

April 6, 2015

Planning Commission
City of Pleasanton
P.O. Box 520
Pleasanton, Ca
94566

Re: Appeal of case# P15-0010 – 547 Sycamore Rd

To whom it may concern:

First, we would like to thank the Planning Commission for their time and effort at the appeal hearing. Unfortunately, while it would appear obvious that no one should use the hammerhead area for parking, the Rocha's have always used it for their RV or other personal & business vehicles. The additional restriction requiring that any construction traffic not park on the hammerhead was appreciated. However, even after the Planning Commission took the time to discuss the fact that the hammerhead area is necessary for emergency traffic, or even just city services to be able to access Pioneer Trails Place, the Rocha's went right on using it to park their personal vehicles. Attached with this appeal are two photos documenting their parking of vehicles on the hammerhead during the past 2 weeks. Even when there is only 1 vehicle in their 3 car driveway, they will park on the hammerhead. Also, when other vehicles come to their house to work or perform other business services for them, those vehicles also park on the hammerhead area, even when the driveway has spaces available. Therefore, we are renewing our objections to the second unit, and renewing our request that the permit only be granted if there is access to the second unit from Sycamore Road. Adding an extended driveway from Sycamore Road will provide the additional parking that the Rocha's currently need, and will need for both construction and tenants in that unit.

Our objections to the location of the second unit are as follows:

1. The unit will be located off of Pioneer Trails Place, and as far from the primary residence and Sycamore Road, as possible.
 - a. This places the burden of actually living next door to this home on the residents of Pioneer Trails Place.
 - b. Currently placement has the second unit directly next door to 494 Pioneer Trails Place, and at the complete opposite corner of the property from the primary residence at 547 Sycamore Rd.
2. This placement will require all construction traffic to use Pioneer Trails Place.
 - a. There is nowhere for construction traffic to park on Pioneer Trails Place;
 - i. The parking of either construction workers or construction equipment on Pioneer Trails place creates a public safety hazard for the other families who live on Pioneer Trails Place. If any vehicle parks on Pioneer Trails place, then emergency equipment

will not be able to respond to an emergency call for help at any of our homes.

- b. For the past 6 years the garbage trucks have all had to back down the road in order to collect garbage and recycling because the Rocha's have always used the hammerhead for parking their personal vehicles, or their client's vehicles.
- c. There is nowhere for construction equipment to park or be stored on Pioneer Trails Place.
- d. There is no where for construction equipment or workers to park on Amber, Pioneer Trails Place, or Sycamore Road.

In order to alleviate and mitigate these problems, we propose the following Conditions for Approval of the permit to construct the second unit:

1. The second unit should be located closer to Sycamore Rd.
 - a. This will permit easier access between the primary residence and the second unit, and create continuity between the units on the property.
 - b. This will permit access to the unit from the existing driveway off of Sycamore Rd.
 - c. This will allow for construction traffic to access the site directly from Sycamore Rd.
 - d. This will allow construction equipment to be stored on the Sycamore Road property.
 - e. This will allow construction workers to park in the existing driveway off of Sycamore Rd, or in the field where the home will be built.
 - f. This would also provide for the additional option of a variance for a second driveway off of 547 Sycamore Rd to access the second unit.
 - i. This driveway would then also be available for construction workers to park, and construction equipment to be stored.

Sincerely,



Kimberly Connors & Gary Hirata
414 Pioneer Trails Place
Pleasanton, Ca 94566





Jennifer Wallis

From: [REDACTED]
Sent: Friday, April 24, 2015 11:15 AM
To: Jennifer Wallis
Subject: Re: Terry Townsend for John Rocha (P15-0010)
Attachments: IMG_3731.JPG; IMG_3733.JPG

Good morning Jennifer,
TGIF!

I wanted to send you 2 more pictures of the hammerhead. I figured it was always possible that someone would be concerned that the prior pictures were maybe the only 2 times it happened. However, it is an on-going problem. So, I've attached 2 more pictures from 2 other days this week. On both of these days, the front driveway was empty & could have been used for parking. But, the hammerhead continues to be the Rocha's go to spot for parking for their clients or employees.

Thank you for your time,
Kim

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