



EXPERIENCE MATTERS

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Summer Camp Expo
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New Spirit of Collaboration Emerges Between Council and Moraga Center Property Owner

By Sophie Braccini

Economic feasibility and market constraints are some of the elements that the Bruzzone family, which owns most of the Moraga Center Specific Plan (MCSP) area property, would like to see taken into account as the town develops the zoning of their property located in the heart of Moraga.

A recent walk-through by the Bruzzones, elected officials, staff and planning commissioners seems to have fostered an improved dynamic between the owner and the town. While some councilmembers who have been dealing with this owner for over 10 years are urging staff to move forward no matter what, others are celebrating what appears to be a new spirit of collaboration.

“The field trip was the idea of Councilmember Onoda and Commissioner Kovacs, who are both also serving on the Steering Committee (for the implementation of the MCSP),” said Planning Director Ellen Clark. Dave Bruzzone, who came to the town meeting on Feb. 11 when the council reviewed the first draft of the MCSP implementation plan (see the Feb. 10 article, “Implementing the Moraga Center Specific Plan” in the online archives), said that he felt fortunate the field trip took place with the members of the steering committee. “It was a productive exchange,” he said, adding that it is important for the committee to listen to what the property owner has to say about market constraints, engineering requirements and phasing of the project, so a viable downtown could

emerge. Bruzzone reiterated his desire to continue working with staff and Opticos, the consultant working for the town on the zoning, in order to have a successful process.

“We’re meeting with Opticos, Mr. Bruzzone and his engineer in a couple of weeks,” confirmed Clark in the days following the council meeting. “The goal is to better understand the Bruzzones’ ideas and concepts for the Specific Plan area. To the extent we can reflect these in the zoning standards, without deviating from the direction set by the Steering Committee, Planning Commission and Town Council, we will try and do so.” If there are any substantial changes from that established direction, or alternate ideas that staff feels are appropriate to look at, then Clark says those proposals would need to go back to the Steering Committee as a first step for consideration.

Mayor Mike Metcalf reminded the council that the Bruzzone family had refused to negotiate a development agreement with the town when the MCSP was approved, after seven long and arduous years of negotiating. He warned staff not to stall the process, but agreed that involving the property owner was positive. “We want this to be approved in 2016,” concurred Vice Mayor Dave Trotter, who also has extensive experience on this topic.

Staff is scheduled to bring the first set of draft zoning standards back to the Steering Committee before sending them to the Planning Commission for review.

Moraga Citizen of the Year Nominations Requested

Do you have a person in mind for the Town of Moraga to honor as 2016 Citizen of the Year?

Criteria are as follows:

- Must **NOT** be a current elected or paid member of any city council, school board or commission;
- Must be a current Moraga resident;
- Must be someone who has given their time, money or energy to help make Moraga a vibrant community, one where people want to live, work and shop;
- Must be someone who brings the community together and makes us proud to be residents of Moraga.

Please email your nomination to nominations@lamorindaweekly.com or send it to Moraga Citizen of the Year nominations, Lamorinda Weekly, PO Box 6133, Moraga CA 94556. The deadline for submitting nominations is Thursday, March 17.

A celebration dinner will be held on Friday, April 29 at the Soda Center at St. Mary’s College to honor the winner. The 2016 Moraga Citizen of the Year Award is co-sponsored by the Moraga Chamber of Commerce, St Mary’s College, the Lamorinda Weekly and Kiwanis of Moraga Valley.

Share your thoughts, insights and opinions with your community. **Send a letter to the editor:** letters@lamorindaweekly.com

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Stanton Ave., Castro Valley



COMING SOON

Wonderful Opportunity. Castro Valley Duplex. Ideal location. Both units 2 BR 1 BA, appx 879sqft each. Attached 2 car garage. Shared Backyard. Walk to Coffee & restaurants. BART & Shopping w/n 1 mile.

Call Larry Jacobs or Kress Hauri at 925.788.1362 or 925.899.5739 for more information.

CalBRE#01465617/#01495118

3128 Chestnut Street, Oakland



COMING SOON

Charming Victorian nestled in the hot market of West Oakland. This 2 bedroom, 1 bath home features approximately 900 SF and has a large private back yard. **For more information, please call Maureen Caldwell-Meurer at 510.915.0092.**

CalBRE#01908929

2121 Donald Dr #5, Moraga



This 2BR townhome is located in a well maintained complex close to top-rated schools and the Rheem Shopping Center. It has its own rear patio & features hardwood floors in the living room. **Call Jim Colhoun at 925.200.2795 for more information.**

CalBRE#01029160

471 Millfield Place, Moraga



PENDING

Gorgeous, updated traditional home has 4 bdr. and 4 full baths, plus an office and hardwood floors, within its 3691sf (per appraiser). Located near top-rated Moraga schools, it sits one .28 acre lot with ample outdoor living spaces, including lawn areas and a pool. Offered at \$1,650,000. **Please call Ruth Eddy at 925.788.5449 for more information.**

CalBRE#01313819

3435 Little Lane, Lafayette



PENDING

Rare opportunity to own a beautiful 4BR/3BA home on a quiet court in one of Lafayette’s favorite neighborhoods--the Trail district. The backyard has a nice swimming pool and a patio covered with ivy that offers excellent shade in the warm summers. **Offered at \$1,395,000 by Jim Colhoun, 925.200.2795.**

CalBRE#01029160

627 Linden Lane, Martinez



PENDING

You will love the charming 3 bedroom/2 bath family home. Completely updated with hardwood floors, newer windows and hardwood floors. **Offered at \$535,000 by Ruth Eddy, 925.788.5449.**

CalBRE#01313819

TIP OF THE WEEK

LAMORINDA REAL ESTATE STATISTICS
 12 months, ending 1/31/16

City	# of sales	Avg. Sales Price	Median Sales Price
Lafayette	352	\$1,404,231	\$1,275,000
Moraga	215	\$1,082,714	\$1,050,000
Orinda	260	\$1,335,854	\$1,250,000

We are still experiencing a low inventory of homes, and great interest rates for buyers. This is a great time to SELL! Please feel free to contact us for any assistance you may need!

Meet our Featured Agents ...



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