

From: Shweta Bonn
Sent: Monday, July 08, 2013 8:06 AM
To: joanna marquart
Subject: RE: public hearing 7/10

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: joanna marquart
Sent: Saturday, July 06, 2013 2:52 PM
To: Shweta Bonn
Subject: public hearing 7/10

I live on Vineyard Avenue and am opposed to this new development of 345 apartments plus shopping. This means that there will be at least another 700 cars daily from the apartments plus cars from the shoppers. This corner is congested enough without adding more traffic to it. It also backs up to Shadow Cliffs that causes more traffic in the summer. This is a very bad place to put such high density developments. Please rethink this development.

Sincerely,
Jo Anna Marquart
Pleasanton

From: Shweta Bonn
Sent: Monday, July 15, 2013 10:21 AM
To: David Somerset
Subject: RE: Corner of Stanley and Bernal

Thank you for your email. A copy of your correspondence will be provided to members of the City Council for their consideration.

From: David Somerset
Sent: Monday, July 15, 2013 10:13 AM
To: Shweta Bonn
Subject: Corner of Stanley and Bernal

My wife and I live near this proposed project. 345 apartments will bring in another 600 cars daily. This is way too much traffic and congestion. Please reduce the size of this project in great measure

Dave and Diane Somerset

From: Shweta Bonn
Sent: Thursday, July 18, 2013 9:06 AM
To: Peter Nowak
Subject: RE: EMAIL ADDRESS ERROR re: THE VINTAGE @ Bernal and Stanley

Thank you for your email. A copy of your correspondence will be provided to members of the City Council for their consideration.

From: Peter Nowak
Sent: Thursday, July 18, 2013 8:11 AM
To: Shweta Bonn
Subject: FW: EMAIL ADDRESS ERROR re: THE VINTAGE @ Bernal and Stanley

To the Honorable Mayor Jerry Thorne & Members of the City Council,

My name is Peter Nowak and I am the owner of Design Electric. We have been a Pleasanton based contractor for over 35 years and are presently located within a 3-wood shot from the proposed Vintage Project.

Simply stated, I am extremely happy with the project as presently proposed and offer my full support. Not only will it add significant value as a completed and functioning element of the community, it will also present a great improvement to the aesthetics of that particular parcel of land.

And speaking more directly to the industry in which I operate, this project has great potential of providing dividends to our community by way of immediate employment via construction jobs. As a contractor with experience in this specific arena, I look forward to the opportunity to become involved.

Cities such as San Francisco and Oakland, among others, have all implemented "First Hire" programs. It would be a welcomed proposition if the City of Pleasanton could come up with a similar position on behalf of its construction community.

Peter Nowak, President | [Design Electric Company](#)
[Our Knowledge is Power](#)

From: Shweta Bonn
Sent: Friday, July 19, 2013 8:05 AM
To: Ron Cote'
Subject: RE: Support of The Vintage Development / Stanley @ Bernal

Thank you for your email. A copy of your correspondence will be provided to members of the City Council for their consideration.

From: Ron Cote'
Sent: Thursday, July 18, 2013 8:38 PM
To: Shweta Bonn
Subject: Support of The Vintage Development / Stanley @ Bernal

Dear Shweta Bonn,
Please pass this e-mail onto Mayor Thorne.
Thank you,
Ron Coté

Dear Mayor Thorne,

Early into your term as the Mayor of Pleasanton, I hope all is going well for you.

My name is Ron Coté and we have met a few times prior to you winning the election as Mayor and a few times since. I live at XXX XXX Drive in Pleasanton.

The reason for this email is to express my support for The Vintage Development project proposed on the property located at the corner of Stanley and Bernal. As a concerned citizen of Pleasanton since 1985, I have been following this project's early development by attending the neighborhood meeting held at the Humane Society several months ago to the recent Planning Commission meeting where it is evident that the Developer and Architects are very sensitive to the residence of Pleasanton with their proposed design.

I appreciate your time and please count me as a yes vote for The Vintage Development project.

Best Regards,
Ron Coté

From: Kent H. Pryor
Sent: Tuesday, July 23, 2013 7:34 AM
To: Mayor and City Council
Subject: E&S Ring Apartment Approval near Arroyo De Valle

To: Pleasanton City Council

From: Kent H. Pryor

Subject: E&S Ring Apartment Approval near Arroyo De Valle

Date: July 23, 2013

Pleasanton's pending approval of 364 apartments at Bernal and Stanley Avenues presents some new risks because of the project's proximity to the Arroyo Del Valle. An increased population of children and adolescents will be near to this attractive nuisance, endangering themselves as well as private and public property. Mitigating this risk will be difficult because the Arroyo is divided by multiple ownership interests, municipal jurisdictions, and access routes. I apologize for not raising this issue earlier in the planning process.

These are the risks I foresee:

1. Drowning of adolescents, especially just West of the Bernal Bridge where the creek has been channeled six feet wide and six feet deep.
2. Trapping of adolescents in the storm drain from Vintage Hills which exits into the Arroyo below the bridge, or falling from trees.
3. Health risks to the adolescents from risky behaviors enabled by the privacy afforded by the riparian environment and below-bank elevation.
4. Damage to public and private property in and near to the Arroyo from this secluded point of attack. An example is the graffiti below the bridge and on some of my personal property.
5. Elimination of wildlife that has built up since the construction of Del Valle Dam in 1961 changed the watering pattern. The Arroyo has become one of Pleasanton's largest natural areas due to its riparian habitat.

Access to the Arroyo is just difficult enough to allow adventurers but discourage patrolling. Construction of the Bernal Avenue bridge near Vineyard Avenue and Stanley Boulevard in 1985 has exposed more of the Arroyo, along with Shadow Cliffs Park and associated trails. East-West property lines run down the center of the Arroyo, reducing control by property owners. West of the bridge, Zone Seven owns much of the North side, and the rest is divided among myriad private owners as expansions to their flat lands.

Law enforcement and fire protection for the arroyo are disorganized because the Remen Tract properties have never been annexed, remaining under the jurisdiction of unincorporated

Alameda County. As a result, Vine, Virginia, and Linden Streets are now the least attractive parts of greater Pleasanton. These streets lack drainage, paving, curbs, sidewalks, and lighting.

Possible measures to reduce the above risks might include:

1. A different project plan, or non-discriminatory conditions, to minimize the population of children and adolescents in the E&S Ring apartments.
2. Recreational alternatives for adolescents withing the apartment project.
3. Regular law enforcement patrolling of the Arroyo, probably requiring easier access via the rights-of-way through Virginia and Linden Streets. This would be more feasible under Pleasanton's control by annexing the Remen Tract.
4. Blocking more of the pedestrian access paths near the bridge and on vacant properties. Alternately, a plan for more recreational usage and right-of-way, similar to the West side of Pleasanton, might open this section up to be a safe area.

Let us examine these ideas and search for others, learning to adapt to higher population densities in Pleasanton's sensitive areas. Thank you.

From: Shweta Bonn
Sent: Wednesday, July 24, 2013 8:21 AM
To: Chris Beratlis
Subject: RE: Proposed Vintage Development at Stanley & Bernal

Thank you for your email. A copy of your correspondence will be provided to members of the City Council for their consideration.

From: Chris Beratlis
Sent: Tuesday, July 23, 2013 3:17 PM
To: Shweta Bonn
Subject: FW: Proposed Vintage Development at Stanley & Bernal

From: Chris Beratlis
Sent: Tuesday, July 23, 2013 3:10 PM
To: 'sbonn@cityofpleasanton.gov'
Subject: Proposed Vintage Development at Stanley & Bernal

Honorable Mayor Jerry Thorne and Members of the City Council.

I am writing this letter in support of the Proposed Vintage Development at the corner of Stanley Blvd and Bernal Ave. I have a 20+ year Auto Repair Business in the Stanley Business Park that my Wife and I own and operate. We also have a mix of other properties in Pleasanton. I feel this would benefit us and all businesses in Pleasanton and it's about time that empty field was filled with a quality development like this one proposed. Hopefully the nearby residents feel the same way and don't try and shut it down like the previous development proposal a few years ago. (Home Depot, which my Father and I were supporting at the time) Thank you for your time on this matter.

Chris Beratlis

Beratlis Automotive
Beratlis Properties
Beratlis Bikes

From: Shweta Bonn
Sent: Wednesday, July 24, 2013 10:45 AM
To: John A. Bronzini
Subject: RE: New Property on Bernal and Stanley - E & S Ring

Thank you for your email. A copy of your correspondence will be provided to members of the City Council for their consideration.

From: John A. Bronzini
Sent: Wednesday, July 24, 2013 10:17 AM
To: Shweta Bonn
Subject: New Property on Bernal and Stanley - E & S Ring

To: Mayor Jerry Thorne & all City Council Members,

I strongly support the project that E & S Ring Management is proposing to build across from McDonalds on Bernal Ave on a "well located" 11 acre parcel. I have lived in Pleasanton for 21 years and feel that a "mixed usage" community is a fantastic idea for the following reasons:

- 1) After reviewing the drawing, it is very well planned.
- 2) Tenants would "stay home" and patronize downtown due to immediate proximity.
- 3) Creative thinking in this master planned community keeps Pleasanton on the cutting edge.
- 4) Very easy access to Livermore without using the 580 freeway. I have long been a supporter of the idea of "mixed usage" and would be glad to see it come to pass. This idea is overdue and E & S Ring is the right group to spearhead and manage this operation. I have now lived in one of their buildings here in town for 5+ years and have been very satisfied with the manner in which they have managed this/my community.

Their people are sharp, friendly and there is zero employee turnover in their office which indicates happy productive employees within their ranks. If there is any other information you would like from me, please contact me at my email address.

Respectfully,

John A. Bronzini

From: Mike Tassano
Sent: Monday, July 29, 2013 11:40 AM
To: David Highbarger
Cc: Shweta Bonn
Subject: RE: AdM PUD-87 and P13-1981

David,

I thought it would be good to clarify the information that Shweta provided to you.

The table shows the distribution of traffic from the site onto the roadway network and I want to clarify that just because Vineyard Avenue is not specifically listed, we do still anticipate that a percentage of vehicles will be added to Vineyard Avenue between Bernal and First Street.

Our trip distribution estimates shown in the table places traffic on the roadway just beyond the project limits. For traffic volume to the south of the project, it is anticipated that 20% of the vehicles from the development will choose this direction of travel. These trips will either continue south on Bernal or use Vineyard Avenue. If we estimate that half of the southern trips use Bernal and half use Vineyard, we are at 10% of the total project trip volume (the trip distribution is actually closer to 60/40 favoring Bernal but 50/50 is easier to discuss for this purpose).

For the PM Peak hour there are 285 vehicle trips. If 10% of these trips are on Vineyard Avenue (28.5), the volume increase will equate to about 1 new vehicle every 2 minutes. Given the existing peak hour volume of 500 to 600 vehicles, the addition of the 28 is not likely to trigger visible impacts, which is why detailed discussion of Vineyard Avenue was not included in the report.

Please send me an email or give me a call if you would like to discuss this further or if my breakdown on percentages was not clear.

Sincerely,
Mike Tassano, Deputy Director of Community Development, Transportation
(925) 931-5670

From: Shweta Bonn
Sent: Monday, July 29, 2013 10:42 AM
To: David Highbarger
Cc: Mike Tassano
Subject: RE: AdM PUD-87 and P13-1981

David,

The traffic study prepared for this project evaluated the Bernal Avenue/Valley Avenue intersection. Please reference an excerpt from page 16 of the study, Table 5 below.

You can download the study in its entirety at following link:

<http://www.cityofpleasantonca.gov/pdf/Item6b-PUD87-AufderMaur-ExhB6-7-10-2013.pdf>

As noted in Table 5, the trip distribution assumptions for the project do not include Vineyard Avenue.

I have however, copied Mr. Mike Tassano, City Traffic Engineer on this email in case he would like to add to my response to your email below.

Trip Distribution

The pattern used to allocate new project trips to the street network was based local travel patterns and the location of likely origins and destinations. The applied distribution assumptions are shown in Table 5. The resulting distributed project traffic volumes are shown in Figure 4.

**Table 5
Trip Distribution Assumptions**

Route	Percent
Santa Rita Rd north of Valley Ave	25%
Valley Ave west of Santa Rita Rd	15%
Stanley Blvd west of Bernal Ave	25%
Stanley Blvd east of Bernal Ave	15%
Bernal Ave south of Stanley Blvd	20%
TOTAL	100%

Best regards,
Shweta Bonn
Associate Planner
City of Pleasanton
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, California 94566
P: (925) 931-5611
F: (925) 931-5483
E: sbonn@cityofpleasantonca.gov

-----Original Message-----

From: David Highbarger
Sent: Sunday, July 28, 2013 6:37 PM
To: Shweta Bonn
Subject: PUD-87 and P13-1981

Ms. Bonn,

I may not be able to attend the August 6 event regarding the development at 3150 Bernal Avenue.

Accordingly, I would like consideration of traffic mitigation / control measures along Vineyard Ave from Bernal to First St.

Please advise what is being done, as I'm concerned there will be a significant increase in traffic in this 25/mph zone.

Sincerely,

David

-----Original Message-----

From: Shweta Bonn
Sent: Monday, July 29, 2013 3:28 PM
To: Kim
Subject: RE: Public Hearing

Thank you. Will do.

-----Original Message-----

From: Kim [mailto:kcp@sbcbglobal.net]
Sent: Monday, July 29, 2013 3:22 PM
To: Shweta Bonn
Subject: Re: Public Hearing

Thank you for your reply. It's a shame that any of us have to miss the Neighborhood Night Out. You miss my point, however. I shouldn't have to choose between making my voice known to the city about my own neighborhood and enjoying an annual event that celebrates neighborhoods. I fully expect that the meeting will drag on too late to attend the Night Out.

So I will just appreciate your sending my thoughts to the Council Members.

Thank you

Sent from my iPhone

-----Original Message-----

From: Shweta Bonn
Sent: Monday, July 29, 2013 10:47 AM
To: Kim
Subject: RE: Public Hearing

Kim,

If you are interested, I hope that you are able to attend both the City Council meeting (which as you noted is scheduled for 6:00 p.m. instead of the standard 7:00 p.m.) and Neighborhood Night Out event. I understand that members of the City Council sometimes attend the Neighborhood Night Out event as well and therefore would only be able to participate after the City Council meeting.

Best regards,
Shweta Bonn
Associate Planner
City of Pleasanton
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, California 94566
P: (925) 931-5611
F: (925) 931-5483
E: sbonn@cityofpleasantonca.gov

-----Original Message-----

From: Kim
Sent: Saturday, July 27, 2013 8:53 AM
To: Shweta Bonn
Subject: Public Hearing

Hello Mr/Ms Bonn,

I am writing in regard to the public hearing on PUD-87 and P13-1981 for Aug 6 at 6pm.

I am curious as to why the city scheduled this hearing on the same night as the citywide Neighborhood Night Out. I know the city wants to fast track this application but it seems to me that this conflict in scheduling is in the favor of the city. You are telling residents in the directly affected area, of which I am one , to choose between your meeting and this annual event.

Thank you in advance for your response , Karen Pace
Pleasanton

Sent from my iPhone

From: Shweta Bonn
Sent: Monday, July 29, 2013 10:48 AM
To: Samantha B
Subject: RE: The Vintage

Thank you for your email. A copy of your correspondence will be provided to members of the City Council for their consideration.

From: Samantha B
Sent: Friday, July 26, 2013 11:15 PM
To: Shweta Bonn
Subject: The Vintage

Dear Honorable Mayor Jerry Thorne and Members of the City Council:

I have lived in Pleasanton for 31 years and have been a tenant of an E & S Ring property for the past 9 years. I recently was shown the plans for the proposal of The Vintage. I am really excited for this and am in great hopes that it may give us an option of buying a property here in Pleasanton. It also would give us more shopping around the corner and that would be lovely. I really am in support of this and hope you will be as well.

Thank you for your time.

Sincerely,

Samantha Bayle

From: Heidi Annen

Sent: Sunday, July 28, 2013 8:29 PM

To: Mayor and City Council

Subject: Re: Proposed Apartment/Shopping Center at Stanley Blvd. & Bernal Ave.

Dear Pleasanton City Council Members,

I am writing this email in regards to the proposed apartment complex and shopping center at the corner of Stanley Blvd and Bernal Ave. I grew up in the Vintage Hills neighborhood and have watched it evolve over the years. The best part about this neighborhood is the beautiful parks, rolling hills, and quiet neighborhoods. These particular attributes are why my husband and I chose to move to this neighborhood with our family many years ago.

Unfortunately, we have noticed over the last few years that the expansion of Isabel/84 has brought a lot more traffic to our neighborhood and our once quiet street has become over-run by cut through traffic. My fear is if a large apartment complex is built in our neighborhood that the traffic will only continue to increase. While I understand the need for more affordable housing in our city, I also feel as though the proposed location is too small to put such a large and dense apartment complex. My hope is that you might consider a smaller scale complex with a park or recreation area since the land is adjacent to Shadow Cliffs Regional Park.

Thank you for your time!

Regards,

Heidi Werner

From: Joanne Hall
Sent: Monday, July 29, 2013 4:26 PM
To: Jennifer Lee; Mayor and City Council
Cc: Maria Hoey; Janice Stern; Pleasanton City Clerk
Subject: RE: Opposition to apartment/retail complex at Bernal Ave and Stanley Blvd

Thank you for taking the time to write and share your concerns about the mixed use development planned at Bernal and Stanley Avenues. This email acknowledges receipt of your email to the City Council and the City Manager. Thank you again for your interest in the City of Pleasanton.

Joanne Hall
Public Information Officer

From: Jennifer Lee
Sent: Monday, July 29, 2013 4:08 PM
To: Mayor and City Council
Subject: Opposition to apartment/retail complex at Bernal Ave and Stanley Blvd

Dear Ms. Cook-Kallio, Ms. Brown, Ms. Narum, Mr. Pentin, and Mr. Thorne,

I was shocked to read in the Pleasanton Weekly that you are considering approving a plan for over 300 apartments plus retail center at Bernal Ave and Stanley Ave. The negative impact on the nearby neighborhoods would be devastating. Everything I value about our neighborhood of Vintage Hills would be compromised by the large influx of people and cars to such a small area. The increased traffic and the addition of numerous students to our already overflowing classrooms would be particularly damaging. Also, a retail center would jeopardize the wonderful revitalization that New Leaf has brought to our neighborhood. We are open to progress but we moved from Dublin to Pleasanton to avoid similar over-development! I cannot attend the city council meeting on August 6th but I beg you to hear the outcry from me and my fellow neighbors. Please consider a smaller development that will help retain the beauty and strong schools that currently characterize our neighborhood. Thank you.

Sincerely,
Jennifer Lee

-----Original Message-----

From: Joanne Hall

Sent: Monday, July 29, 2013 11:40 AM

To: Robert Fjerstad; Nelson Fialho; Pleasanton Response

Cc: Janice Stern; Maria Hoey; Pleasanton City Clerk

Subject: RE: [PLSWEB] Development proposal for corner of Stanley & Bernal

Dear Mr. Fjerstad:

Thank you for taking the time to write and share your concerns about the mixed use development being proposed for the area of Stanley Boulevard and Bernal Avenue. This email acknowledges receipt of your email to the City Council and the City Manager. Thank you again for your interest in the City of Pleasanton.

Joanne Hall

Public Information Officer

-----Original Message-----

From: _Pleasanton Web Team_

Sent: Monday, July 29, 2013 11:33 AM

To: Joanne Hall; Nelson Fialho; Pleasanton Response

Subject: [PLSWEB] Development proposal for corner of Stanley & Bernal

City of Pleasanton Website - Contact Us Online

Name: Robert Fjerstad

Category: Mayor and City Council

Subject: Development proposal for corner of Stanley & Bernal

Comment:

Dear City Counsel;

I recently learned that on the agenda for the Aug 6th City Council meeting is review for approval a large development at the corner of Stanley Blvd & Bernal Ave. The proposal is for a large 300+ apartment complex plus shopping center. I understand the need for more affordable housing in Pleasanton but I am concerned about the impact of this type and size of project at that location.

We have a number of vacant business location in downtown and the renovation of the Vintage Hills shopping center was just completed and not eyt at 100% occupancy. I would rather see

efforts applied to draw more businesses into downtown and not add to the traffic, noise and congestion out at the corner of Stanley and Bernal.

It's unfortunate that I missed the request for review and feedback from the Planning Commission on this project but I request the City Counsel hold off approving this project at this time to allow for more public review and feedback as well as exploring alternative proposals to show progress in Pleasanton.

Sincerely,

Robert and Kathy Fjerstad