

## Civic News Moraga

### National Night Out in Moraga



Photo  
Andy  
Scheck

Eric Dausman (right) addresses residents of the Rheem Valley Manor neighborhood who gathered for National Night Out Aug. 5. The event, which drew more than two dozen neighbors, police, fire and civic attendees, was designed to provide an introduction on ways to keep a neighborhood safe. *C. Dausman*

## Specific Plan Zoning Recommended for Approval

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“The amendment to the suburban office district zoning is intended to implement the Moraga Center Specific Plan,” said associate planner Ella Samonsky. Brekke-Read explained that the Moraga Center Specific Plan and the General Plan, as amended to match the Moraga Center Specific Plan, set the development rules – while the zoning code implements the rules. Since the rules have changed, the zoning code needs to be brought into alignment to allow for the density, height, and uses permitted by the Moraga Center Specific Plan.

Moraga resident Dick Olsen pointed out the commission that this item was listed on the agenda under a cryptic description that did not allow most residents to understand what was at stake.

Chair Christine Kuckuk said she was concerned by the comment, but recognized that the commission is not a policy-making body and is tasked only with implementing the rules. In addition, she noted that the town’s pol-

icy-making body, the Moraga Town Council, will make the final decision regarding new zoning and residents will have the opportunity to express their opinions when the council considers the issue. She asked staff to word the item explicitly when it appears on the council’s agenda so residents will understand what is at stake.

The change of zoning will address the southern border of the Moraga Center Specific Plan and allow for offices, professional and personal services, high-density residential, certain recreation, education and public services. Most parcels are located in the Moraga Center Specific Plan area, with six additional parcels along Rheem Boulevard.

The change in zoning was recommended for approval on a 4-1 vote.

The target date for the council to consider final approval of the zoning changes is Sept. 10. The amendment targets only parts of the Moraga Center Specific Plan; other zoning modifications still need to be made.

## Via Moraga Concept Approved

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“I think this should be a location with more density,” said commissioner Stacia Levenfeld. “What Moraga needs is more high density close to its commercial district to revitalize it.” She said that townhomes would be more appropriate there.

The piece of land in question has been vacant for years. It was once home to a bowling alley; in the years since that business closed, many ideas have been floated to occupy the property, and the one that garnered the most support from the planning commission and design review board was this proposal for two-story, single-family homes of 1,900 to 2,500 square feet, with two-car garages on very small lots; a new concept for Moraga.

Planning Commission chair Christine Kuckuk argued that the plan’s large, U-shaped road, starting and ending on Moraga Road, was not appropriate. “I don’t mind that it’s ‘small lot single-family residential,’ but I don’t want it to look like it is in the middle of our commercial dis-

trict.” She conditioned her approval on the creation of a single driveway and a loop road.

Levenfeld and Marnane concurred with Kuckuk, while Onoda and commissioner Frank Comprelli maintained their opposition to the project.

All of the commissioners praised the work done by Signature Properties to create architectural design details and an extensive landscaping plan, and to increase the set-back to 31 feet to match existing constructions along Moraga Road. The commission approved the conceptual plan and the environmental impact report on a vote of 3 to 2.

The commission also approved the rezoning of the lot, which had been designated as limited commercial. The Moraga Town Council will review the zoning recommendation on Aug. 27. The next step for Signature Properties is to present a general development plan to the town before applying for a building permit.

## Civic News Lafayette

### Meet the New Code Enforcement Officer

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Got a code issue and are nervous about ratting out your neighbors? There’s a confidential code enforcement complaint form available online at [www.lovelafayette.org/complaint](http://www.lovelafayette.org/complaint). The city also has a handy code enforcement brochure that spells out what organizations are responsible for a variety of issues along with frequently asked questions. Although he’s well versed in an array of civic topics, not all issues are

handled by Foster. Swarm of bees? Best handled by the Mt. Diablo Beekeepers Association. Dead deer – that would be Animal Control. Foster is all over noise, businesses in residential areas, signs, storage, tree removal, RV parking and more. To see a complete list, or read the brochure, go to [www.lovelafayette.org](http://www.lovelafayette.org) or reach the code enforcement office by phone (925) 299-3207.

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**December 17:** Diabetes Epidemic  
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