

### Men's Dinner with Giorgio Tavechhio



#### MVPC Men's Dinner on April 11, 2018

St. Mary's Soda Center  
 5:30 pm reception w/dinner to follow  
 Our guest speaker is  
**Giorgio Tavechhio**  
 Kicker for the Oakland Raiders  
 \$25 per person/\$200 for table of 8  
**Purchase tickets by April 4**  
**at [www.mvpctoday.org](http://www.mvpctoday.org)**

The Raider's Italian kicker, Giorgio Tavechhio, has not had a typical trajectory in to the NFL. Born in Milan and moved to Moraga, he played football at Campolindo and Cal, with coaching by MVPC's Mike Ahr, on his way to filling a critical spot in the Raider's lineup.

At 27 years old, his journey is like out of the movies.

## Rheem Theatre to become a community asset

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Image provided

Getting the property owner to sell the town's art deco movie venue at a reasonable price has been a goal of local officials, especially since the operators, Derek Zemrak and Leonard Pirkle, closed the doors in January. Since then intense negotiations have been taking place between the mayor, Vice Mayor Teresa Onoda and town staff, the MCF, and the property owner. Puri had listed the complete theatre parcel, including two restaurants, for \$4.75 million.

The MOU indicates that the town will support Puri's application to build 48 units on the lot adjacent to the theater, a 38 dwelling unit per acre density, with a height of 48 feet - 7 feet higher than the theater. The building will have multiple layers and patios and will not be a block structure; only a small portion of the roof will be taller than the theater. The memorandum also indicates that the town is retaining its discretion to approve, deny or add conditions to the proposed development. The town states its intent to conduct a timely proceeding of the application. To do so, Town

Attorney Michelle Kenyon said that the town would condense its usual three-step development process.

The transfer of ownership will not happen until the development is approved. Puri also agreed to lease the theater for \$5,000 a month to an operator that would reopen the closed movie venue.

Pirkle indicated in an email that when he and Zemrak made the decision to close in January after months of deliberations, they stated that they would be interested in reopening the theatre after close of escrow on the building and after the major repairs and reduction of liabilities had been completed throughout the structure.

"Our main concern remains the liability issues within the building and a long-term plan for ongoing operations," Pirkle said. "We want a safe environment for the moviegoers and a long-term plan for uninterrupted operations."

Council Member Kymberleigh Korpus was the single voice of opposition to the agreement on the council. She said that she felt that

the council was tying its hands from the very beginning by agreeing to expedite the process. She explained that four-level buildings along the scenic corridor did not correspond to town standards, and that if the planning commission reduced it to three levels it could void the MOU. Council Member Jeanette Fritzky recused herself since her husband sits on the MCF board.

MCF's president Tom Schnurr said that the foundation was committed to making the theater a community asset and securing its continuous use. He added that the foundation was developing a plan, assessing the maintenance needs, so everything would be taken care of before reopening. There were rumors that Puri would support the maintenance effort, but the property owner did not confirm that before press time.

At this time the former operators have not said that they intend to come back to Moraga prior to the close of escrow, which could take years. The theater could be leased to another operator.

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## Hillside and ridgeline regulation

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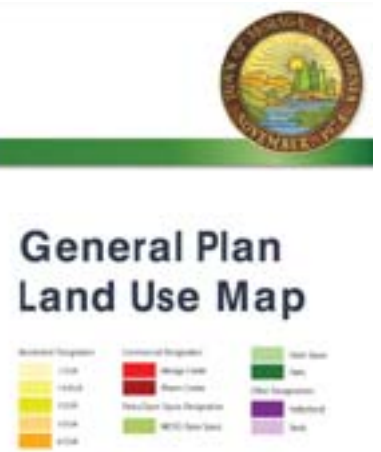
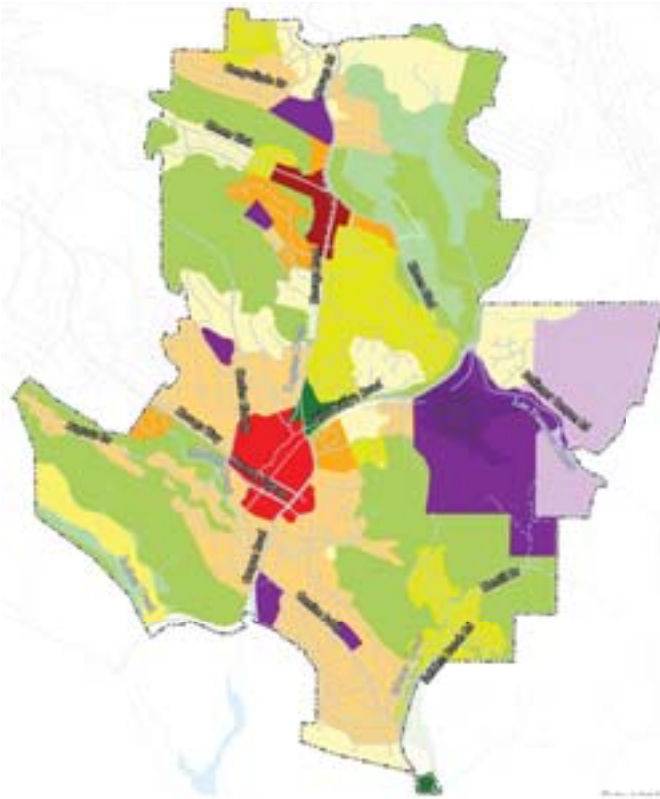


Image provided

Council members first needed to make a final decision regarding the regulation of building heights so it would not obstruct views of the hills. Previous meetings led to the decision that these views would be observed from a number of specific locations on Moraga scenic corridors (Moraga Road, Moraga Way, Rheem Boulevard, St. Mary's Road, Camino Pablo, Canyon Road, Bollinger Canyon Road, or Donald Drive along the ridgeline of Mulholland Hill). There, an observer needed to be able to see a certain amount of undeveloped ridgeline. The council members had to decide whether 35 percent of the ridgeline should still be visible, or 500 feet from the top or 200 feet from the top of the ridge.

Staff prepared simulations of the different rules for the council members to make a decision. Property owner Stacey LaBarge asked not to add any new cumbersome rule to already protected hills and noted that the height of the observer, whether that person would be on one side of the street or another, changes what is observed. Protect Lamorinda Open Space represen-

tative Susan Jones said that her group considered the 35 percent rule a more elegant solution, and the council members agreed.

The elected officials were also asked if the rule should be applied to hillside development only or also to valley floor buildings such as the shopping centers. David Bruzzone, whose family owns the shopping center at the crossing of Moraga Way and Moraga Road and surrounding areas, explained that enforcing such a rule to the valley floor would seriously cripple the economic feasibility of the entire approved Moraga Center Specific Plan.

Council members had different opinions on the topic but chose not to make a decision at the meeting. Instead they agreed that the discussion would be part of the MCSP's revision. Vice Mayor Teresa Onoda and Council Member Kymberleigh Korpus were appointed to an ad-hoc committee that will propose new options for the development of the MCSP, including view shed preservation. Onoda said that in her opinion, larger setbacks and lower building requirements would be

necessary to address this question. The two council members have a maximum of nine months to return with ideas.

Most open space areas in Moraga are regulated by MOSO; the non-developed Bollinger area is zoned a "study area," and some land along Rheem Boulevard and Palos Colordos properties are non-MOSO open space. All council members agreed that present regulations limiting development to one unit per 5 acres, or one unit per 10 acres, or one unit per 20 acres as determined by the planning commission should be continued, but that some criteria such as adjacent densities or soil stability should be taken into account.

Finally, the town council unanimously agreed to limit the size of homes on lots over an acre to 5,500 square feet, if the new construction is visible from one of the scenic corridors.

The council decided to set the date of either April 11 or 25 for a final hearing of the new regulation, followed by a vote of the council to adopt it.

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