-19%



Lamorinda Sales Up YTD through July

2011 vs 2010 +11% 2010 vs 2009 +35%

2009 vs 2008

Specializing in

Lamorinda Fine

Homes & Property

For current local Market Trends data, visit:

www.LamorindaValues.com

For a complimentary market analysis of your specific property, contact Frank today!

Frank Woodward

925.253.4603 Frank@FrankWoodward.com Orinda • Lafayette • Moraga

Eden Housing Receives Enthusiastic Reception from Planning Commission

By Diana LaScala-Gruenewald

July to pitch a revised design for funding for the project. the planned affordable senior housing facility on Irwin Way the new plans were approved by cluded the installation of a handrail the Commission in a four-to-one on the proposed Irwin Way side-

The more reserved conceptualization features a facility that will be set further back from Orinda Way, will blend in with the surrounding buildings and trees, and were favorably impressed. "The will house sixty-seven independent seniors.

Project Director Woody Karp, with architects Sean Reynolds and John Thatch, represented Eden Housing at the meeting. They presented the design modifications, and addressed several written communications that they had received from community members.

Karp also requested that they be granted three to five years of approval by the Commission Dathe and Bob Jungbluth were not

den Housing returned to the rather than just one; the additional in attendance.) Planning Commission in late time will aid Eden in securing

> Some residents expressed lingering concerns. Notable topics inwalk and the necessity of maintaining reasonable noise levels in the new living units during events in Orinda Community Park.

> applicant has been truly engaged in listening to our concerns about this project," said Commission chair Louise Adamson. "The design isn't perfect, but it's really close."

All four approving members did note, however, that the housing project was a very important one, and would require continued discussion and collaboration moving forward. (Commissioners Steve

3/3. Custom built single level home, very

4/3. Custom-built French Provincial. Gorgeous interior w/ designer appointments

thruout, great backyard, views to Carquinez

4/3. Hidden Valley Custom Home. Tasteful

Custom w/ fabulous kitchen & HUGE flat

private I+ acre lot, & gorgeous Mt

Diablo views!

LAFAYETTE

\$719,000

925-253-6300

\$995,000

925-253-4600

\$3,378,000

ALAMO

property Charming!

Susan Schlicher

Commissioner Nick Kosla, the lone dissenter, continued to be concerned about the size of the project. He feels that the tree cover from all directions is insufficient for such a large building, and worries that the community park will lose its much cherished "woodsy" feel, especially

The terms of the Commission's The majority of commissioners approval require Eden to install a handrail on Irwin Way, investigate the issue of noise inside the new living units, and reconsider the landscaping near the park and in front of the proposed parking lot on Orinda Way. It also granted Eden's request for a three-year approval, with the condition that the project leaders report to the Commission each year.

Eden Housing will now begin to search for funding for the project. Construction will begin when complete funding is secured.



Haddon Heating & Cooling specializes in residential furnaces • heaters • air conditioners • ductwork

• repairs • upgrades • maintenance and service. FREE ESTIMATES • FAST SERVICE

925-521-1380

Monday-Friday 7am - 5pm (closed for lunch) www.haddonheatingcooling.com

LAFAYETTE

4/3. Speaks Volume!

Audrey Neale

ORINDA

Laura Abrams

ORINDA

Views, top schools.

Woodward & Holt

Contemporary & sophisticated gated estate.

Style & distinction in the hills of Happy VIy.

4/4. Secluded Sleepy Hollow Estate.

Pano views. Lap & infinity pools.

Gracefully remodeled Mediterranean.

4/2.5. Handsome & spacious single

Lvl home, large private lot, breathtaking

Your comfort is our #1 priority **System Inspection** Furnace/ A/C

Check up* We do offer a variety of pleated

\$2,798,000

925-253-4600

925-253-4600

\$2,215,000

925-253-6300

Thank you for recycling this paper. It is printed on at least 50% recycled material and should be recycled again.





\$3,350,000 LAFAYETTE 6/4. Gorgeous, custom, remodeled Happy Valley Estate w/breathtaking views, expansive lawns, open floor plan.

The Beaubelle Group 925-253-6300 Frank Woodward



\$2,500,000 ALAMO MARTINEZ Valley Green Luxury with amazing VIEWS! 925-253-4600 Jeannette Bettencourt 925-253-4600



ORINDA \$1,748,000

Trad. Cust. Home w/great flr plan, Chef's kit, H/W flrs, Ig. Mstr Ste, 3 frplc, views! The Beaubelle Group 925-253-6300 Patti Camras



\$665,000 LAFAYETTE 3/2. Charming rancher + bonus space.Lvl lot, hardwd, dual-paned windows, granite.

Remodeled master bath. Wendy & Michelle Holcenberg



\$1,399,000

4/3. Stunning, sophisticated, rebuilt contemporary w/ Pano views, and dramatic vaulted ceilings Val Durantini



5/3. Happy Valley 1930s Estate. Notable

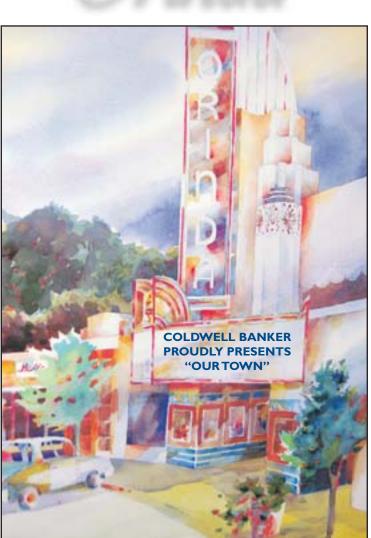
1930's Estate has architectural charm,

views & tennis court.

ORINDA \$949,000 3/3. Enchanting Orinda retreat

w/spectacular views perfect for the long "haute" summer 925-253-4600 Patti Camras 925-253-4600





Watercolor by Jean Warren



ORINDA



\$3,995,000

5/4. Pure Elegance! Situated on a gated cul-de-sac, this home offers the ultimate in privacy and luxury. 925-253-4600 Jamie Roder



5/3. Sanders Ranch Beauty! Beautiful home

in the desirable Upper Brandt Dr area.

Great backyard w/pool & spa

5/4. New LOW price!

Exquisite remodel includes a wine cellar, upscale amenities and guest house. Karen Richardson 925-253-4600

5 Moraga Way | Orinda | 925.253.4600

2 Theatre Square, Suite 211 | Orinda | 925.253.6300



\$1,250,000

925-253-4600



3/2. Spectacular home with .75 acre

park-like yard. Stunning one of a kind