



## Moraga Civic News

### Public Meetings

#### Town Council

Wednesday, March 26, 7 p.m.  
Wednesday, April 9, 7 p.m.  
Joaquin Moraga Intermediate School,  
1010 Camino Pablo

#### Tri Cities Council Meeting

Monday, April 7, 7 p.m.  
Saint Mary's College,  
1928 Saint Mary's Rd., Moraga

#### Planning Commission

Monday, April 7, 7 p.m.  
Moraga Library, 1500 St. Mary's Rd.

#### Design Review

Monday, April 14, 7 p.m.  
Moraga Library, 1500 St. Mary's Rd.

Check online for agendas, meeting notes and announcements

#### Town of Moraga:

www.moraga.ca.us  
Phone: (925) 888-7022

#### Chamber of Commerce:

www.moragachamber.org

#### Moraga Citizens' Network:

www.moragacitizensnetwork.org

#### School Board Meeting

##### Moraga School District

Tuesday, April 8, 7:30 p.m.  
Joaquin Moraga Intermediate School Auditorium  
1010 Camino Pablo, Moraga  
www.moraga.k12.ca.us  
See also AUHSD meeting page A2



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## Town Center Homes: New Plan Gets Traction

By Sophie Braccini

Recent modifications made to a proposal by City Ventures to develop the vacant 2.6-acre lot that sits next to the fire station on Moraga Way may turn out to be a preview of Moraga's 21st century look, when the center of town will be completely developed under the Moraga Center Specific Plan.

The first proposal featured attached condominiums of up to three stories; a new, and unpopular, look for Moraga. Zoning allows for up to 20 units per acre in that area but after holding several meetings to gather public input, City Ventures came back with a revised plan that reduces the number of units, keeps most to two stories and includes duplexes along Country Club Drive that are more aligned with the homes across the

street. Questions about adequate parking remain the last serious concerns raised by the project's neighbors.

The Design Review Board got its first look at the new plan for City Ventures' Town Center Homes project on March 10 during a study session. The purpose was to make sure that the project conforms to the 2010 Moraga Center Specific Plan and that no major questions remain to be answered. The relatively short hearing went so well for the applicant that the next step will be the formal start of the application process that will lead to the project's construction.

The major modification to the new plan is the reduction of the number of units from 54 to 36. Running perpendicular to Moraga Way would be four rows of between four and six

clustered, two-story condominiums, some of them with a loft (a partial, 500-square-foot third story). Each of the 21 units will have a two-car garage, no driveway and a small private yard. Fifteen duplexes would face Country Club Drive, with garages accessible through the back road. Other modifications include a direct access road to Moraga Way (in the previous plan the only access to the development was from Country Club Drive), and more landscaping along Moraga Way and Country Club Drive.

"City Ventures has been doing a great job," said Moraga Country Club resident Wess Beway who went to many of the developer's public outreach meetings. He noted that the remaining concern is parking since

many people have three cars and the new proposed units include two-car garages for each home, with no driveway parking, and only 18 additional spots. "No matter what, you'll have cars parked on Country Club Drive, which is a hazard," said MCC resident Jerry Tanner.

During the meeting, members of the Design Review Board discussed options to increase parking availability on Country Club Drive and the possibility of including more variety in the facades of the homes, to create a more custom design look.

City Ventures confirmed that its next step is to incorporate the last recommendations and submit a formal application to the town for the project's construction. (Read a related article on page A9.)

## Town Council Shuts Down Café Hacienda

By Sophie Braccini

Despite a passionate plea from Gayle Somers to keep her café open for another month at the Hacienda de las Flores, the Moraga Town Council decided to close the popular breakfast and lunch venue at the end of March.

What should have been a seamless transition for the Moraga chef,

from her temporary location at the Hacienda to her permanent spot on Rheem Boulevard, collided with regulatory requirements and the Parks and Recreation Department's plans to get the Hacienda ready for the busy events season.

Café Hacienda was opened last May by Somers while she awaited the completion of her new location on Rheem Boulevard. For the town, it was a pilot project to attract more mid-week visitors to the Hacienda. The Town Council created a subcommittee last fall, which included the Hacienda Foundation, the Moraga Park Foundation, the café operator and Parks and Recreation director Jay Ingram, to guide the future of the onsite café.

The subcommittee met four times with mediator Maura Wolf from the Leadership Center at Saint Mary's



Photo Cathy Dausman

College. "We took a two-prong approach, asking 'what's the big picture?' and 'how does the café fit into that?'" Wolf explained.

Somers hoped to become the sole user of the kitchen. Under the current agreement with the town, every Friday afternoon Somers dismantles her

operations in the kitchen and transports her food in the cold units located in the nearby Casita.

"The Hacienda is used for weddings, classes and different local groups; we could not give Gayle the exclusive use of the kitchen," said Ingram. ... continued on next page



### Moraga Police Department

Driving too fast with little brother, 3/15/14 A 17-year-old driver was pulled over for going 52 mph in a 35 mph zone on Moraga Road near Corliss with her little brother in the car. It became a family affair when mom came to rescue the 10-year-old and dad and the teenaged driver agreed for her to enter the Juvenile Diversion Program, which allows young first offenders to learn from their mistakes.

Purse Stolen 3/15/14 A woman left her purse in her unlocked car on Donald Drive near the Hacienda and was gone for approximately 15 minutes. Much to her surprise, upon return to the vehicle, the handbag along with wallet and credit cards had magically disappeared. Loss estimated to be \$500.

Where are my keys? 3/14/14 There was a party on Friday night at a Moraga Road home and on Saturday morning a key ring had vanished. The key's owner checked with roommates and party attendees, but she was unable to locate it. Be on the lookout for a key ring with one car key, a pink flip flop dangle along with a "2011" dangle.

Coupon conundrum, 3/14/14 An individual attempted to purchase a high volume of items with the use of coupons. The buyer believed restricting his access to items was against company policy because he was buying the items in support of a charitable organization. The manager informed the buyer that he didn't want him to clear out the inventory of the item. The manager felt that the would-be buyer may have obtained the coupons fraudulently, especially when he became irate and threatening. Officers advised the fellow he would be subject to arrest if he

returned. The coupon holder said he'd sue, then left the property without incident.

Dog issue, 3/14/14 There was an off-leash dog at a Donald Drive residence. A fellow was walking by with his dog on a leash and was approached by the off-leash dog. The walker advised the homeowner of leash laws and requested he keep his dog on a leash; the homeowner allegedly became agitated and verbally abusive towards him and followed him on foot as he left. The dog walker was concerned for his safety and the safety of his dog due to the confrontation. Both parties were advised of the report and the incident was forwarded to Contra Costa Animal Services.

Tree vandalism, 3/11/14 An azalea tree had been pulled from the front yard of a Del Monte home sometime during the day by an unknown suspect. The victim noticed the damage to his landscaping at around 3 p.m. Total amount of loss is estimated at \$150.

In addition, the following incidents were reported between March 10 and March 17:

#### Lost/stolen property

Archer Court

#### Traffic Incident

Moraga Road

#### Making annoying phone calls

Camino Pablo

#### False Alarms

Teodora Court, Moraga Way, Arroyo Drive, Del Rio Way, Camino Pablo, Park Street, La Quinta

#### Suspicious Circumstances

Dolores Court

#### Outside Warrant

Country Club Drive

#### Deceased Person

Carr Drive

### MORAGA VALLEY SWIM & TENNIS CLUB

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April 12th  
1:00-3:00 pm

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**Swim Team Registration Begins March 15<sup>th</sup>**