



**PELLEGRINI**  
65 Moraga Way, Orinda, CA  
925-258-4200




**PELLEGRINI**  
659 Columbus Ave, SF CA  
415-397-7355

We offer both a relaxed atmosphere and a sports bar, something for families, couples, students and seniors. On the menu you'll see many of Roman Italian specialties, from the classic bruschetta made with melted fontina cheese and sautéed mushrooms to mista and arugula salads, an array of wood-fired pizzas and paninis, and no shortage of primis and seconds. The restaurant has full bar and a generous wine list.


Find Us On  

www.tavernapellegri.com • www.pizzapellegri.com

## Elegant Reliez Valley Mid-Century Modern


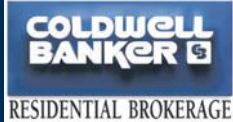


**3403MountainSprings.com**  
**4BR/3.5BA/1.49 acres**  
**Magical Setting**  
**\$1,995,000**



*Integrity ♦ Knowledge ♦ Results*

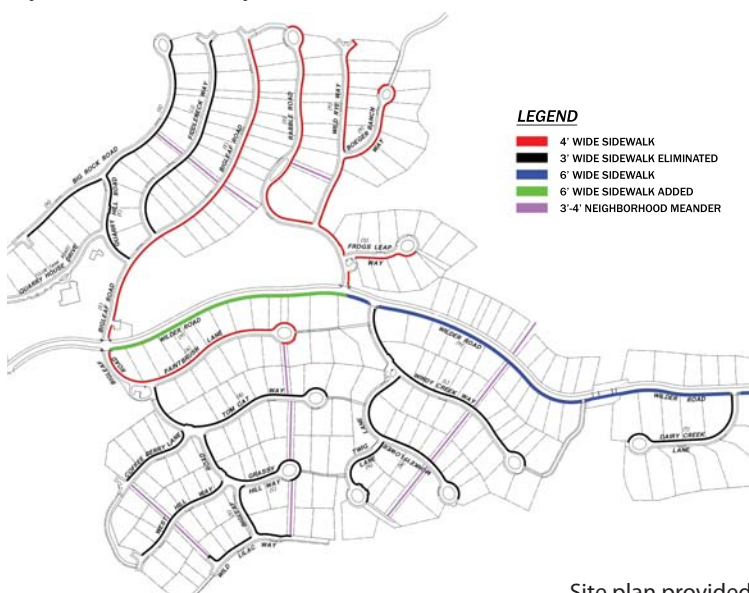
**Frank Woodward**  
Realtor®, Previews Property Specialist  
T. 925.788.4963  
E. Frank@FrankWoodward.com

©2018 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.

# Wilder Development Agreement Amendment approved by council, but not by residents

By Sora O'Doherty



Some Wilder residents were frustrated by a change to the Wilder Development Agreement that will, if finalized on March 20, authorize the developer to eliminate planned walkways to offset losses caused by the installation of noncompliant sidewalks in other parts of the development.

Originally, pathways beside the streets in Wilder were to be constructed of decomposed granite, but that was later changed to asphalt. The builders, however, thought that

asphalt was not a good choice for long-term maintenance and instead installed cement sidewalks on many streets, which was verbally approved by the city planning department. While the 3-foot sidewalks comply with the federal Americans with Disabilities Act, they fail to meet the accessibility requirements of the California Building Code, so they must be removed and replaced with 4-foot wide sidewalks at the expense of the property owner, OG Property Owner, LLC.

Reached after the meeting, Bruce Yamamoto, Wilder project manager for OGLLC, estimated the costs involved to remove the constructed 3-foot sidewalks and replace them with 4-foot sidewalks at between \$160,000 to \$200,000. If you include necessary landscaping replacement, and construction of the 6-foot section on Wilder Road, overall costs rise to around \$700,000. To construct sidewalks on the streets proposed for sidewalk elimination would cost nearly an additional \$400,000 to \$500,000, Yamamoto estimated.

Since having no sidewalks does not violate either the CDC or the ADA and is consistent with Orinda's "semi-rural" character, eliminating further sidewalks was proposed, with the exception of a 6-foot wide sidewalk on Wilder Road, the subdivision's public collector street. Opinions from various groups were gathered prior to proposing the pathway or sidewalk elimination. According to Planning Director Drummond Buckley, the modified circulation plan has the support of the Wilder Homeowner's Association, the Moraga-Orinda Fire District, the Orinda Po-

lice Department and the East Bay Regional Park District. Developer Scott Goldy agreed that everybody is concerned with safety, but stated that they sought a lot of advice that supported the proposed changes. The Planning Commission, however, split 2-2 on the sidewalk issue.

A number of current Wilder residents attended the Feb. 20 city council meeting to ask that the elimination of sidewalks not be approved, citing extra property taxes that residents pay, a hefty special assessment for amenities that other Orinda residents do not pay, safety concerns, and prior commitments made by the developer. Christophe and Sophie Davis, aged 9 and 7, appealed to the council to support sidewalks and their father Vincent felt compelled to speak up as well. Mark Bresnik said that he is a doctor of infectious diseases, and sees sidewalks as necessary measures to prevent accidents. He drew an analogy to seat belt laws: the risk of accidents may be low, but the degree of harm would be high. Bresnik and Madelyn Mallory also submitted extensive written comments in favor of sidewalks, as did other Wilder residents.

Explaining the rationale behind the sidewalk elimination proposal, Yamamoto said Wilder was always planned to be a semirural community under a dark sky ordinance, with no streetlights on the private roads, only at major intersections. Most of the streets for which sidewalk elimination is proposed are dead end cul-de-sacs, while most of the streets that lead down to Wilder Road are in the section that will have sidewalks. Further, he emphasized that few of the lots on the sidewalk-elimination streets have been sold, and that the vendors are engaging in full disclosure to potential buyers. Davidon only recently started selling homes, and have obtained signed disclosures from all their buyers. Taylor Morrison has thus far only sold on Wilder Road, which will have a sidewalk on one side.

Mayor Amy Worth voted against the DA amendment. Vice Mayor Inga Miller voted in favor, but strongly favored sidewalks. She noted that sidewalks were never planned for Wilder and that sidewalks are not consistent with Orinda's semi-rural environment, but added that "semi-rural is a thing of the past. ... continued on page A10

# COLDWELL BANKER



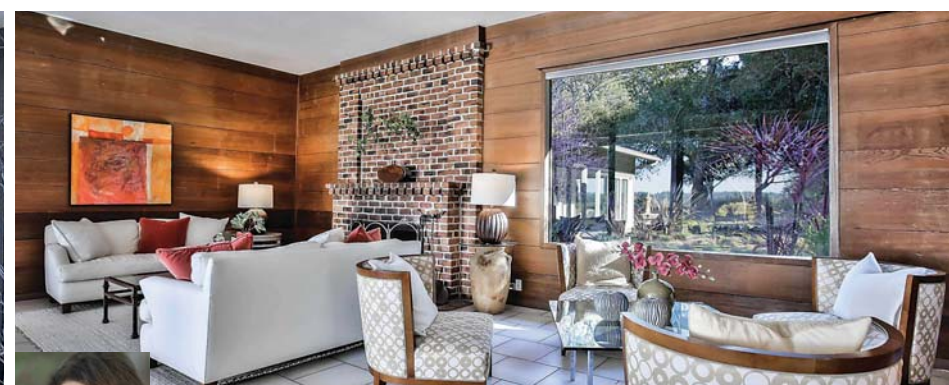
**Moraga | \$2,355,000**  
This elegant four bedroom, four and one-half bath estate property boasts an open floor plan, oak hardwood floors, wainscoting details and custom millwork.  
Elena Hood 925.254.3030  
elena@orinda.com | CalRE #01221247



**Moraga | \$1,495,000**  
Set on more than 1.25 acres close to shops, this four bedroom, two and one-half bath, two-story home on a cul-de-sac is light and bright with many updates.  
Michelle Holcenberg 925.253.4663  
michelle@holcenberg.com | CalRE #01373412



**Orinda | \$1,525,000**  
Gated, 2-level, 4bd/3ba Orinda home w/meticulous features & large backyard.  
Lynn Molloy 925.253.6324  
lynn.molloy@cbtnorcal.com | CalRE # 01910108



**Orinda | \$1,495,000**  
Classic contemporary 4bd/2ba home w/upgrades, great views & privacy.  
Shellie Kirby 925.253.6321  
shellie@shelliekirby.com | CalRE #01251227

## COLDWELLBANKERHOMES.COM

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents and are not employees of the Company. ©2018 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. 1888725F\_10/17 CB CalRE License #01908304.

