



Moraga Civic News

Public Meetings

Town Council

Wednesday, Sept. 25, 7 p.m.
Wednesday, Oct. 9, 7 p.m.
Joaquin Moraga Intermediate School,
1010 Camino Pablo

Planning Commission

Monday, Oct. 17, 7 p.m.
Moraga Library, 1500 St. Mary's Rd.

Design Review

Tuesday, Oct. 15, 7 p.m.
Moraga Library, 1500 St. Mary's Rd.

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

School Board Meeting

Moraga School District

Tuesday, Oct. 8, 7:30 pm
Joaquin Moraga Intermediate School Auditorium
1010 Camino Pablo, Moraga
www.moraga.k12.ca.us
See also AUHSD meeting page A2



Police Report

Omery teens, 9/17/13 A frustrated Walford Drive mom called the cops because her teenage boys were refusing to go to school. When an officer arrived, the older boy had gone to school but his 13-year-old brother refused to get out of bed. Apparently the police person did the trick, the young man was advised to get out of bed and go to school, and he complied.

Graffiti at the skate park, 9/17/13 A Moraga public works employee alerted cops that there had been a semi-rural non-approved art project at some point during the night in the skate bowl and surrounding area. No witnesses or leads at this time, also no word on the language or style of the unauthorized "art work." Total cost to remove the graffiti is estimated at \$500. There must be a cheaper way to express one's creativity.

Car window smashed, 9/16/13 The rear driver's side window of a white Ford Focus was smashed at the small parking lot near the Common's Park on St. Mary's Road. The owners were surprised at the damage, since they had just left it there less than an hour before. Nothing appeared to have been taken from the vehicle.

Embezzlement, 4/01/12 A Moraga business owner wished to report the theft by embezzlement of consumable goods by a previous employee. The owner stated that over a 6-month timeframe, from April to October of 2012, the employee is suspected to have stolen approximately \$16,000 in food and alcohol. The owner had no explanation about the delay in reporting the thefts.

Mature D.U.I. 9/15/13 Call it not-so-happy hour, at 7:20 p.m. police contacted a 44-year-old woman from Lafayette after a citizen reported that the subject's driving behavior was erratic. A cop tailed her driving through the Rheem Shopping Center prior to making contact. Her breath and inability to maintain balance were additional red flags. Not surprisingly, she submitted to field sobriety tests that showed a blood alcohol content of 0.20.

Doorbell ditch, 9/13/13 Police responded to a Fernwood Drive home on a report of an unknown subject ringing the doorbell at midnight. An investigation revealed that kids in the area were playing doorbell ditch; the rascals were located and returned to their host's home to continue their sleepover. No arrests were made.



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Moraga Town Council Tonight: Hillsides, Ridgelines, Pipes

The Moraga Town Council has a full agenda tonight, Sept. 25, which includes a perennial hot topic: a study session on potential areas of revision to regulations governing developments on ridgelines and hillsides.

This discussion is an early step in a process that could eventually lead to

revisions to the town's Municipal Code, which could have profound consequences on future development in Moraga. It may also include the topic of a moratorium on already-approved projects such as the Hetfield and Rancho Laguna developments.

No regulations will change Sept. 25. If the Town Council decides to review

the rules, it is likely that the next step will be a series of Planning Commission work sessions.

The Town Council will also discuss the repair of a failed storm drain located in both Moraga and Lafayette. After months of research to figure out which easements belonged to whom, the two cities came up with a repair

plan and an agreement to split the cost. Edric Kwan, public works director, believes that this issue is reflective of an infrastructure that is in dire need of maintenance, which is why he is conducting a pipe study. "Roads are just the upper layer of the problem," he says. "I'm afraid of what we're going to find underneath." *S.Braccini*

Planning Livable Moraga Road - A Community Effort

Moraga's planning staff invites residents to "walk the talk" on Saturday, Oct. 5 from 9 a.m. to noon by joining a bike/walk (or shuttle) exploration of the Moraga Road corridor. It's an opportunity to offer input on how to improve the livability, functionality and character of one of the town's main thoroughfares.

Participants in this unconventional workshop will meet at 380 Moraga Road, SMC's Rheem Campus Building (near Round Table and 24-Hour Fitness). The project team will take the group on an interactive, multi-stop tour to share observations and ideas about Moraga Road between Rheem Boulevard and Moraga Commons Park.

The tour will be preceded by a public introduction of the project and team members on Thursday, Oct. 3 from 6:30 to 8:30 p.m. at the Hacienda de las Flores, 2100 Donald Drive. Attendance at this presentation is not a prerequisite for the walking tour.

S. Braccini

Moraga Revisits Sign Ordinance

By Sophie Braccini

At the last session of the Design Review Board on Sept. 9 Shawna Brekke-Read, Moraga's planning director, stated that a review of the town's sign ordinance had become the highest priority.

This declaration came as new signs were discussed for Wells Fargo and Union Bank in the Moraga Cen-

ter and the weakness of the current code was made painfully clear when board members could not arrive at a decision using the existing language.

Revising the sign ordinance will be a long process. In the meantime, steps will be taken to amend the temporary sign rules and the board asked that the owners of the local shopping centers de-

fine a master sign plan prior to accepting new signs from different tenants.

Wells Fargo was looking for approval of a new commercial sign and ATM along Moraga Way. The bank, located on a property owned by the Bruzzone family but not technically part of the Moraga Center, had no problem getting approval for its sign.

Union Bank however, while located not far from Wells Fargo, is part of the Bruzzone-owned Moraga Center and is set back 300 feet from Moraga Road. It was seeking approval for a monument sign (a sign set into the ground with low overall height) along the arterial to increase visibility.

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Signature Homes Goes the Extra Mile for Via Moraga

By Sophie Braccini

According to Moraga Planning Commission chair Frank Comprelli, it is rare that a developer spends so much time in preparation work before the plans for their projects are submitted to the Planning Commission. Since 2011, Signature Homes has been working with staff and the Planning Commission in a number of study sessions, including two joint meetings with the Design Review Board, to consider proposals for a residential development now called Via Moraga on the former bowling alley site at 489 Moraga Road across from the Rheem Center.

Signature Homes also invited planning commissioners to visit local sites that have similarities to the Via Moraga project. The result is that commissioners appeared very supportive at their Sept. 3 meeting and although some questions still need to be answered, it appears likely that the project will move forward.

"The main takeaway (of the visits) was that it was tremendously helpful to be able to see similar construction projects in comparable surroundings to what is proposed for Moraga," said commissioner Teresa Onoda. On the 2-acre lot that lies between AAAAA Rent-A-Space and Rheem Veterinary Medical Hospital, Signature Homes is proposing 18 single, two-story detached family homes on lots no larger than 3,400 square feet. The challenge for commissioners was to visualize the impact on the scenic corridor just by looking at maps and drawings.

The tour that Signature Homes took the commissioners on included four different sites, one in Moraga and three in Danville. "None of them was exactly what is proposed, but each had some characteristics of the project, or were an example of what should not be done, so we would be able to understand, for example, what the visual effect of a 5- or 10-foot setback really is," said Comprelli.

The Moraga site was Carroll Ranch, a small-lot duplex home community off Moraga Road next to Campolindo High School.

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PEAR & WINE FESTIVAL

SATURDAY, SEPTEMBER 28

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Join Us for Community Workshops: October 3 & October 5, 2013

The Livable Moraga Road project is a community-based planning effort, looking at ways to improve the function, character and livability of Moraga Road for autos, pedestrians, cyclists and transit.

Thursday October 3rd, 6:30 PM to 8:30 PM

Welcome Meeting and Open House

Hacienda de las Flores, 2100 Donald Drive

Come and learn about the Livable Moraga Road project, meet the project team, and find out about opportunities to participate in this exciting project.

Saturday October 5th, 9 AM to Noon

Project Walking Tour

Meet at SMC Rheem Campus Building (380 Moraga Road)

Join the project team on an interactive multi-stop tour to share your observations and ideas about Moraga Road. Shuttle transportation will be provided, but participants are encouraged to walk, bike or carpool between stops along the 1.3 mile route. Transportation back to the Rheem Campus available at the end of the tour.

Check the project website at <http://www.moraga.ca.us/livablemoragaroad> for more information and to RSVP for shuttle transportation.

Stay tuned for information on future workshops this fall!

Questions? Please contact Ellen Clark, Senior Planner at (925) 888-7041 or eclark@moraga.ca.us.