

EXHIBIT A
Planning Commission Work Session Discussion Points

- A. *Does the Planning Commission support demolishing the home and related accessory structures?*
- B. *Should the project be revised to conform to the existing Downtown Specific Plan Office designation (office on ground-floors and multi-family on the upper-levels)?*
- C. *If not, does the Planning Commission support site specific amendments to the General Plan and Downtown Specific Plan (and zoning district for this site)?*
- D. *Does the Planning Commission support parking facilities that are shared by the office/retail space and upper apartment units?*
- E. *If not, would the Planning Commission support having the applicant/developer pay in-lieu fees or would the Planning Commission prefer that the parking requirements be met on-site?*
- F. *Are the proposed building designs, area, massing, number of stories, heights, and colors and materials acceptable and compatible with the Downtown and surrounding area?*
- G. *What other information would assist the Planning Commission in its decision on the proposal?*

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

PUD-118
RECEIVED

MAR 23 2016

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT C

January 26, 2016

Mike Carey
Investment Real Estate Company
327 St. Mary Street
Pleasanton, CA 94566

Re: Historic Resource Evaluation for 4791 Augustine St., Pleasanton, CA
APN. 094-0155-000

Dear Mr. Carey:

This letter states the findings of historic significance, based on our research and conditions assessment of the commercial building located at 4791 Augustine Street, in Pleasanton, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on January 20, 2016 to photograph the building and assess its existing condition. Research in local repositories was conducted in January 2016 to determine the historic significance of the building on the subject property.

Summary of Findings

The property at 4791 Augustine Street, Pleasanton, California is not historically significant under National Register (NR) Criteria or California Register (CR) Criteria. The property site is not the location of a significant event in national, State of California or City of Pleasanton history (NR Criterion A/CR Criterion 1). The property changed ownership on a regular basis throughout the historic period (circa-1895 to 1966). The longest occupancy of the property was by the Zaro family (1926 - 1997), who owned the Americo C. Zaro Gravel Company near Pleasanton. While the family worked in the Pleasanton area, they were not significant persons in national, State of California, or City of Pleasanton history (NR Criterion B/CR Criterion 2). The circa-1895 residence on the property was constructed in a Vernacular Queen Anne Style that has been highly modified and is in very poor condition. The circa-1895 residence on the subject property is not designed by a master architect. Because of substantial additions to the front, right side and rear elevations, the building has been highly altered and has lost most of its historic integrity. For these reasons, the residence is no longer a distinctive example of a type, period, or method of construction (NR Criterion C/CR Criterion 3).

P.O. Box 721
Pacific Grove, CA 93950
www.pastconsultants.com

PAST Consultants, LLC Qualifications

Founded in 2004, PAST Consultants, LLC (PAST) is a historic preservation consulting firm specializing in preservation planning, documentation, and conservation for historic and cultural resources. The California Department of General Services has certified PAST as both a Small Business and a Microbusiness. PAST's clients include the State of California, public agencies, architectural and engineering firms, museums, nonprofit organizations, preservation advocates and private property owners. PAST is represented on the California Historical Resources Information System (CHRIS) list of qualified historic consultants sponsored by the California Office of Historic Preservation.

Principal Seth A. Bergstein meets the *Secretary of the Interior's Professional Qualifications Standards in Architectural History and History*. Mr. Bergstein has documented, analyzed and written about numerous building types including, residences, commercial buildings, agricultural properties, military buildings and housing, bridges, lighthouses, adobe buildings, train depots, hotels, industrial buildings, and other structures. Mr. Bergstein has written articles on historic contexts and the preparation of historic context statements, spoken at preservation conferences, led architectural tours and has been continuously involved with the statewide nonprofit California Preservation Foundation (CPF).

Project Methodology

Principal Seth A. Bergstein attended a site visit to the subject property on January 20, 2016, in which the property was photographed and surveyed to determine the existing condition of the building's remaining historic character-defining features and presence or absence of historic integrity. A records search was conducted in December 2015 and January 2016 at the City of Pleasanton's Planning and Building departments. The records search did not reveal any architect's drawings, nor did it reveal any permits that would date the various changes to the building. Based on the conditions assessment, it appears that the circa-1895 building has undergone changes to the front elevation, with the addition of a full-width front porch; and additions to the rear and right side elevations.

Research for the project was conducted in January 2016 and included historic documents, genealogy research, clippings files, city directories and Sanborn maps located at the Museum on Main and the Pleasanton Public Library, in Pleasanton, California.

Project Location

The subject property contains two lots (Lot 94 and Lot 95) located at the corner of Old Bernal Avenue and Augustine Street, as shown below on the location map (**Figure 1**).

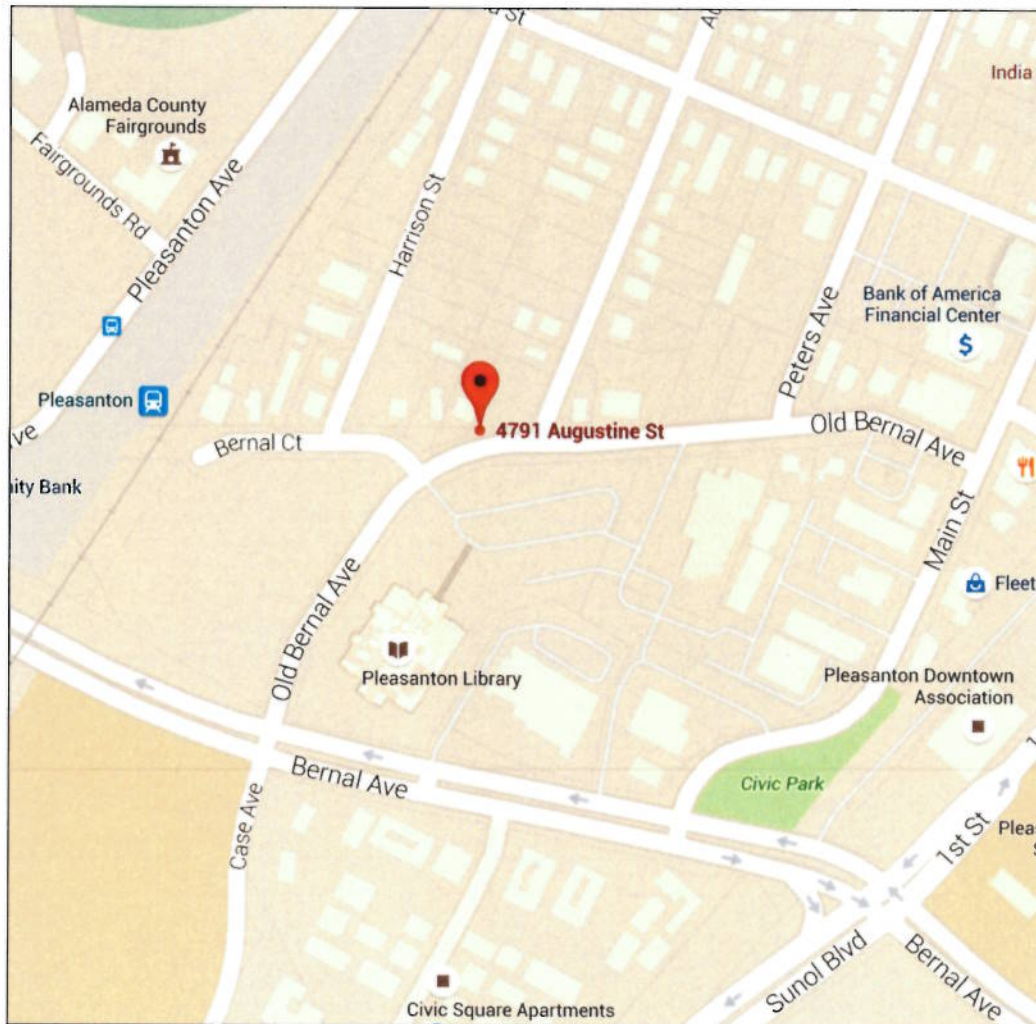


Figure 1. Project location map (Courtesy: Google Maps)

4791 Augustine Street: Property Description

The property includes a residence (circa-1895) constructed in the Vernacular Queen Anne Style, a small brick outbuilding and a wood-framed carport structure. The site occupies two lots (Lots 94 and 95) at the intersection of Old Bernal Avenue and Augustine Street (**Figure 1 – previous page**). The original residence has a gable roof, wood sash windows, Novelty wood siding, and a single brick chimney (**Figures 2 and 3**). Alterations to the residence include a full-width front porch with a shed roof added (circa-1950s) to the front elevation; and a large, shed-roofed rear addition (circa-1940s) in poor condition (**Figure 3**).



Figures 2 and 3. Left image shows the front and left side elevations of the residence. Right image shows the residence's rear elevation, with a poorly built and full-width rear addition.

Two structures are present on the site. A small brick storage shed occupies the northeast property corner (**Figure 4**), and a wood-framed carport structure adjacent to the brick shed on the north property line (**Figure 5**).



Figures 4 and 5. Left image shows the brick storage shed. Right image shows the carport structure located adjacent to the brick storage shed.

4791 Augustine Street: Property Alterations

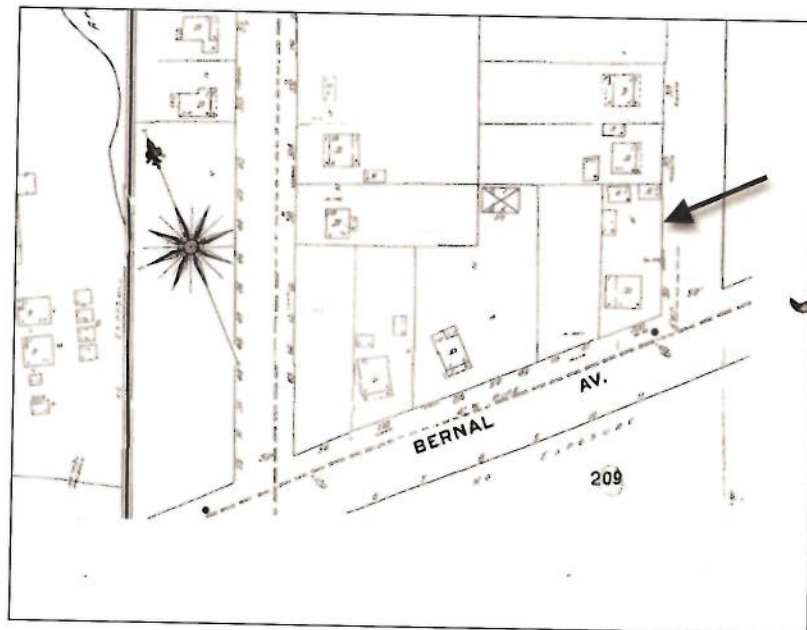
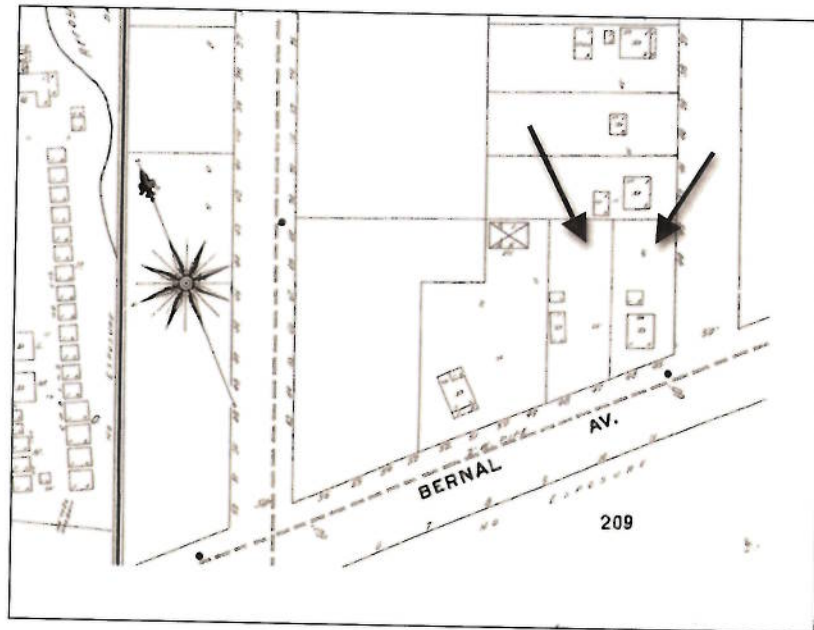
The circa-1895 residence has undergone substantial alterations. With no permits to date the various additions, the dates given below are approximate and are based on the fabric evidence found on the building. The primary addition is a full-width porch placed onto the residence's front elevation (**Figure 6**). The porch has a shed roof, squared columns and a tinted concrete porch slab, which is pulling away from the building. Based on the porch's construction materials, it appears that the porch was installed in the 1950s. A substantial shed roofed addition was placed onto the rear elevation at an unknown date (**Figure 3 – previous page**). The addition is poorly constructed and uses construction materials dating to the 1940s. Lastly, a small gable-roofed addition was added to the right side elevation of the residence (**Figure 7**).



Figures 6 and 7. Left image shows the full width, front porch addition. Note the change in roof pitch that indicates where the porch's shed roof was connected to the main house roof (arrow). Right image shows the right side elevation, with an addition to the right side elevation shown with an arrow.

4791 Augustine Street: Property History

The below Sanborn Map images show the block containing the subject parcel in 1907 and 1943.



Figures 8 and 9. Top image shows the 1907 Sanborn Map with the two lots and the residence shown with arrows. Bottom image shows the same block from the 1907, updated-1943 map. Note the removal of all buildings on the left hand lot (Lot 94) and the orientation of outbuildings on the right hand lot (Lot 95 – arrow).

Originally part of the Nevis Tract, the property was subdivided into residential lots prior to construction of the circa-1895 residence. Presently the subject property encompasses two lots: Lot 94 (empty), facing Old Bernal Avenue; and the adjacent Lot 95 at the corner of Old Bernal Avenue and Augustine Street, which contains the subject residence and outbuildings.

Based on a review of the Sanborn maps from 1907 and 1943 (updated from 1907), the two subject lots – lots 94 and 95 – contained residences and outbuildings constructed by 1907 (**Figure 8 – previous page**). By 1943 when the Sanborn maps were updated, the residence and outbuilding shown on lot 94 have been removed and the lot was empty at this time. The subject residence is shown on Lot 95 (**Figure 9 – previous page**), with the shed-roofed rear addition installed on the building. The three accessory buildings are in slightly different configurations than as exists presently, indicating that they were either demolished or moved near to the north property line.

The property was passed onto Augustine Bernal (descendent of Joseph and Juana Nevis) in 1902, who passed the property to Philip Kolb almost immediately in 1903. The property changed ownership continuously each year until being purchased by Giacomo Zaro in 1926. The property remained in the possession of descendants of the Zaro family until 1997. Based on an examination of local records and city directories it appears that the Zaro children – Americo and Grace Zaro, lived in the house in the 1940s. The Zaro family is the only residents to have occupied the subject residence for a significant period of time. The family owned and operated Americo Zaro Gravel Company in the Pleasanton area and likely rented the residence at 4791 Augustine Street to company workers.

4791 Augustine Street: Historic Resource Evaluation

The following evaluates the subject building for eligibility under the National Register of Historic Places and the California Register of Historical Resources.

National Register of Historic Places Evaluation:

The National Register Criteria appear below, with an evaluation of the subject property:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

The subject property is not eligible under this criterion because it is not associated with any events that have made a significant contribution to national, State of California, or City of Pleasanton history. While the subject building was constructed during the City of Pleasanton's post-railroad expansion, this event is not significant enough to qualify the subject property under Criterion A.

B. That are associated with the lives of persons significant in our past; or

The subject property contained a continuously changing list of occupants, none of whom owned or lived in the residence for more than one year. The exception is the Zaro family, who owned the property from 1926 to 1997. The Zaro family owned and operated the Americo Zaro Gravel Company. However, none of the Zaro family or descendants have proven to be significant in national, State of California, or City of Pleasanton history. The property is not eligible under this Criterion.

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The subject residence is a highly altered, Vernacular building that has suffered from additions to all primary elevations. Because of the full-width front porch addition, the poorly constructed rear addition, and the right side addition, the subject residence is no longer a distinctive type, period, or method of construction, as a Vernacular Queen Anne-style residence and has lost substantial historic integrity. The architect for the building is not known; however, the building clearly is not the work of a master architect. For these reasons, the building is not eligible under this Criterion.

D. That have yielded, or may be likely to yield, information important in prehistory or history.

The property does not contain any archaeological sites, or other site characteristics that would potentially yield information important to prehistory or history.

California Register of Historical Resources Evaluation:

The California Register Criteria appear below, with an evaluation of the subject property:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The subject property is not eligible under this criterion because it is not associated with any events that have made a significant contribution to State of California, or City of Pleasanton history. While the subject building was constructed during the City of Pleasanton's post-railroad expansion, this event is not significant enough to qualify the subject property under Criterion 1.

2. Is associated with the lives of persons important in our past.

The subject property contained a continuously changing list of occupants, none of whom owned or lived in the residence for more than one year. The exception is the Zaro family, who owned the property from 1926 to 1997. The Zaro family owned and operated the Americo Zaro Gravel Company. However, none of Zaro family or descendants have proven to be significant in State of California, or City of Pleasanton history. The property is not eligible under this Criterion.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The subject residence is a highly altered, Vernacular building that has suffered from additions to all primary elevations. Because of the full-width front porch addition, the poorly constructed rear addition, and the right side addition, the subject residence is no longer a distinctive type, period, or method of construction, as a Vernacular Queen Anne-style residence and has lost substantial historic integrity. The architect for the building is not known; however, the building clearly is not the work of a master architect. For these reasons, the building is not eligible under this Criterion.

4. Has yielded, or may be likely to yield, information important in prehistory or history.

The property does not contain any archaeological sites, or other site characteristics that would potentially yield information important to prehistory or history.

Historic Integrity

The building has undergone substantial additions and alterations impacting its historic integrity. An evaluation of the seven aspects of integrity appears below:

- **Location.** The residence remains in its original location on the site and has integrity of location.
- **Setting.** The residence is in its original setting among residences on the western edge of downtown Pleasanton. New construction in the vicinity, including the City of Pleasanton's administrative buildings, have altered the property's original setting somewhat. But, the building retains integrity of setting.
- **Design.** The building has lost nearly all integrity of original design as a Vernacular Queen Ann-style residence due to the front porch addition, rear addition and right side addition. The residence no longer retains integrity of design.
- **Materials.** The residence retains minimal integrity of materials because of the poorly constructed additions to its primary elevations.
- **Workmanship.** The building retains minimal integrity of workmanship, given the alterations made to the Vernacular residence that have obscured the original design.
- **Feeling.** The building retains minimal integrity of feeling as a Vernacular residence because of the building modifications.
- **Association.** The building retains minimal integrity of association as a Vernacular residence because of the building modifications.

Conclusion

In conclusion, the property at 4791 Augustine Street is not eligible for individual listing on the National Register of Historic Places or California Register of Historical Resources because it does not have any associations with significant events or significant persons. The substantial alterations to the residence have removed considerable historic integrity from the residence making the property ineligible for inclusion on either the National or California registers as a distinctive example of a type, method or period of construction.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

cc: City of Pleasanton Planning Department

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 2, 2016

Mike Carey
Investment Real Estate Company
327 St. Mary Street
Pleasanton, CA 94566

Re: Supplemental Letter for 4791 Augustine St., Pleasanton, CA
APN. 094-0155-000

Dear Mr. Carey:

This supplemental letter addresses questions from the City of Pleasanton Planning Department regarding the Historic Resource Evaluation (HRE) submitted by me, as Principal of PAST Consultants, LLC (PAST), on January 26, 2016. Based on conversations with you, two questions have arisen about the evaluation: 1. Have the changes made to the circa-1895 residence achieved historic significance, as they appear to be more than 50 years old; and 2. Is the brick storage structure historically significant individually, as it appears to be over 50 years old?

First, as described in the January 26, 2016 HRE, the circa-1895 residence has received a full-width front porch addition, a full-width rear addition and a gable-roofed addition to the right side elevation. While no permits exist to date the additions, the rear shed-roofed addition appears on the 1943 Sanborn map. The front porch addition was dated based on the age and type of porch construction materials to the 1940s – 1950s. While these additions are more than 50 years of age, they have obscured and removed much of the earlier fabric of the circa-1895 residence for purposes of constructing the additions. The additions have removed the historic integrity of design, materials, workmanship, feeling and association from the circa-1895 building and it no longer can communicate its historic significance under National Register Criterion C (California Register Criterion 3) as a Vernacular Queen Anne-style residence. While the additions are likely more than 50 years old, they would not qualify as outstanding examples of design, materials or construction method under National Register Criterion C (California Register Criterion 3). The additions do not have historic significance.

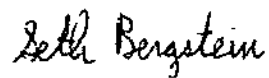
Regarding the brick outbuilding on the subject property, the structure was likely constructed as an equipment storage building. As stated in the HRE, the property housed family members and workers for the Americo Zaro Gravel Company in the 1940s and 1950s. The associates of the Zaro Gravel Company likely used the brick structure for equipment storage for their gravel business; and

P.O. Box 721
Pacific Grove, CA 93950
www.pastconsultants.com

the open wood-framed structure for large vehicle storage. Since no associative historic significance has been found for the Zaro family under National Register Criteria A and B (California Register Criteria 1 and 2), the brick storage building is not significant under these criteria. As an individual building, the brick storage building is not a distinctive or an outstanding example of design, use of materials or construction method. This building is not individually eligible under National Register Criterion C (California Register Criterion 3).

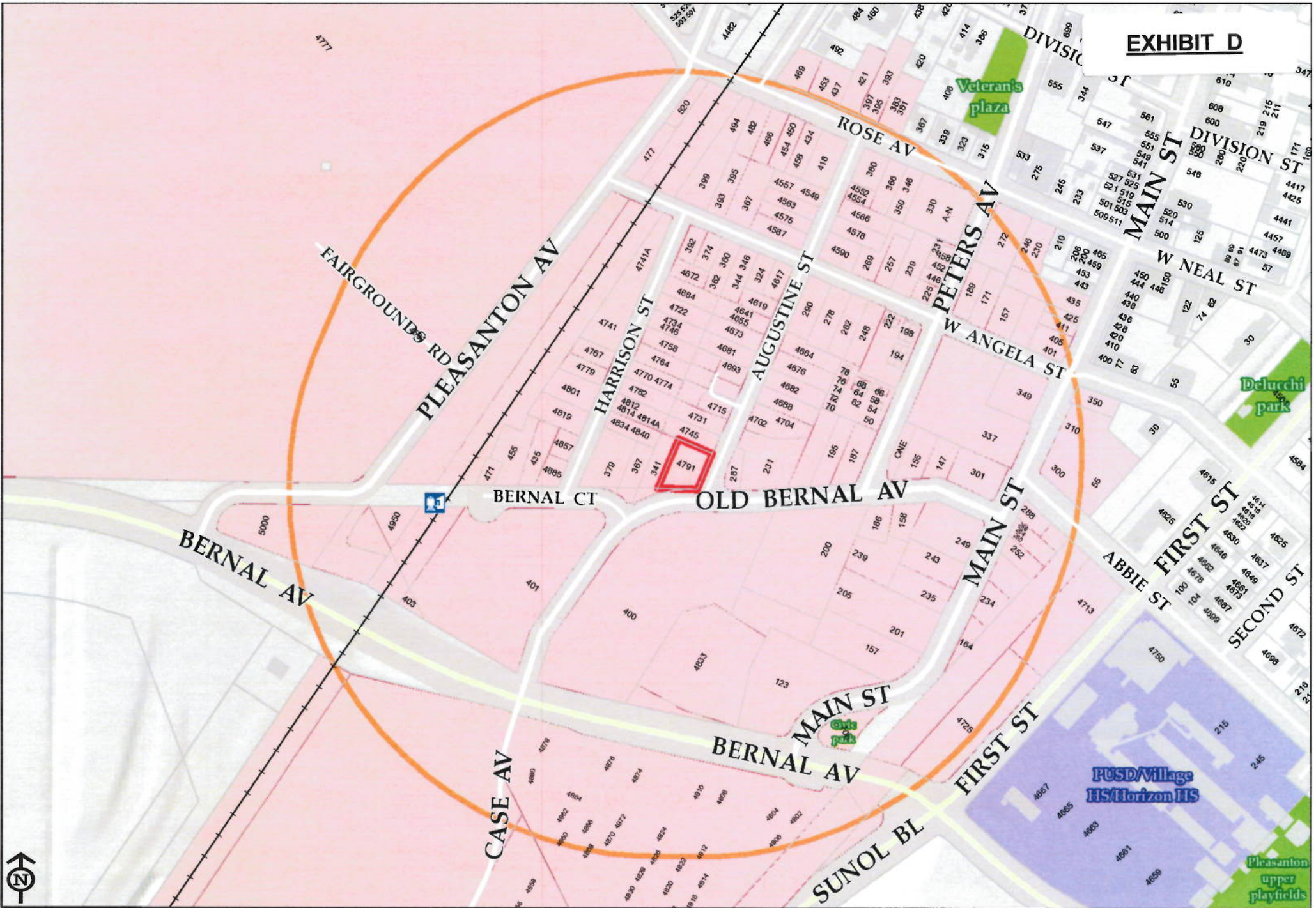
Please contact me if you have any questions about this supplemental letter.

Sincerely,

A handwritten signature in cursive script that reads "Seth Bergstein".

Seth A. Bergstein, Principal

cc: City of Pleasanton Planning Department



PUD-118, 4791 Augustine Street, Mike Carey

Concerns/Opposition

Natalie Amos

From: Brandt Esser ·
Sent: Tuesday, May 17, 2016 6:16 AM
To: Natalie Amos
Subject: PUD-118, Mike Carey

Natalie,

Parking on Augustine Street is quite limited. Please be sure that the City's standard guidelines for parking are met by this project. There needs to be adequate and usable parking for this type of project.

Thanks,

Brandt Esser

Click
<https://www.mailcontrol.com/sr/E6ruz8GsNUTGX2PQPOMvUtXHXnVjuGgHtcuEuSrh7Vc65Wv739NJV+aPk!wtfopGclzDZ!ACUwYhei1KLnaPDA==> to report this email as spam.

Natalie Amos

From:
Sent: Monday, May 16, 2016 5:21 PM
To: Natalie Amos
Subject: Proposal for 4791 Augustine St.

Hi Natalie

We live on Harrison St. and received the planning commission notice regarding the proposal for 4791 Augustine St.

Questions we have:

- Do any of the existing buildings have historical value?
 - It say "...with three apartments on the second and third floor...", does that mean three on each floor, so a total of 6?
 - The fact that the buildings are 3 stories does this include the garage? Is there a parking garage for the commercial/office building?
- As you may know parking is a premium in the downtown, even having a garage will not stop people from parking on the street, or in this case in the library or city hall parking lots
- This part of Bernal is heavily travelled by Pleasanton Middle School parents and kids before and after school, has this been addressed? Adding a commercial/office building and 6 ((9) residences is going to increase the traffic along with the new construction on Augustine that is going on right now.

On a personal note, I (Mary) have lived in Pleasanton over 50 years and my parents supported the growth that has made Pleasanton the city it is today and as an adult I supported growth.

I am however concerned about the current growth and high density buildings I have lived on Harrison St. for 36 years and have known that the lots on this street and Augustine are zoned for multiple units, the current growth just seems to be so out of control, the houses being built behind us now can talk to each to each other out the windows they are that close! It just seems that they are packing so much onto one lot.

So the above are our concerns, We wanted to just get them out there, We know the reality is that it won't change anything, We went to several meetings regarding the "temporary" ACE train depot when it was first proposed and was assured it would never be permanent... we all know what happened with that!

John and Mary Reding
4764 Harrison St.
Pleasanton, CA

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SUPPORT

Natalie Amos

From: Comcast
Sent: Monday, May 16, 2016 5:23 PM
To: Natalie Amos
Subject: Augustine project

Dear Natalie,

I recently saw the drawings of what Mike Carey would like to build on Augustine across from the library. It looks like it would be a very nice addition to that area that seems pretty run down. The house there now looks unsafe.

Regards,
Linda Ware
Bolero Ct. Pleasanton
Sent from my iPad

Click
<https://www.mailcontrol.com/sr/LIi3PMLPELDGX2PQPOMvUIQqnVH2UXcWsuGo9Mb!cx7GmafrA2BH2SFONGApmgrOclzDZ!ACUwbOTmi8Ao4xWg==> to report this email as spam.

Natalie Amos

From: Polly Knight
Sent: Monday, May 16, 2016 5:34 PM
To: Natalie Amos
Subject: 4791. st Augustine

Hi

I want to send my support for the projected project at the above address. The new housing and commercial buildings will add to the area. It brings vitality and added interest to downtown.

I have lived in Pleasanton for all my life and am enjoying seeing people create new housing in downtown.

Polly knight

Sent from my iPhone

Click

<https://www.mailcontrol.com/sr/zUK6Q07YN4LGX2PQP0mvUlhe+RbjMF0HDhrnZJikzxfHqgj7yMkADoh7UjjFUe1CclzDZ!ACUwbOTml8Ao4xWg==> to report this email as spam.

Natalie Amos

From: SKM Construction
Sent: Monday, May 16, 2016 9:21 PM
To: Natalie Amos
Subject: 4791 Augustine St.

To Whom It May Concern,

I have seen the renderings of the proposed project and feel that this would enhance that end of town. By keeping the design to fit the neighborhood and adding additional mixed use for the downtown I believe this is a win win for the city as well as for the people of Pleasanton. This project will bring improvement to the area and the studio units will help with "affordable" housing.

Thank You,

Maestas Family

4240 Churchill Dr.

Pleasanton CA 94588

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Natalie Amos

From: Helen Smith
Sent: Monday, May 16, 2016 9:22 PM
To: Natalie Amos
Subject: Mike Carey Project

I support the project to
build three homes and one apt house on
Augustine/ Bernal
Mike has
great taste and I believe these homes
would be a welcomed
improvement.
Helen Smith
18yr resident

Sent from my iPhone

Click
<https://www.mailcontrol.com/sr/rrKoy!zf2mXGX2PQP0mvUncn6oS6lHz1Nf5rKmfNSvGvb+a84C!OW4r6166jKnNUclzDZ!ACUwZjDxGYc2QXWA==> to report this email as spam.

Natalie Amos

From: Mark Shawver
Sent: Tuesday, May 17, 2016 10:16 AM
To: Natalie Amos
Subject: Re: The project is 4791 Augustine St. (Pud-118)

Hello Natalie,

Our family owns the 10 units at 187 and 195 Old Bernal and the vacant lot next door and directly across the street from City Hall. I wanted to take a moment to let you know we completely support this project. We have seen preliminary plans and the design is excellent.

Considering the City's future relocation plans we believe that high end residential in fill projects are an excellent compliment to the entire Old Bernal corridor. So much so that we have been working the last several years planning to develop our property but the current O zoning, the high city fees, anti-residential sentiment together with the cumbersome and uncertain approval process have stalled our progress. So we continue to watch the weeds grow on our valuable and unproductive downtown Pleasanton property.

Mark Shawver

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Natalie Amos

From: Bart Price
Sent: Tuesday, May 17, 2016 11:24 AM
To: Natalie Amos
Subject: 4791 Augustine St - Pleasanton

City of Pleasanton,

We are a resident of the downtown area in Pleasanton. I am in complete favor of the project that will be done at 4791 Augustine St, it will be 100% better than what is there at this time.

Bart and Donna Price

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Natalie Amos

From: Mike Segundo
Sent: Tuesday, May 17, 2016 11:48 AM
To: Natalie Amos
Subject: PROJECT 4791 AUGUSTINE ST (PUD-118)-PUBLIC COMMENTS
Attachments: Untitled attachment 00014.pdf

Hi I would like to comment on the renderings attached. My name is Michael Segundo and I live at 3466 old foothill rd. I believe this development would add vitality and style to the down town residential area. These upgrades invite quality people to our town and offer a continued improvement to our town of Pleasanton. I strongly support this plan and would hope the city does the same.

Thank you

Michael C. Segundo
Advantage Metal Products
7855 Southfront Rd.
Livermore ca. 94551
Phone:925-455-8789 ext 11
Fax:925-455-8689
www.advantagemetal.com



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Natalie Amos

From: James Woodard <jwoodard@seigodesigns.com>
Sent: Tuesday, May 17, 2016 1:15 PM
To: Natalie Amos
Subject: Development of 4791 Augustine Street (PUD-118)

Dear Natalie Amos,

I am a resident of Downtown Pleasanton (4618 First Street) and a design professional, and Pleasanton business owner. I wanted to share with you my thoughts about the proposed development at 4791 Augustine Street (PUD-118).

The tiny existing structure that is currently at 4791 Augustine Street seems very out of place and underutilizes the lot which is quite large for such a small structure. Investment Real Estate Company has shared with me the proposed plan to use this lot for a three detached single family homes, a 900 st ft commercial space building, and a studio appointment above the commercial space. The modern farmhouse style and feel of the buildings blends very well with the existing neighborhood and keeps with the old town feeling of downtown. It gives a refreshing look for both neighbors and visitors who will see this site visiting the library, fair grounds, ACE train, and even City Hall. It is a well thought out plan addressing the needs of the City, best use of the lot and space, and would be a great home for any local business and families.

This proposed development will bring vitality and improvement to the area and add to the city as a whole. I whole heartily support this project and hope you will do your part in moving this project forward. Please feel free to contact me if you would like any additional input on this project.

Thank you,

James

James Woodard CID #6958
Design Principal



jwoodard@seigodesigns.com
www.SeigoDesigns.com
925 399-1487

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Natalie Amos

From:
Sent: Tuesday, May 17, 2016 1:21 PM
To: Natalie Amos
Cc: careybroker@aol.com
Subject: (no subject)

Hi Natalie,

I just received mike Carey's layout and proposal for PUD-118. I believe this is be an asset to the rather dilapidated end of Old Bernal as it now exists.

The architecture fits in nicely with the neighborhood.

I am in favor of a yes vote from the City Council for this project.

-Michael Knuppe
225 W. Angeia St.
Pleasanton, CA. 94566

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Natalie Amos

From: Rob Dondero
Sent: Tuesday, May 17, 2016 1:58 PM
To: Natalie Amos
Subject: 4791 Augustine St-Pleasanton (PUD-118)

Hi Natalie,

I have reviewed the the renderings for 4791 Augustine St-(PUD-118) and they look great and believe they will improve the area and make an excellent addition to the downtown core.

Thank you,
Rob Dondero
4307 2nd Street

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Natalie Amos

From: Jeffco Roofing
Sent: Tuesday, May 17, 2016 1:58 PM
To: Natalie Amos
Subject: The project is 4791 Augustine St. (Pud-118)

My name is Jeff Cordtz and I live at 269 W. Angela St. We would be happy to see this project as an addition to our neighborhood. We are all ready for the existing eye sore that is there now to be gone. We look forward to the project being pushed through and started.

Thanks

Jeff Cordtz

Jeffco Roofing Co

PO Box 554 Sunol
CA 94586

Office 925 862 2960
Fax 925 862 0221

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Natalie Amos

From: Darren Carlin <dcarlin@pacificwidelending.com>
Sent: Tuesday, May 17, 2016 2:44 PM
To: Natalie Amos
Subject: RE: Proposed Project Downtown Pleasanton

Good afternoon!

I am a Pleasanton business owner & home owner. Recently I was exposed to a proposed mixed use development project on the corner of Augustine and Old Bernal (see attached rendering).

I shared it with my wife, children and mortgage lending team and we unanimously love it! Great style that fits Pleasanton perfectly.

We would love to see this project completed as we feel it would be a fantastic addition to our beautiful town.

Please feel free to call on me if you would like any additional feedback.

Thank you for taking the time to read this email and have a fabulous day!



Best regards,

Darren Carlin
Vice President / Partner
CA BRE #01935124
NMLS #1016245
CA Sales License #S938902
Pacificwide Lending
4456 Black Ave Suite 200
Pleasanton, CA. 94566
Office: [\(925\) 461-0500](tel:(925)461-0500)
Cell: [\(925\) 872-0695](tel:(925)872-0695)
email: dcarlin@pacificwidelending.com
web: www.pacificwidelending.com

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Natalie Amos

From: David James
Sent: Tuesday, May 17, 2016 3:19 PM
To: Natalie Amos
Subject: augustine project

Hello City-

The new project on Augustine looks really nice for our downtown area. Appreciate the new, fresh view from park.

David and Naomi James
4613 Mirador Drive

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Natalie Amos

From: Daniel Winslow
Sent: Tuesday, May 17, 2016 4:01 PM
To: Natalie Amos
Subject: 4791 Augustine St-Pleasanton (PUD-118)

Dear Natalie,

I live in downtown Pleasanton and work in the Bernal Corporate Office Park on the far side of the fairgrounds. I am writing to add my voice in support of the city's prompt review and approval of this project. The downtown area will greatly benefit from this added use and the architectural profiles are beautiful and consistent with the "feel" of downtown.

As a neighbor, I welcome this improvement in the downtown neighborhood.

Please add these comments to the public hearing file for the project.

Many thanks.

Dan Winslow

Daniel B. Winslow
SVP & General Counsel
Rimini Street, Inc.
World Headquarters
3993 Howard Hughes Parkway
Suite 500
Las Vegas, NV 89169
+1.925.264.7736
dwinslow@riministreet.com
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Natalie Amos

From: Mike Cheney <mike@valleyplumbinginc.com>
Sent: Tuesday, May 17, 2016 4:49 PM
To: Natalie Amos
Cc: 'Mike Carey'
Subject: PUD-118 4791 Augustine St

I have viewed the plans and would believe this is a positive look and use of the property. I support the above multi use based on the plans I have seen to date showing 3 residential units and 1 mix use on the front corner of office and residential.

Thank You,

Mike Cheney

Valley Plumbing Home Center, Inc.

272 Rose Ave.

Pleasanton, Ca. 94566

925-462-1639

Service and Repair Specialist

CSLB #437867 / AWWA #6407

www.valleyplumbinginc.com

mike@valleyplumbinginc.com

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Natalie Amos

From: Bonnie Shamblin
Sent: Tuesday, May 17, 2016 4:51 PM
To: Natalie Amos
Subject: Carey's project on Augustine

Good Afternoon Miss Amos,

I just wanted to let you know that I'm very much in favor of the project Mike is planning for the corner of Augustine and Bernal.

I grew up in town, my grandmothers lived on Rose Ave and W. Angela, among other downtown addresses. The unique, small neighborhood Pleasanton is lucky enough to have has been beautifully restored (for the most part!) and this project will, in my opinion, add to the charm and ambience of the area.

Thanks for your efforts and for allowing my input.

Bonnie Shamblin
612 Bonita Ave

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Natalie Amos

From: Peter MacDonald <pmacdonald@macdonaldlaw.net>
Sent: Tuesday, May 17, 2016 5:27 PM
To: Natalie Amos
Cc: Peter MacDonald
Subject: 4791 Augustine Street

Good afternoon Natalie, and other City officials,

I have reviewed the plans for 4791 Augustine Street, and fully support approval of this project.

This project is designed at a scale which matches the feel of the neighborhood, while increasing the quality of the housing in this neighborhood. Approval of projects like this, without undue delays, is essential to revitalizing downtown Pleasanton.

Take care, Pete

Peter MacDonald
Law Office of Peter MacDonald
400 Main Street, Suite 210
Pleasanton, CA 94566
Phone: 925.462.0191

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Natalie Amos

From: Jeff DeBernardi <jeff@ddcr.net>
Sent: Tuesday, May 17, 2016 6:02 PM
To: Natalie Amos
Cc: Mike Carey
Subject: Mike Carey's PUD

I Love it! I Support it!

Respectfully,

Jeff DeBernardi
DeBernardi Development, Inc.
Construction & Remodeling
CSLB Lic. B & C-17 604607
5776 D Sonoma Drive
Pleasanton, CA 94566
Office 925-846-1765
Cell 925-580-2475
Fax 925-426-5406
www.DDCR.net
Since 1990
"Your Contractor for Life"

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Natalie Amos

From: Natasha
Sent: Tuesday, May 17, 2016 7:02 PM
To: Natalie Amos
Subject: Project on Augustine St. & Bernal

I live at 4681 Augustine , three doors down from this project. I have lived here for eight years and I think it would be a great addition to the neighborhood.

Natasha

Sent from my iPhone

Click
<https://www.mailcontrol.com/sr/2O4Pgw8mYsDGX2PQPomvUgfUspOYWKRbcQOiBE2zJoU2B4C92b7KF4h7UjjFUe1C4KdTBTEE0IKNI5tH4SJ!Mg==> to report this email as spam.

Natalie Amos

From: Marilyn Gore
Sent: Tuesday, May 17, 2016 8:25 PM
To: Natalie Amos
Subject: 4791 Augustine St

This will be an attractive addition to the area and will be much appreciated by someone looking for a residence in the downtown area.

Marilyn Gore
4363 Second St
Pleasanton, CA 94566

Sent from my iPhone

Click
<https://www.mailcontrol.com/sr/29hbvR3pxO3GX2PQPOMvUrwS+HatjSAfWyr81IWVdbmKyDzmlaspCfJN2G6GB9LP4KdTBTEE0ltzGm2rSK1dVQ==> to report this email as spam.

Natalie Amos

From: Dale Morris <dale@ptownshomes.com>
Sent: Wednesday, May 18, 2016 11:58 AM
To: Natalie Amos; Mike Carey
Subject: Project 4791 PUD-118
Attachments: dale.vcf

Dear Natalie,

I am writing today in support of Mr. Carey's request for a relaxed zoning of the site listed above, as you know I am in the process of our own PUD just down the Street at 4664 Augustine and also you and I are in the middle of conversations on this very subject on the property located at 4202 Stanley Blvd.

Unfortunately unless we relax our restrictions these projects will be near impossible to complete as it will be an extreme hardship on the owner when trying to occupy these spaces. I know that improving this property from its current dilapidated condition to a new building will only enhance our down town. That being said I am in strop support of Mr. Carey being able to a conditioned zoning or relaxed zoning of some sort on this site.

As you know, I have submitted for a minor PUD amendment on Stanley it is costing my client a lot of money having to wait for this to be resolved and the owner is wishing he had never done the project now. That's not a good taste in his our anyone's mouth being he saved the old home per the city's request. He nor Mr. Carey should have to jump through hoops in order to fulfill their ideas and thoughts that eventually improve our down town.

Thank you for considering my ideas.

Dale

--

Dale Morris
Real Estate Consultant
1-925-426-4777
#0670746

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Natalie Amos

From: Jo S.
Sent: Thursday, May 19, 2016 7:01 AM
To: Natalie Amos
Cc: Mike Carey
Subject: 4791 Augustine St.

Ms. Amos,

I am a resident of downtown Pleasanton and take a great interest in proposed projects that impact our beautiful town.

I have driven by and walked the property to get a feel for the potential buildings. I have also scrutinized the renderings. It is my opinion that the farmhouse concept is perfect for that area in town. It is in keeping with Pleasanton's history along with the close proximity to the fairgrounds and racetrack.

That particular plot of land has been an eyesore for many years. The corner of Augustine and Old Bernal, with these buildings, would be a wonderful addition to our downtown.

Thank you,

Jo and Waldo Silver
213 E. Angela St.
Pleasanton

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<https://www.mailcontrol.com/sr/QUPIItvyC2J7GX2PQPOMvUIQqnVH2UXcWbjr6bQ56llgDDx+RW8rFnQvSdrQgRJqUasXOF8Vdo15SSWoTyPktGDA==> to report this email as spam.

Natalie Amos

From: Gary Gemma
Sent: Thursday, May 19, 2016 9:31 AM
To: Natalie Amos
Subject: Re: Fwd: 4791 Augustine St-Pleasanton (PUD-118)
Attachments: 2016.05.09 Carey Pleasanton- Revised Renderings and Elevations.pdf

Gary Gemma
401 Trebbiano Place
Pleasanton

I have a business downtown and I think this is going to be an amazing addition to the downtown.

Gary Gemma
350 Main St. suite J
Pleasanton

From: Mike Carey
To: Gary Gemma
Sent: Thursday, May 19, 2016 8:09 AM
Subject: Fwd: 4791 Augustine St-Pleasanton (PUD-118)

4791 Augustine St-Pleasanton (PUD-118)

I wanted to share this email with some color renderings of the project we have been working on in Downtown, it is on the corner of Augustine and Old Bernal and is a new 900 sq. ft. Commercial building with 3 studio apartments above with a driveway access off Augustine street. 3 detached single family homes with access from Old Bernal. The style is Modern Farmhouse Vernacular to fit into the surrounding neighborhood. We feel this project will bring needed vitality and improvement to the area.

Please click on the link below to let our City Planner know your thoughts- be sure to include your name and address and any other info that the city might find helpful as they review. Thanks again for your support.

The project is 4791 Augustine St. (Pud-118)

Email comments to: Natalie
Amos NAMOS@CITYOFPLEASANTONCA.GOV

Thanks,
Mike Carey
Sent from my iPhone

~~~~~  
Investment Real Estate Company  
925.963.0569  
<http://invre.com>  
~~~~~

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Natalie Amos

From: Kandy Wilson <kandyw@wilsonpm.com>
Sent: Thursday, May 19, 2016 1:40 PM
To: Natalie Amos
Subject: 4791 Augustine St-Pleasanton (PUD-118)

Based on the other various homes and commercial sites downtown- this rendering looks like it will fit in very nice downtown.

I believe it will draw a high quality rental client; someone that likes the feel of the downtown atmosphere.

If you have any questions, please feel free to contact me or my staff



Kandy Wilson
BRE# 01120923
Broker-Owner / Property Manager
Wilson Property Management
Ph: 925-462-1101 x 712
Fx: 925-462-1147
E-mail: kandyw@wilsonpm.com
Web: www.wilsonpm.com

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Natalie Amos

From: Pam Hardy <PHardy@ponderosahomes.com>
Sent: Thursday, May 19, 2016 7:28 PM
To: Natalie Amos
Cc: careybroker
Subject: 4791 Augustine Street (PUD 118)

Dear Ms. Amos,

I have reviewed the plans proposing to construct three new detached homes and a new commercial building having three studio apartments on the upper floor levels at the corner of Old Bernal and Augustine Street. This combination of single-family homes and mixed-use (commercial and studio apartments) is ideal to promote vitality in the Downtown. The site planning is well-thought out for this infill site in a manner which blends in appropriately with the surrounding development patterns. The design and architectural style of the buildings is also well done in terms of scale, massing, and use of materials which respects the historic nature of the downtown area, and yet presents an updated use of materials and forms.

While the Chairman of the former DownTown Specific Plan Task Force, numerous discussions took place over a two year period centered around limiting or eliminating office in the downtown so as to favor more vibrant businesses and activity during the evenings and weekends. For the reason just cited, I believe office is not an appropriate use for this location. The fact that the City of Pleasanton is considering the possibility of relocating its existing City offices across the street from the subject property makes the designation of retail/commercial for this area timely as a means to expand and add greater commercial opportunities for our downtown. This is supported by the Civic Center Task Force recommendations which concludes that a mixed use of residential/retail/mixed use is superior for the City's own property instead of office.

I encourage Staff to support the project as proposed and to recommend a land use designation to allow both infill residential and a mixed commercial use instead of office.

Thank you for your consideration.

Pamela J. Hardy
Donahue Drive
Pleasanton, CA

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