



# Orinda

## Public Meetings

### City Council

Tuesday, Feb. 26, 7 p.m.  
Library Auditorium, Orinda Library  
26 Orinda Way, Orinda, CA 94563

### Planning Commission

Tuesday, Feb. 27, 7 p.m.  
Library Auditorium, Orinda Library  
26 Orinda Way, Orinda, CA 94563

### Citizens' Infrastructure Oversight Commission

Wednesday, March 14, 6:30 p.m.  
Sarge Littlehale Community Room,  
22 Orinda Way, Orinda, CA 94563

### School Board Meetings

**Orinda Union School District**  
Monday, March 12, 6 p.m.  
Regular Board Meeting  
8 Altarinda Rd., Orinda  
www.orindaschools.org  
See also AUHSD meeting page A2

Check online for agendas, meeting notes and announcements

### City of Orinda:

www.cityoforinda.org  
Phone (925) 253-4200

### Chamber of Commerce:

www.orindachamber.org

### The Orinda Association:

www.orindaassociation.org



## Orinda Police Department Incident Summary Report

Jan. 28 to Feb. 10

Alarms	58
911 Calls (includes hang-ups)	4
Traffic	132
Noise Complaint	3
Suspicious Circumstances	9
Suspicious Subjects	19
Suspicious Vehicles	11
Patrol Request	15
Security Check	33
Service to Citizen	60
Vacation House Check	20
Welfare Check	10

### Accident Injury

Orinda Way/Camino Pablo

### Accident Property

Moraga Way/Hall Dr.  
Moraga Way/Ivy Dr.  
Bates Blvd./Davis Rd.

### Barking Dog

10 Block El Caminito  
200 Block El Toyonal  
10 Block Kittiwake Rd.  
40 Block La Cresta Rd.

### Beat Info

Wb Sr 24 At Wilder Blvd.  
San Pablo Dam Rd./Wildcat Canyon

### Civil

100 Block Hall Dr.  
20 Block Irwin Way

### Civil Problem

30 Block Barbara Rd.

### Dependent Child

Wanda Ln./Tahos Rd.

### Disturbing The Peace

20 Block Wilder Rd.  
Orinda Convalescent

### Drunk In Public

CVS

### Fraud Credit Card

100 Block Overhill Rd.

### Grand Theft

60 Block Moraga Way

### Harassment

Camino Pablo/Miner Rd.

### Hit And Run Misdemeanor

100 Block Moraga Way

### Juvenile Disturbance

500 Block Moraga Way  
Sundown Terrace/Happy Valley  
Hall Dr./Donald Dr.  
Sleepy Hollow Swim And Tennis

### Lost Property

10 Block Fallen Leaf Terrace

### Medical Hospital

10 Block Altarinda Rd.  
20 Block E Altarinda Dr.  
30 Block Las Vegas Rd.  
Moraga Way/Altamount Dr.

### Ordinance Violation

10 Block Crown Ct.  
Moraga Way/Hall Dr.  
10 Block La Cintilla  
Scenic Dr./Estates Dr.  
80 Block Claremont Ave.

### Other Infraction

St Stephens Dr./Tahos Rd.

### Other Misdemeanor

Safeway

# Orinda creeps forward with streetscape plan

By Sora O'Doherty



Downtown Orinda: the Village, Crossroads, BART and surrounding neighborhoods within walking distance to BART that would benefit from expansion of the Streetscape Master Plan. Image provided

Downtown planning has always been a controversial subject in Orinda, but, despite objections from some members of the public, the city council on Feb. 6 generally approved a plan to issue a request for proposals for a new Orinda streetscape. Following on from the work undertaken by the Urban Land Institute and Mainstreet America, the city council applied for a grant to update the city's streetscape master plan. The streetscape project will be funded by a Contra Costa Transportation Authority grant, which is derived from two different CCTA programs (\$200,000-Livable Communities; and \$50,000-BART Access program) and the city's \$50,000 contribution in matching funds.

Staff sought direction from the council on the contents of the draft streetscape RFP and whether to pursue other downtown planning at the same time as the streetscape project. The council was positive about the RFP, but cautious about including other downtown planning. Next steps suggested by staff included consideration of amending current use permit requirements for downtown, allowing the sharing of parking lots, an in lieu fee for parking requirement waivers, and consideration of amending the existing setback requirements of 10 feet for downtown commercial and 20 feet for downtown office sites. The most contro-

versial proposal is the possible amendment of downtown density requirements. In the downtown commercial area current density is limited to 10 units per acre.

Two areas that were not considered by ULI and Mainstreet America, but which staff believes could be addressed are parking issues and planning for BART property, which could potentially be used for new commercial, office, residential, or hotel uses, as well as additional parking.

Commenters held very different opinions on almost all the issues, although the most popular idea for downtown Orinda continues to be the revitalization of San Pablo Creek, and a large part of the streetscape will probably be devoted to developing standards for bringing the creek into the downtown for pedestrians, bicyclists, and businesses. Nick Waranoff felt that the streetscape project is putting the cart before the horse and is premature. His main concern is density and urged that increased density not be considered. "Our zoning is our bulwark against SB-35," he suggested, and prevents state government from overriding local zoning decisions. (Senate Bill 35 amended the government code to require local entities to streamline the approval of certain housing projects.) "Don't let developers sneak into Orinda in this Trojan horse that is being proposed by

your planning department," he warned, adding, Orinda is crowded enough.

Offering opposing points of view were Andrew Van Wye, Kirsten Larsen, Allie Draisin, and Bruce Burrows. Van Wye, who is on the board of East Bay for Everyone, an East Bay advocacy group which he said was born out of the housing shortage and the displacement and lack of opportunity it is causing for the most vulnerable, urged the city to increase its density requirements as soon as possible. It needs to be done before the state steps in and makes the city's efforts irrelevant, he said. In his opinion, it does not make sense to have a billion dollar piece of infrastructure like the BART station surrounded by low density single story commercial properties, which he believes is not the best use of the very valuable land and valuable infrastructure that we have.

Bruce Burrows, who was on the revitalization committee that came up with Orinda's design guidelines, urged the city to continue to consider use permit variances on a case by case basis. He pointed out that right now there are only four properties in downtown that could qualify for revised density requirements: Village Square, Country Club Plaza, 23 Orinda Way and the Breed-Parker block in the theater square district (the block containing CVS and Bev Mo.)

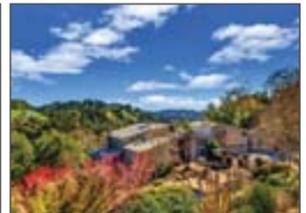
In his view, it's not feasible that Village Square would ever change and 23 Orinda Way is encumbered by PG&E power lines. Also the Rite Aide and the Post Office are basically un-touchable now for the next 25 years, he said. This leaves Country Club Plaza and the Breed-Parker properties as the only ones with residential building potential.

He suggested focusing on these two properties with development potential and, on the subject of the height requirements, that the council be flexible. For example, he pointed out that while ULI recommended keeping the 35-foot limit for Orinda Way, they also suggested building down slope so that taller buildings, up to 50 feet, would still be 35 feet at the street level.

Kirsten Larsen and Allie Draisin of the What's Up Downtown Orinda steering committee thanked planning staff for keeping downtown renewal a priority.

... continued on page A8

## CONTEMPORARY ELEGANCE IN ORINDA



### 119 Melody Lane, Orinda | Offered at \$3,250,000

Enter thru the private gates of this elegant estate in the rolling hills of Orinda on 3.4± acres of privacy and serenity high atop Sleepy Hollow. Enjoy a park like setting with meandering paths, terraced lawn, sparkling pool, spa and stunning waterfall. Walls of glass bathed in sunlight in a striking custom Contemporary design taking in breathtaking views. In a spacious 6844± sq. ft. with 5 bedrooms, 4 full bathrooms, 2 half bathrooms, secluded office, family room, game room and an au pair/in law unit. Car lovers will appreciate the 6-car garage. The perfect home and setting for entertaining large gatherings of family and friends. A truly luxurious home and a rare opportunity to own a magnificent property in one of Orinda's most desirable locations. **Open Sat & Sun February 24th & 25th from 1:00-4:00pm.**

The Spring Real Estate Market is in Full Bloom!

For a FREE Market Analysis and Opinion of Value of your home, Call Sherrie at 925 766 3030.



Realtor®

925 766 3030

Sherrie@OrindaHome.com

www.OrindaHome.com

License #: 00925213

**PACIFIC UNION**  
INTERNATIONAL

WHEN EXPERIENCE COUNTS AND RESULTS MATTER

**SHERRIE B. PERLSTEIN**

www.OrindaHome.com

925 766 3030

51 Moraga Way, Orinda, CA 94563 Follow me @ Facebook.com/SherriePerlstein