



# Moraga

## Public Meetings

### Town Council

Wednesday, March 11, 7 p.m.  
Wednesday, March 25, 7 p.m.  
Joaquin Moraga Intermediate School,  
1010 Camino Pablo

### Planning Commission

Monday, March 16, 7 p.m.  
Moraga Library, 1500 St. Mary's Rd.

### Design Review

Monday, March 23, 7 p.m.  
Moraga Library, 1500 St. Mary's Rd.

### School Board Meeting Moraga School District

Tuesday, April 14, 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



## Moraga Police Department

**Car on sidewalk? 3/03/15** Moraga officers received a report of a hit and run traffic collision, although it appeared to be minor tap at best. A woman parked her car near Loard's Ice Cream around 2 p.m. When she returned from running errands, her car was pushed onto the sidewalk, with what the owner calls "little to no damage" to her vehicle.

**Traffic collision, 3/02/15** An elderly woman driver may have accidentally confused brake and gas pedals, causing her vehicle to collide with a parked car and a building support pillar at the Rheem Shopping Center. The driver was uninjured, but was still evaluated by MOFD.

**Car vs. hedge, 2/26/15** A middle-aged female driver was involved in a collision with a hedge at the Moraga Country Club around 11 p.m. Cops determined she was intoxicated via a breathalyzer test, and arrested her for driving under the influence.

**Surprise - stolen car in parking space, 2/23/15** An unoccupied 1973 Dodge pickup truck was parked in an Ascot Drive resident's assigned parking stall after she returned from work at 4:30 p.m. A license plate check revealed the truck was reported stolen from Walnut Creek. The vehicle was towed from the scene.

**Missing Person, 2/26/15** A Camino Ricardo resident called police to report his 74-year-old wife, who suffers from dementia, was missing. She was located later that day, uninjured, just a few blocks from home.

**Additional crimes that occurred in Moraga from Feb. 24 to March 3:**

**False Alarm** - Camino Pablo, Corliss Drive, Moraga Way  
**Solicitor Trouble** - Corliss at Woodside

**Identity Theft** - Augusta Drive, Ascot Drive

**Traffic Incident** - Moraga Road

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## Gary Bernie & Ken Ryerson

## Implementation of the Moraga Center Specific Plan

### More public participation anticipated

By Sophie Braccini

The current town zoning for some of the proposed development locations in the center of Moraga as part of the Moraga Center Specific Plan often don't match the zoning approved within the plan itself. On Feb. 25 the Moraga Town Council accepted a \$150,000 grant from the Contra Costa Transportation Authority to facilitate good house-keeping and implement the Moraga Center Specific Plan appropriately to comply with state housing requirements. Council directed staff to create a steering committee that will work

with the selected consultant to draft the implementation rules.

"The Moraga Center plan that was adopted a few years ago is a policy document providing policy level guidance for land use," explained Planning Director Ellen Clark. "What is missing are the more detailed zoning standards that would actually implement the vision of the Specific Plan. That's what the grant will allow us to do." With the grant came a list of recommended consultants. The town chose Opticos Design, a company Clark presented as a leader in

form-based zoning, meaning that its focus is on what the physical outcome of the zoning is going to be. Clark expects that the process will allow for the definition of specific development standards in a very concrete way. "We will also look at more detailed standards for land use, circulation and streetscape standards," she added. "We hope to engage the community as well in that discussion."

Clark recommended that a steering committee be formed to guide the process. The committee will include two members of the town council,

two members of the planning commission, one representative of the design review board, as well as three individuals whose business or property could be impacted by the implementation of the MCSP. She also anticipates public workshops during this process.

Councilmember Teresa Onoda indicated her interest in being a part of that committee and added that, as a visual person, she would add a lot to it. The council unanimously approved staff's proposal.

## Possible Interest in Security Cameras in Moraga

Moraga's vice mayor Mike Metcalf indicated at the Feb. 25 town council meeting that he was impressed with the presentation by Lafayette Chief of Police Eric Chris-

tensen about security cameras and automated license plate readers at the recent tri-city meeting in Orinda. He suggested bringing the idea of utilizing these technologies to the council,

"not to copy Lafayette," he said. "But is it something we might want to look into?" Moraga Chief of Police Bob Priebe confirmed that his department has already done prelim-

inary research on the technology and has looked into the specifics of its application in Moraga. The item will be brought back to the council in the spring. *S. Braccini*

## A Piece of Carr Ranch To Be Annexed

By Sophie Braccini



The proposed development along Camino Pablo

There seems to be a consensus among developers, town staff and residents that a piece of Carr Ranch the owner wants to develop should be incorporated in the town of Moraga. The 24 acres located between Sanders Ranch and Rancho Laguna Park, with a portion along Camino Pablo, are currently unincorporated and if left as is would be developed under county rules. On Feb. 25 the Moraga Town Council gave direction to proceed with an application to incorporate the lot, a decision resting with the Contra Costa Local Agency Formation Commission (LAFCO). When that part is out of the way, many other aspects will have to be discussed, including the zoning

of the property.

The town's motivation to annex the property has historic roots. One person on the council remembers the development process of the Skyview property, the first piece of the Carr Ranch next to Rancho Laguna Park that was developed in the 1990s. "I actually was on the (Moraga) Planning Commission when the Skyview subdivision went through the county and was approved," recalled Councilmember Dave Trotter. "When the folks on the staff and council asked what can we do to have any input in this at all, the county people responded, 'This is not your sphere of influence, so you can get stuffed.' That's basically what they said." Res-

ident Robin Court added, "(The Board of Supervisors) disregarded Moraga's wishes, and even disregarded the recommendation of their own staff coming out of the environmental review process, recommending a much lower density."

After the Skyview development, the town's planning director at the time, Jay Tashiro, expanded the town's sphere of influence that now includes the Carr Ranch property (see the Lamorinda Weekly article: <http://www.lamorindaweekly.com/arc-hive/issue0511/Moragas-Sphere-of-Influence.html>).

At the meeting, Contra Costa County planner Sean Tully assured that the town would be consulted if

the property was developed under county rules, but he did not impress the audience.

The original owner of the property, John Hoover, also favors annexation. "Skyview's seven acres were sold by our aunt ... and when the 17 Skyview homes were built I was not happy with that project," he said at the meeting. "There was no open space given back to the town; there was no single story house. For that piece of property (the new 24-acre parcel), we want Moraga to be part of what is going to happen. ... We (propose) to put the homes where it wouldn't be as visual; to the left of Tharp Drive it remains all open space." He added that the project would match the size and density of the homes on Tharp Drive (three homes per acre), with sizes between 2,800 and 3,800 square feet. Matt Dobbins and Mark Armstrong, of developer Dobbins Property LLC, confirmed their desire to work with the town. "One of the main differences between the county and the town is design," said Armstrong, who is familiar with the Moraga process. "The county does not have the expertise and design review standards (Moraga has), and that's what is going to make a difference in this project." Dobbins added after the meeting that his company had already been working with staff for a year to design a project everyone could get behind.

... continued on page A9

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