

**Eric Luchini**

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**From:** Rick MacKirdy  
**Sent:** Friday, November 13, 2015 4:20 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Eric, Stephanie and I would really like to see this project move forward.

We like the project for a number of reasons, but probably the most important to us is making good use of a vacant lot. A mixed use project like 377 will add to the ambiance of downtown.

--

Rick MacKirdy

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**Eric Luchini**

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**From:** Carolyn Crosby  
**Sent:** Friday, November 13, 2015 10:23 AM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hello Mr. Luchini.

As a resident of our downtown, I'd like to express my support of the 377 St Mary St project. Not only would it be nice to see the eye sore of a dirt lot developed into something visually interesting, but injecting some life into our downtown area is much needed.

I hope you will consider the desires of our downtown residents and approve the long overdue development of this proposed project.

Thank you for your time.  
Carolyn Crosby

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**Eric Luchini**

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**From:** Gary Gemma <gemma@pleasanton.com>  
**Sent:** Friday, November 13, 2015 10:11 AM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

I am in favor of the 377 St. Mary St. Project  
This is the kind of improvements we need in our downtown.

Thank you,

Gary Gemma  
Gary Patrick Salon

Pleasanton

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## Eric Luchini

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**From:** Brian Gentry  
**Sent:** Thursday, November 12, 2015 6:03 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Mr. Luchini

I just wanted to send you a quick note voicing my support for the infill project downtown at 377 Saint Mary Street, at the corner of Saint Mary and Peters.

The renderings that I have seen look terrific. I really like the Spanish Colonial design, and the outdoor public space seems very special and will help expand our Main Street commercial activity. Eliminating the eyesore vacant lot is an added bonus.

### **Brian A. Gentry**

Resident of Pleasanton in the Country Fair Ponderosa homes

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## Eric Luchini

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**From:** Wendy Barnes < >  
**Sent:** Wednesday, November 11, 2015 3:34 PM  
**To:** Eric Luchini  
**Subject:** General Plan Amendment

Hi Eric First of all, it looks like they are already moving forward on this demolition and rebuild. I am against their proposition because of parking. Ever since the new Starbucks went in with not one parking place, there has been more of a parking issue than ever. I am at Jewelers Gallery and several blocks from Starbucks but I have more complaints from my customers (several whom are elderly and can't make the walk) that there isn't any place for them to park. Please don't give the permission for the building unless there is parking on site. They are right around the corner. Where are all the people going to park?????????

Wendy Barnes

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October 10, 2015

Planning Commission  
City of Pleasanton  
200 Old Bernal Ave.  
Pleasanton, CA 94566  
c/o Eric Luchini, Associate Planner  
cc: Adam Weinstein, Planning manager  
by email

RE: P14-1024 (General Plan Amendment)  
P14-1025 (Specific Plan Amendment)  
PUD-107 (Rezoning and Development Plan)  
Proposed by Fireside Investors, LLC for 377 St. Mary's street

Dear Planning Commission,

A lot of thought and planning went into developing the General Plan and the Downtown Specific Plan. The proposed amendments and rezoning are in conflict with a number of fundamental principles used in the design of the Downtown Specific Plan. Specifically:

- The Central Commercial zone was established to support business development and economic vitality, not residential use.

The close proximity of residential and commercial use in the downtown area raises potential conflicts in terms of outdoor music sound levels, among others. Peters Ave. was specifically set as the boundary to mitigate potential conflicts. The subject property is in very close proximity to several entertainment establishments that provide outdoor music as part of their business and conflicts may well result.

The Specific Plan land use of the east side of Peters as offices further acts as a buffer between the commercial use on Main Street and the residential use on the west side of Peters. Non-office commercial zoning on Peters would create the potential for developing coffee shops and restaurants directly across from the residential use on the west side of Peters eliminating the barrier to potential conflict.

The Central Core real estate should be preserved for the intended commercial and institutional uses and the office use on the east side of Peters should also be maintained.

- The Historic Preservation Plan was specifically developed to preserve the look and feel of the downtown area and its historical resources.

The "single family residence", for which site and exterior modifications are proposed to adapt it for commercial use, is a historical building built in 1932 (see photo of plaque attached to building). It is in good condition, of a mediteranian design and very nicely

landscaped. It promotes the small town ambiance for one of the main intersections in the downtown area, St. Mary's Street and Peters Ave. It has been functioning as a commercial establishment in the past and includes ADA compliant handicapped access. The commercial use of buildings originally built as single family residences in the downtown is prevalent, including the building directly across St. Mary's St. and is instrumental in maintaining the unusually pleasant downtown small town ambiance.

- The proposed new three story buildings are out of character with downtown architecture. The recent development on Peters Streets illustrates the urban row house impact of the only three story building in the downtown plan area. It looms over the neighboring residences, including an on-site historic building, and is out of scale with the rest of the neighborhood. Please do not let three story construction become a precedent for acceptable architecture in the downtown plan area as it will ensure the loss of the of the small town neighborhood feel which is unique to the Pleasanton Downtown.
- If a perceived need for "high density residential housing" should become a significant consideration for changing the planned land use it should be remembered that Pleasanton currently meets regional residential development requirements and there are many architecturally less sensitive sites to develop for residential use. Additionally, given recent similar high density developments in the area, it seems unlikely that the proposed development would qualify as low cost housing.

Please do not change the course of the General and Downtown Specific Area plans and zoning. They are the result of significant thought and should not be lightly compromised.

Thank you,

Andrew and Diana Shaper



377 St. Mary's Street  
Front



377 St. Mary's street  
Historical Significance Plaque





Prior Residence used for commercial purposes immediately across St. Mary's street



3 story to 1 story architectural scale conflict

**Eric Luchini**

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**From:** Jalayne Ladd <[redacted]>  
**Sent:** Tuesday, November 10, 2015 9:59 AM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hi Eric –

I wanted to send a note regarding my enthusiastic support of this project. I've seen the plans, and think this project would be a great addition to our downtown. I'm a downtown resident at 225 Spring St, and would really love to walk by something other than a vacant lot on my way to the park with my boys everyday. We really need some fresh stores and gathering places to liven up our downtown and this would be a great start. New development really should be encouraged – that's what makes a downtown so desirable for those of us choosing to live down here. Please help this project get going!

Regards,  
Jalayne Ladd

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**Eric Luchini**

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**From:** Rob Dondero  
**Sent:** Monday, November 09, 2015 5:39 PM  
**To:** Eric Luchini  
**Subject:** P-14-1024

Hello Eric,

My name Rob Dondero and my wife and I have lived in Pleasanton for over 25 years. We currently live on 2nd Street.

We have reviewed the plans of the subject project and we believe this project will blend in nicely with the existing community. Now that we live Downtown we support the local businesses as often as we can and we feel the added residential units will also help support the business on Main Street and the downtown core.

Thank you.  
Rob Dondero

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## Eric Luchini

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**From:** Dr. Paul Quarneri  
**Sent:** Friday, November 06, 2015 5:34 PM  
**To:** Eric Luchini  
**Subject:** Downtown Pleasanton infill project located at 377 St. Mary Street

Hello Eric,

I wanted to send an email endorsing my recommendation and support for the project at 377 St. Mary St. I have reviewed the plans and believe this project would bring a nice facelift to the existing site and continue to beautify our downtown area. The combination of housing and a potential night time outdoor destination is very attractive. The project has my yes vote.

If you should have any questions, please do not hesitate to contact me.

Thank You,

Dr. Paul Quarneri  
(City of Pleasanton Resident)

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Dr. Paul Quarneri, DC, DACNB, FACFN  
Chiropractic Neurologist  
Functional Neurologist

11/06/15

5:34 PM

11/06/15

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<http://www.sanmateochiropractorinfo.com/san-mateo-chiropractors-blog/>

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**Eric Luchini**

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**From:** Helen Smith ·  
**Sent:** Thursday, November 05, 2015 5:16 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hi,  
My name is Helen Smith I have been a resident of Pleasanton for 16 years. I had a chance today to view the plans Mike Carey has for downtown. I am excited and support the buildings. The design is complimentary to downtown. I have built 4 homes in the last 20 years and feel that this project is a very good use of the land. Helen

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**Eric Luchini**

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**From:**  
**Sent:** Thursday, November 05, 2015 3:54 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hello,

My name is Scott Sherwood, CEO of SLP Properties II LLC and the developer of 511 Main St. I support this new project. This project would be a fine addition to the downtown, a quality development with a wonderful design in keeping with other properties in the City. If you would like to reach me for any reason please call

Sincerely,  
Scott Sherwood

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**Eric Luchini**

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**From:**  
**Sent:** Tuesday, November 03, 2015 4:51 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hi Eric,

I wanted to send my support of this project! I LOVE THIS!! Hoping it would get started soon?

Something Pleasanton needs, other than a hair salon, which has been approved for next door to you in Dr. Wong's old office, putting the downtown salon total to 25 -:(.

This is refreshing to see!!

Thanks!

Lana

**Lana J Harris**  
Controller/Accounting Manager  
*HARRIS, ROSALES & HARRIS*

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## Eric Luchini

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**From:**  
**Sent:** Tuesday, November 03, 2015 5:27 AM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

I am a resident of Pleasanton moving here eleven years ago from Mission San Jose. My husband and I presently live in a "downtown" home which we enjoy greatly.

After looking at the renderings of the 377 Saint Mary Street project I believe that the homes and commercial plaza will enhance an already wonderful downtown. I love the downtown older homes and buildings but I have also felt that something was missing. That something is some Spanish architecture. After all Pleasanton was originally a Spanish land grant and then there's Phoebe Apperson Hearst's original ranch.

The new Starbucks building is outstanding so I feel sure the city "decider's" of this project will be as excited as I am about the project and the especially the plaza. It is just beautiful.

Thank you,

Jo and Waldo Silver

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## Eric Luchini

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**From:**  
**Sent:** Monday, November 02, 2015 2:47 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hello I support this project and think it would a great addition to the downtown area. The Spanish style design would and location would be a great place to Live. Pleasanton needs more developments like this project.

Michael Segundo

[www.advantagemetal.com](http://www.advantagemetal.com)



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## Eric Luchini

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**From:**  
**Sent:** Monday, November 02, 2015 1:08 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Dear Eric,

I've lived in Pleasanton for the past 12 years and am so excited about some of the changes that are happening downtown. I really think that it's helping to make us one of the better cities in the area (even more than we already are). I wanted to write because I really really like the fact that the plans for this one are keeping with the Spanish Colonial Design of the area. I really think the commercial addition right there is wonderful too – great central location, but off the main path is nice. The design though is just spectacular and looks very "California" to me.

Thanks for taking the time to read this.  
Katlyn Haus

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**Eric Luchini**

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**From:** Lederer, Raymond D  
**Sent:** Monday, November 02, 2015 12:15 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hi Eric,

I wanted to express my support for the proposed project on St. Mary's street. The addition of a large commercial plaza and public gathering space will add tremendous value to our downtown area for residence and visitors alike. Not to mention, it will be a huge improvement over the empty lot! Thanks for your consideration.

Regards,

Ray

Raymond D Lederer, CFP®

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**Eric Luchini**

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**From:**  
**Sent:** Monday, November 02, 2015 12:11 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Eric

I understand the project at 377 St Mary will be going to the planning commission on 11/18. I would like to give my support to the project. It would be a nice addition to the downtown area and a good use for the ugly vacant lot. I am a resident of Pleasanton at 3334 Santa Rita Rd and I frequently visit the downtown.

Thank You,  
Mike Rogers

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**Eric Luchini**

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**From:**  
**Sent:** Monday, November 02, 2015 10:57 AM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Eric-

Good morning. I just want to send you a quick email supporting the proposed project at 377 St Mary Street. It would be a great addition to our downtown. The new Plaza would be a very nice feature (corner of St. Mary/Peters Ave).

Please let me know of any questions?

Regards,

**Tony Ferreri | Principal**  
**Lee & Associates | East Bay, Inc.**



A member of the Lee & Associates Group of Companies  
Company ID#011948 69 | Agent ID#01231805

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**Eric Luchini**

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**From:**  
**Sent:** Monday, November 02, 2015 6:28 AM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hi Eric I Bart Price support the St.Marys project located at St.Marys street downtown Pleasanton my

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## Eric Luchini

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**From:**  
**Sent:** Saturday, October 31, 2015 2:00 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Dear Mr. Luchini,

I think this project would be a great addition to downtown Pleasanton. The buildings look very well designed and it may be a nice place to meet up with friends.

Thank you for your consideration.

Linda Ware

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**Eric Luchini**

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**From:**  
**Sent:** Friday, October 30, 2015 5:19 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hello Mr. Lucchini-

My wife and I have reviewed Mr. Carey's plans and renderings of the proposed project, per above.

As residents owning a home here in Pleasanton near downtown, we both believe it is a lovely project and would add value, beauty and enjoyment for folks residing in Pleasanton, and those considering Pleasanton for living and recreational endeavors. We hope the City feels the same way.

Thank you kindly,

David and Naomi James

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**Eric Luchini**

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**From:**  
**Sent:** Friday, October 30, 2015 1:18 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Heidi Bailey

Dear Sirs,

I am so excited to see such a beautiful and well thought out plan for this property! I love the keeping with the Spanish traditional, especially the ceramic tiles which are a very old pattern!

I am happy to see three large style row homes instead of apartments or condos.

I also love the idea of a corner business that can attract nice evening sitting and dining. I think it will bring more business to Fernandos which has out door front seating, but goes un used. This project offers a good balance and helps define main streets depth from beginning to end along Saint Peters.

Thank you for listening to my comments and for thoughtfully considering this proposal!

Heidi Bailey

Sent from my iPhone

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**Eric Luchini**

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**From:** .....  
**Sent:** Friday, October 30, 2015 8:59 AM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

The Spanish Colonial Design on this project is so beautiful and will only be an enhance Pleasanton.

Anita Auf der Maur

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**Eric Luchini**

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**From:**  
**Sent:** Thursday, October 29, 2015 8:54 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Dear Mr. Luchini,

After seeing the renderings of the project, I believe it fits in very well with the overall architecture of the downtown area of Pleasanton. As a comparison, the new Starbucks and restaurant building is very similar in the look and feel of the two buildings. That corner area is currently very tired looking, and this project will spruce up the area and serve the community and city very well.

As a resident of Pleasanton for 42 years, I welcome this project which would definitely enhance our great city!

Thanks for listening,

Sue Connolly

Sent from my iPhone

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**Eric Luchini**

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**From:**  
**Sent:** Thursday, October 29, 2015 9:35 AM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

We are in full support of the 377 Saint Mary infill project downtown. While we no longer live downtown - we are now in Birdland - I work downtown 5 days a week and we try to get our family downtown as well. We have lived in Pleasanton since 1999 (we moved here from San Francisco) and have been watching and waiting for Infill projects like this one to help fill in the 'blank spots', add more real downtown living, get more people walking downtown sidewalks, provide additional opportunities for coffee, bakeries, night-life, etc., as this vibrancy has been lacking here in Pleasanton for many years. While we hate to admit it... we often end up in Downtown Danville or Downtown Livermore where there are more options, more activity, and more of what we are looking for in general. We like supporting Pleasanton businesses and want to be able to do more of this, but are not always interested in \$30 salmon fillets and a multitude of white table cloth restaurants with our young family.

Downtown doesn't seem to be connecting with its residents wants and needs, and we hope that a project like this this will help turn the tide. There are many Pleasantonians who want more out our downtown, as this project provides so beautifully, with a great option for a commercial use of the existing building. We are looking forward to seeing this built out and seeing something great go in, along with gorgeous new downtown housing options that include off-street parking!

Thank you,

*Michelle and John Bouchard*

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**Eric Luchini**

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**From:**  
**Sent:** Wednesday, October 28, 2015 10:32 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

I fully support the project proposed here in. The style and use of space is a great addition to the down town area. The residential units provide the key of any downtown project, PARKING! The units have a garage and driveways to keep cars off the streets. I see no negative aspects of this proposed use of this site and fully support what is proposed at this time.

Mike Cheney

[Mike@valleyplumbinginc.com](mailto:Mike@valleyplumbinginc.com)

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## Eric Luchini

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**From:**  
**Sent:** Wednesday, October 28, 2015 5:15 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

To whom it may concern,

My name is Justin B. Smith, and I live in the downtown Pleasanton area at [REDACTED] I also own Main Street Sunglasses, located at 739 Main St. Suite I Pleasanton 94556.

I have been very excited to see all of the new developments in the downtown area. The pastime plaza, for instance, is a great improvement to the commerce of Downtown Pleasanton and yet, architecturally, it retains the character of the historic downtown area. I was happy to see the tasteful facade which blends well with the historic architecture along Main street, and the fact that the plaza was named after the Pastime pool hall which occupied that area for many years. I believe that the 377 St. Mary St. Project falls into that same vein of improvement. The Spanish colonial architecture is quite aesthetically pleasing, and looks to be done with a timeless longevity in mind. Many of my customers and friends in the community have mentioned to me that the developmental progress seen in Pleasanton over the last decade, or so, is lacking in comparison with that seen in other nearby cities like (downtown) Livermore, so it is great to see Pleasanton begin to catch up without sacrificing its historical character. I'm quite confident that, once completed, the 377 St. Mary Street project will enhance the Downtown and help bring more people to spend more time in the downtown area which is of great help to me and my small retail business neighbors. It is not a secret that many of the small retailers in Downtown struggle competitively with cities like Livermore and Walnut Creek which attract many shoppers. Many of the retail spaces along main street and connecting streets have a "revolving door" which further perpetuates the lack of retail shoppers coming to the downtown area. We need more progressive developments, like this one, to bring more people to shop, dine, and enjoy Pleasanton downtown. The Purpose of this letter is to let the Pleasanton planning department know that members of the community and business owners here in Pleasanton want to see this type of progress, and it is of my opinion that the 377 St. Mary St. project is deserving of a "fast tack" through the planning and permit process so that we in the community are able to enjoy the constructed improvements on the property and all of the benefits that come with it.

If you have any questions, please feel free to call me at [REDACTED].

Sincerely,

Justin Booth Smith

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**Eric Luchini**

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**From:**  
**Sent:** Wednesday, October 28, 2015 4:14 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hey Eric -

It's Clifton & Michelle Ashley from - We love the new development on 377 At Mary.

This will add value to the city, our neighborhood and another place for residents to go besides the vacant lot there now.

Please proceed with haste and let's make this happen.

Thank you,

Clifton & Michelle Ashley

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**Eric Luchini**

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**From:**  
**Sent:** Wednesday, October 28, 2015 3:20 PM  
**To:** Eric Luchini  
**Subject:** 377 St Mary St Project

Hi Eric,

Please count the Knuppe Family as supporters of the beautiful plan at 377 St.Mary Street for the following reasons.

1. **New development Downtown**
2. **Spanish Colonial Design**
3. **Addition of a large commercial plaza, public gathering space**
4. **Potential night time destination**
5. **Tired of looking at a vacant lot with overgrown weeds**

-Mike Knuppe  
Owner of K Commons directly across the street

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**Eric Luchini**

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**From:**  
**Sent:** Wednesday, October 28, 2015 2:47 PM  
**To:** Eric Luchini  
**Cc:** Mike Carey  
**Subject:** 377 St Mary St Project

I support this project in too many ways to list!

*Respectfully,*

*Jeff DeBernardi*

*DeBernardi Development, Inc., Construction & Remodeling*

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