



Moraga

Public Meetings

Town Council

Wednesday, July 8, 7 p.m.
Joaquin Moraga Intermediate School,
1010 Camino Pablo

Planning Commission

Monday, July 6, 7 p.m.
Moraga Library, 1500 St. Mary's Rd.

Design Review

Monday, July 13, 7 p.m.
Tuesday, June 8 canceled
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



Moraga Police Department

Missing person 6/17/15 An older gentleman who lives on Miramonte Drive reported to police that his 82-year-old wife who suffers from dementia was missing. The woman was later found uninjured by an acquaintance and returned home.

Abandoned car towed 6/17/15 A car with long-expired tags had been parked legally on Alta Mesa Drive. The car appeared abandoned. Police mailed notices to the registered owner and had the car towed.

Traffic accident 6/17/15 This T-bone was not on the grill, but rather at the intersection of Moraga Road and Corliss Drive. One car was pulling out from Corliss to head northbound on Moraga Road and failed to see a vehicle heading south on Moraga Road. Thankfully no injuries.

Identity theft 6/15/17 An Augusta Drive resident discovered his credit card had been used to make an unauthorized purchase online. The card owner reported the incident to his bank and the online retailer, and had the \$348 charge reversed.

Lost, possibly stolen property 6/01/15 In late April a resident was contacted by her Moraga bank that the contents of her safety deposit box had been turned over to the California Secretary of State office for non-payment. The box owner filed a claim requesting that the contents be returned. When they were, the reporting person discovered a jewelry item worth \$2,000 was missing.

License plate stolen 6/15/15 A Larch Avenue resident happened to park her BMW in the parking lot of the Moraga Police Department, where officers noticed that her front license plate was missing. She said it was there the day before, and the car owner didn't know if it was stolen or fell off her car.

Other crimes that also occurred in Moraga between June 16-23:

- Damage to Mailbox** – Bollinger Canyon Road
- Obscene Text Messages** – Del Rio Court
- Bench Warrant** – Moraga Way
- False Alarms** – Moraga Way, Larch Avenue, Laird Drive
- Loud Party** – Ascot Drive
- Found Property** – Moraga Way
- Deceased Person** – Augusta Drive
- Chainsaw Missing** – Miramonte Drive
- Traffic Incident** – Moraga Road at Rheem Boulevard

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New Construction Project in Moraga Center Specific Plan

By Sophie Braccini



Project map, street rendition of the DRG project

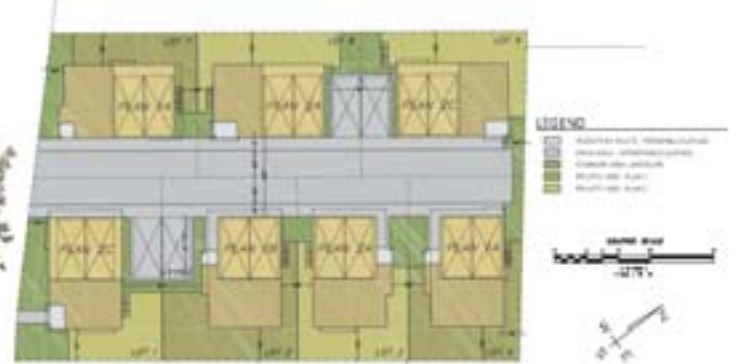


Illustration provided

At a June 15 Planning Commission study session, commissioners reviewed a proposed development on 0.33 acres that includes seven three-story single-family homes at 1015 Country Club Drive, and expressed concerns to the applicant (DRG Builders, Inc.) about the density and height of the development, which is part of the Moraga Center Specific Plan (MCSP).

The commercially-zoned lot, which has been for sale for years, sits between two office buildings, each one story high. The MCSP, however, defines the parcel as mixed-use, resi-

dential and/or commercial, with a density of 18 to 20 units per acre. The fact that the parcel is located between commercial buildings did not concern most planning commissioners since residential housing is less than a block away. The focus was on the density and height.

"This site is uphill from the adjacent site along Canyon Road," said Commissioner Christine Kuckuk. "The three stories will be looming over it and will be highly visible from the scenic corridor."

Commissioner Steve Woehleke added that the high-density zoning of

that parcel called for attached homes or condominiums, rather than tall homes only 10 feet apart. "This project is a non-starter," he said. "This is inconsistent with Moraga norms. What you put in Fremont is not compatible with Moraga."

Doyle Heaton of DRG Builders explained that he chose the single-family concept because that is what would sell best and that it would be perfect for Lamorinda's downsizing empty nesters. Woehleke noted that three stories are not optimal for an aging population and that what is missing in

Moraga are single-story residences.

Other commissioners agreed that the density and height should be revisited. The recommendation to the builder was to come back with a proposal of four or five lower units, instead of the existing seven. Heaton, who said he has been working with the Moraga planning department for a year, did not indicate a time frame for his next appearance. In the meantime, the town is working on a complete rezoning of the MCSP that could affect this parcel.

Party House Causes Plenty of Noise at Moraga Council Meeting

By Nick Marnell



An unusually quiet exterior of the home on Wandel Drive Photo Nick Marnell

Angry neighborhood residents lashed out at the Moraga Town Council June 24 for the town's failure to cite Saint Mary's College students living in a rental house at 14 Wandel Drive who repeatedly violate the Moraga loud and unruly party ordinance. Describing the Wandel neighborhood as a crime scene, and calling the unit – dubbed Hotel Wandel on a Facebook page – an unregulated Saint Mary's dormitory, neighborhood residents demanded that penalties be increased for both the violators and the landlord.

Wandel Drive resident Fanny

Wilson said that on May 8, one month after a student resident apologized to the council and the neighbors for the behavior at the rental house, the students were back to the loud partying, including dancing on the roof and throwing beer cans. The residents were not cited for violating the loud party ordinance. "Please strengthen the ordinance," she pleaded.

"It's disheartening to hear this," said Mayor Roger Wykle, who suggested that Saint Mary's has skin in the game as well.

"Saint Mary's is as unresponsive as the landlord," agreed a neighbor-

hood resident.

"I'm getting tired of this subject," said Vice Mayor Mike Metcalf. "It's time for Big Brother to step in. There are sanctions the college can apply and it's time that they do it."

"As soon as we are aware, we respond," said Tim Farley, the college director of community relations. "I have confidence that our tribunal system takes these situations seriously." A Saint Mary's student concurred, saying that behavioral issues are handled by the Peer Conduct Council, but not as rapidly as some would like. This newspaper attempted repeatedly to talk with the student residents at 14 Wandel Drive, with no success.

The council acknowledged that it cannot tell the college how to run its business, and instead focused on its own. Four council members – minus Phil Arth – discussed amendments to Moraga municipal code

chapter 9.08, including larger fines, citing the landlord, a longer probationary period after the first warning, reclassifying violations from criminal to administrative, registering tenants and zero tolerance for bad behavior. Only Metcalf supported the zero tolerance concept. City Manager Jill Keimach opposed tenant registration, cautioning that the town should be regulating behavior, not the type of tenant.

Until the town staff returns with a strengthened ordinance, the council charged Chief of Police Robert Priebe to enforce the current municipal code to the letter. The chief said that his department now documents all responses to loud party complaints and issues citations as allowable under the ordinance.

"These people need our help, and they deserve it," said Metcalf of the frustrated Wandel Drive neighborhood residents.

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