

Jennifer Wallis

From: Gary Monzo [REDACTED]
Sent: Thursday, March 19, 2015 9:45 AM
To: Jennifer Wallis
Subject: Comments on P14-1186 Hagib Haddad
Attachments: Short list Documents 8019 GEW ex Monzo.pdf; Golden Eagle Estates CC&Rs Article VIII (g) Page 20.pdf

Jennifer,

Attached is a short list of document which we want incorporated into the staff report. These are relevant to the evolution of the issue regarding the house design and its impact on us. Also attached is a page of the GEE CC&R's Article VIII (g) page 20 describing basis of approval.

I can provide hard copies if needed.

Please confirm receipt.

Gary Monzo
Handy/Cell number: [REDACTED]
8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

Click [here](#) to report this email as spam.

8019 Golden Eagle Way Hearing
Haddad/Monzo short list of documents

Document /Event Date	Subject
10/22/2012	Planning Department Letter
10/30/2012	Email that ARC packet sent to Escrow
4/24/2013	Email chain regarding an attempt to speak with Mr. Haddad. HOA said he understood the guidelines.
6/4/2013	guidelines for 8019 GEW-Email from Monzo to HOA
10/31/2013	Monzo comments on renderings submitted and HOA response
11/1/2013	GEE Board Letter to Haddad regard design guidelines
11/19/2013	More detailed GEE Board Letter to Haddad regarding design guidelines after site meeting
12/11/2013	Updated detailed GEE Board Letter to Haddad again stating the guidelines for 8019 GEW
1/15/2014	Un noticed and undocumented meeting with Mr. Haddad and ?
1/19/2014	Email from Monzo to Board regarding ignoring the previous board letters
2/26/2014	Story Pole email regarding completeness
3/11/2014	Email indicating problems with the story pole completeness
	various comments made and lengthy time between comments and resolution

8019 Golden Eagle Way Hearing
Haddad/Monzo short list of documents

Document /Event	
Date	Subject
7/17/2014	Monzo response to Haddad HOA submission
7/18/2014	Schmitt response to Haddad HOA submission
8/12/2014	email from Haddad request to meet about our concerns before HOA Approval
8/14/2014	Monzo email agreeing to meet alone or with other neighbors. No response ever received
10/29/2014	Monzo's email to Haddad acknowledging request to meet. He called from Planning Department.
11/4/2014	Monzo's summary to Mr. Haddad of the November 1 meeting

THE CITY OF



PLEASANTON.

October 22, 2012

Gary and Candileigh Monzo
8023 Golden Eagle Way
Pleasanton, California 94588

Dear Gary and Candileigh:

Re: 8019 Golden Eagle Way

Thank you for your letter regarding development of the vacant site located on 8019 Golden Eagle Way adjacent to the east side of your property.

PDR-734, the design review approval for the custom home on this site has expired; the building permit application has also expired. Since the previous design review approval has expired, no building permit will be issued for a custom home on this site. Any request for a new custom home or a request to re-activate the previously approved custom home will require a new application for Design Review approval and will be subject to the submittal requirements for new Design Review applications. Attached is the City brochure describing the submittal requirements and review procedures for Design Review applications.

The design plans for a proposed custom home will have to be first reviewed and approved by the Golden Eagle Architectural Review Committee before the design review application and plans can be submitted to the Planning Division for review. The City will review the custom home for compliance with the Golden Eagle Design Guidelines and Urban Stormwater Runoff treatment, tree preservation, grading, building materials and colors, etc., and other City requirements.

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

Planning

200 Old Bernal Ave.
(925) 931-5600
Fax: 931-5483

Building & Safety

200 Old Bernal Ave.
(925) 931-5300
Fax: 931-5478

Engineering

200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Traffic

200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Inspection


157 Main Street
(925) 931-5680
Fax: 931-5484

October 22, 2012
Gary and Candileigh Monzo
Page Two

Design Review for a new custom house in the Golden Eagle development is done at the staff level without a public hearing unless a hearing is requested by a neighbor. Public notice cards of the custom home application are sent to owners within a 1,000-foot radius of the site for a seven-day review period. As an adjoining neighbor, you would be sent a notice card in the mail after we receive a new application. Given your concern on this site, we will also email to you a scan of the public notice card. If a hearing is requested, notice cards of the public hearing will be sent 10 days prior to the hearing as required by the California Government Code.

Your letter will be added to the file on this property as reference. Questions and/or comments should be directed to Marion Pavan, Associate Planner, at (925) 931-5610 or mpavan@ci.pleasanton.ca.us. Thank you for your questions, and please feel free to contact us for further information.

Respectfully,


Janice Stern, AICP
Planning Manager
City of Pleasanton
925-931-5606
FAX: 925-931-5483

Attachment

When is Design Review needed verses Administrative Design Review?

Through the Design Review process new structures, including exterior alterations, and enlargements to existing buildings for commercial, industrial, multifamily residential projects, and new custom residential homes are reviewed for proper relationship to their site and the surrounding area. Whereas, Administrative Design Review looks at smaller projects, such as additions to homes and construction of small structures over ten (10) feet in height, etc.

What should I consider when designing?

In designing, you should consider the compatibility of the project with the surrounding vicinity, be sensitive to the location, size, colors, and materials to be used, as well as the affects on adjacent uses and properties, such as privacy or visual factors. The City encourages you to interact with your neighbors and Owners' Association early in the process to provide you with important feedback related to your proposal.

The concurrent review of signage for commercial projects is encouraged at the time of Design Review to ensure compatibility of building or site signs with architectures and other features of the project. If any signage is proposed, please provide the information that is listed in the Sign Design Review handout.

Check with the Planning Division to obtain the appropriate setbacks, height restrictions, and maximum floor area ratio for your lot/zoning.

Prior to submittal of a formal application for Design Review, the Planning Division strongly encourages you to submit a no-fee preliminary, conceptual plan for staff review and comment.

Still have Questions?



The City of Pleasanton is committed to helping you achieve your development goals. If you have any questions about the information in this brochure, please contact us.

Public Information Planner

Telephone:

925-931-5600

E-mail:

<http://www.ci.pleasanton.ca.us/contact.html>

Or

stop in to see a planner:

City Hall

200 Old Bernal Avenue

Monday* - Friday, 8:00 a.m. - 5:00 p.m.

*Planners are not available on Mondays from 9:00 a.m. to 11:30 a.m.

Brochure prepared by the Planning Division

Design Review

What is Design Review?

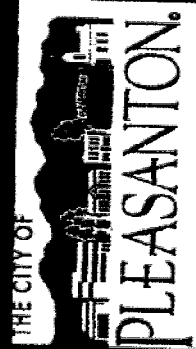
The City of Pleasanton's Design

Review process is intended to

preserve and enhance the city's

aesthetic values, as well as the public

health, safety, and general welfare.

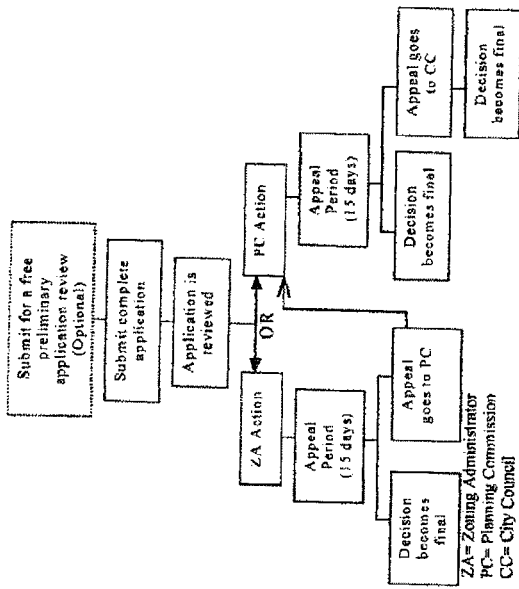


City of Pleasanton
Community Development Department
Planning Division

200 Old Bernal Avenue
P.O. Box 520
Pleasanton, CA. 94566-0502

Tel: (925) 931-5600
FAX: (925) 931-5463

What is the process?



Staff Analysis

When your application is submitted it will be assigned to a staff planner. Once a planner is assigned to the project, they will contact you to let you know that they will be managing your project. The project will be reviewed and the project planner will communicate if any additional information is needed.

Design Review applications are processed one of two ways: administratively or by public hearing. When a public hearing is needed the planner will write a staff report which contains staff's recommendation for action. The recommendation can be to approve, deny, or approve with specific conditions. You will be provided with a copy of the staff report prior to the hearing.

The Zoning Administrator (ZA) / Planning Commission (PC) determines if the project meets the Design Review criteria before approving or conditionally approving a project.

Most Design Review applications are noticed to property owners within a 300 foot radius of the subject site. The notice states the proposed project and states the time and location of the public hearing if one is needed.

Administratively

The commercial projects that are processed administratively will have action taken on them by the ZA and an action report will be forwarded to the PC.

Residential projects that are processed administratively are noticed prior to the ZA taking action.

Public Hearing

Projects which are not processed administratively will be scheduled for a PC hearing and noticed. The PC will consider the information in the staff report and all testimony given at the hearing. It is strongly recommended that you attend the hearing to present your case and to answer any questions the PC may have. When the PC renders its decision, you will be informed in writing along with any conditions that were attached to the approval.

Can the Action be appealed?

Appeal Period

Any ZA or PC action taken on a project does not become effective until 15 days after the ruling. During this time you or any concerned party may appeal the action to the next higher hearing body by submitting a written request and an appeal fee. Appeals of a ZA action goes to PC, appeals of a PC action goes to City Council (CC). The decision of the CC is final. See the handout on appeals for additional information.

How long does the process take?

Normally, from the time the application is deemed complete, the process is about **four to six weeks** for administrative approvals and **six to eight weeks** for Planning Commission approvals*. This period may be longer if the plans require revisions or if the approval/denial action is appealed.

*These timeframes are goals and a variety of factors can result in longer timelines.

How do I get a building permit?

After receiving approval for your application and the appeal period has expired, you can submit your plans to the Building and Safety Division for a building permit. Information regarding the number of plans, documentation, and building permit fees should be obtained by contacting the Building and Safety Division at (925) 931-5300.

Your conditions of approval are required to be printed in the building plan set.

The Planning Division does not supply plan copies for the building permit phase.

What about tree removal with my project?

The project scope needs to state if there are trees to be removed or impacted, the site plan needs to show which trees will remain and which ones will need to be removed, and a tree report may need to be prepared by one of the arborists on the City's approved arborist list.

What documents do I submit?

Application and fee: Applications can be obtained on-line or from the Planning Division counter.

<https://www.ci.placentia.ca.us/pdf/devapp.pdf>

Property owner signature: The property owner must sign the application form or provide a written letter of authorization prior to submittal of the application for review.

Association approval: Applications in areas with a Home Owner's or Business Owners' Association need to also provide an approval letter from the Association stating their review and approval of the proposed project.

Photographs/photo simulation: Submit photographs or a photo simulation to illustrate your proposed location and proposal.

Color and material board: Submit a material board to illustrate the colors and materials to be used on the project.

Green building measures: are required to be submitted for new residential construction over 2,000 sq. ft. or 20,000 sq. ft. of commercial construction.

Form A: is required to be submitted with all project creating additional impervious surface.

CD: Projects for public hearing must provide a CD with the plan sheets and renderings in PDF format. The digital files will be used by staff to create a PowerPoint presentation for the public hearing.

A total of:

ZA Level- 8(eight) (1 full size and 7 reduced size)¹ complete plan sets:

Planning Commission Level: 19 (nineteen) (1 full size and 18 reduced size)² complete sets:

• **Site plan:** an exhibit which clearly shows the dimensions of the lot, the existing structure(s), any proposed new construction, existing and proposed parking (if applicable), setbacks, and any other aspect of your site that could be an issue. Show all existing trees on the property and indicate any to be removed as part of the project.

• **Floor plans**

• **Landscape plan**

• **Elevation drawings and four sided color renderings**

• **Grading and drainage plan**

¹All plans need to be drawn to scale and no smaller than 8 1/2"X11" nor larger than 24"X36" with scale noted.

² 1 full size plan set and 7 reduced required at initial submittal, with the remaining plans required prior to hearings

³ Additional plans and materials may be required if the project is appealed.

From: Randy Ritter [REDACTED]
To: 'Gary Monzo' [REDACTED]
Subject: RE: couple of questions
Date: Tue, Oct 30, 2012 3:52 pm

Gary--welcome back. Yes we had the Board meeting and Annual meeting last night. Sorry you missed it--
1) yes and shared the comments with the Board --also just got an open escrow for the Putnam property. We have sent the required documents to title including the entire ARC packet. We have no other info (name of buyer, etc) until it closes.
2) The Board deferred any discussion until the 2/11/13 Board meeting on any new stop signs. We are putting a street safety section in the upcoming electronic update going out this week.

Thanks--be in touch.
Randy

From: Gary Monzo [REDACTED]
Sent: Tuesday, October 30, 2012 3:36 PM
To: [REDACTED]
Subject: couple of questions

Hi Randy,
I returned late last night from Germany, and I hope this was my last trip for a long time. I know we missed the festivities on the weekend and I do not recall if there was a board meeting while I was away.

I have just a couple of questions--

1. Did you received the copy of the letter to the city regarding 8019 GEW?
2. If there was a board meeting did the issue of the speed sign get discussed? I would like to come and discuss this with the board. Though there seems to be some reduction of the speed on GEW it is still an issue. We are shielded somewhat by the new walls--there still seems to be some who are still quite fast.

Hope all else is going well.

Yours,

Gary
Gary Monzo

NEW PERMANENT Handy/Cell number: [REDACTED]
8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

From: Randy Ritter [REDACTED]
To: Gary Monzo [REDACTED]
Subject: RE: 8019 G E Way - Golden Eagle Estates design standards
Date: Thu, Apr 25, 2013 3:38 pm

Thanks Gary—agreed-
Randy

From: Gary Monzo [REDACTED]
Sent: Thursday, April 25, 2013 3:34 PM
To: Randy Ritter
Subject: Re: 8019 G E Way - Golden Eagle Estates design standards

Thanks Randy.

My hope is that there is a reasonable attempt to work within the guidelines.

Have a good weekend and I will see you on Monday.

Yours,

Gary Monzo

Handy/Cell number: [REDACTED]

8023 Golden Eagle Way

Pleasanton, CA. 94588

USA

-----Original Message-----

From: Randy Ritter [REDACTED]
To: Gary Monzo [REDACTED]
Sent: Thu, Apr 25, 2013 2:33 pm
Subject: RE: 8019 G E Way - Golden Eagle Estates design standards

Gary—had a nice conversation with Mr. Haddad—he understands the importance of the approved PUD lot plan for t-2—I told him the association would be open to review his initial design that meet this requirements—he is going back to the drawing board

No other communication with Landorf

Randy

From: Gary Monzo [REDACTED]
Sent: Wednesday, April 24, 2013 4:48 PM
To: Randy Ritter
Subject: Re: 8019 G E Way - Golden Eagle Estates design standards

Randy,

Can you tell me if you reached Mr. Haddad? I would like to know how this went since I am now in the email chain. Also was there any other communication with Landorf?

Regards,

Gary Monzo

Handy/Cell number: [REDACTED]

8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

-----Original Message-----

From: Randy Ritter [REDACTED]
To: Gary Monzo [REDACTED]
Sent: Mon, Apr 22, 2013 4:06 pm
Subject: FW: 8019 G E Way - Golden Eagle Estates design standards

Gary--

Got your email today --thanks yes the move went fine.
See the email string below--let's talk live tomorrow--as I'm heading to a meeting shortly--

I want us to discuss the next approach--I think maybe a meeting with Mr Haddad without Landolf might be the ticket but let's chat--

Randy

From: Mark Landolf [REDACTED]
Sent: Monday, April 22, 2013 3:38 PM
To: Randy Ritter; 'NAJI HADDAD'
Subject: RE: 8019 G E Way - Golden Eagle Estates design standards

Randy,

The house as we have proposed it is slightly terraced in response to the site. It also meets setback, height and building envelope requirements. The building envelope on this site is somewhat restrictive in terms of solutions. That is not to say that the house couldn't be more responsive to the slope, but the homeowner would prefer the house as designed, with a minimum in interior level changes. Since there is no prescriptive amount of terracing described in the guidelines, it could be argued that it does meet the requirements if not the intent and even that is subjective.

My impression was that Mr. Monzo and Mr. Haddad meeting was the next logical step at your suggestion. We would like to see if some sort of compromise can be reached that would be acceptable to both parties. If this is not possible, then Naji and I will need to discuss other options.

Regards

Mark Landolf, Architect

[REDACTED] office

[REDACTED] cell

[REDACTED]

[REDACTED]

From: Randy Ritter [REDACTED]
Sent: Monday, April 22, 2013 12:07 PM
To: NAJI HADDAD
Cc: Mark Landolf
Subject: RE: 8019 G E Way - Golden Eagle Estates design standards

Naji—thanks for your email. I guess my question goes back to Mark and the initial design plans that you sent me. They appear not to meet the Lot 2 requirements. Based on this what are your next steps?

Thx
Randy

From: NAJI HADDAD [REDACTED]
Sent: Friday, April 19, 2013 1:14 PM
To: Randy Ritter
Cc: Mark Landolf
Subject: Re: 8019 G E Way - Golden Eagle Estates design standards

Hi Randy and Mark,

Thanks for your response and clarifying normal proceeds in designs and regulations at the HOA, First let me start by saying that my family and I will be delighted to meet our future neighbor Gary, and I hope that we can start a great neighborhood relationship much earlier than becoming physically neighbors, Your coordination in this matter is greatly appreciated.

I can be reached Via email or phone.

[REDACTED]
phone# [REDACTED]

Please note that I can be available from now until April 24 or after May 9 due to some travels.

Warm Regards.

Naji Haddad and Family.

On Wed, Apr 17, 2013 at 3:28 PM, Randy Ritter [REDACTED] wrote:

Mark and Mr. Haddad--

Thanks for your feedback and comments. I want to reiterate that the design plan for T-2 is part of the Planned Unit Development (PUD) approval by city of Pleasanton for Golden Eagle. Each lot does have it and it's available at the city. Normally the owner/architect review these before a design is completed.

In the associations' Architectural Design Guidelines which are sent to each new owner (Mark, I believe Lisa in my office sent this to you), page 7 references the detail and the Lot T-2 is this detail. I've re-attached for your review.

To clarify in speaking with the Architectural Committee, the previous owner's plans were only approved by them because the neighbor agreed to allow variances to these design requirements. Since those plans expired and both the neighbor and the ARC stated they will only review plans that meet these guidelines. If there are minor variances to these Mr. Haddad should meet with the neighbor to work through those prior to submission.

Let me know if you have further questions. As mentioned we are moving our offices and it's a bit hectic. I will be available after Monday for discussion if needed.

Randy Ritter, CCAM
Homeowner Association Services

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NOTE:

Effective April 22, 2013, we will be moving to a new location at 2266 Camino Ramon, San Ramon CA 94583. All other contact information will remain the same. For a map to our new location please visit our website <http://www.hoaservices.net/>

From: Gary Monzo [REDACTED]
To: ritter [REDACTED]
Subject: guidelines for 8019 GEW
Date: Tue, Jun 4, 2013 12:34 pm

Randy,
Thanks for giving me a call.

I would like to be clear that it is the responsibility of the property owner to ensure that they comply with the specific lot guidelines. These should have been provided to the property owner by the HOA as well as the seller or their agent. I also want to be assured that nothing I have said to you is passed along as any acceptance or approval of any suggested ideas by the designer or lot owner. Without a design to review there is nothing to approve or discuss. Though the guidelines can be open to interpretation on items like "medium" there are other guidelines that are specific and clear.

Call me if you wish clarification.

Sincerely,
Gary Monzo

Handy/Cell number: [REDACTED]
8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

From: Randy Ritter [redacted]
To: Gary Monzo [redacted]
Cc: Joe Johal [redacted]; Maryam Sehgosha [redacted]; Raj Barman [redacted]; Rich Martoglio [redacted]
Subject: RE: 8019 additional comments
Date: Thu, Oct 31, 2013 2:15 pm

Gary—I appreciate your feedback and I will copy the entire Board on the response which was reviewed and approved by the Board to send—it's going out tomorrow.

See email addresses above for the Board:

Tel #'s Joe [redacted]; Rich [redacted]; Raj [redacted]; Maryam [redacted]; Gary [redacted]
Thx
Randy

From: Gary Monzo [redacted]
Sent: Thursday, October 31, 2013 10:09 AM
To: Randy Ritter
Subject: 8019 additional comments

Hi Randy,

We are so very disappointed that the plans provided for comment are just more of the same. You have mentioned that you would be responding to the architect and possibly the property owner. My understanding is that the comments from Joe and Rich are that the plans do not meet the guidelines for the lot and they would not be considered for approval.

I would like to work with you on the response to the architect or at least be provided a copy of whatever is sent. The issue is not just the size of the house. The rendering is not a landscape design submission and should be clearly noted as such. We realize that owners are entitled to what they would like in their custom home but there are guidelines and responsibilities that are also part of the process. The guidelines were clearly available and should have been known to the buyer. There should be a good faith effort to meet those guidelines.

Also, I would appreciate the updated contact information for everyone else on the board. Please feel free to share this email with them--just copy me so I know.

Yours,

Gary Monzo

Handy/Cell number: [redacted]

8023 Golden Eagle Way

Pleasanton, CA. 94588

USA

GOLDEN EAGLE ESTATES

C/o Homeowner Association Services
2266 Camino Ramon
San Ramon, CA 94583

November 1, 2013

Mr. Haddad,

Via Email: [REDACTED]

The Architectural Committee and the Board of Directors have reviewed your preliminary design for your residence at 8019 Golden Eagle Way sent by Mark Landolf.

As we have shared with Mark and you this spring, the specifications (attached) for Lot T-2 speak to 3 areas that appear not to be met by this design:

Split-Level Requirements:

It appears that this requirement is not met.

House Design Bulk Requirement/Stylistic Criteria:

Size—the “House Design Bulk Requirement” –medium sized house allowed is stated. When reviewing the homes in the community the average home size is approximately 5600 sq. feet. There only 3 homes over 8000 sq. feet in GE and those are on lots that allow for large size homes.

Style—it appears from the design that the 2nd story “massing at the back of the house away from the street” as encouraged in the requirements is not met. As it is a rendering, the plans once submitted, would also require a complete landscape plan to meet the requirements as listed in the attached guidelines

It appears that these 3 critical requirements were not completely addressed when the plans were drawn up.

If, after reviewing the above feedback, you want to pursue a site meeting with the Board of Directors to discuss the reasons you don't agree with this, please let Randy Ritter know via email.

Regards,

Board of Directors

cc: Mark Landolf via email [REDACTED]
Randy Ritter, Manager

LOT NUMBER: T-2

LOCATION OF SITE:

Below middle bench on Golden Eagle Way.

SITE DESCRIPTION:

Gently uphill sloping site bound on west by a fire management zone and on the north by a fire management zone and fields. There is a shallow swale crossing the southwest corner of the site. The site has a northeastern orientation.

VISIBILITY TO SITE:

Moderate high visibility from Foothill Road.

VIEWS FROM SITE:

Panoramic views of valley.

TREES ON SITE:

Cluster of trees at northwest corner. See Landscape Survey.

SLOPE OF SITE:

15% uphill off road at front of site. 25% slope at back of site.

SPLIT-LEVEL REQUIREMENTS:

Terrace the exterior patios and/or landscaping. Provide a split-level house design.

HOUSE DESIGN BULK REQUIREMENT:

Due to its high visibility, the house design should produce a home that has a horizontal character and does not accentuate vertical features. This does not necessarily preclude a second story but requires creativity in achieving the above. Medium sized house allowed. Second story massing is encouraged at the back of the house away from the street.

STYLISTIC CRITERIA:

See Appendix A. The following house styles are not permitted on this lot: numbers 2, 5, 10, 17, 19, and 22.

COMMENTS:

It is the responsibility of the lot purchaser to provide a site specific geotechnical report and complete any missing topographic surveying.

G O L D E N E A G L E F A R M

GOLDEN EAGLE ESTATES

C/o Homeowner Association Services
2266 Camino Ramon
San Ramon, CA 94583

November 19, 2013

Mr. Haddad,

Via Email: [REDACTED]

This letter is a follow-up to the site meeting held on Thursday November 7, 2013 with you, your architect Mark Landolf and the Board of Directors to discuss your concern about the associations' denial of the preliminary plan submittal for your home design at 8019 Golden Eagle Way.

The discussion included back ground of the process by which you moved forward with the design along with a thorough discussion about the Lot T-2 Design criteria.

The association continues to reiterate the design criteria as listed in the Lot T-2 detail. In addition after further reviewing

To recap:

- 1) The Board is requiring less vertical and more horizontal in the design. This might require working with the city to expand outside of the building envelope.
- 2) The Board is requiring that the 2nd story be massed at the back of the house away from the street as encouraged in the requirements.
- 3) As you know we spoke at great lengths about the wording in the design criteria. Even though the "medium size" doesn't define actual square footage, we discussed the average home size in approximately 5600 square feet and the previously approved plans for the lot were 6302 square feet. Because of the design of the previously approved home, even though the square footage is acceptable, the design is not.
- 4) After further reviewing the Architectural Design Guidelines (provided to you and Mark Landolf) page 10 (attached for your reference) speaks to the word medium in referencing the 20 impact lots. T-2 lot isn't a high impact lot according to the city but it is a highly visible lot entering into the community. The point being this wording is relative in interpreting what medium size is referring to. The Board is stating that 8400 square feet is not acceptable but would allow the square footage per the following specifications, keeping the items 1 & 2 above in mind...the structure, not including the garage, should be 7,000 square feet or less; if the garage exceed 800 square feet, then square footage in excess of 800 square feet shall count towards the 7,000 square foot guidelines.

As offered, once you have the next pass of the design, the Board is open to meet to assist in moving the process along ensuring the integrity of the design requirement for the lot is met.

Regards,

The Board of Directors

cc: Mark Landolf via email [REDACTED]
Randy Ritter, Manager

GOLDEN EAGLE ESTATES

C/o Homeowner Association Services
2266 Camino Ramon
San Ramon, CA 94583

[REDACTED]
[REDACTED]

November 20, 2013

Mr. Haddad,

Via Email: [REDACTED]

This letter is a follow-up to the site meeting held on Thursday November 7, 2013 with you, your architect Mark Landolf and the Board of Directors to discuss your concern about the associations' denial of the preliminary plan submittal for your home design at 8019 Golden Eagle Way.

The discussion included back ground of the process by which you moved forward with the design along with a thorough discussion about the Lot T-2 Design criteria.

The association continues to reiterate the design criteria as listed in the Lot T-2 detail. In addition after further reviewing

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- 1) The Board is requiring less vertical and more horizontal in the design. This might require working with the city to expand outside of the building envelope.
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- 4) After further reviewing the Architectural Design Guidelines (provided to you and Mark Landolf) page 10 (attached for your reference) speaks to the word medium in referencing the 20 impact lots. T-2 lot isn't a high impact lot according to the city but it is a highly visible lot entering into the community. The point being this wording is relative in interpreting what medium size is referring to. The Board is stating that 8400 square feet is not acceptable but would allow the square footage per the following specifications, keeping the items 1 & 2 above in mind...the structure, not including the garage, should be 7,000 square feet or less; if the garage exceed 800 square feet, then square footage in excess of 800 square feet shall count towards the 7,000 square foot guidelines.

As offered, once you have the next pass of the design, the Board is open to meet to assist in moving the process along ensuring the integrity of the design requirement for the lot is met.

Regards,

The Board of Directors

cc: Mark Landolf via email [REDACTED]
Randy Ritter, Manager

GOLDEN EAGLE ESTATES

C/o Homeowner Association Services
2266 Camino Ramon
San Ramon, CA 94583

November 19, 2013 **UPDATED December 11, 2013**

SEE UPDATED NOTES IN BOLDED CAPS

Mr. Haddad,

Via Email: [REDACTED]

This letter is a follow-up to the site meeting held on Thursday November 7, 2013 with you, your architect Mark Landolf and the Board of Directors to discuss your concern about the associations' denial of the preliminary plan submittal for your home design at 8019 Golden Eagle Way.

The discussion included back ground of the process by which you moved forward with the design along with a thorough discussion about the Lot T-2 Design criteria.

The association continues to reiterate the design criteria as listed in the Lot T-2 detail. In addition after further reviewing

To recap:

- 1) The Board is requiring less vertical and more horizontal in the design. This might require working with the city to expand outside of the building envelope. **FROM THE PRELIMINARY SUBMISSION IT APPEARS THE PLAN IS NOT MORE HORIZONTAL.**
- 2) The Board is requiring that the 2nd story be massed at the back of the house away from the street as encouraged in the requirements. **THE DESIGN IS NOT MASSED IN THE BACK**
- 3) As you know we spoke at great lengths about the wording in the design criteria. Even though the "medium size" doesn't define actual square footage, we discussed the average home size in approximately 5600 square feet and the previously approved plans for the lot were 6302 square feet. Because of the design of the previously approved home, even though the square footage is acceptable, the design is not. **PER THE ABOVE COMMENTS THE DESIGN WILL NOT BE APPROVED AS SUBMITTED**
- 4) After further reviewing the Architectural Design Guidelines (provided to you and Mark Landolf) page 10 (attached for your reference) speaks to the word medium in referencing the 20 impact lots. T-2 lot isn't a high impact lot according to the city but it is a highly visible lot entering into the community. The point being this wording is relative in interpreting what medium size is referring to. The Board is stating that 8400 square feet is not acceptable but would allow the square footage per the following specifications, keeping the items 1 & 2 above in mind...the structure, not including the garage, should be 7,000 square feet or less; if the garage exceed 800 square feet, then square footage in excess of 800 square feet shall count towards the 7,000 square foot guidelines. **YES YOU HAVE MET THE MEDIUM SIZE REQUEST HOWEVER THE CONFIGURATION OF THE HOUSE DOES NOT MEET ITEM #1. THE FRONT ELEVATION IS THE SAME AS PREVIOUSLY SUBMITTED, IT WILL NO BE APPROVED.**

SUMMARY: HOUSE NEEDS TO BE MORE HORIZONTAL THAN VERTICAL WHICH IS HARD TO WITHOUT ELEVATIONS.

As offered, once you have the next pass of the design, the Board is open to meet to assist in moving the process along ensuring the integrity of the design requirement for the lot is met.

Regards,

The Board of Directors

cc: Mark Landolf via email
Randy Ritter, Manager



From: Gary Monzo [REDACTED]
To: mitter [REDACTED], joe_johal [REDACTED]
Cc: richmart [REDACTED]; raj [REDACTED], msehrgosha [REDACTED]
Subject: Re: Board Meeting January 17th at 6pm (Haddad Residence)
Date: Sun, Jan 19, 2014 2:25 pm

Randy et al,

I have some dissenting comments regarding the manner in which discussions were had and changes to the originally agreed letter to Mr. Haddad and such were not adequately discussed. Also, my understanding of the board meeting of Friday was that the stake out was a requirement prior to any approval to move forward. The issue of the inadequate representations provided needed to be corrected and the stake out of the building envelop and the house were the only items that were voted upon.

Regards,
Gary Monzo

Handy/Cell number: [REDACTED]

8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

-----Original Message-----

From: Gary Monzo [REDACTED]
To: ritter [REDACTED]; raj [REDACTED]; msehrgosha [REDACTED]; joe [REDACTED]; richmart [REDACTED]
Bcc: dmartin [REDACTED]
Subject: 8019 Stake out locations
Date: Wed, Feb 26, 2014 1:32 pm
Attachments: 8019_roof_stake_out_locations.jpg (375K)

To All:

The email below from Randy to the applicant and his architect is the last communication that has been provided.

The Associations instructions were clear and reviewed:

From: Randy Ritter
Sent: Wednesday, February 05, 2014 2:14 PM
To: 'Mark Landolf'; 'Naji'
Subject: RE: Haddad, golden eagle

Mark—the Board would like you to stake the building envelope and put story poles to the high points. This should include story poles for all corners of the second levels and showing max height if the roof ridgeline is higher than the corners.

Hope this helps
Randy

The draft language for the email (with a parenthetical comment) was supported by Joe, Rich and myself in affirmation emails back to Randy's email responding to Mark L's request for direction. The direction is clear. And according to others in the surveying business this is typical practice. Randy has advised me that both Maryam and Raj at the 2/11/2014 Board meeting verbally acknowledged their support of the Feb 5, 2014 email. No further guidance was requested nor provided from the Management Company.

Attached is a roof plan of the proposed house with the sites that were staked for story pole in RED. I then added the GREEN pole locations for those representing the "second levels and showing the max height if the roof ridgeline is higher than the corners."

Upon review you will notice that not a single second level corner is staked nor roof line is anticipated from before the mid line of the roof plan. This layout is not adequate for the board to make an informed assessment of the mass and impact of the proposed house.

Also, this arrangement may provide a false impression for those other residents who may not be aware of the proposed home.

In an effort to not waste additional time of having a "walk" through with the board and the applicant on an incomplete situation we should remind them of the requirements and handle this when the stakeout and story polls are complete.

There should not have been any verbal or written instructions provided to the applicant without notice that changed the simple instructions provided on February 5 and approval of the remaining members of the board.

Also, it should be noted that the building envelop was not staked as well which is part of the original request.

As before, there has been less than full cooperation with the requests of the board.

It is the responsibility of the board to enforce the guidelines for development in this community which are not "recommendations," they are mandates that each and every homeowner was required to follow in building their homes in prior years unless, as I understand it, they obtained a variance or PUD modification.

Gary Monzo

Handy/Cell number: [REDACTED]
8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

-----Original Message-----

From: Rich Martoglio [REDACTED]
To: Randy Ritter [REDACTED]
Cc: Gary Monzo [REDACTED]; Joe Johal [REDACTED]; msehrgosha [REDACTED]; Raj Barman [REDACTED]
Sent: Wed, Feb 5, 2014 12:09 pm
Subject: Re: Haddad, golden eagle

Sounds good to me.

Regards,
Rich

On Feb 5, 2014, at 10:49 AM, Randy Ritter [REDACTED] wrote:

Thoughts on what we might say —

Seems clear to me that they need to stake the building envelope and put story poles to the high points. I'd be thinking that they need story poles for all corners of the second levels and showing max height if the roof ridgeline is higher than the corners (which I suspect is the case).

Ok?

From: Randy Ritter
Sent: Wednesday, February 05, 2014 8:07 AM
To: 'Gary Monzo' [REDACTED]; 'Joe Johal'; [REDACTED]; 'Raj Barman' [REDACTED]; 'Rich Martoglio' [REDACTED]
Subject: FW: Haddad, golden eagle

Thoughts on this?
Randy

From: Mark Landolf [REDACTED]
Sent: Tuesday, February 04, 2014 6:37 PM
To: Randy Ritter; 'Naji'
Subject: FW: Haddad, golden eagle

Randy,

I have a contractor to do the story pole for Mr. Haddad. Can you clarify what they would like to see? His comments are below.

Mark Landolf, Architect
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: John Clawson [REDACTED]
Sent: Tuesday, February 04, 2014 2:45 PM
To: 'Mark Landolf'
Subject: RE: Haddad, golden eagle

Mark, roof line ht TO the highest point, or AT the highest point. Could be just two storey poles at each end of the short highest ridge line?? That all they need?

JC

From: Mark Landolf [REDACTED]
Sent: Tuesday, February 04, 2014 1:23 PM
To: [REDACTED]
Subject: Haddad, golden eagle

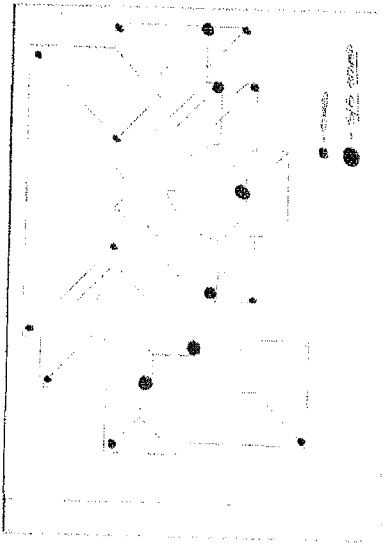
This is all they gave me to go on...

- 1) To stake out the building envelope with the following;
- Building envelope
 - Corners of the house
 - Roof line height to the highest point (this can be done with a "story pole")

Mark Landolf, Architect
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Gary Monzo
Handy/Cell number: ([REDACTED])
8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

1 Attached Images



From: Gary Monzo <[REDACTED]>
To: ritter <[REDACTED]>; joe_johal <[REDACTED]>; msehrgosha <[REDACTED]>; raj <[REDACTED]>; richmart <[REDACTED]>
Subject: Re: Haddad, golden eagle---matching drawings??
Date: Tue, Mar 11, 2014 9:30 am

Has anyone received plans with the elevations--(measurements) and "final" site of house within the building envelop so we know what we are looking at when this is complete? There are several floating around.

Gary Monzo

Handy/Cell number: [REDACTED]
8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

-----Original Message-----

From: Randy Ritter <[REDACTED]>
To: Gary Monzo <[REDACTED]>; Joe Johal <[REDACTED]>; msehrgosha <[REDACTED]>; Raj Barman <[REDACTED]>; Rich Martoglio <[REDACTED]>
Sent: Tue, Mar 11, 2014 9:12 am
Subject: FW: Haddad, golden eagle

FYI just spoke with Mark and he wanted this email so he can get clarity with the contractor---Mark confirmed he didn't go on site to confirm what we requested was done---it's clear the communication process between him and either the surveyor or their people isn't happening---

We'll wait until we see what we ask for is done
Randy

From: Randy Ritter
Sent: Tuesday, March 11, 2014 9:08 AM
To: 'Mark Landolf'
Cc: 'Naji'; 'Joe Johal'
Subject: RE: Haddad, golden eagle

Mark---thanks for the time today---as mentioned we want to get the review process done once what we requested is complete---after driving thru and looking at your plans it still appears that the building envelope still isn't staked (the home appears to be but not the entire envelope.)
Also though there are story poles I don't believe the request of .. "showing max height if the roof ridgeline is higher than the corners." has been done---

I suggest that you clarify this with the contractor and/or meet on site with him to ensure they get it right---

Thanks--
Randy

From: Randy Ritter
Sent: Tuesday, March 04, 2014 10:04 AM
To: 'Mark Landolf'

Cc: 'Naji'; Joe Johal
Subject: RE: Haddad, golden eagle

Mark -

From your email I couldn't tell if you have gone to look at the site. To reiterate the requirement from the 2/5 email:

"Mark—the Board would like you to stake the building envelope and put story poles to the high points. This should include story poles for all corners of the second levels and showing max height if the roof ridgeline is higher than the corners."

*Hope this helps
Randy"*

The Board wants to reiterate they are only looking for what was requested. From the work that was done we have used one of the drawings to help describe what is missing:

1) Attached is a roof plan of the proposed house with the sites that were staked with the story poles in **RED**.

We have then added the GREEN pole locations for those representing the "second levels and showing the max height if the roof ridgeline is higher than the corners." (the yellow represents the ridgelines)

2) Upon review you will notice that not a single second level corner is staked nor roof line is anticipated from before the mid line of the roof plan. As was requested the board needs this information to make an informed assessment of the mass and impact of the proposed house.

3) The staking on the grounds appears to be the house foot print but not the building envelope which was requested.

Once the 2/5 requirement is met the Board gladly meet on site to finalize this step so you can submit the revised plans-

Regards,

Randy

From: Mark Landolf [mailto:marklandolf@comcast.net]
Sent: Thursday, February 27, 2014 12:59 PM
To: Randy Ritter
Cc: 'Naji'
Subject: RE: Haddad, golden eagle

John Clawson tells me that the storey poles are in for Mr. Haddad's lot.

Mark Landolf, Architect

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Randy Ritter [redacted]
Sent: Tuesday, February 11, 2014 2:01 PM
To: Mark Landolf
Subject: RE: Haddad, golden eagle

Mark—timing on when you think this get done?
Thx
Randy

From: Randy Ritter
Sent: Wednesday, February 05, 2014 2:14 PM
To: 'Mark Landolf'; 'Naji'
Subject: RE: Haddad, golden eagle

Mark—the Board would like you to stake the building envelope and put story poles to the high points. This should include story poles for all corners of the second levels and showing max height if the roof ridgeline is higher than the corners.

Hope this helps
Randy

From: Mark Landolf [redacted]
Sent: Tuesday, February 04, 2014 6:37 PM
To: Randy Ritter; 'Naji'
Subject: FW: Haddad, golden eagle

Randy,

I have a contractor to do the story pole for Mr. Haddad. Can you clarify what they would like to see? His comments are below.

Mark Landolf, Architect

[redacted]
[redacted]
[redacted] architect.com
[redacted]

From: John Clawson [mailto:redacted]
Sent: Tuesday, February 04, 2014 2:45 PM
To: 'Mark Landolf'
Subject: RE: Haddad, golden eagle

Mark, roof line ht TO the highest point, or AT the highest point. Could be just two storey poles at each end of the short highest ridge line?? That all they need?

JC

From: Mark Landolf [redacted]
Sent: Tuesday, February 04, 2014 1:23 PM

To: [REDACTED]

Subject: Haddad, golden eagle

This is all they gave me to go on...

1) To stake out the building envelope with the following:

- Building envelope
- Corners of the house
- Roof line height to the highest point (this can be done with a "story pole")

Mark Landolf, Architect

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Naji <[REDACTED]>
To: Gary Monzo <[REDACTED]>
Cc: Randy Ritter <[REDACTED]>
Subject: Re: 8019 Golden Eagle Way-Monzo
Date: Tue, Aug 12, 2014 7:29 am

Good morning Gary,

I hope your summer is going well,
When would be a good time for you to meet so we can go over our plans and talk about your concerns.

Best
Naji

Sent from my iPhone

On Jul 18, 2014, at 8:26 AM, Gary Monzo <[REDACTED]> wrote:

Mr. Haddad,
Attached is our response for you comments on your suggested plan for the development of 8019 Golden Eagle Way. Along with the original guidelines for home design.

We will be happy to discuss this with you.

Gary Monzo
Handy/Cell number: [REDACTED]
8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

~~-----Original Message-----
From: NAJI HADDAD <[REDACTED]>
To: Ishaffer <[REDACTED]>; tahoeclare <[REDACTED]>; glmonzo <[REDACTED].com>; pam <[REDACTED]>; sraina <[REDACTED]>; Randy Ritter <[REDACTED]>
Sent: Tue, Jul 15, 2014 3:39 pm
Subject: 8019 Golden Eagle Way~~

Dear Neighbor,

We're the Haddad family, Naji, Jill and our kids Joelle (12), Jessica (10), Johnny (8), your future neighbors on 8019 Golden Eagle way,

We're excited and Honored to be a part of this wonderful and family oriented community (Golden Eagle estates), our family purchased this lot almost 2 years ago hoping to build our dream home on it, since then we've been working on the home and landscape design aspect hand in hand with the HOA Architectural committee to overcome all the regulations obstacles we faced to come up with a beautiful plan that fulfill our dreams and abide the HOA rules,

The final Submission must include the ARC application with our surrounding neighbors on 8012, 8016, 8023 Golden eagle Way, 1904 Toyon, 1908 Buckye to review our plans (PER THE GUIDELINES OF HOA)

Please find attached plans to review and comment as soon as your time permits,

From: Gary Monzo <[REDACTED]>
To: najinhaddad <[REDACTED]>
Cc: Ishaffer <[REDACTED]>, tahoecclare <[REDACTED]>, \pam pam\ <pam
<[REDACTED]>, sraina <[REDACTED]>, clakeyjr <[REDACTED]>, ritter
<[REDACTED]>

Subject: 8019 Golden Eagle Way

Date: Thu, Aug 14, 2014 9:10 am

Attachments: Schmitt_Reponse.pdf (505K), Email_of_April_23,_2014.pdf (147K), 8019_Updated_12-11-13.pdf (237K)

Dear Mr. Haddad,

Thank you for your e-mail of August 12, and your offer to meet with me to discuss our concerns. Based upon some personal commitments, the earliest I can meet would be Friday 8/15/2014. However, it seems to me it may be more productive to meet together with other neighbors copied on this email, if that makes sense. Some of our concerns are the same concerns raised by both the Board of the HOA and at least one other neighbor. I do not know if I have seen all of the comments from other neighbors, if any, except for the one dated July 28 from Ms. Schmitt (a copy of which is attached). That e-mail certainly addresses one of the major objections raised by both the Board and us – namely the setback of the second story of the proposed house.

The setback issue is not new to this discussion, as it has been previously raised by the Board in letters, e-mails and meetings over the last several months. Specifically, this was addressed by the Board in its December 11, 2013 letter (as revised from November 2013), and then again in an e-mail dated April 21, 2014 – each time stating that the plans as submitted do not appear to mass the second story at the back of the home. Both the letter and e-mail are also attached hereto.

While I am not privy to every communication or meeting is my understanding that the proposed architectural plans have still not been revised (either sufficiently or actually) to address this concern. The concerns raised are not ours alone, and meeting with me alone to “address” these issues is leaving out other impacted neighbors, all of whom should participate in this process.

I acknowledge that my earlier e-mail has raised concerns apart from the setback issue, some of which may have been addressed – thank you for that.

We do welcome you and your family and look forward to having you as our neighbors for many years to come. It is not our intent to impede your project or you and your family moving to the community. However, having lived here and owned our home for 16 years, it is important to us that everyone in this community adhere to the architectural and design guidelines so that we have some measure of consistency in plan and design, and that the rules are not bent or broken for the benefit of a single project. We all had to adhere to these guidelines when building and/or remodeling our own homes, and we counted on consistent application of the guidelines by the HOA and City of Pleasanton.

I've cc'd everyone from your original e-mail so that everyone can offer comment as they wish, and can advise of their availability to have a group meeting – again, as they wish. If not, then perhaps it will end up as a one-on-one, but I wanted to afford everyone copied the opportunity to join in the meeting, as they all have a voice in this issue. We would be happy to host such a meeting, if that makes sense.

Please do not hesitate to contact me if you have any questions or wish to propose a different course.

Best Regards,

Gary Monzo

Handy/Cell number: [REDACTED]

8023 Golden Eagle Way

Pleasanton, CA. 94588

USA

Gary and Candi Monzo
8023 Golden Eagle Way
Pleasanton, CA 94588
925-519-9036

July 17, 2014

Mr. Haddad and family,

Candi and I are happy that you have chosen Golden Eagle Estates as the location for your new home. It is a wonderful community and we certainly believe your family will enjoy living here.

Here are our comments regarding the suggested plan for the development of 8019 Golden Eagle Way:

As you know Golden Eagle Estates is a PUD with CC&R's and Architectural, and Landscape guidelines. Also, as a property owner you have agreed to follow those guidelines. In addition the guidelines were part of the approval by the city of the development of the community. It is also my understanding that you were provided various association documents including the architectural guidelines at the time you purchased Lot T-2 (8019 Golden Eagle Way). In an April 2013 email our management company confirmed a conversation with you that the guidelines were understood.

In a meeting with the board and in writing you were advised that your home design needed to be more horizontal with any second story massed to the rear. The guidelines state "Second story massing is encouraged at the back of the house away from the street." This and other requirements were imposed on us and other residents. Your current design, in my opinion, does not meet these requirements. (Original guidelines attached).

It is also my understanding that the current setbacks for the second story do not meet those proposed by the Architectural Committee.

Please provide actual color samples of your choices. It is difficult to clearly determine their qualities from the images. In your application your choice of roof color appears to be a red tile. Your suggested plan makes the roof one of the dominate feature that would impact us. The roof color choice is not acceptable to us.

The plan also appears to show a fence that runs along the property to a much further forward point than the end of our current fence. Within the guidelines there is guidance to align with existing fences. Those guidelines would place your fence return at or near the back end of your driveway and would be acceptable by us.

The adjusted fence placement would allow for a better coordination of the landscape transition.

I have spoken to the management company and was told that a Landscape plan was also to be submitted.

In summary:

- Your current design, in my opinion, does not meet the original architectural guidelines.
- Your design does not even meet the setbacks proposed by the ARC which are still not enough to meet the original intent of the guidelines.
- Roof color as provided in the images is not acceptable to us as stated above.
- Fence alignment needs to be coordinated.
- Submission of the Landscape/planting plan.

We would be happy to arrange a time to discuss our concerns

Sincerely,

Randy Ritter

3

From: Mary Clare Schmitt <[REDACTED]>
Sent: Monday, July 28, 2014 9:40 AM
To: Randy Ritter
Subject: Re: 8019 Golden Eagle Way

Hi Randy,
Looking at the Haddad's drawings I really have no problem with them other than I wish the second floor was back more. I think the home will look like a box with the second floor being almost right over the first floor. More massing toward the back would be better visually.
Thanks,
Clare Schmitt

On Tue, Jul 22, 2014 at 10:32 AM, Randy Ritter <[REDACTED]> wrote:

Neighbors to 8019 GE Way—Naji has forwarded the landscape plans for your review—also please review the plans he sent to you on 7/15 and responded to Naji by 7/25—if you feel uncomfortable with comments being sent to him feel free to send to the association via my email—

Thx

Randy Ritter

From: NAJI HADDAD [mailto:[REDACTED]]
Sent: Tuesday, July 15, 2014 3:40 PM
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Randy Ritter
Subject: 8019 Golden Eagle Way

Dear Neighbor,

We're the Haddad family, Naji, Jill and our kids Joelle (12), Jessica (10), Johnny (8), your future neighbors on 8019 Golden Eagle way,

We're excited and Honored to be a part of this wonderful and family oriented community (Golden Eagle estates), our family purchased this lot almost 2 years ago hoping to build our dream home on it, since then we've been working on the home and landscape design aspect hand in hand with the HOA Architectural committee to overcome all the regulations obstacles we faced to come up with a beautiful plan that fulfill our dreams and abide the HOA rules,

From: Gary Monzo <[REDACTED]>
To: najinhaddad <[REDACTED]>
Bcc: dmartin <[REDACTED]>
Subject: Our telephone call today
Date: Wed, Oct 29, 2014 5:38 pm

Mr. Haddad,

Thank you again for taking the time to speak with me, albeit briefly, this afternoon. I understand that at the time of our call, you had not yet read my earlier e-mail. Please do take a look at that e-mail, as I think what I propose will help us have a productive discussion.

This will confirm that I'm available to meet on Thursday afternoon or Saturday – at your convenience. Though as I mentioned I do have a 4pm appointment Thursday. Please let me know. Friday was also suggested.

I was sorry to hear your advisement to me that others are counseling you to seek legal action or file a lawsuit over your plans. I don't know if these folks are suggesting that you sue me personally, or the City of Pleasanton, but would be surprised in either event since the objections my wife and I have raised throughout this process have always been within the confines of the CCR's and guidelines for development in this community. I certainly hope, as you said, that would not be a good way to solve any disagreements with neighbors throughout this process.

Again, I look forward to meeting with you. Please let me know what works for you.

Best regards,

Gary Monzo

Handy/Cell number: [REDACTED]

8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

From: Gary Monzo [REDACTED]
To: najinhaddad [REDACTED]
Bcc: dmartin [REDACTED]; Firm [REDACTED]
Subject: Our Meeting November 1, 2014
Date: Tue, Nov 4, 2014 7:44 am

Mr. Haddad,

It was a pleasure to speak with you last Saturday. I truly enjoyed hearing about your emigration to the United States and living the American dream.

While I appreciate you calling me to request a meeting, I have to admit that I was disappointed you did not accept my invitation that we mutually exchange (in advance) a list of issues that have been the source of our objections to your development plans – if for nothing more than to discuss whether there may be grounds for compromise. Instead, you used the meeting to unequivocally state that you would not alter your house plans. To be sure, the meeting felt very much like you were simply checking off the “met with neighbor” box to satisfy the Planning Department, though with no intention of ever having any substantive discussion about the issues.

Our position is clearly and consistently set forth in the multiple letters and e-mails to the HOA Board, as well as in my multiple prior invitations to you to discuss these objections – all of which received no response, though you acknowledged as receiving and reading. As such, I again reiterate that our positions/objections remain the same, and unresolved.

While I understand and appreciate your desire to move forward rapidly, and regardless of the HOA’s *conditional* approval, we believe that our objections are based in the CCR’s and other development guidelines. Whether these issues can be worked out between us, through the Planning Department, or not at all, remains to be seen. We can only hope that a mutually agreeable solution will be reached.

Respectfully,

Gary Monzo
Handy/Cell number: [REDACTED]
8023 Golden Eagle Way
Pleasanton, CA. 94588
USA

Association Architectural Committee shall forward its findings to the Intercommunity Architectural Committee within said 30 day period. The Intercommunity Architectural Committee shall complete its review of such plans within 60 days from the date the plans were initially submitted to the Association Architectural Committee in complete form.

(g) In cases of conflict between the two committees, the Intercommunity Architectural Committee's decision shall prevail.

Approval shall be based, among other things, on adequacy of site dimensions; adequacy of structural design and material; conformity and harmony of external design and materials with neighboring structures and properties; effect of location and use of improvements and landscaping on neighboring property, improvements, landscaping, operations and uses; relation of topography, grade and finished ground elevation of the property being improved to that of neighboring property; proper facing of main elevations with respect to nearby streets; preservation of view and aesthetic beauty; with respect to fences, walls and landscaping, conformity with the original plans and specifications of Declarant on file with the Architectural Committee; assurance of adequate access by the Intercommunity Association in connection with the performance of its duties hereunder; conformity with such rules and regulations as may be adopted by the Intercommunity Architectural Committee in accordance with this ARTICLE; conformity with ARTICLE X; conformity with the City of Pleasanton Conditions of Approval Ordinances Nos. 1236, 1347 and 1380; and conformity of the plans and specifications to the purposes and general plan and intent of this Declaration. The Intercommunity Architectural Committee shall have the right, but not the obligation, to require any Individual Association or Residence Lot Owner to remove, trim, top or prune any shrub, tree, bush, plant or hedge which the Intercommunity Architectural Committee reasonably believes impedes the view of any Residence Lot or is detrimental to enjoyment of the Common Area, including the view therefrom.

Section 2. Term of Association Architectural Committee Appointed by Declarant. An initial Association Architectural Committee and all replacements shall be appointed by Declarant and shall remain in office until the first anniversary of the issuance of the original public report for the first phase of the development. The Declarant may reserve to himself the power to appoint a majority of the members of the Committee until 90% of all the Residential Lots in the development have been sold or until the fifth anniversary of the original issuance of the final public report of the first phase of the development, whichever first occurs.

CCR's Golden Eagle
ESTATES

20

PAGE 20
ARTICLE VIII

Jennifer Wallis

From: Susan Miller [REDACTED]
Sent: Saturday, March 21, 2015 6:17 PM
To: Jennifer Wallis
Subject: P14-1186: Comments

Hi Jennifer,

I am writing with regard to the above-mentioned application for design review. I have lived in lower Golden Eagle for the past 20 years, frequently hiking up Golden Eagle Way to the Augustin Bernal Trail.

This is an extremely visible lot, which can be seen from Foothill Road. I observed the stake-out of the proposed home on the lot. I am also aware that this particular lot allows only a medium-sized home to be built horizontally in character with the 2nd story to be situated in the back of the home, as opposed to the proposed vertical design. The proposed home of 6,841 sq ft is not only extremely large (not medium sized), but it is a solid 2 story structure with the 2nd floor situated near the front of the home - clearly a vertically designed home as opposed to horizontal.

I feel that the size and design of this home is not appropriate for this lot location due to its high visibility. Precluding my opinion, it does not meet the planning guidelines for Golden Eagle Estates, which were thoughtfully developed with the objective of developing unobtrusive homes within the lot/slope configurations of the hills - and approved by the City of Pleasanton back in 1994.

I would like to request that the Planning Commission review the building specifications, the approved the lot visibility, and reconcile it against this home design. It does not fit the lot, the development, nor the parameters of the architectural guidelines of Golden Eagle.

Thank you for your consideration.

Susan Miller

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