (MOFD) Station 41. Not only is it a facility from which fire engines and paramedic vehicles may emerge at any time with blaring sirens, but the

station is also a training ground for fire fighters. Former MOFD board member Brook Mancinelli, an Orinda resident, opposes the project. In a letter to the Planning Department he wrote, "Routine and extended use of heavy machinery, fire apparatus, chainsaws, aerial ladders, high volume water flow, and the recently acquired fire simulation props and high-rise training tower will easily overwhelm any rational mitigation measures and are genuinely incompatible."

Planning commissioners and Design Review Board (DRB) members expressed concerns about the noise, asking about mitigation and also about MOFD's position. Kerr presented pictures of numerous fire stations in the Bay Area located in the

middle of developments. He indicated that mitigation would include walls around the perimeter of the station, windows and wall insulation in the homes, and plantations. "We have a station in the middle of a residential area in Orinda," noted MOFD Fire Chief Randy Bradley who attended the meeting. "The residents love to have us there."

The commission and board agreed that the project's density of about 17 units per acre is appropriate under the MCSP, which designates this parcel for housing/office use with a density of 12 to 20 units per acre.

Because the project is located along one of the town's scenic corridors, Moraga Way, questions were asked about the look of the project.

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Residential Design and Remodeling

Kitchens | Baths | Decks
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