

EXHIBIT A

P13-2078

SummerHill Apartment Communities

WORK SESSION DISCUSSION POINTS

- A. Would the Planning Commission support the exceptions noted above if the project were to move forward as proposed?*
- B. Are the on-site circulation, parking layout, feathering of densities, stepping back stories above the second story, and positioning of the buildings acceptable?*
- C. Should a pedestrian access be provided from West Las Positas Boulevard to the proposed Open Space area?*
- D. Are the proposed on-site recreation facilities and amenities acceptable?*
- E. Are the residential building designs, colors and materials, and heights acceptable?*

ORDINANCE NO. 2030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE CITY-INITIATED REZONING OF THE CM CAPITAL PROPERTIES SITE (5758 AND 5850 WEST LAS POSITAS BOULEVARD), AS FILED UNDER CASE P11-0923

WHEREAS, the City of Pleasanton has initiated the rezoning of the CM Capital Properties site (Site 13) located at 5758 and 5850 West Las Positas Boulevard (APN 941-2762-006-00 and APN 941-2762-011-01) from the Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O) District to the Planned Unit Development – Mixed Use (PUD-MU) District; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for this project, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and

WHEREAS, at its meeting of January 4, 2012, the City Council received the Planning Commission's positive recommendation for approval of the rezoning of the CM Capital Properties site; and

WHEREAS, a duly noticed public hearing was held on January 4, 2012; and

WHEREAS, after consideration of the staff report, review of the materials presented, and comment at the public hearing, the City Council determined that the proposed rezoning of the CM Capital Properties site is appropriate; and

WHEREAS, the rezoning of the CM Capital Properties site is consistent with the General Plan, adopted on July 21, 2009.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council finds that the rezoning of the CM Capital Properties site is consistent with the General Plan, adopted on July 21, 2009.

Section 2. Approves the rezoning of the CM Capital Properties site (Site 13) located at 5758 and 5850 West Las Positas Boulevard (APN 941-2762-006-00 and APN 941-2762-011-01) from the Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O) District to the Planned Unit Development – Mixed Use (PUD-MU) District.

Section 3. The uses allowed and development standards applicable to this site are those specified in the Hacienda PUD and Design Guidelines for Hacienda sites 18A and 19, and multifamily residential with a minimum density of 30 units per acre is authorized.

Section 4. Except as modified above, all present conditions of the approved Hacienda PUD development plans and design guidelines and City-approved major and minor modifications shall remain in full force and effect.

Section 5. The Zoning Map of the City of Pleasanton, dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by Zoning Unit Map No. 487, attached hereto as Exhibit A, dated January 4, 2012, and incorporated herein by this reference.

Section 6. The full text of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation within the City of Pleasanton.

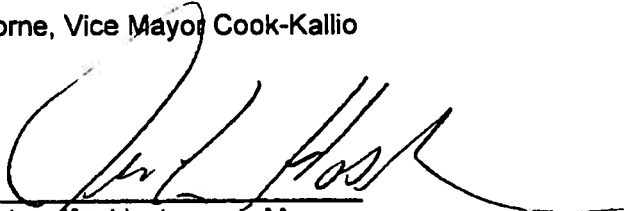
Section 7. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on January 4, 2012 by the following vote:

Ayes: Councilmembers Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Noes: None
Absent: None
Abstain: None

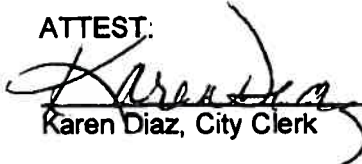
And adopted at a regular meeting of the City Council of the City of Pleasanton on January 10, 2012 by the following vote:

Ayes: Councilmembers McGovern, Sullivan, Thorne, Vice Mayor Cook-Kallio
Noes: None
Absent: Mayor Hosterman
Abstain: None



Jennifer Hosterman, Mayor

ATTEST:

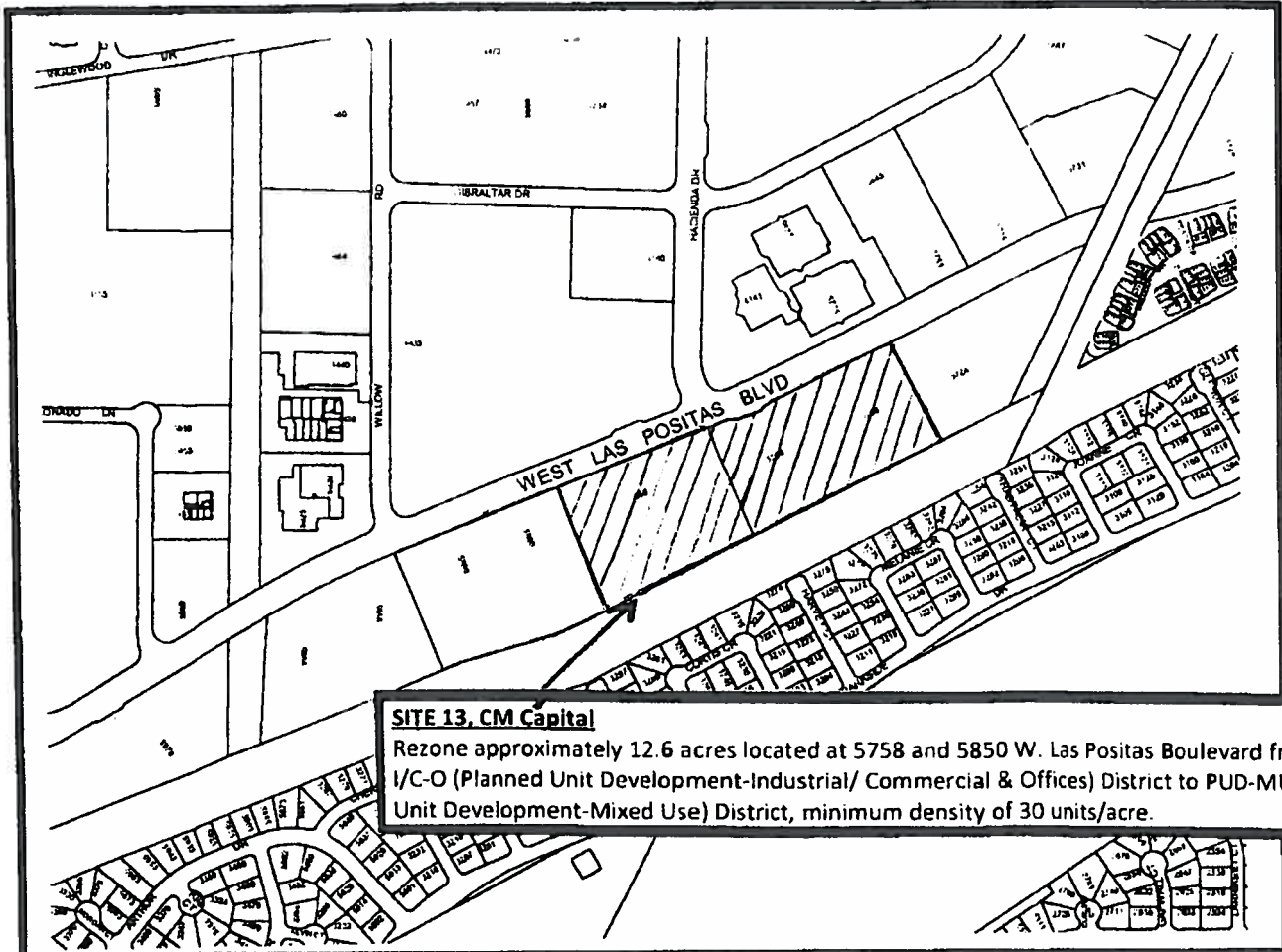


Karen Diaz, City Clerk

APPROVED AS TO FORM:



Jonathan P. Lowell, City Attorney



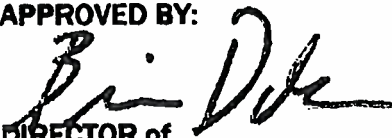
SITE 13, CM Capital
 Rezone approximately 12.6 acres located at 5758 and 5850 W. Las Positas Boulevard from PUD-I/C-O (Planned Unit Development-Industrial/ Commercial & Offices) District to PUD-MU (Planned Unit Development-Mixed Use) District, minimum density of 30 units/acre.

**CITY OF PLEASANTON
 PLANNING DIVISION**

**Ordinance No. 2030
 Zoning Unit Map No. 487**

DRAWN BY:
 T. Snyder

SCALE:
 1" = 300'

APPROVED BY:

 DIRECTOR of
 COMMUNITY DEVELOPMENT

DATE:
 January 4, 2012

SEC. NO.:
 P11-0923 (Rezone)

Jenny Soo

From: D Brennen
Sent: Tuesday, September 03, 2013 5:43 PM
To: Jenny Soo
Cc: Andrea Brennen
Subject: P13-2078, Summerhill Apartment Communities

I would like to express my opposition and concern regarding this 177 apartment unit complex being proposed on a 5.9 acre site directly behind my street, Curtis Circle within the Parkside neighborhood. When we bought our home we were particularly drawn to the neighborhood because of it's location situated between the Hacienda Business Park on one side and the Pleasanton Sports Park on the other. I am very concerned about the impact of this proposed high density development on noise, traffic, and crime and other components of our city infrastructure. Pleasanton is already overcrowded, we experience this daily during the school year and with every special event that comes to town; soccer tournaments, Good Guys, RV, and all the other county fairground events. I supported and voted for the housing unit cap and I think it is a disservice of our council to consider this type of development without the support of the Pleasanton residents.

Sincerely,

Don Brennen
3291 Curtis Circle
Pleasanton, CA 94588

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

P13-2078

Jenny Soo

From:
Sent: Friday, September 06, 2013 12:07 AM
To: Jenny Soo
Subject: P13-2078 Summerhill Apartment Communities - Concerns

Hello Ms. Soo,

My name is [REDACTED]. I am writing this e-mail regarding my opposition and concerns about P13-2078 Summerhill Apartment Communities and other low income housing projects. Please to not publish my name, address, or telephone number with regards to the issues that I raise in this e-mail.

I am very concerned about this proposed construction project and other proposed construction projects in the City of Pleasanton. I have been concerned since then Attorney General Brown took action against the City of Pleasanton to build more affordable housing.

The first of my concerns is the fact that business/commercial use property is being replaced with residential property. This is a concern because of the disproportion between taxes and revenue that will be generated/lost and the costs of policing and educating new residents. Pleasanton was well planned with the Hacienda Business Park and the commercial revenue that it generates without increasing the number of residents in Pleasanton, which helps allow for better policing, fire protection, parks, etc.

The second of my concerns is the height (number of stories) of the proposed apartment complex. When driving through the Hacienda Business Park, there are very few commercial properties that are taller than one or two stories within view of residences. If the Summerhill Apartments are allowed to be built they should not be allowed to be more than two stories high. I say this for several reasons: They will obstruct the skyline, decrease property values in the Parkside Neighborhood, increase noise from those apartments, decrease privacy in the surrounding residences, and increase the time it will take to construct them. The developers and builders are the only ones that stand to gain by allowing this complex to be built more than two stories high. The taller the apartments are built, the more problems that will be encountered from excess noise, privacy concerns, crime, etc. Not to mention the lawsuits from homeowners in Parkside, if their property values are affected.

Third, I would like to point out that Donlon Elementary school is already the largest elementary school in Pleasanton. What plans are being made to build new schools to accomodate the additional students that Summerhill Apartments and others will bring? If these apartments were to bring an average of two new students per apartment that would be an additional 354 students, split between Donlon, Hart, and Foothill. These are the kinds of costs that must be considered and should be funded by the developers of Summerhill Apartments.

As a property owner and citizen of Pleasanton, who pays almost \$9,000 a year in property taxes, I am not pleased with these types of developments. I am also a member of the law enforcement community and have had conversations with Alameda County Sheriff's Officers about this kind of housing in Dublin. What my personal experience in law enforcement and discussions with other members of law enforcement has told me is that low income housing and apartments have not been good to the City of Dublin. It is a fact that these apartments will draw people from areas like Oakland, Hayward, and Richmond. My family is originally from Oakland and I have lived in Hayward and some of the people that will move here are good people looking for a better life. The problem becomes the people that will follow the good people. Pleasanton should expect the increase in crime that will come from an increased

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population and the increase that will come from an increase in lower income earners. Who will bare the costs of the increased crime, thefts, burglaries, and identity theft. It should also be noted that these apartments are being built directly across from Hart Middle School, which raises concerns of sexual predators attempting to secure a residence there.

The City of Pleasanton should also ensure that the additional cars that the Summerhill apartments will bring are confined to parking within the 5.9 acre site and not allowed to park on West Las Positas and the surrounding neighborhoods.

I also have concerns about the construction noise that my family and neighbors will have to endure while the Summerhill apartments are being constructed. They should not be allowed to begin work prior to 8 a.m. and should not be allowed to work on weekends.

I believe that these types of apartments should be built on previously undeveloped lots as close to BART/Public transportation as possible. We should not be tearing down business complexes so that we can build them next to schools, while overshadowing existing residences.

Thank you for taking the time to read my comments. I am more than happy to discuss any of these points further if anyone wishes to contact me at [REDACTED] Please to not publish my name, address, or telephone number.

Click

<https://www.mailcontrol.com/sr/zoospDjVnKPGX2PQP0mvUmkxeMeR4!FmaUTaHsl0KFiAniEhs1RWteuHWcoatNfBo5ffgIcSLI6n9BVBzDB66w==> to report this email as spam.

P13-2078, Summerhill Ap

City of Pleasanton

GIS

Department

5850 W.L. Positas Blvd.

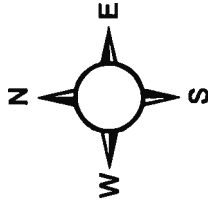
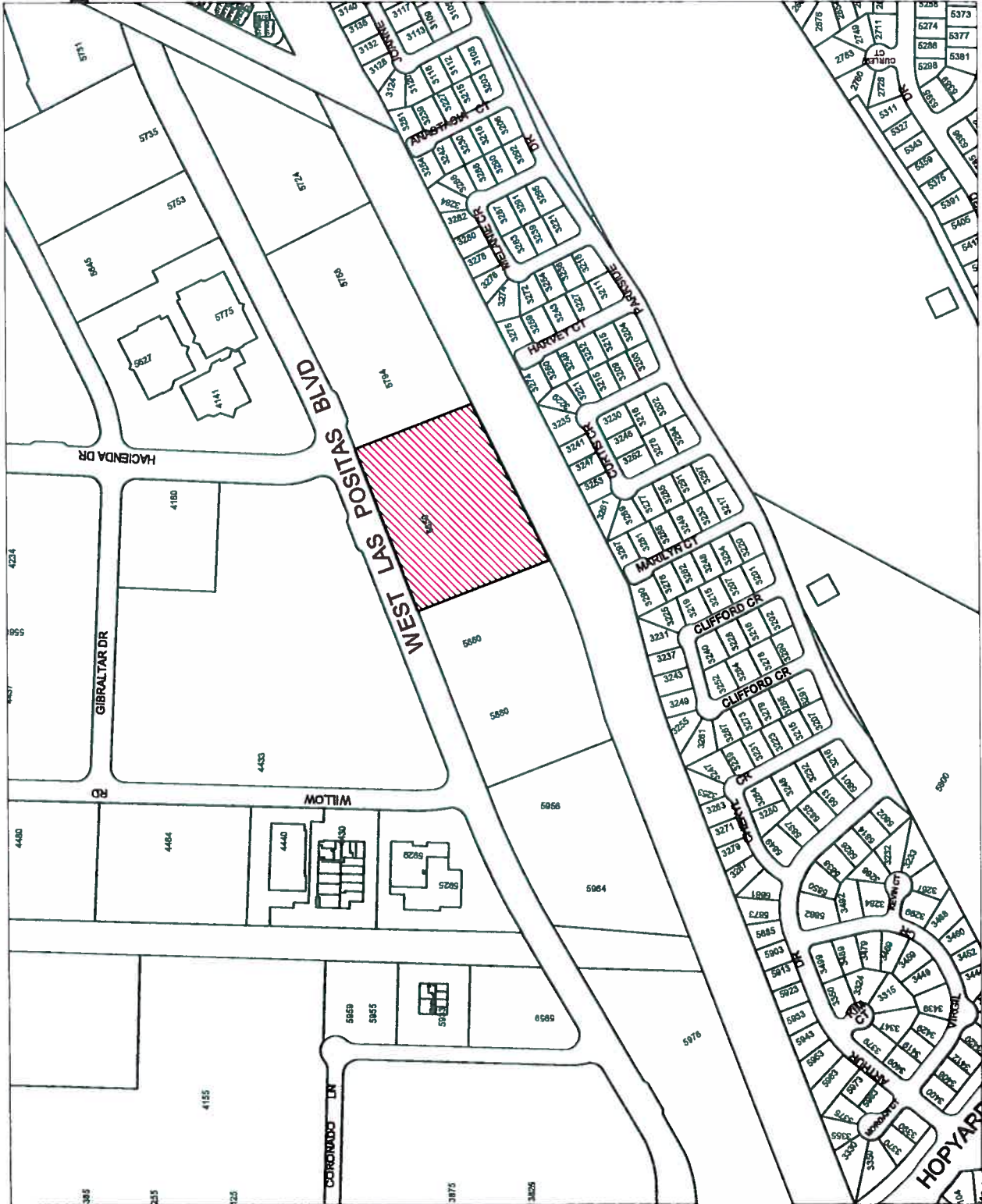


EXHIBIT E

Printed 9/16/2013



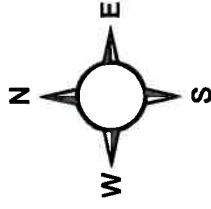
P13-2078, Summerhill Ap

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Printed 9/6/2013

