

## Eric Luchini

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**From:** Maria Hoey  
**Sent:** Wednesday, December 09, 2015 9:35 AM  
**To:** David Nagler; Gina Piper (gina@ginapiper.com); Greg O'Connor (greg.oconnor@comcast.net); Herb Ritter (herb@ritterclan.com); Jack Balch (jack.balch@sbcglobal.net; Nancy Allen (ncallen@comcast.net)  
**Cc:** Gerry Beaudin; Adam Weinstein; Larissa Seto; Eric Luchini  
**Subject:** FW: Public opinion for PUD-109

**From:** Jennifer Nelson [<mailto:Jennifer@HiredHandsHomecare.com>]  
**Sent:** Tuesday, December 08, 2015 5:04 PM  
**To:** Natalie Amos <[namos@cityofpleasantonca.gov](mailto:namos@cityofpleasantonca.gov)>  
**Subject:** Public opinion for PUD-109

Dear Natalie,

I'm writing to express my public opinion on the proposed development on 273 Spring Street. I believe that this would not only create an eyesore for the downtown area (due to the modern architecture of the buildings as oppose to the historical type in the surrounding area) but wreak utter havoc on Spring Street parking. Parking is always a gamble when I come to work or come back from lunch. I either have to park around the corner or down the street if I am not lucky enough to find a spot relatively across the street from my office. And because of the pizza parlor at the corner of Spring Street and Main Street, delivery trucks are parking in front of my building and therefore blocking the street for the proper flow of traffic. I can only imagine what chaos the construction crew would create coming in and out of this narrow street.

So, as employee in the city of Pleasanton, I implore you....if it is within your power to deny this application/permit, please do so.

Thank you for your time!

Sincerely,

Jennifer Nelson, Homecare Manager

**HIRED HANDS INC.**  
**Homecare**  
*Family owned and operated since 1994*

240 Spring Street, Ste B  
Pleasanton, CA 94566  
PH: 925-621-7650

[Jennifer@HiredHandsHomecare.com](mailto:Jennifer@HiredHandsHomecare.com)



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## Eric Luchini

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**From:** Pamela <grimes3@comcast.net>  
**Sent:** Monday, December 07, 2015 4:08 PM  
**To:** Eric Luchini  
**Subject:** PUD-109. H. James Knuppe 273 Spring Street

Hello Eric,

My wife and I own two pieces of property on Spring Street (201 & 207) and are strongly opposed to the planned unit rezoning and development of 273 Spring Street.

We feel that the overall plans are not a good fit for the neighborhood. The street parking is already extremely limited and squeezing in five commercial and residential buildings of such large square footage at 3-stories high is not something we want to see on our quaint street. We are not against updating the property site, but feel it must not negatively impact the people who currently live and work there. Buildings three-stories tall with limited parking will not have a favorable impact nor fit in with the overall neighborhood.

We will do our best to try to attend the meeting as we want our opinions heard, but have a previous engagement and are unsure that we will make the meeting in time.

Please contact us if you have any questions regarding our concerns on this project.  
Steve cell 925-519-2521

Thank you,  
Steve & Pam Grimes

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December 9, 2015

Pleasanton Planning Commission

Re: PUD-109 – Spring Street

Commissioners:

RECEIVED

DEC 09 2015

CITY OF PLEASANTON  
PLANNING DIVISION

I appreciate another shot at providing you more reasons why I think “ground level” private residence in the public’s commercial district not only not the intent of those who wrote are current Downtown Specific Plan (DSP), but also not the view of the majority of those who live, work, own a business or a property downtown, or support downtown businesses or a regular basis today.

The nationwide “back to the city” movement reached our little urban sprawl valley in the 90’s, and suddenly downtown’s ignored small town character and charm was rediscovered, and Main Street was town center again. We widen the sidewalks and planted trees to make Main Street more pedestrian friendly. Downtown was reborn.

In 2002 we wrote a new DSP and established rigid and well defined boundaries between the private serving residential section and the public servicing commercial district. The idea was to separate the two interests and set rules and guidelines that would fairly, consistently, and efficiently use the vacant spaces, underused spaces and limited public parking supply within our little commercial district to revitalize it into a vibrant and diverse self sustaining pedestrian environment for all to enjoy and not just some as with the residential section.

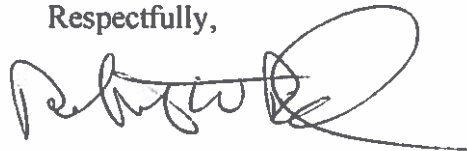
Unfortunately, during the approval process free market business organization like the PDA and the Chamber of Commerce, and “right to do business” proponents like downtown attorney Mr. Peter MacDonald convinced our City Council that our commercial district didn’t need no more “stink’n rules” – that the free market was the path to the promise land. So unlike Livermore, we ended up with a DSP in 2002 with rules so vague that most any school taught planner with a student loan could pretty much cherry pick their way to darn near any predetermined outcome that one might request. And if they couldn’t than the same one out here “stump’n” the crowds with their free market speeches are usually the first ones in there asking for a new rule, or at least a new interpretation of the intent of the current one.

And this time lets forget about boundaries and forget about intent, so this investor can build “ground level” private residence 100 feet from Main Street that most likely will be used the same way the last two residential developments on Peters Street are – as fully furnished, short term residence for visiting out of town business people. Sort of like an extended stay hotel, without the hotel tax. Cleaver and no doubt pencils out very nicely for the investors.

However, I'm willing to argue with anyone, in writing, in public, that the vast majority of those who live, work, own a business or property downtown, or support downtown business on a regular basis, the real downtown experts, do not want anymore "ground level" private residence in their commercial district, taking up space, using up parking and unlike Livermore, exploiting what is already here rather than adding to it.

Now the PDA and Mr. MacDonald no doubt hold a different view. And I can respect that. This is the way we learn. It's only when a public organization, or an individual refuse to defend their views and actions in public that I start losing respect. So, before we approve "ground level" private residence in the commercial district and set a precedent, lets provide the ones most effected with both views and let them decide for themselves what's best. The way real partnerships are supposed to work. Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read 'Robert W. Byrd', with a long horizontal flourish extending to the right.

Robert W. Byrd  
205 Neal Street  
Pleasanton, CA 94566  
925-413-6850

Copies to:  
PDA Directors  
Peter MacDonald

THE CITY OF



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# PLEASANTON.

## MEMORANDUM

**Date:** December 9, 2015

**To:** Members of the Planning Commission

**From:** Eric Luchini, Associate Planner

**Subject:** Item 6.a.  
PUD-109  
273 Spring Street

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This memo was prepared to communicate a summary of correspondence received after publication of the staff report.

Since publication of the staff report, staff has received an additional two public comments via telephone, two public comments via email, and one public comment via letter. The emails and letter were provided under separate cover to the Commission, all of which do not support the proposed application.

The first set of telephone comments was from Steve (no last name provided). Steve indicated he has concerns that:

- Too many residential units are proposed for the size of the lot;
- Parking is not sufficient and Spring Street has parking issues already; and
- The project should maintain the continuity of Spring Street – there are no other 3-story structures currently.

The second set of telephone comments was from Michael (no last name provided). Michael indicated he has concerns that:

- There is an existing parking issue in this area as the lot is being used for parking and constructing more units/retail will remove parking. There is very limited on-street parking on Spring Street and this development will make it worse and developing the lot will remove parking downtown;
- If a commercial/retail development is added, parking should be provided instead of paying a fee given the parking issues that exist already (see previous comment). If parking for the residential units is required, so should parking for the commercial/retail development;
- The architecture looks nice, but the units are too big/massive; and
- A commercial/retail component is being added at the front to appease the downtown businesses but more consideration should be given to the residents of Spring Street. If a commercial/retail component is going to be added, it should be located at the rear of the site.