

EXHIBIT A
Workshop Discussion Points
PUD-110
April 27, 2016

General Plan and Zoning

1. Does the Commission support the General Plan and Specific Plan Amendments and PUD rezoning to allow for residential development on the subject parcels?

Site Plan

2. Are the overall site plan and street/pedestrian design layout acceptable?

Amenities

3. Are the proposed public amenities sufficient for the proposed density and are they adequately designed?

Parking

4. Is the proposed parking sufficient and appropriately dispersed throughout the development?

House Size and Design

5. Does the Planning Commission support the proposed building setbacks, building positioning, home designs, and massing?

Historic Resources

6. Does the Planning Commission support the applicant's proposal to demolish all of the homes or should one or more of the homes be retained? If one or more of the homes should be retained, does the Commission have a preference where on-site they retained and how should they be used?

Sunflower Hill

7. Is the Sunflower Hill development an appropriate use within the overall development and is the conceptual plan appropriate?

Conclusion

8. Are there any other ideas for enhancing the design of the project that the Commission wishes to add?

Township Square

Typical Development Standards for two- and three-story units within Township Square

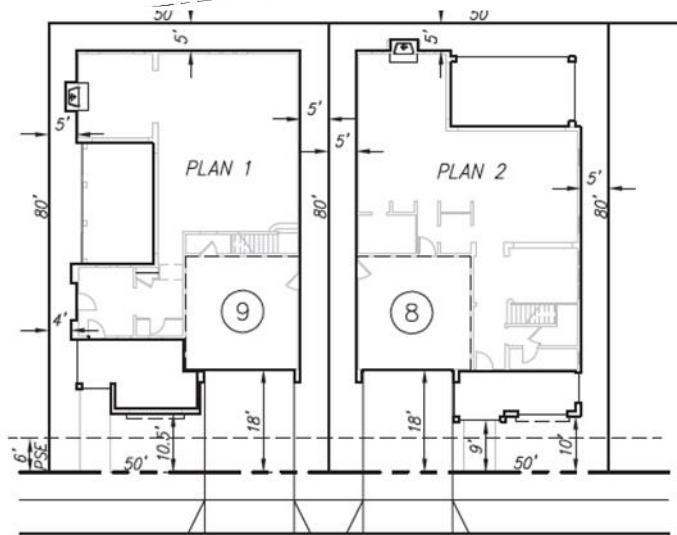


LOT 8

PLAN TYPE = PLAN 2
 # OF STORY = 2
 LOT AREA = 4,000 SF
 LIVING FLOOR AREA = 3,654 SF
 (NOT INCLUDING GARAGE/DECKS/PATIO)
 FAR = 91%

LOT 9

PLAN TYPE = PLAN 1
 # OF STORY = 2
 LOT AREA = 4,000 SF
 LIVING FLOOR AREA = 3,531 SF
 (NOT INCLUDING GARAGE/DECKS/PATIO)
 FAR = 88%

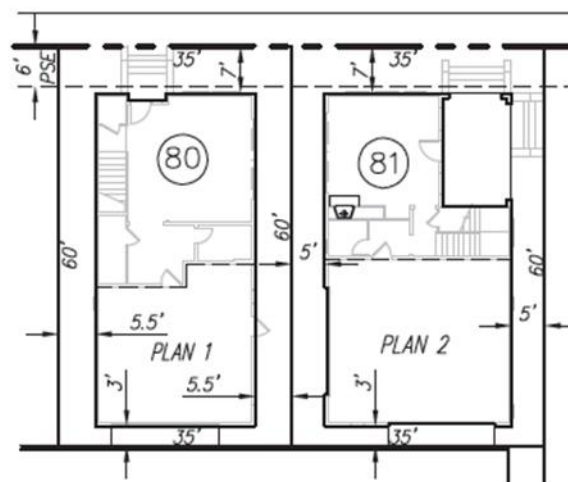


LOT 80

PLAN TYPE = PLAN 1
 # OF STORY = 3
 LOT AREA = 2,100 SF
 LIVING FLOOR AREA = 2,830 SF
 (NOT INCLUDING GARAGE/DECK/PATIO)
 FAR = 135%

LOT 81

PLAN TYPE = PLAN 2
 # OF STORY = 3
 LOT AREA = 2,100 SF
 LIVING FLOOR AREA = 3,054 SF
 (NOT INCLUDING GARAGE/DECK/PATIO)
 FAR = 145%



Jennifer Hagen

From: [REDACTED]
Sent: Sunday, April 17, 2016 12:49 PM
To: Jennifer Hagen
Subject: PUD-110 Irby Ranch

Dear Ms. Hagen,

I received the information about the proposed construction for Stanley Blvd/First Street. I am adamantly opposed to this plan. Traffic on Stanley Blvd/First Street during commute hours is already at a crawl. By adding 95-single family homes as well as a multi-family community into a 15 acre lot, traffic will be grid locked. It seems that at every opportunity, the Planning Commission approves to add more and more housing into smaller spaces. This is not beneficial to the charm of downtown Pleasanton.

Sincerely,
Carla Graci

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Jennifer Hagen

From: [REDACTED]
Sent: Tuesday, April 19, 2016 5:45 PM
To: Jennifer Hagen
Subject: PUD-110 - concerns

Jennifer

I left you a voice mail earlier today. I received a notice in the mail regarding the work session on PUD -110. I own a house directly across the street that faces the subject property and has no sound wall, just landscaping along Stanley. I have some concerns about the proposed project.

- Do you have a site plan or other information that you can send me?
- How many low income multifamily apartment units are being proposed?
- What type of special needs tenants are the units being designed for? Mental? Physical? Both? Other?
- Will the apartments allow families or just singles?
- Are the apartments part of a care facility with staff or are they for independent living?
- Is having a handicap/special needs a pre-requisite for the apartments? Ie non handicapped tenants would not be eligible?
- Who screens the tenants?
- What types of traffic mitigations are being proposed?
- What other mitigations are proposed?

A development of this intensity will definitely impact my property.

A special needs apartment project sounds a little scary and inappropriate for this location.

We will attend the meeting.

We are 35 year Pleasanton residents.

Steve and Sharon Tangney



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Jennifer Hagen

From: [REDACTED]
Sent: Wednesday, April 20, 2016 3:38 PM
To: Jennifer Hagen
Subject: Fwd: Irby Ranch

----- Forwarded message -----

From: [REDACTED]
Date: Wed, Apr 20, 2016 at 3:36 PM
Subject: Irby Ranch
To: jhagen@cityofpleasantonca.gov

Hi Jennifer,

I know what I have to say won't matter but I had to reach out. I received the little yellow card in the mail from the planning commission regarding the land on Stanley and First. I moved to Pleasanton almost 7 years ago from the South Bay. When I finally was able to buy myself a little town home I did not want to buy down there and the little town of Milpitas I grew up in had turned into a place I did not recognize. When I scoped out locations I knew Pleasanton was for me, still had that small town feeling. Now 7 years later I feel like I am back in Silicon Valley with all the building on every single little piece of land. What is the plan for the traffic down Stanley/First. And the water usage? It takes forever to get to the Southbay in the mornings. I did that commute till recently I found a job up here but most people are not that lucky. Not only are they building all those units on Valley across from McDonalds now this plot of land right on a main street. That area I believe has some history behind it, why can't the city save that house and give tours, make that land into a park or something instead of more and more homes. Its hard enough seeing all the homes off the freeway in Dublin but now Pleasanton is just filling up all the empty space, its just disappointing especially in the downtown area where there is so much congestion already. I just needed to say something, I wish I could buy that land and make it something nicer than a bunch of buildings. Our Mayor and government right now are very disappointing they just build and build, P-town is loosing its charm.

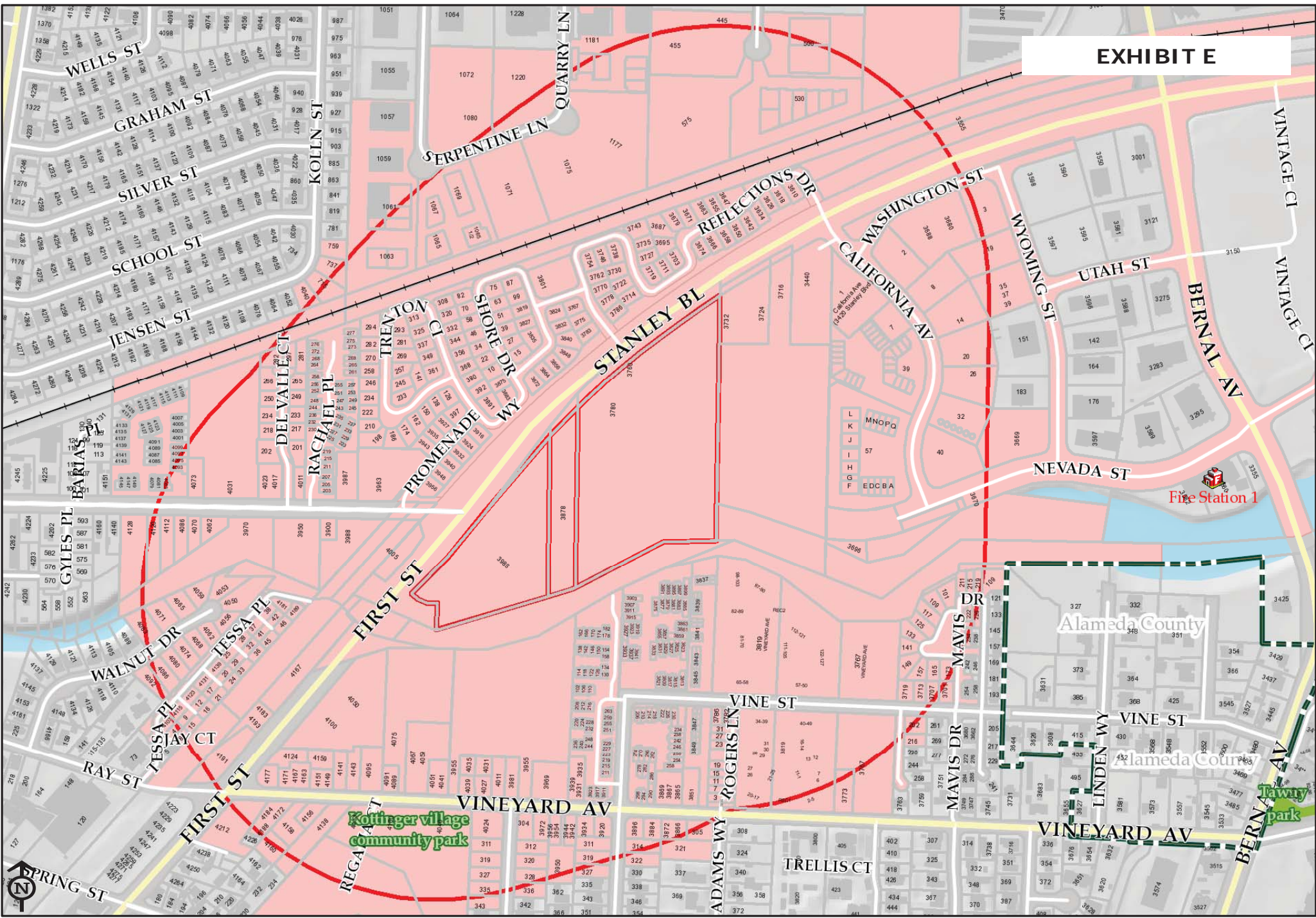
Disappointed in what our town is becoming.

Thanks

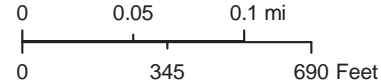
Stephanie Pickens

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EXHIBIT E



1:5,500



PUD-10, Irby Ranch

3988 First Street, 3878 Stanley Boulevard, and 3780 Stanley Boulevard