



EXPERIENCE MATTERS

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PEAR & WINE FESTIVAL

SATURDAY, 9/27, 10AM-4PM

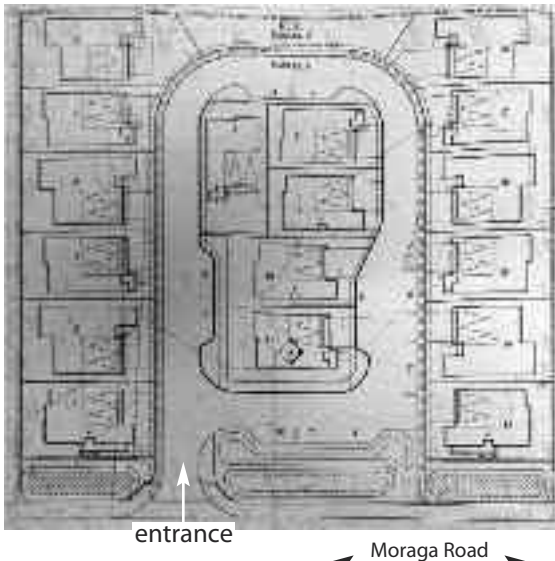
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Via Moraga Appeal: Concept Approved

By Sophie Braccini



The plan for 17 single-family homes, tightly packed on two acres along Moraga Road across from the Rheem Shopping Center, represents something new in town. Via Moraga features detached, two-story homes on small lots; existing developments of similar density have attached duplex or triplex homes. The project was recently approved by the Moraga Town Council on a 3-2 vote.

When Signature Homes' Via Moraga development was approved by the Planning Commission earlier this year, Councilmember Mike Metcalf and the developer lodged appeals. Revised plans were presented to the Town Council Sept. 10 that satisfied both appellants. The project won approval despite opposition from Councilmember David Trotter and vice mayor Roger Wykle, who were concerned about the height of the structures and view shed protection of the Rheem Ridge.

The owner of the property, which has been vacant for many years, studied multiple scenarios ranging from a boutique hotel to apartment buildings. In their July deci-

sion, planning commissioners approved a project that was three years in the making.

The commission's approval came with a requirement that the developer configure the lots with a single entryway on Moraga Road instead of the two that had been proposed – the rationale was that with only one entrance, the project would have less impact on the roadway from both traffic and visual perspectives. The developer's appeal asked for the second access point to be reinstated but, after working with town staff in preparation for the council meeting, Signature Homes came up with a new proposal that included only one entrance on Moraga Road and considerably increased the setback of the middle front lot.

Metcalf's appeal arose from his concern over a "wall effect" created by two-story homes close together along the scenic corridor. When he saw the new plan he indicated that he was ready to approve the project.

Trotter and Wykle wanted to see either a computer-simulated rendition or new story poles erected to represent the revised plan before the council voted on final approval. Metcalf and Councilmember Phil Arth said that they didn't need further study to grant approval, leaving mayor Ken Chew as the swing vote.

Chew said that the project had been sufficiently studied by both the Design Review Board and the Planning Commission during the years it took to create a final draft, and he was confident that the visual impact along the scenic corridor had been taken into account as required by the town's General Plan. With Trotter and Wykle opposed, the council voted to approve the project.

Next steps include consideration of a general development plan and tentative subdivision map by the Planning Commission at meetings that will be open to the public. Important aspects such as how pedestrians might cross Moraga Road – a topic that many residents expressed concern about during earlier sessions – will be studied. The schedule for these hearings has not yet been set.

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804 Avalon Avenue, Lafayette

COMING SOON



Open Sunday 9/28 1:00-4:00PM
 This remodeled 4BR/3BA home is within walking distance to K-8 schools and Downtown Lafayette. New kitchen and baths.

Offered at \$1,100,000 by Jim Colhoun
 925.200.2795.

CalBRE 01029160

29 Longridge Road, Orinda

COMING SOON



Old world charm at its best...This custom home was built in 1936 and boasts an ideal floor plan with 2958 sq. ft., 4 bedrooms plus office, 3 remodeled baths plus powder room, gourmet kitchen, office, hard carved wood trim, open beamed ceilings, wooded view, shop, 3 car garage and so much more!

Offered by Ruth Eddy for \$1,100,000.

CalBRE#01313819

3217 Laurel Ave, Oakland

COMING SOON



This 2/1, 863 SF, sweet traditional starter home is in the Laurel District. Remodeled in 2004, it features hardwood floors, granite counters, a great yard with deck, parking, and 1-car garage. Centrally located. Close to 580 Freeway, Express bus to SF, BART.

Offered at \$315,000 by Maureen Caldwell-Meurer.

CalBRE#01909766

7766 Silverado Trail, Napa

NEW LISTING



An amazing opportunity awaits at this incredible estate property overlooking neighboring vineyards. The charming cottage sits on nearly 2-1/2 acres with magnificent oaks, a seasonal creek and exceptional stone wall. Alongside the home is a wonderful pool and at the eastern edge is a massive building site of over 10,000sf with engineered plans.

Offered at \$1,289,000 by Janine Hunt.

CalBRE#01909766

1128 Larch Avenue, Moraga

NEW LISTING



Set back from the street, this single-level 4BR/3BA home features a private location with hilltop views on a 1.16 acre lot. Classic hardwood floors throughout lead to a large family room. Separate detached office or workshop building would be ideal for an artist studio.

Offered at \$1,069,000 by Jim Colhoun.

CalBRE 01029160

4211 Elario Dr. Concord

NEW LISTING



Beautiful custom home, down a private lane with 4 BR and 3 baths, 1 bedroom and bath on the street level. Its 2604 SF includes spacious living, family and dining rooms, high ceilings and custom features. It also features a slate patio and deck for entertaining, citrus trees and RV parking. Dead end street with a walk to Lime Ridge open space.

Offered at \$659,950 by Tina Van Arsdale.

CalBRE 01259271






TIP OF THE WEEK

Moraga and Orinda have had a slight increase in the number of sales so far this year, as compared to last year, and Lafayette has had a slight dip (after a banner year in 2013). However, all three towns have had an increase in average sales price of detached homes, so the market is still going strong!

Our agents have represented buyers in other parts of the Bay Area as well, and home prices there are increasing too. Here is a sampling of homes we helped buyers purchase in local and neighboring communities:

640 Quail Crest Drive, Walnut Creek	\$1,450,000	Jim Colhoun
616 Miner Road, Orinda	\$1,210,000	Julie Georgiou
1173 Grizzly Peak Bl., Berkeley	\$875,000	Ruth Eddy
3017 Lester Avenue, Martinez	\$790,000	Dana Fillinger
126 Danvers Court, Oakley	\$369,000	Tina Van Arsdale
702 Waterford Place, Pinole	\$235,000	Sheri Wedlake

Meet our Featured Agents ...

 Julie Georgiou 925.200.8246 salesbyjulie@gmail.com CalBRE#01043977	 Tina Van Arsdale 925.640.2355 vanarsdale@aol.com CalBRE#01259271	 Janine Hunt 510.409.6266 janine.hunt@bhghome.com CalBRE#01909766	 Dana Fillinger 925.588.6409 dana.fillinger@bhghome.com CalBRE# 01731662	 Regina Englehart, Broker-Manager 925.876.9076 regina.Englehart@bhghome.com CalBRE# 01308462
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