



## MORAGA

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COMPASS

# Campo seniors awarded scholarships in memory of former librarian



Kimya Peyvan



Isabelle Sofia Restrepo



Taylor Floyd



Armaan Singh Johal



Ryan Lenahan

Photos provided



Carol Merlone

and her sons Steven, James and Peter.

It was Merlone's love for Campolindo and its students that gave her sons the idea last summer to form CLMEF – a 501(c)(3) tax-exempt entity funded from family resources. Merlone's six grandchildren – Joseph Merlone, Gina Marek, Kathryn Golueke, Juliana Carlson, Kristen Merlone and Michael Merlone – are the directors of the foundation.

The pilot program of CLMEF was run under the supervision of Campolindo Principal John Walker along with College and Career Advisor Joan Batcheller. "We've met with them and discussed how we wanted the pilot program to work," Peter Merlone explained. "I feel very strongly that we don't teach our young people how to give back." He expects one day to have the foundation's benevolent reach extend to other high schools. The CLMEF awards will go toward tuition only and will be paid directly to the recipient's college or university.

The selection committee was made up of teachers and counselors with 30 students applying for the scholarship. "The minimum Grade Point Average was 3.5, and was not need-based," Batcheller said. "The applications were given numbers so the judging was done blind. Once half the group was eliminated and the interview process began, we knew who they were."

Students were judged from resumes, transcripts, essays and teacher letters of recommendation. The final determinations were done via internet interviews over a three-day period. The five recipients met the committee's criteria of high academic achievement, leadership skills and service to others. Sadly, Carol Merlone passed away on April 24 at the age of 95, exactly one week after the recipients were announced.

This year's scholarships were awarded to Kimya Peyvan (UCLA) biophysics with possible minors in environmental science, mathematics or entre-

preneurship with the hope to do research in quantum biology and pulmonary health; Isabelle Sofia Restrepo (USC) World Bachelor in Business – a four-year program in coordination with the Hong Kong School of Science and Technology and University of Bocconi in Milan which will result in degrees from all three universities; Ryan Lenahan (Boston College) finance/leadership/management with plans to be on the college's Division 1 swim team; Taylor Floyd (Dartmouth) biomedical engineering and physics; and Armaan Singh Johal (UC San Diego) cognitive science/computer science/biology with plans to pursue interests in artificial intelligence/medicine.

"This experience has been a rewarding one," Kristen Merlone said. "We truly enjoyed getting to meet (at least virtually) these amazing and talented young men and women. Their drive, dedication and intelligence are awe inspiring."

For more information email: [CLMerlone.foundation@gmail.com](mailto:CLMerlone.foundation@gmail.com).

### By Vera Kochan

Five deserving Campolindo High School seniors are the first recipients of the Carol L. Merlone Educational Foundation's pilot program, awarding an annual total scholarship of \$50,000 (\$10,000 for each

student).

Many Campo alumni will remember Carol Merlone manning the front desk of the library between 1970 until she retired in 1990. She was a longtime Moraga resident, moving from Orinda in 1960 with her husband F. Charles

## Moraga focuses on safety in short-term rental discussion

### By Vera Kochan

Hoping to avoid an incident like the 2019 shooting that occurred at an Airbnb in Orinda on Halloween night, the town of Moraga chose to take proactive measures regarding its short-term rentals.

The lack of hotels or bed and breakfasts in this college town has opened up a market for residences to become available to rent. On May 13 there were 19 such listings in Moraga: three non-hosted entire home rentals, five accessory dwelling units, 10 bedrooms, and one recreational vehicle rental.

Moraga does not have a short-term rental ordinance in place to regulate such uses. According to Moraga Police Chief Jon King, there have never been any complaints from citizens concerning activity from these rentals, but there's no guarantee that there won't be problems in the future.

During the May 13 town council meeting, members were asked to consider several issues pertaining to the proposed ordinance, keeping in mind that during the planning commission's April 20 meeting its members voted 5-2 in favor of adoption. The presentation to the town council was provided by Town Manager Cynthia Battenberg and Assistant Planner Mio Mendez.

The first issue was whether to allow, as opposed to banning, short-term rentals. At this time,

Moraga has only three non-hosted short-term rentals. Most homes are not considered a "party house" – a large home with a pool, hot tub and large indoor/outdoor gathering spaces. According to research by the city of Orinda post-tragedy, bans have not proven effective.

Another issue concerned hosted versus non-hosted short-term rentals. Hosted is when the owner or operator is on-site during the rental, either by living in the same building, main house or in an ADU on the property. A non-hosted rental has no owner or operator on-site. Moraga's town staff believed that a hosted rental would decrease the possibility of negative behavioral instances.

According to the staff report Contra Costa County caps its occupancy at two persons, and staff reasoned that limiting the number of simultaneous listings would curtail non-permitted parties and reduce the number of cars parked in a neighborhood, and prevent the homes from becoming boarding houses.

Many municipalities have chosen to limit the amount of days per stay with a minimum of two nights in the hopes that it would curtail short-term rental parties that usually occur for a single day or night.

Town staff recommended that there be a limit on the total number of days per year that a property can be rented in order to reduce the impact on a neighborhood. CCC currently has a 90-day limit with a possibility of up

to 150 days as permitted by a zoning administrator.

Other jurisdictions require owners/operators to acquire a permit from the planning department and the staff recommended that the permit be valid for one year with the option to renew. The initial cost of the permit would be \$500 to reflect staff costs with a \$250 fee for each renewal, and there would be a revocation and fine process to ensure compliance. CCC allows for permits to be revoked as well as fines and citations issued to violators.

Moraga staff stated that any preventative action is a step in the right direction with regards to public safety.

At the conclusion of nearly two and a half hours of discussion, the town council determined it was best to simplify the terms of the proposed ordinance at this time.

With a 3-2 vote (Mayor Kymberleigh Korpus and Council Member Steve Woehleke voting against), changes to Title 8 of the Moraga Municipal Code with regards to short-term rental regulations now include: all short-term rentals must be hosted; short-term rentals shall not be rented for less than two consecutive nights; and short-term rentals shall not be allowed in a vehicle, trailer or tent.

The ordinance is scheduled to return to the town council for a second reading during its May 27 meeting.

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