



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

**PELLEGRINI**  
659 Columbus Ave, SE 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.tavernapellegrini.com • www.pizzapellegrini.com

## Now is a great time to sell a home!

The local market remains very strong due to very short supply and high demand. There's still time this year to take advantage of the extremely favorable seller's market.

Call me today for a free consult and personalized plan that will net you top \$ for your home!

*Integrity* ♦ *Knowledge* ♦ *Results*



CalBRE#01335916

**Frank Woodward**

Realtor®, Luxury Property Specialist

T. 925.788.4963

E.Frank@FrankWoodward.com



RESIDENTIAL BROKERAGE

©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.

## Downtown Development Subcommittee gears up for information gathering

By Sora O'Doherty

The public continued to take a lively interest in the progress of the Orinda City Streetscape Master Plan, attending and speaking out Aug. 9 at the Downtown Development Subcommittee's second meeting. The committee consists of Vice Mayor Inga Miller and Orinda City Council Member Eve Phillips. These meetings were the first steps in gathering the input of stakeholder groups.

This next step in the process will take place on Aug. 29, from noon to 5 p.m., when the stakeholder group interviews will be conducted by Orinda planning staff and the contractor on the project, Eisen-Letunic. The interviews will be short, just 15 minutes, with a five-minute break in between. On the same day, from 6:30 to 8:30 p.m., there will be a joint meeting of several committees and commissions that are subject to the Brown Act in the Library Auditorium, which will be open to the public.

The main objectives of the streetscape master plan are: 1) to connect the two sides of downtown Orinda; 2) to investigate pedestrian access to San Pablo Creek; 3) to preserve Orinda's sense of place; 4) to develop grant-eligible, fundable projects; 5) to beautify Orinda; and 6) to build consensus in the community. Planning Director Drummond Buckley addressed what will be in the Streetscape Master Plan, explaining that the plan will cover projects in the right of way or on city-owned land that meet the objec-

tives, plus San Pablo Creek, which is not on a right of way. Rights of way include parking spaces, vehicular lanes, sidewalks, bike lanes, transit stops, underpasses, pedestrian bridges, planting areas and Caltrans property. Publicly owned land includes public parking in front of the Community Center and underutilized land in the right of way. San Pablo Creek between Santa Maria Way and the Safeway parking lot is mostly on private land, except one parcel that is owned by the county.

Stakeholder groups (see list) will receive a questionnaire prior to the interviews to enable them to organize their thoughts about issues including traffic and parking, and their vision and experiences in downtown Orinda. Committees and commissions will not receive questionnaires, owing to Brown Act considerations. The meeting with the committees and commissions will be open to the public.

Roy Hodgkinson, president of the Orinda Chamber of Commerce, urged the subcommittee to avoid asking too many questions that have already been answered, and to learn from past projects, such as the paving of Theatre Square. Kay Jenkins produced a graph of the age of Orinda residents. She found that over 80 percent of Orindans commute, and that 18 percent take BART. She stated that some 3,000 cars park at BART, including commuters from other commu-

nities, such as Lafayette and Richmond. She asked that her graph be included in the stakeholders' questionnaire, but Buckley demurred, saying that there were many things that could be included, but he didn't want to color the views of the respondents. However, he agreed that the graph would be appropriate for including in the briefing book.

Miller asked about including neighborhood groups as stakeholders, and Buckley agreed that there was enough "wiggle room" to add the downtown neighborhood groups, such as Bates, Brookwood, Northwood, Southwood, Orinda Woods, and La Plaza. Hodgkinson suggested joining residents of senior housing to the Contra Costa County Area Agency on Aging.

Following the stakeholder group interviews, there will be a public questionnaire, possibly in early September. Phillips suggested another meeting of the subcommittee to consider the public questionnaire. Also in early September, an interactive online survey map will be released. It is anticipated that the city council and planning commission will hold meetings on the streetscape master plan in late September, and that October will see the release of a briefing book on the project as well as a "Launch Event." After all these events, plus a lot of public engagement and meetings, options will be formulated and the plan drafted.

### Stakeholder groups:

- Bike Orinda
- Contra Costa County Area Agency on Aging
- Downtown-adjacent Neighborhood Group(s) or HOAs
- Downtown Property Owners and Leasing Agents
- Friends of Orinda Creeks
- Lamorinda Arts Council
- Orinda Association
- Orinda Chamber of Commerce
- Orinda Community Foundation
- Orinda Garden Club
- Orinda Park and Recreation Foundation
- Orinda RoadRunners
- Orinda Rotary
- Orinda Union School District
- Orinda Vision
- Orinda Watch
- Save Orinda
- School Parent Clubs
- What's Up Downtown Orinda

### Committees and Commissions

- Art in Public Places Committee
- Citizen's Infrastructure Oversight Commission
- Planning and Recreation Commission
- Public Works Commission
- Aesthetic Review Committee
- Traffic Safety Advisory Committee

# COLDWELL BANKER



RESIDENTIAL BROKERAGE



**Concord** | \$959,000

This luxurious 4br/3ba home sits on an over 1/4-acre flat lot, located down a private cul-de-sac. Fine indoor-outdoor living.

Tom Stack 925.878.9964

Tom.Stack@cbnocal.com | CalRE #01501769

## THE NEXT BIG HIT: YOUR HOME



Introducing this season's hottest binge show, *At Home in Northern California*, a new weekly Coldwell Banker TV program showcasing local homes for sale. Check it out on **Sundays at 4:00 pm on ABC7.**

Learn how your home can be a star. Contact your local office today.

**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. 188872SF\_10/17  CalRE License #01908304.

