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Kate Rochios, Moraga Country Club (MCC), 13-14 Girls Backstroke start.

Photo Gint Federas

# Top swimmers shine at OMPA

By Jon Kingdon

With the clarion call of car horns blaring throughout Lamorinda last weekend, it could only mean one thing – the 62nd annual Orinda/Moraga Pools Association Championship Meet. With 1,698 swimmers, 600 volunteers and up to 5,000 fans, this is an event that always seems to bring out the best in the competitors with a large majority of the swimmers improving on their best times coming into the meet. There were 476 swimmers that qualified for the county meet to go along with 378 more swimmers who met or surpassed the qualifying times for the upcoming county meet. Soren Jensen who swims for the Orinda Country Club recorded a time of 26.52 in the 15-18 boys backstroke, which was amazingly 10.39 seconds better than his seeded time.

For the 18th straight year, Orinda Country Club (4876) came in first, followed by Meadow (3044.5) and Sleepy Hollow (2855.5).

Matt Ehrenberger just completed his 25th year as the head coach for Sleepy Hollow appreciates how special this meet is: “My swimmers know that this is not just another meet. This is their Olympics, a culmination of 15 weeks of hard work for them and their team. It’s a way for them to confirm that they can be what they want to be. These swimmers have been starting their workouts at 7:30 and it needs to be more than about swimming. It has to do with their team and their teammates.”

Ehrenberger highlighted three of his seniors, Christian Meckfessel, Zoe Zabetian and Kate Minden, citing their spirit and commitment to swimming: “They are more than just about swimming. Committed and hard workers. They have been solid swimmers all the way through along with impeccable character.”

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**Village ASSOCIATES**

## Emergency moratorium on accessory structure setback exemptions adopted

By Sora O'Doherty



Photo Sora O'Doherty

At a special meeting on July 31, all five members of the Orinda City Council voted to pass an urgency ordinance imposing a 45-day moratorium on exceptions to setback requirements for accessory structures pending a study of zoning regulations needed to alleviate a current and actual threat to the public health, safety and welfare. The emergency action was prompted by public outcry over

two accessory structures under construction at 71 Meadow View Road, but the action will have no effect on that project because it was authorized under existing law.

Drummond Buckley, director of planning, said that he did not recall a case of similar complaints about an accessory structure in the two years that he has been back working for Orinda. Buckley explained that an accessory structure includes structures that are habitable but are not the same as accessory dwelling units, which are governed by a different section of the municipal code.

Accessory structures were allowed an exemption from the minimum setback for side and rear property lines without street frontage and could be built as close as 5 feet to the property line. For accessory structures built within the required setback, the law set the maximum height at 15 feet of any portion within the setback, the maximum size at 400 square feet, and the total of multiple units at 800 square feet. With the moratorium on building with the setback, the other requirements were also removed as they were only applicable to structures within the setback.

Accessory dwelling units, garages, and additions to existing accessory structures to provide new accessory dwelling units must conform to the setback requirement applicable to their zone. According to Buckley, to be an ADU, the structure needs to be an “independent living facility” which means it has all of the following: A kitchen, a bathroom, a place to sleep, and direct access to the exterior. To be considered a kitchen, there needs to be a sink, counter and either a 220 volt connection or gas hookup.

The neighbors of 71 Meadow View Road are extremely upset that the owner has gradually progressed his project from an office and a workout room to the current two 400-square foot units that loom over the border fence and have windows looking directly into the bedrooms next door. The owner, the neighbors say, has announced his intention to offer the units as Airbnb, although they say that Buckley has told them that only one unit can be so employed.

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