



## Moraga

### Public Meetings

#### Town Council

Wednesday, Jan. 14, 7 p.m.  
Wednesday, Jan. 28, 7 p.m.  
Joaquin Moraga Intermediate School,  
1010 Camino Pablo

#### Planning Commission

Tuesday, Jan. 20 canceled  
Monday, Feb. 2, 7 p.m.  
Moraga Library, 1500 St. Mary's Rd.

#### Design Review

Monday, Jan. 26, 7 p.m.  
Moraga Library, 1500 St. Mary's Rd.

#### School Board Meeting Moraga School District

Tuesday, Feb. 10, 7:30 p.m.  
Joaquin Moraga Intermediate  
School Auditorium  
1010 Camino Pablo, Moraga  
www.moraga.k12.ca.us  
See also AUHSD meeting page A2

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



### Moraga Police Department

**Big burglary, 12/24/14** A Corliss Drive resident was out of town for five days over Christmas and returned home on Dec. 28 to find two safes were stolen, along with a 2004 gray Honda Accord. The homeowner didn't know who would have done this. She estimates the monetary loss to be approximately \$12,000. Neighbors didn't see or hear a thing.

**TV taken, 12/23/14** A family member went to check on her uncle's unoccupied Lynwood Place residence and discovered the pedestrian garage door had been forced open. The only thing missing was a television worth an estimated \$400, but the rest of the house had been rummaged through and miscellaneous food, alcohol, bedding and towels had also been taken.

**Grand theft auto, 1/01/15** Not much of a happy new year for the guest of an Ascot Drive resident who had a cell phone, sunglasses and personal checks taken from the inside of his unlocked vehicle which had been parked in the driveway overnight. Total loss estimated at approximately \$1,300. The case is under investigation, but inactive pending further evidence.

**Danger to self, 1/02/15** Cops were on routine patrol of the Rheem Shopping Center when they were contacted by a woman having emotional/mental health issues. Police determined she was a danger to herself and she was taken to the hospital.

**Chair theft, 1/03/15** A citizen contacted cops in front of the police department, just down the road from where he just observed a theft by three white males in their late teens or early 20s stop in front of a Rheem Center dining establishment and quickly place two outdoor chairs into the back of the vehicle before speeding off. The observer wisely took photos of the suspect's vehicle. The incident is under investigation.

**Resisting arrest, 1/05/15** Police checked on a man parked in front of a Corliss Drive residence and asked the fellow multiple times to step out of the vehicle, but he refused. The subject started acting as if he was hiding something under a blanket and would not listen to officer's com-

mands. As police opened the vehicle's door, the gentlemen started resisting; after a brief struggle the subject was subsequently arrested for resisting and obstructing a peace officer. He was also ticketed for being under the influence of a controlled substance and possession of paraphernalia.

The following incidents also occurred between Dec. 24 and Jan. 5:

**Petty Theft** – Silvia court  
**Violation of Court Order** – Ascot Court

**False Alarm** – Camino Peral, Claudia Court, Fairfiled Place, Sanders Ranch Road, Corte Royal, School Street, Rimer Drive, Danefield Place, Kimberley Drive

**Danger to Self** – Moraga Road  
**Civil Dispute** – Tharp Drive

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## Hillside and Ridgeline Development

*Is more public outreach needed?*

By Sophie Braccini

The Planning Commission provided input regarding the end of the first phase of the Moraga Hill-sides and Ridgelines project at its Jan. 5 meeting. The Moraga Hill-sides and Ridgelines project was initiated in late 2013 based on a Moraga Town Council goal to study and potentially update the existing regulations for hillside and ridgeline development.

The first year of the project was spent discussing areas that should be studied to render the town's development regulations clear, understandable, and free of ambiguity. Over the years, different interpretations of the rules have surfaced, creating uncertainty and heated discussions as new developments were proposed. The Planning Commission was presented with a list of topics, preliminary landslide hazard and inventory maps were created to determine which areas of Moraga are possibly at high risk for building, and a draft 200-page public document called the Background Report, "Understanding Moraga's Hillside Regulations," was published June 2014 to provide a clear summary of the existing regulations regarding hillside and ridgeline development in the town.

After several public meetings, and work by a steering committee, it was decided the project should focus on ridgeline protection, development on steep slopes and the need for a slope permit, calculation of slopes, remediation of high-risk areas and viewshed protection. Whether the rules are left as is, simplified or amended will impact future large developments in Moraga, such as in Bollinger and Indian valleys, but could also impact the approval of smaller structures, such as adding a retaining wall to an existing sloped property.

During the meeting, members of the audience asked for further public discussion about these issues before the Council makes any decisions. Moraga resident Edy Schwartz called for a comprehensive education campaign, citing what the town did to educate people about roads and pass the 1 percent sales tax. Planning Commissioner Steve Woehleke responded, "How would you get the whole town to agree on this?"

The regulations that tend to limit development have been hotly debated in Moraga since incorporation in 1974. The Moraga Open Space

Ordinance (MOSO) was passed in 1986, limiting what could be done in certain areas, but a measure to strengthen MOSO failed in 2008. Woehleke expressed concern that the work done today was leaning more toward modifying the rules in a more stringent way than clarifying and simplifying them.

Property owner Dave Bruzzone expressed his frustration about what he perceives as the lack of responsiveness of staff to his written comments. He highlighted that part of his properties were labeled as being subject to MOSO when in fact it is not the case; he also indicated that the new landslide hazard map presented by staff was a detriment to the town. "(There are) landslides all over hillside communities, in Lafayette and Orinda too," he said, "and some of these landslides are on properties where people live right now."

When MOSO was approved it included a Development Capability Map listing higher risk areas; the landslide hazard map presented to the Steering Committee and Planning Commission, developed by Cotton Shires Consulting Engineers does not coincide perfectly with the

MOSO map. While the Steering Committee found the new visual by Cotton Shires useful, the commissioners did not unanimously share its enthusiasm.

Planning Commission Chair Christine Kuckuk said that for her the proper way to write policies was to draft rules that are so clean that there is no confusion and ambiguity, and she saw no need to develop new maps. On the other hand, Commissioner Frank Comprelli, who was on the steering committee found it useful.

Overall the commissioners agreed which are the key hillside and ridgeline development issues that should be addressed. "It's a conversation Moraga has needed to have for a long time," said Commissioner Stacia Levenfeld. "It's time to dive into the issues."

At its Jan. 28 meeting the Town Council will consider the Steering Committee and Planning Commission recommendations and provide direction to town staff and consultants on next steps for the project. A first draft of new regulations should be decided mid-2015 with final adoption envisioned by the end of the year.

## Two Upcoming Meetings in Moraga

*Moraga Livable Road, Jan. 14, and Canyon Bridge Jan. 20*

By Sophie Braccini

The Moraga Town Council will discuss different options to improve pedestrian and bicycle circulation while maintaining a high level of service for cars along Moraga Road between Campolindo High School and the St. Mary's Road crossing at 7 p.m. tonight. The meeting will be held in the auditorium of Joaquin Moraga Intermediate School.

Discussion of the Livable Moraga Road project began a year and a half ago. At the end of a series of meetings, a majority of participants rallied around a reduction of Moraga Road to three lanes between Corliss Drive and Donald Drive, with pocket lanes for left turns, and maintaining four lanes from Donald Drive to the Rheem Boulevard crossing where the road already becomes two lanes, going north. As proposed, the corridor would include a continuous multi-use path from the Commons to Campolindo

High School, new pedestrian crossings, bike lanes and sidewalks, and intersection improvement at Rheem Boulevard, Corliss Drive, St. Mary's Road and around the high school frontage. More information about the Livable Moraga Road Project can be found at [www.moraga.ca.us/livable-moragaroad](http://www.moraga.ca.us/livable-moragaroad).

The Public Works Department will hold a second community out-

reach meeting at 6 p.m. Tuesday, Jan. 20 in the La Sala Room at the Hacienda de las Flores, 2100 Donald Drive. The antiquated bridge located on Canyon Road over the West San Leandro Creek was found structurally deficient, and is a hazard to pedestrians and bicyclists because it is so narrow. The town decided to construct a new bridge and is conducting extensive outreach due to the importance

of that bridge. At this meeting a revised conceptual plan addressing the concerns received at the first meeting in October will be presented. Construction is currently scheduled for 2016. Information on the project is available online ([moraga.ca.us](http://moraga.ca.us), enter canyon bridge in the search window), including a description of the project and responses to the questions that have been asked by residents.

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