



May 25, 2017

Joe Cravotta
H.I.P. Renovations
1059 Lambaren Avenue
Livermore, CA 94551

Dear Mr. Cravotta:

Subject: P17-0372, Addition
Effective Date: June 12, 2017

At its hearing on May 25, 2017, the Zoning Administrator approved **Case P17-0372**, your application for **Administrative Design Review approval to convert an existing unconditioned loft into an approximately 740-square-foot second-story and to extend the existing roof height from 20 feet to 25 feet at the existing residence located at 3552 Yellowstone Court**. Approval was granted subject to the conditions as shown on the attached Exhibit A.

You may apply for a building permit after completion of the Administrative Design Review procedure's appeal period or, if you wish to apply for a building permit before the end of the appeal period, upon submittal of a signed Waiver Form to the Planning Division. The waiver acknowledges that plan check fees may be forfeited in the event that the approval is overturned or the design is significantly changed as a result of an appeal. In no case will a building permit be issued before the end of the appeal period.

At the time of building permit submittal, you must:

- a. submit a completed and signed Building Permit Questionnaire (attached) to the **PLANNING DIVISION**; and
- b. present a copy of this letter to the Building Division along with required plans.

If you have any questions about building permit fees or the building permit process, please contact the Building and Safety Division at (925) 931-5300.

Approval of the Administrative Design Review will become effective on **June 12, 2017** (Pleasanton Municipal Code Chapter 18.144), unless appealed prior to that time. Administrative Design Review approval shall lapse and become void one year

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

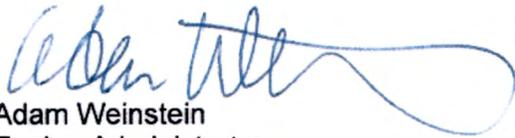
Planning 200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	Building & Safety 200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	Engineering 200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	Traffic 200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	Inspection 157 Main Street (925) 931-5680 Fax: 931-5484
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Joe Cravotta, H.I.P. Renovations, P17-0372
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following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion or an extension has been approved by the City.

If you have any questions, please contact Eric Luchini, Associate Planner, at (925) 931-5612.

Sincerely,



Adam Weinstein
Zoning Administrator

c: David and Sue Robles, 3552 Yellowstone Court, Pleasanton, CA 94566

A COPY OF THIS LETTER AND A COMPLETED BUILDING PERMIT QUESTIONNAIRE (ATTACHED) MUST BE PRESENTED TO THE BUILDING AND SAFETY DIVISION WHEN APPLYING FOR BUILDING PERMITS. THE QUESTIONNAIRE MUST THEN BE SUBMITTED TO THE PLANNING DIVISION.

EFFECTIVE DATE: June 12, 2017

BUILDING PERMIT QUESTIONNAIRE

This questionnaire is being sent to you to be completed and returned to the Planning Division when you file for a building permit for your recently approved project. Its purpose is to ensure that your plans are checked in a timely manner and that the project is built according to the approved plans. We appreciate your cooperation. If you have any questions, please call the Planning Division.

1. Applicant's Name, and Address:

Joe Cravotta, H.I.P. Renovations
1059 Lambaren Avenue, Livermore, CA 94551

2. Project Address/Location:

3552 Yellowstone Court, Pleasanton, CA 94566

3. Description of project for which a permit is being requested:

To convert an existing unconditioned loft into an approximately 740-square-foot second-story and to extend the existing roof height from 20 feet to 25 feet at the existing residence located at 3552 Yellowstone Court.

4. The building project for which this permit is being requested has been approved by the:

Planning Division Planning Commission
 City Council

5. Planning Division Project Number P17-0372

6. Do you certify that the plans being submitted for issuance of building permits conform in every respect to the approved plans and to all conditions of approval required by the above bodies? Yes No

7. If the answer to Question No. 6 is "No", please list every item on the submitted building permit plans which differs from the approved plans or conditions of approval. Use the reverse side or attach additional sheets if necessary. All changes to the approved plans should be clouded with delta numbers (Δ).

I hereby attest that the above is true and correct. I understand that failure to correctly answer these questions may result in a delay of issuance of building permits and that if changes are discovered after the permit is issued, I am responsible for revising the project to conform to the plans approved by the City boards and/or commissions.

Date

Signature and Title

Phone Number

**EXHIBIT A
CONDITIONS OF APPROVAL**

**P17-0372
3552 Yellowstone Court, Robles
May 25, 2017**

STANDARD CONDITIONS

1. The addition and site improvements shall conform substantially to the approved elevations, site plans, and other materials, Exhibit B, marked "Received May 5, 2017," on file at the Planning Division. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
2. The colors and materials of the addition shall match those of the existing residence.
3. Prior to issuance of a building permit the applicant shall revise the elevations and floor plans to remove the window shown on the north elevation. Minor changes to the proposed west-facing second-story windows may be permitted in order to meet Building Code Requirements, subject to the approval of the Director of Community Development.
4. Prior to issuance of a building permit the applicant shall submit a landscape and irrigation plan to the Planning Division for review and approval before installation. Said landscape plan shall provide a front yard landscape plan that includes: (1) a minimum of a 1:1 tree replacement plan for the two trees to be removed; (2) a minimum of one new tree within the front yard; (3) detailed specifications of species, location, size, quantities, and spacing; and (4) a design that is aesthetically compatible with the neighboring properties. Plant species shall be of drought tolerant nature with an irrigation system that maximizes water conservation (e.g., drip system). The landscape plan be implemented prior to occupancy of the project.
5. Pursuant to Pleasanton Municipal Code Section 18.20, all landscaping required to be installed with this project shall be maintained to the satisfaction of the Director of Community Development.
6. Pursuant to Pleasanton Municipal Code Section 18.88.030, at all times, a minimum of one parking space (measuring 10 feet by 20 feet in area) shall be maintained clear and available for parking within the garage.
7. For the duration of construction, the property owner and applicant shall maintain the property and area surrounding the subject property in a clean and orderly manner at all times, including, but not limited to the daily clean-up and if necessary, removal from the subject parcel, of all construction related trash, litter, and other debris, et cetera as determined by the Director of Community Development.
8. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times, these conditions of approval shall be on all grading and construction plans kept on the project site.

9. All appropriate City permits shall be obtained prior to the construction of the addition and site improvements.
10. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment, or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.
11. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City, its City Council, its officers, boards, commissions, employees, and agents from and against any claim (including claims for attorney fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

<end>

06/0817

RE: P17-0372

3552 Yellowstone Court

Pleasanton, California

RECEIVED

JUN 09 2017

CITY OF PLEASANTON
PLANNING DIVISION

1:58 P.m. (EL)

The Robles wish to appeal the conditions of the approval to remove the second story north facing side window.

Justification of appeal is that from viewing their neighbors home layouts from their back yard, they feel that their neighbors have a view from a second story window into their yard and downstairs building structure and that given the neighbor's idea of a potential peeping Tom would look onto their exterior pool area could prevent the Robles from having the comfortable upstairs layout they prefer for their grandchildren.

They also bring up that for exterior ascetics and potential neighborhood re-sale value, the look of the structure becomes an odd ball to the neighborhood with a flat side having no second story window. Every second story in the area has windows of some sort on most sides of the upper building.

Although a title 24 report has not been completed as of this time, one will be supplied at time of permit request and one could only anticipate that to meet those requirements, a window will probably be needed on that north side for either efficient lighting and or natural ventilation in one form or another.

We hope that the city can see the intent and agree with the original requested layout.

Sincerely,

The Robles residence.

**MINUTES
ZONING ADMINISTRATOR
Pleasanton, California**

Large Planning Conference Room
200 Old Bernal Avenue, Pleasanton
Thursday, May 25, 2017

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Adam Weinstein, Zoning Administrator.

Present: David and Sue Robles, Applicants; Joe Cravotta, Contractor; Sarah, resident of Valley Trails; Linda Farmer, resident of Valley Trails; Minh Lee, neighbor; Glen and Shoni Johnson, neighbors; Ed Broome, resident of Valley Trails; Bernie Wilson, neighbor
Staff: Adam Weinstein, Planning Manager and Zoning Administrator; Eric Luchini, Associate Planner

P17-0372, 3552 Yellowstone Court, David Robles

Application for Administrative Design Review approval to convert an existing unconditioned loft into an approximately 740-square-foot second-story and to extend the existing roof height from 20 feet to 25 feet at the existing residence. Zoning for the property is R-1-6,500 (One-Family Residential) District.

Mr. Weinstein, Zoning Administrator, welcomed the applicants to the Zoning Administration Hearing to discuss P17-0372. Mr. Weinstein asked Mr. Luchini to give a brief presentation of the proposed project.

Mr. Weinstein asked the Applicants, David and Sue Robles, if they would like to make a statement. Mrs. Robles stated that Joe Cravotta, the contractor, would speak on their behalf.

Mr. Cravotta stated that the proposed project would add value to the home and the neighborhood.

Mr. Weinstein asked Mr. and Mrs. Robles how long they have lived in the home. Mrs. Robles replied that they have lived there 39 years.

Mr. Weinstein asked what is the objective of building the addition. Mr. Robles replied that their grandkids are getting older. Mrs. Robles added that they have six grandchildren who live with them. Children of different ages and genders have to share the bedrooms and they want to remedy that.

Mr. Weinstein asked how many people are currently living in the home and how many would be living in the home in the future. Mrs. Robles said that there are currently 9 and there would be 9 in the future.

Mr. Weinstein asked if all residents of the home were family members. Mr. Robles indicated that they are.

Mr. Weinstein asked if the applicants had spoken with any neighbors about the proposed project. Mr. Robles replied that he had not.

The public hearing was opened.

Linda Farmer asked if there were only grandchildren under the age of 15 along with two of the applicant's sons living in the home. Mr. Weinstein stated that that question would be addressed later in the hearing, during the applicant's rebuttal.

Minh Lee asked if there will be more than 9 living in the home after the project is complete.

Mr. Robles replied 'no'.

Neighbor: Commented that she thinks there is an adult male and an adult female that have been living in the home for a few months, possibly renting and not related.

Glen Johnson stated that his concerns are based on privacy of his property. He presented his proposal to eliminate windows on the north side, minimize rear-facing windows to 3-feet wide, and minimize angular sight lines.

Mr. Weinstein asked Mr. Johnson if he would be satisfied with the project if those changes were made. Mr. Johnson answered that he would be happy. Mr. Johnson stated that this proposal would allow for the same number of bedrooms with no modifications of the ground floor, just rearranging of the layout of the top floor.

Shoni Johnson stated that the bedroom window on the north side of the home faces directly into her kitchen and pool area.

Mr. Weinstein asked the applicants about the "mystery space" labeled on the plans.

Mrs. Johnson says that no one knows what that space is, but because there is a window, it could be a potential ninth bedroom.

Mr. Weinstein asked Mr. Johnson if frosted windows or vegetative screening would address his privacy concerns. Mr. Johnson replied 'no'. He stated that the windows are simply not necessary.

Mrs. Johnson stated that because there is no air conditioning in the applicant's home, they would need to keep the windows open.

Mr. Weinstein asked Mr. and Mrs. Johnson if they have a second-story addition with a window facing the applicant's yard. Mrs. Johnson indicated that they do have a second-

story addition with a frosted window, but the window is not directly aligned with the Robles' yard.

Mr. Weinstein asked to review the three options proposed by Mr. Johnson. He asked what the differences are between them. Mr. Johnson stated that the floor plans were different.

Ed Broome asked if the site plan shows the dimension of the lot, as required for plan submittal. Mr. Luchini stated that the total exterior dimensions of the lot are not on the plans.

Mr. Broome asked if it is a surveyed plan or if it is taken from the existing fence and retaining wall lines. If the latter, he has a concern since over time, fences come and go. Mr. Weinstein asked Mr. Broome what his concerns are about the dimensions. Mr. Broome's concerns are whether or not the dimensions are correct as far as the setbacks that are required and also that it is a requirement by the city to have the dimensions on the plans.

Mr. Broome asked if there is an arborist report and photographs, as required for submittal.

Mr. Weinstein stated that dimensioned plans, trees reports, and photographs of existing conditions are not required elements of applications for every single project; some projects that could affect existing trees warrant a tree report, while projects that wouldn't affect trees do not. . Mr. Luchini confirmed that a tree report was provided by the applicant.

Mr. Broome read from the Pleasanton Municipal Code concerning zoning. He stated that this would be the only home in Pleasanton with 8 bedrooms and indicated that the largest home in Pleasanton currently is 8,100-square-feet with 7 bedrooms. He also suggested that the PMC defines a dwelling as 6 bedrooms maximum. Mr. Broome has concerns with on-street parking if off-street parking is not available. He is also concerned with the number of police calls (100+).

Mr. Weinstein asked Mr. Broome what specifically about this proposal conflicts with issues of preserving public health and safety and retaining single family residential districts for family use.

Mr. Broome replied that there seems to be non-family members living there currently and that the character of the occupants is not something that is conducive with what he would want as a home. He is also concerned that the project is too big for the neighborhood use.

Mr. Weinstein asked Mr. Broome to clarify the 6-room cap. Mr. Broome replied that this relates to transitional homes, but not to single family residences.

Mr. Weinstein asked for any other comments from the public.

Mr. Lihn stated that he has a concern about parking. He has children at his home and he does not feel comfortable because there seems to be a lot of transient people that come through.

Mrs. Johnson echoed those concerns.

Mr. Broome commented that in the process of going through the Ponderosa-Valley Trails project, the number of police calls was mentioned frequently. In his opinion, this proposed project will continue a pattern that has proven to be negative to the neighborhood and community. He has a record of the police calls for the last 2 years.

Mr. Weinstein asked for clarification from the Robles' as to the age of the persons living in the home and whether they are family or not, how many cars generally park on the property and street, how long the project will take, and what Joe Cravotta has to say about the design alterations that Mr. Johnson presented.

Bob Whittig stated that he is concerned about how the project will proceed and the fact that it really doesn't fit with the aspects of the neighborhood. He would be surprised if, based on past performance, a lot of people aren't disappointed and adversely affected.

Mr. Weinstein asked Mr. Whittig if his primary concern is about the number of people living in the house. Mr. Whittig said that he discussed this with Dennis and Eric. There is no definition as to what constitutes a single-family residence. Mr. Whittig said it appears that there are multiple families currently occupying the residence.

Mr. Weinstein asked the Robles' to clarify the number of people living in the home, if there are any non-family members living in the home, if any are renters, how many cars belong to the occupants in the house, and how long the project will take to complete.

Mr. Cravotta replied that there are 9 people living in the home.

A neighbor asked about the 2 people with the green car who leave at 7 in the morning, whose car is parked on the street every night. Mr. Cravotta replied that the green car could be a neighbor's car. Mrs. Robles states that the car belongs to someone who is moving to San Diego.

Mr. Weinstein asked if anyone else, other than the family members mentioned, have been living in the house in the last year. Mrs. Robles answered yes, but not as renters. One has been there a couple of months but is getting ready to move to San Diego.

Mr. Weinstein confirmed that no non-family members are anticipated to live in the house once the project is complete.

Mrs. Robles clarified that they are not putting in 8 bedrooms, only 7.

Mr. Cravotta stated that two bedrooms downstairs will have a wall taken out to make one room because there is not enough room even for a bed in one of the rooms. The

“mystery space” is actually air space above the kitchen. Mr. Cravotta continued to explain structural details of the proposed project and stated that the project will probably take 3-4 months to construct.

Mr. Weinstein asked if the elimination of the one bedroom downstairs will require a change in the configuration of the top floor rooms. Mr. Cravotta stated that it will not.

Mr. Weinstein stated to the applicants that merging two bedrooms on the upper floor to eliminate the window on the back would satisfy the neighbor’s privacy concerns and asked if that is feasible.

Mr. Weinstein asked the Robles’ how many cars are at the property. A member of the applicant team answered that it would be the same amount of cars as currently are there.

Mr. Weinstein asked if any cars are parked in the garage. A member of the applicant team replied that it is used for laundry and storage.

Mr. Weinstein asked the Robles’ about the police activity at the residence. He commented that it is not necessarily pertinent to the zoning issue, but the neighbors are wondering about it.

Mr. Robles stated that most of the activity concerns his son who is in rehab. He has not gone to court and the police have sought him, trying to get him to go to court. He has not complied so the police continue to come to the residence to search for him. Mr. Robles stated that his son has not been home for about two months. Mr. Robles added that any activity from here on out would concern his other son’s kids, if they were to do anything wrong.

He does not believe there will be any more police activity.

Mr. Weinstein asked if there are any plans for the yard, other than removing two trees as part of the proposed project. Mr. Robles answered that there are no plans at this time and that the water shortage is to blame for the current state of the yard- no grass, bare ground.

Mr. Weinstein asked Mr. Luchini asked about the concerns regarding the submittal.

Mr. Luchini stated that the site plan does not necessarily have to be a surveyed site plan. In this case, because there is no change to the actual footprint of the home, it is less of an issue to staff at this time. Regarding the arborist report, Mr. Luchini stated that it is not always required, and is required only if a project could affect significant trees. When there is a proposed tree removal, the City consults the Landscape Architect to verify whether or not an arborist report is warranted. The trees proposed to be removed for this project are clearly damaging the home and need to be removed.

Mr. Cravotta indicated that an arborist report was submitted because two of the trees were possibly considered to be heritage trees. Mr. Luchini found the arborist report in the submittal.

Mr. Weinstein asked Mr. Luchini if the same holds true for photographs. Mr. Luchini replied that if the materials and colors of the proposed project will match the existing building, photographs are not always required.

A neighbor asked if the tree removal is dependent on the approval of the proposal, since the trees are damaging the home. Mr. Weinstein replied that even if the application is denied, the applicant can come back to the City to request removal of the trees. Mr. Luchini clarified that the responsibility for approving the tree removal would then transfer from the Planning Division to the Landscape Architecture Division at that time.

Mr. Weinstein asked if Mr. Johnson has any photos he would like to show. Mr. Johnson showed photos taken from his yard showing that the windows on the north side would affect his privacy. He also stated that the conversation about the structure is irrelevant because the drawings submitted are not structural drawings.

Mr. Weinstein asked if anyone has other comments.

Mrs. Robles commented that when the Johnson's added their second story, they put a window just a sidewalk's distance from the fence. The Robles' proposal puts the addition and windows further back. Mrs. Johnson added that although that is true, the site lines are totally different because their bathroom window is rarely opened and is frosted. Also the window looks into the site of the Robles' garage, not their house or backyard.

Mr. Johnson commented that there is a history of transients and overdoses at the property and he does not want transients opening the window and invading his privacy.

Mr. Cravotta stated that, concerning the police activity, whether the project is approved or not, the Robles family will still be living there.

Mr. Weinstein asked the Robles or Mr. Cravotta to address the issue of the privacy concerns addressed by Mr. Johnson related to the fact that people can open/close the window on the north side. Mr. Cravotta replied that they have looked into options for safety and obscuring the view, for example using an aluminum screen instead of fiberglass.

Mr. Johnson commented that this would address the occupant's privacy, but not the neighbor's.

Mr. Johnson commented that his concern is his family's privacy, based on the history of the Robles property. Mr. Johnson added that his request is a small one.

Mr. Weinstein asked the neighbors if they had any additional comments. Hearing none, he then asked Mr. and Mrs. Robles if they had any closing comments.

Mr. Robles clarified that what Mr. Johnson is asking for is to not have any windows on the north side, but allowing the windows in the back remain.

Bernie Williams, the neighbor to the south side mentioned the windows proposed on the south side- one for a bathroom and one for a bedroom.

Mr. Weinstein asked Mr. Williams if he is ok with the windows proposed for the south side of the home. Mr. Williams replies that the windows do not bother him.

A neighbor asked if this hearing would be taking place if the fire department and code enforcement had not responded to calls for service. He also asked if Mr. Cravotta has workers compensation insurance. The California state site states that he is exempt. He added that he does not feel the neighbors have enough information to envision what is going to happen with this substantial change downstairs. Mr. Weinstein stated that the concerns regarding insurance have no bearing on the zoning issues being discussed at the hearing, but that any contractor working on the project would need to comply with State rules regarding insurance and other provisions.

The Public Hearing was closed.

Mr. Weinstein clarified what he can and cannot take into account when rendering his decision. The decision is focused on the physical appearance of the project and how it relates to neighboring properties, and whether it fits with the aesthetic of the neighborhood and whether there is an appropriate relationship between this project and surrounding properties and whether these are being preserved and appropriate landscaping is installed. Relations between neighbors are important, but are outside the bounds of the zoning decision. There are no code requirements that dictate the maximum number of people living in the house, except in instances where health and safety issues are a concern. Therefore, this cannot be taken into account when making this decision.

Mr. Weinstein mentioned some of his concerns with the proposed project: privacy, the condition of the landscaping in the yard, and the time it will take to complete the proposed project.

Mr. Weinstein approved the project with some conditions. One condition is to reconfigure the second story floor plan to completely eliminate the window on the north elevation only. A landscape and irrigation plan must be submitted to the Planning Division in advance of getting a building permit. This landscape plan should be a relatively typical landscape plan for the front yard that better matches other residential landscaping on Yellowstone Court and must be maintained for the life of the project. The landscape plan must provide for 1:1 tree replacement. The applicants must provide one parking space in the garage at all times to reduce demand for on-street parking.

Lastly, the property must be maintained in a clean, orderly manner at all times, including the cleanup of any construction debris and the removal of such debris during the construction period.

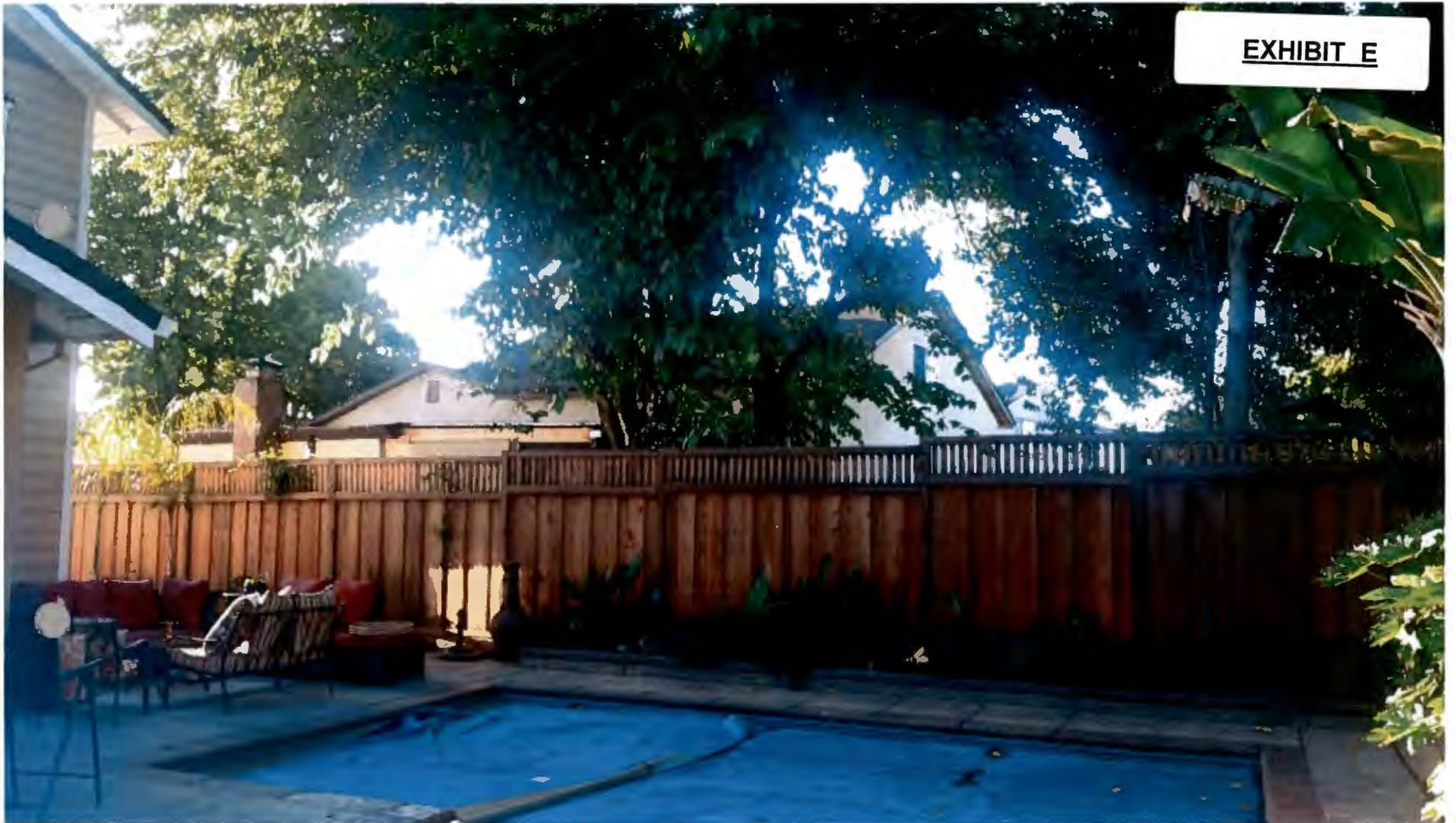
The Zoning Administrator granted approval of P17-0372, subject to the conditions of approval as shown on the Exhibit A.

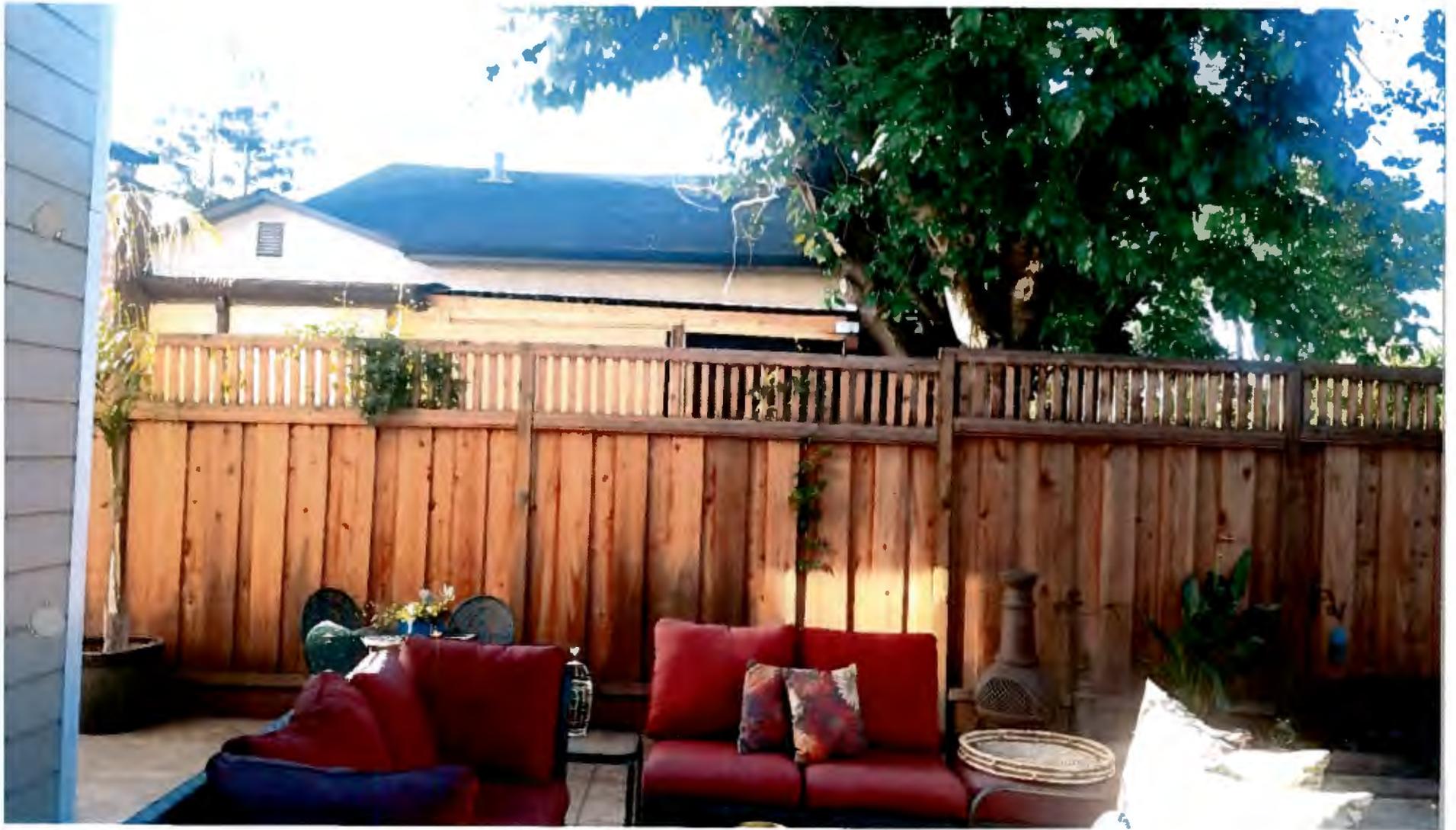
As there was no further business, the Zoning Administrator adjourned the meeting at 8:14 p.m.

Respectfully submitted,

Eric Luchini
Associate Planner

EXHIBIT E







Re: P17-0372, 3552 Yellowstone Ct.

Via email: 5/26/17

Gentlemen:

I attended the Zoning Administrator's Public Hearing for the above-captioned project last night and am extremely concerned and somewhat dismayed. Adam Weinstein was the Chair.

Despite the many concerns voiced by the neighbors and several (seemingly clear) conflicts with the Title 18 Zoning Ordinance, the project was approved.

It is my opinion that this decision was incorrect and, at a minimum premature. The following are some of my concerns:

1. The plan submission package was incomplete. Some of the missing items, per city guidelines are:
 - a. Site plan failed to show: lot dimensions, existing and proposed parking.
 - b. The incomplete Site Plan that was submitted was in the wrong scale, per guidelines (minor, perhaps, but still a requirement).
 - c. Photographs and photosets were not included. This is a significant omission, as one of the neighbors directly adjacent to the proposed project made the comment that he would be better able to judge the impact to his property if he "could see a picture".

What purpose do submittal requirements serve if they are arbitrarily allowed to be incomplete?

2. There was a substantial and material change to the plan that was revealed (orally) at the time of the hearing.
 - a. Without the benefit of a drawing, I cannot specifically detail what the changes were, other than the fact that (apparently) the number of bedrooms was affected and potentially some exterior features. This is merely an educated guess on my part.
 - b. A new/updated plan set was unavailable to reference or view at the time of the hearing. As a result, many attendees were confused as to the changes and had difficulty understanding what those changes were and what the potential impacts would be.
 - c. How is this right to fair for the public to be denied their rightful and fair chance to review the most-current plans reflecting those (unknown) changes?

- d. Despite this significant and material change and lack of updated plans, the project was approved. Specifically, what was 'approved'?

How can an Approval be rendered, when the full scope along with accurate plans are not available? What was "approved"? Was the "Approval" based on the outdated plans and incomplete submissions?

3. There are several Title 18 Zoning Ordinance sections that are clearly in conflict, or at least call into question the appropriateness of the Project/Approval.
 - a. 18.04.010 Objectives and items "B", "C", "G", "I".
 - b. 18.31.010 Purpose and items: "A", "B", "G", "I"

Some of the relevant examples as to the the applicability of these sections are as follows:

- The neighbor that shares the North boundary vigorously objected to the bedroom windows, which would provide a direct view into their backyard from the new addition. Due to a history of one of the occupants being caught 'peeping' at their teenage daughter while sunbathing or swimming, they felt that having windows on the North side of the project was a huge and substantiated concern, in that there was a high likelihood not only of invasion of their privacy, but infringement of their right to the quiet use and enjoyment of their property.
- This same neighbor provided an alternate floor plan, showing that if the rooms were slightly reconfigured the windows could be moved to the West side of the project. Unfortunately this alternate plan was completely ignored.
- The Subject Property is a well-know current and historical den of illegal activity. I possessed and referenced a print out from Pleasanton P.D. showing all of the calls for service over the last two-year period. From March of 2015 to May 25, 2017. There have been (104) calls for service to this address.

Additionally, the neighbors mentioned that the PPD was there on 5/24 as well. It is obvious nefarious activity continues and is not "in the past" as the Applicant claims.

The majority of calls are of a serious nature, I felt this was a significant factor and should have played a substantial role in denying this request.

The Zoning Ordinance specifically encompasses a public health, safety and privacy obligation. Nevertheless, the aforementioned objections, facts and Ordinance obligations were completely ignored.

4. The Applicants Contractor was the primary spokesperson for the project. I understand that this is not unusual. However what I did find highly unusual was the fact that the contractor was answering personal questions.

- a. For example; "what is the relationship, age and relationship of the occupants". The Contractor replied there were "9" although the Applicant was counting to "11". The contractor gave the ages and relationship. Seemingly the Contractor was in a sense 'coaching' the Applicant (please also see 4c below).
- b. That resulted in one of the neighbors asking Staff, who the other couple was that was living there that seemed not to be a relative. After the Applicant was asked by Staff, she suddenly 'remembered' that there were renters at the property as well, 'but they were moving out within a couple of months'.
- c. At one point, the Applicant was asked how many cars they owned. As the Applicant was answering, the Contractor held up four fingers to his cheek (as if he were in thought). Clearly this was a signal to the Applicant, who, as soon as she saw his signal immediately changed her answer to "four". Although she had already counted out "five" on her fingers - and was in the midst of counting even more, but stopped.

I mention these as examples to point out that the Applicant clearly struggles with truthful responses, which should have been a factor in the decision.

5. In his decision, Adam commented that if they considered the fact that sometimes neighbors don't like each other, then half of all applications would be rejected.

I found this totally inappropriate, unnecessary and offensive. Never did any of the neighbors or speakers even elude any dislike of the Applicants. In fact each of them went out of their way to de-personalize their concerns.

6. Lastly, and as a side note, I would like to mention that the venue for the meeting was extremely intimidating to all but the Applicant and Staff.

- a. The lack of separation stifled what normally would have been a more vigorous discussion, and more objections to the project would have been raised. Because of the tight quarters and the criminal history associated with the property, the neighbors were clearly hesitant to speak and very timid. If the meeting had been held in the Chamber as scheduled, this would have been less of a factor.

May I ask exactly what was approved? Plans that are apparently now different, or going to be different than those submitted and those discussed last night? How can this possibly be?

Whether taken individually or collectively, the fact that none of these concerns along with the fact that none of the applicable Ordinance conflicts were considered, refuted or addressed and the fact that the plans are wrong and stale and incomplete, leads me to believe that this decision was hasty, reckless and wrong.

My intent is not to be harsh. My intent is to underscore the importance and the requirement to follow the proper, lawful process.

There are standards, guidelines and Ordinances in place for a purpose. There is a public notification and public hearing process for a purpose.

In this case that purpose was short-circuited and our rightful course clearly denied.

I understand there is an appeals process in place, however I find it extremely unfair that the burden of the required fee for appeal is placed on others and myself for something that we had nothing to do with. I also feel that the Planning Commission is not the proper forum to discuss these concerns, as it does not adequately allow for a frank and informal exchange.

In closing I would very much appreciate the opportunity to meet with you face-to-face. Perhaps some of my concerns and would be put to rest and I could better understand the basis for the decision.

I very much look forward to your response and a meeting in the very near future.

Respectfully and with best regards,

Ed Broome

██████ Hawaii Ct.

████████████████████

██

Dryad, LLC

May 4, 2017

Joe Cravotta
H.I.P. Renovations-Home Improvement Pros.
1059 Lambaren Ave.
Livermore, Ca. 94551

Re.: Pre-construction evaluation of trees.
Site: 3552 Yellowstone Ct. Pleasanton, CA
Client/Project: Robles/Yellowstone.

RECEIVED

MAY 05 2017

CITY OF PLEASANTON
PLANNING DIVISION

P17-0372

Mr. Cravotta;

I am writing in response to your request for evaluation and recommendations for trees relative to construction plans at 3552 Yellowstone Ct. in Pleasanton. This letter comprises my report.

I inspected^A the site on April 17, 2017, in your company. I also reviewed various site plans you provided. I photographed¹, measured² and evaluated^B three trees which comprised the only trees on site. The intent of my inspection and this report is to assist with your compliance with the tree preservation requirements (removal permitting) of the City of Pleasanton³.

SUMMARY: Only two (1 & 3) of the three individual trees inventoried qualify as Heritage Trees^C as defined by the City of Pleasanton³. Only Tree Nos. 2 & 3 require permitting for removal. These two trees exhibit both structural and physiological conditions of concern and it is my opinion that removal and replacement is prudent. Tree no. 3 is also in direct conflict with construction plans.

Although not specifically required by the City of Pleasanton, in support of other aspects of the City's Tree Preservation code, I appraised Tree No. 2 at a value of \$3,450.00⁴. I determined this value employing methods developed by the Council of Tree and Landscape Appraisers (CTLA) and described in the publication, Council of Tree and Landscape Appraisers, 2000, *Guide for Plant Appraisal*, Ninth Edition, International Society of Arboriculture. Regional Species factors were gleaned from the publication of the WC I.S.A. Regional Tree Appraisal Committee, 2004. *Species Classification and Group Assignment*, Western Chapter, International Society of Arboriculture, for Northern California, interior valley environment.

TREE-SPECIFIC COMMENTS:

Tree no. 1, fruitless mulberry (*Morus alba*): This tree has many maladies and weaknesses that render it a poor candidate for preservation regardless of construction plans. Current construction plans for adding a second story would necessitate removing about 60% of the canopy for clearance purposes. For these reasons, I strongly recommend removing this tree prior to beginning construction. This tree qualifies as a Heritage Tree as defined by the City of Pleasanton, so a removal permit is required³.

Recommendations: Remove.

¹ All the individual trees addressed in this report were photographed and all photographs are on file in the office of Dryad, LLC.

² Height and/or diameter measurements: Diameters were measured via calculating diameter tape measurement of circumference. Height measurements were taken with an OptiLogic LH400 laser rangefinder/hypsometer. The recorded height can only be estimated due to the dynamic nature of foliage at tree tops, and lack of a 100% opaque target. The reported height was averaged from several sets of measurements. Where tree trunks or views were obstructed or inaccessible, either or both heights and diameters may have been estimated.

³ City of Pleasanton Municipal Code, Title 17 Planning and Related Matters, Chapter 17.16 Tree Preservation (revised, 2012).

⁴ Detailed calculations are on file in the office of Dryad, LLC.

Dryad, LLC

35570 Palomares Rd.
Castro Valley CA 94552

PHONE (510) 538-6000
FAX (510) 538-6001
E-MAIL tyoung@dryadllc.com
WEB SITE www.dryadllc.com

Tree no. 2, glossy privet (*Ligustrum japonica*): This tree does not qualify as a Heritage Tree either by size or species. While it has structural weaknesses, it is of small stature, good vigor and free of significant insects or disease. If removal is preferred, no permit is required.

Recommendations:

- Install protective fencing on as large a perimeter as possible to protect the dripline area of the tree.
- Install a layer of organic mulch to a settled depth of 3-4 inches, throughout the tree's dripline, including beyond any protective fencing.
- Perform only the minimum of pruning required for clearance, by removing as little foliage as possible.

Tree no. 3, sweetgum (*Liquidambar styraciflua*): While this tree is not in direct conflict with construction, it exhibits several issues that render it a poor candidate for long-term preservation in this location. The species can achieve very large size which is inappropriate in this restricted growing space adjacent to the home, driveway and sidewalk. The species is known for a vigorous, surface rooting character that often contributes to hardscape damage. Signs of a bacterial infection (exuding lower trunk) can also be a sign of decay and/or root disease. The weakly attached codominant trunks are susceptible to failure. Cabling and bracing can reduce but eliminate this risk. Preserving will necessitate minor pruning for clearance purposes.

Recommendations: Remove. If removal is unacceptable, protect during construction as follows.

- Install protective fencing on as large a perimeter as possible to protect the dripline area of the tree.
- Install a layer of organic mulch to a settled depth of 3-4 inches, throughout the tree's dripline, including beyond any protective fencing.
- Perform only the minimum of pruning required for clearance, by removing as little foliage as possible.
- Consider installing a cable between the two codominant stems and a bolt at the attachment in (not related to construction).

TREE PRESERVATION RECOMMENDATIONS: For any trees to be retained, I recommend following the *General Construction Site Tree Preservation Guidelines* on page 10 of this report. I also recommend that the guidelines in the following publications (or their latest revisions) be followed as closely as possible, within the limitations of the requirements of the City of Pleasanton:

- American National Standards Institute, 2012. *Tree, Shrub and Woody Plant Management Standard Practices, Management of Trees & Shrubs During Site Planning, Site Development and Construction*, American National Standards Institute (ANSI A300 - Part 5, 2012)
- Kelby Fite and E. Thomas Smiley, 2008, *Best Management Practices, Managing Trees During Construction*, International Society of Arboriculture.
- Matheny, Nelda P.; Clark, James R.; 1998. *Trees and Development*, International Society of Arboriculture.

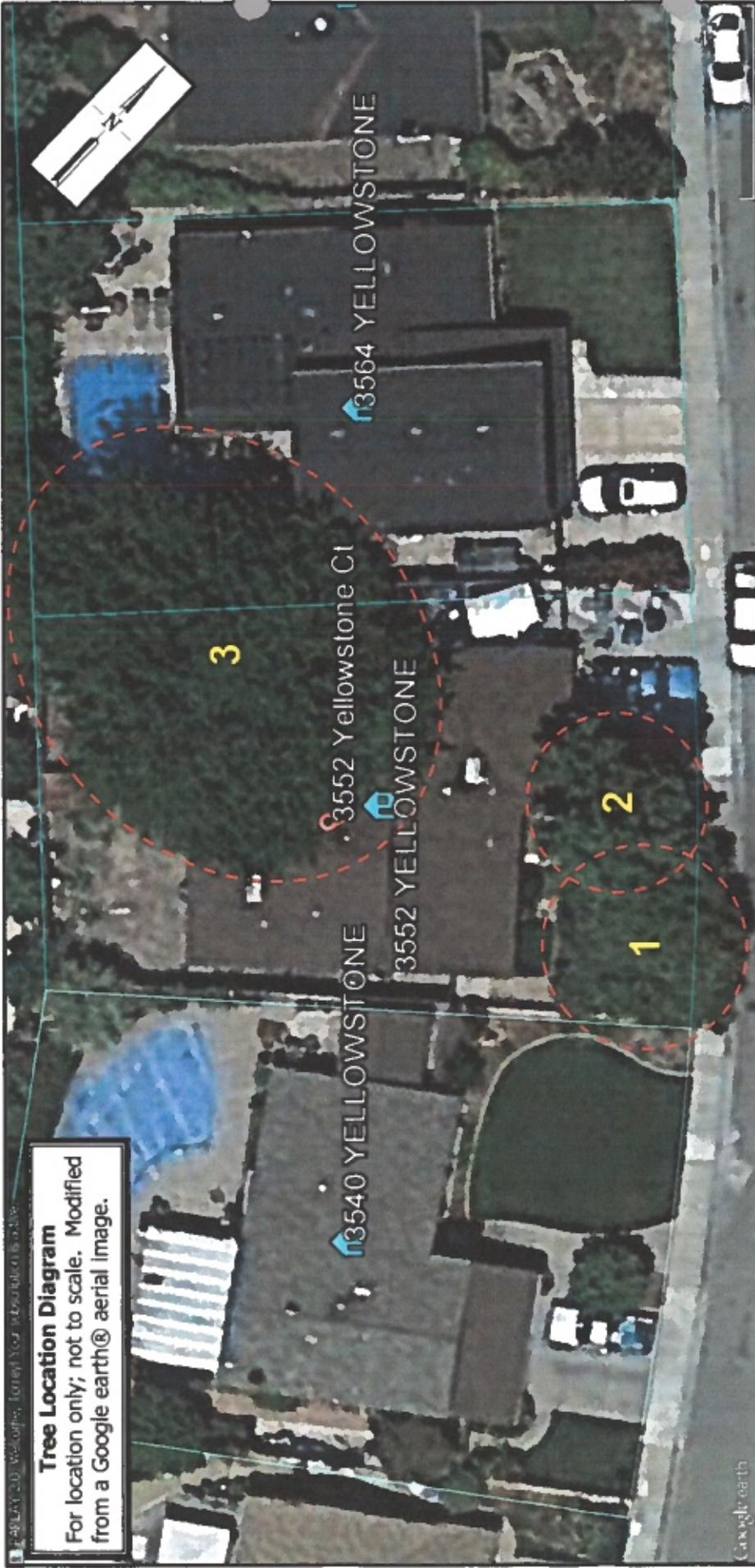


TREE INVENTORY, DATA AND EVALUATIONS:

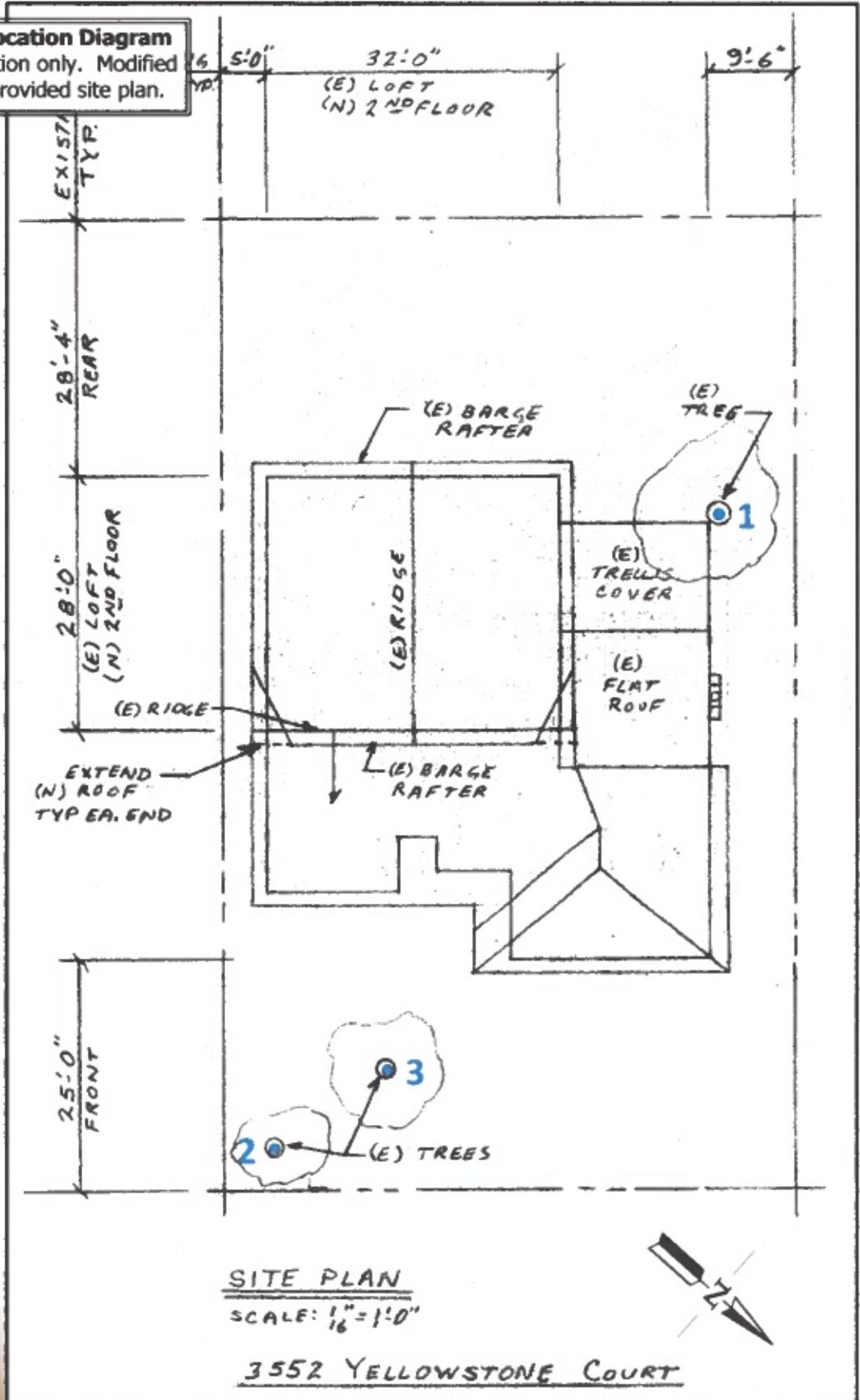
Tree no.	Common name	Genus-species	Diameter (dbh)	Height	Protected	Value	Recommendations	Comments
1	Glossy privet	<i>Ligustrum lucidum</i>	16.5	33	No	N/A	<ul style="list-style-type: none"> Retain & protect. 	<ul style="list-style-type: none"> Codominant limbs^D. No significant insects or diseases observed.
2	Sweetgum	<i>Liquidambar styraciflua</i>	16.0	60	Yes	\$3,450	<ul style="list-style-type: none"> Removal is recommended, if retained: Perform minor pruning for clearance. Within a few years, consider installing a cable between the two codominant stems and a bolt at the attachment in (not related to construction). 	<ul style="list-style-type: none"> Codominant trunks w/acute-angle attachment^E. Bacterial infection indicated by exuding trunk wounds^F. Close proximity to driveway (root issue).
3	Fruitless mulberry	<i>Morus alba</i>	30.0	58	Yes	N/A	<ul style="list-style-type: none"> Remove due to condition and direct conflict with construction. 	<ul style="list-style-type: none"> Multiple codominant trunks and scaffolds w/weak attachment. Several areas of decay, including juncture of all stems/scaffold limbs. Decayed heading cuts. Close proximity to building (residence).

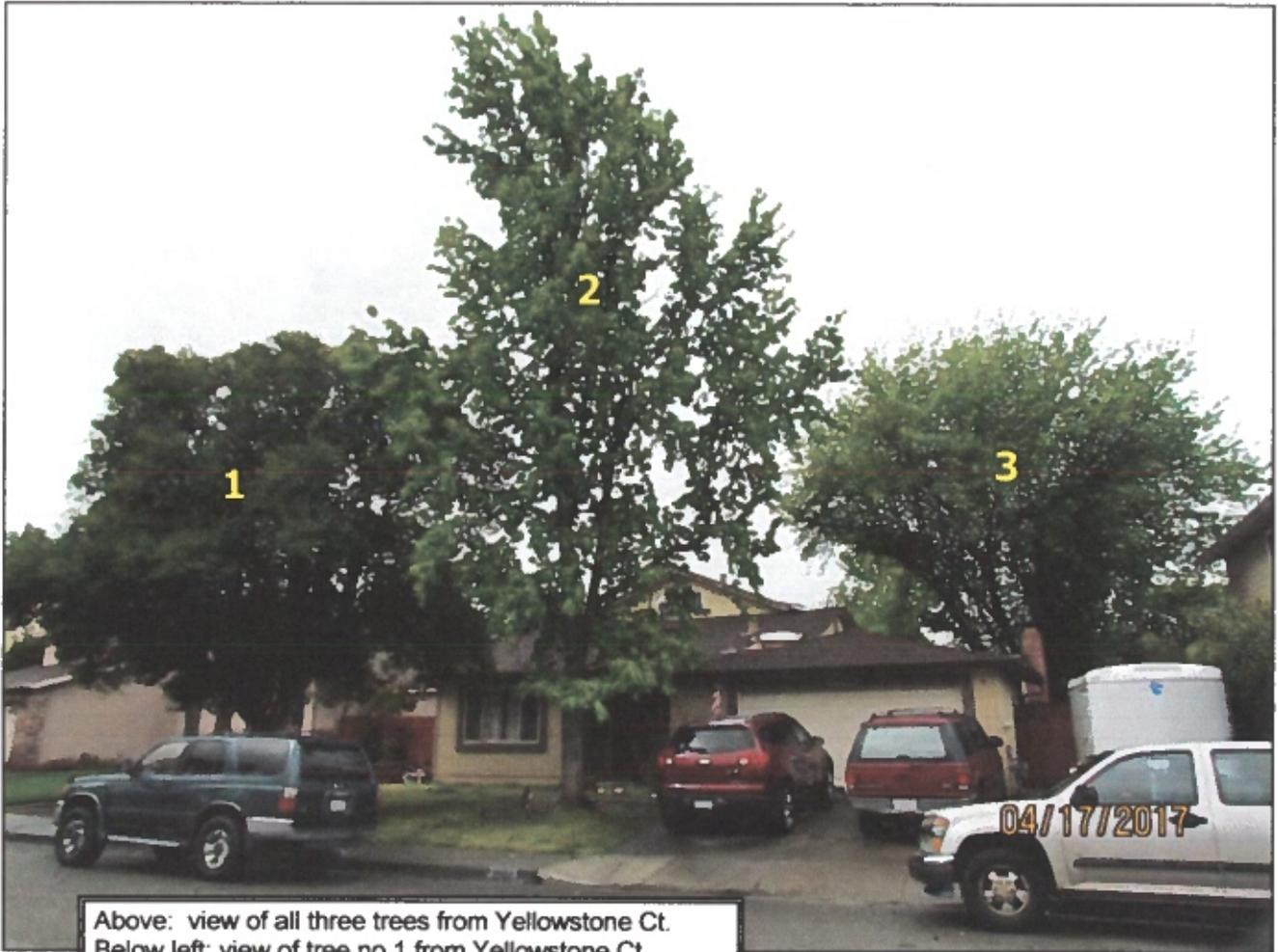


TREE LOCATION DIAGRAMS:

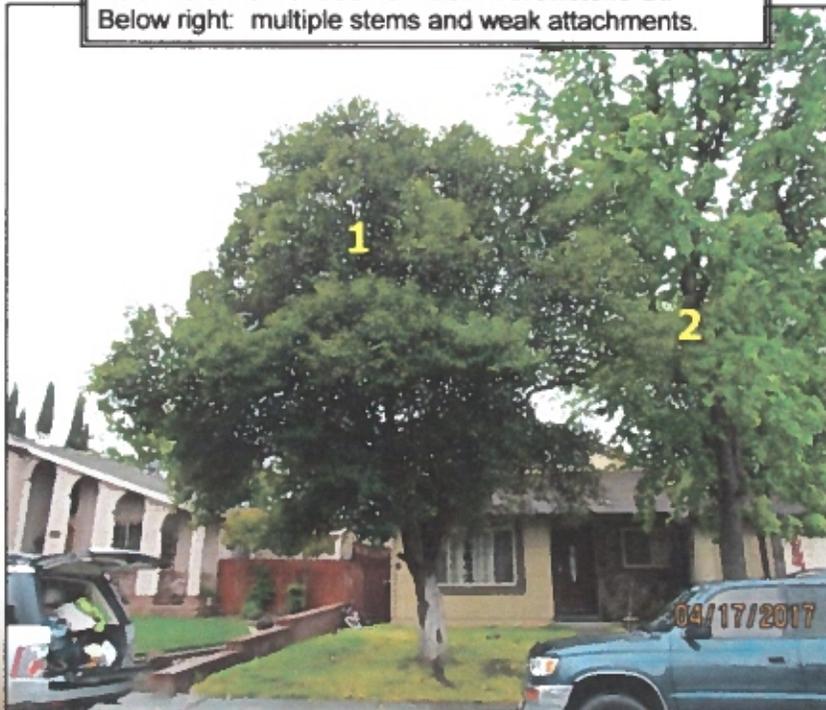


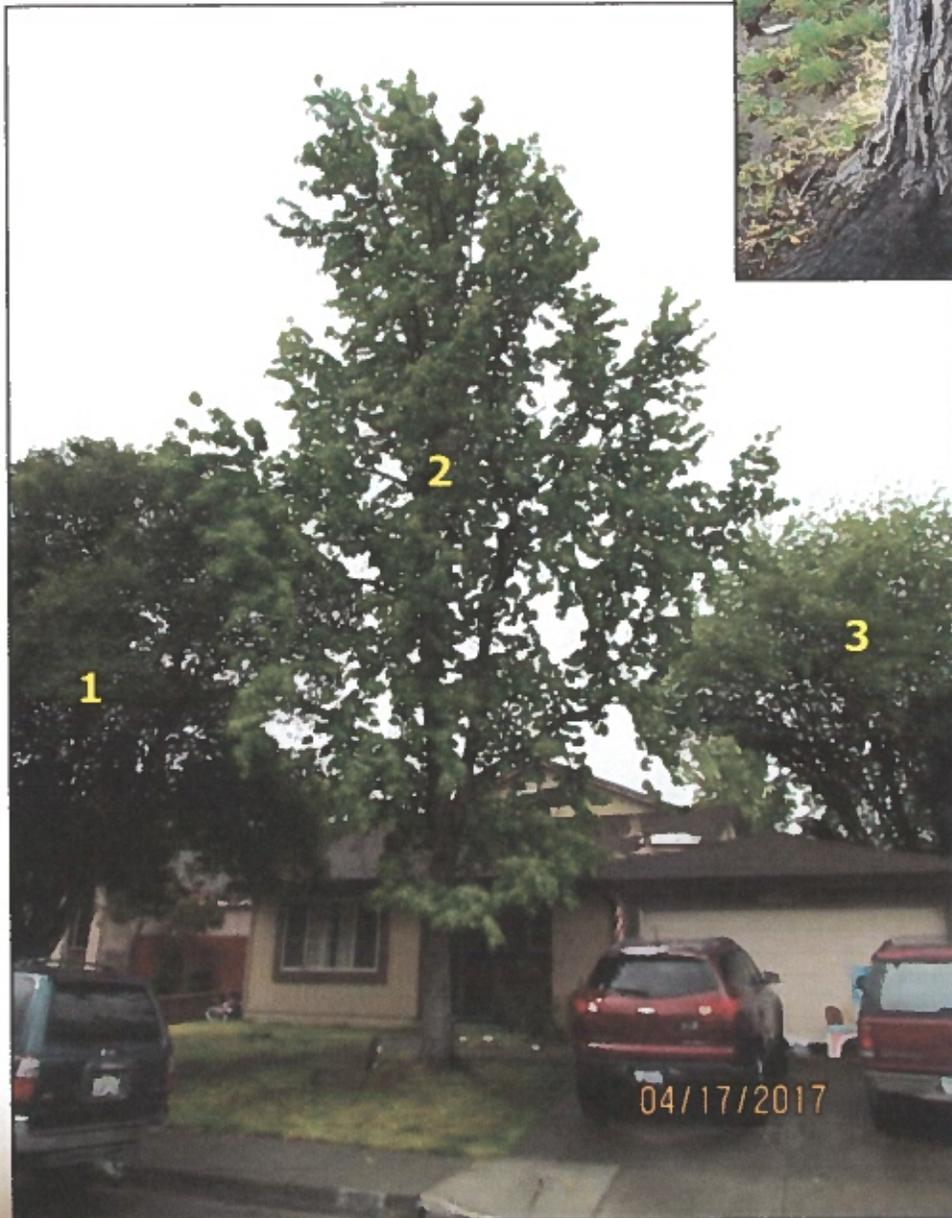
Tree Location Diagram
 For location only. Modified
 from a provided site plan.



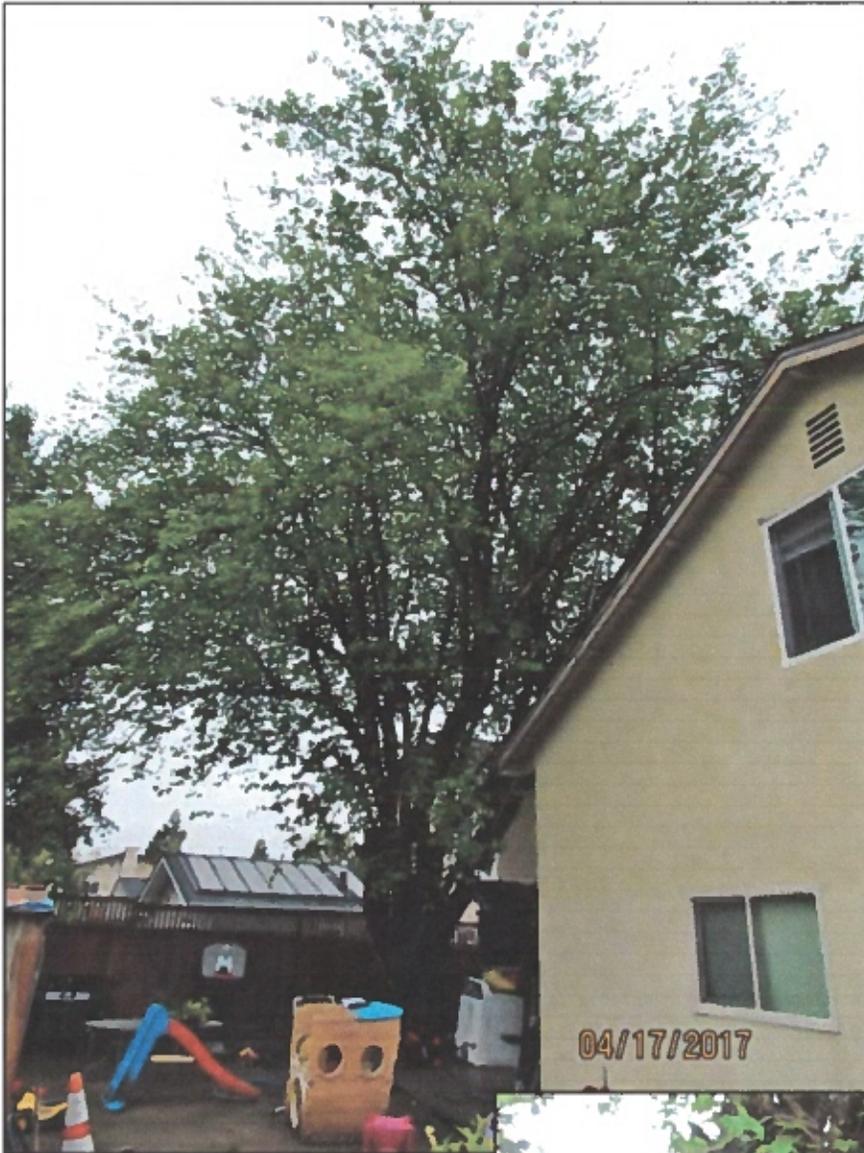


Above: view of all three trees from Yellowstone Ct.
Below left: view of tree no.1 from Yellowstone Ct.
Below right: multiple stems and weak attachments.





Above left: weak attachment between codominant stems.
Above right: bacterial slime flux exuding from lower trunk.
Below: view of tree no. 2 from Yellowstone Ct.



Left and below: view looking north in rear yard. Illustrates multiple weak attachments between codominant stems, decay, cavity, heading cuts throughout canopy resulting in weakly attached sprouts. Also illustrates overhang of structure, involving about 60% of canopy.





Close-ups of tree no. 3, illustrating multiple weak attachments between codominant stems, decay, etc.



GENERAL CONSTRUCTION SITE TREE PRESERVATION GUIDELINES (not site or entity-specific)

1. Tree Protection Zone^G:

- a. The Tree Protection Zone (TPZ) should consist of the largest possible area surrounding trees to be preserved that can remain undisturbed. Ideally, an area of 1.5 times the longest dripline radius (measured from the trunk). Alternatively, follow the TPZ guidelines as described in the most recent version of current industry standards and best management practices publications^H. The TPZ can be continuous for trees with overlapping driplines.
- b. Surround the TPZ with protective fencing.
 - i. Fencing should consist of chain link, at least 6 feet in height, surrounding the perimeter of the TPZ designated distance or beyond.
 - ii. Anchor fence posts into the soil (i.e., do not use portable footings).
 - iii. Protective fencing should remain in place until all grading and construction is complete.
- c. Do not allow vehicles, equipment, pedestrian traffic, building materials, debris storage, or disposal of phytotoxic^I materials inside of the fenced-off areas (TPZ).

2. Mulching^J and irrigation:

- a. Soil moisture:
 - i. Determine the status of soil moisture to a depth of 18-24" below grade within the dripline of all (each) trees to be preserved, via tensiometer, granular matrix sensor or manual soil probing.
 - ii. Irrigate as/if necessary, via slow-application (drip) irrigation, to achieve approximately field capacity^K to a depth of 12-18".
- b. Mulch: Cover exposed soil within all TPZ's with an organic mulch to a settled depth of no less than 3-4 inches.

3. Excavation, root pruning & repair:

- a. Determine and mark (marking paint and stakes) the outside edge (towards trees) of required excavation, and adjacent to/surrounding any excavations within an area 1.5 times the dripline radius of trees to be preserved (or at large an area as feasible).
- b. Excavate a trench approximately 6-12" beyond the area to be disturbed (towards tree), or where roots have been damaged, to a depth of at least 18", by hand excavation^L or with specialized hydraulic^M or pneumatic^N equipment.
 - i. Wherever possible, relocate excavations or tunnel beneath encountered roots >1" in diameter.
 - ii. Cut encountered roots cleanly with hand pruners or power saw. Avoid tearing, dislodging of bark (or epidermis) or otherwise disturbing that portion of the root(s) to remain.
 - iii. Immediately back-fill with soil to cover, and moisten.
 - iv. If backfilling cannot be completed immediately, cover exposed roots with several layers of untreated burlap (or other similar absorbent material) or sand, mulch or soil and keep moist until permanent backfilling can be completed.
 - v. Excavation and root pruning should be performed by a Tree Worker currently certified by the International Society of Arboriculture (ISA).
 - vi. Excavation and root pruning should be directly supervised by an arborist currently credentialed as at least one of the following:
 - (1) Certified Arborist by the ISA,
 - (2) Board Certified Master Arborist by the ISA,
 - (3) Registered Consulting Arborist by the American Society of Consulting Arborists (ASCA)
- c. Future excavations within the TPZ:
 - i. If possible, relocate any future excavations (irrigation, landscape features, etc.) outside the TPZ and perimeter of previously pruned roots.
 - ii. If encroachment is required within the TPZ, endeavor to avoid pruning roots by tunneling beneath.

4. If relocation or tunneling is not possible, handle any required root pruning as previously described. **Tree care and maintenance work:** (pruning, cabling/bracing^O, root pruning, etc.)

- a. Tree pruning:
 - i. Avoid pruning that removes green foliage or live wood immediately before, during or within 1-2 years after construction.
 - ii. Prune to remove large deadwood only (cleaning pruning), or the minimum required for clearance purposes, in accordance with current pruning standards.

- b. All tree care or maintenance work:
 - i. All tree care work should be performed by a Tree Worker currently certified by the International Society of Arboriculture (ISA) or a current ISA Certified Arborist.
 - ii. All tree care work should be directly supervised by an arborist currently credentialed as at least one of the following:
 - (1) Certified Arborist by the ISA,
 - (2) Board Certified Master Arborist by the ISA,
 - (3) Registered Consulting Arborist by the American Society of Consulting Arborists (ASCA)
 - c. All tree care or maintenance work should be performed in accordance with current industry standards^o.
5. **Post-construction:**
- a. Avoid pruning that removes live foliage for several years after construction. Perform only that pruning that is necessary for clearance purposes.
 - b. Arrange for periodic (biannual) inspection of the condition of the trees by a competent Consulting Arborist, and treatment of damaging conditions (insects, diseases, nutrient deficiencies, soil moisture, etc.), as they occur, or as deemed appropriate by the consultant for effective management.

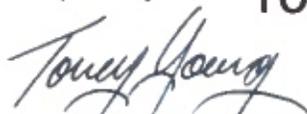
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Please feel free to contact me for further discussion or services.

Respectfully, **Torrey Young**

Digitally signed by Torrey Young
DN: cn=Torrey Young, o=Dryad, LLC, ou,
email=torrey@dryad.us, c=US
Date: 2017.05.04 14:23:16 -0700



Torrey Young
Registered Consulting Arborist®



ASCA Registered Consulting Arborist, no. 282
ISA Board Certified Master Arborist, no. WE-0131BM
CUFC Certified Urban Forester, no. 121
ISA Tree Risk Assessment Qualified
CA P.C. Qualified License, no. 104772
CA Contractors License no. 363372 (C-27 & D-49; inactive)



^A Inspection limitations: The inspection of these trees consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time.

^B Arborist Disclosure Statement: Arborists are tree specialists who use their education, knowledge training and experience to examine trees, recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plantlife are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborists skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements and other issues. Therefore, arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the arborist can be expected, reasonably, to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

^C City of Pleasanton Municipal Code, Title 17 Planning and Related Matters, Chapter 17.16 Tree Preservation (revised, 2012): 17.16.006 Definitions "... A. "Heritage tree" means any of the following: 1. Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level; 2. Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches or more measured four and one-half feet above ground level; 3. Any tree 35 feet or more in height; 4. Any tree of particular historical significance specifically designated by official action; 5. A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.

^D Codominant: Refers to branch, limbs or trunks of similar size and height or length competing for the same space and/or role within the tree's architecture; frequently originating at acute angles from each other, with bark remaining (included) between the components (in the crotch). Such attachments are inherently weak and worsen with time through the pressure of opposing growth and the increasing weight of wood and foliage, frequently resulting in the failure of one or both (all).

^E Acute-angle attachments (crotches): Branch/limb, limb/trunk, or codominant trunks originating at acute angles from each other. Bark remains between such crotches, preventing the development of a branch-bark ridge (branch collar). The inherent weakness of such attachments increases with time, through the pressure of opposing growth and increasing weight of wood and foliage, frequently resulting in failure.

^F Slime flux: An expression to describe the general flowing of liquids from tree wounds, cracks and other weak spots; usually dark, foul smelling and associated with wetwood. Such excretions have a myriad of causes, but are of little consequence by themselves; may indicate other, more serious conditions such as root disease or insect infestation

^G Tree Protection Zone: (TPZ) a delineated area of the rooting zone of a tree or group of trees to be protected from encroachment by construction activities. Such activities may include excavation or grading, vehicle, equipment and pedestrian traffic; storage of vehicles, building materials, soil or debris; or disposal of phytotoxic materials.

^H American National Standards Institute, 2012. *Standard Practices for Tree Care Operations - Management of Trees and Shrubs During Site Planning, Site Development and Construction* (ANSI A300, Part 5, 2012); International Society of Arboriculture, 2008. *Best Management Practices, Managing Trees During Site Planning, Site Development and Construction*.

^I Phytotoxic: (phytotoxin) any substance or material capable of killing plant cells, parts, plants in their entirety.

^J Mulch: Organic materials (e.g., brush chips, fir bark) spread upon the soil for a variety of benefits: aesthetics, retains soil moisture, moderates soil temperatures, improves soil structure and increases fertility, protects against compaction, suppresses weeds, etc. (Note: Elsewhere, definition may include non-organic materials.)

^K Field capacity: The maximum volume of moisture a soil can hold after drainage has occurred. An expression of the water-holding capacity and moisture status of soils.

^L Hand excavation: Manual soil excavation via the use of hand tools only. Use of hand tools for initial excavation should be avoided. Hand tools shall not be used in a manner that results in breakage of roots, bark penetration or separation of bark from roots. Hand tool use should be limited to small tools (e.g., spade, trowel) for minor excavations or in restricted spaces. Picks, mattocks, digging bars or similar implements requiring striking the earth shall not be used for excavation. Hand shovels may be used for minor excavations, or where access is limited for vacuum equipment, or hydraulic slurry cannot be flushed out of the excavation. Such usage shall not result in breakage of roots, bark penetration or separation of bark from roots.

^M Hydraulic excavation: Soil excavation performed using pressurized, focused water via 1) pressure washer, portable fire pump, or similar equipment or 2) hydraulic truck-mounted equipment (Hydra-vac). Equipment should be used at the minimum pressure required to remove the soil from around roots and out of the resulting excavation void, without causing breakage of roots, bark penetration or separation of bark from roots.

^N Pneumatic excavation: Soil excavation performed via supersonic compressed air excavation with a tool called an air spade. This tool removes soil from roots (or pipes, wires, etc.) with little or no damage to the roots (or utilities). Soil is separated and blown away via highly focused, supersonic velocity compressed air, which separates the soil particles without penetrating roots.

^O Cabling & Bracing: The installation of hardware in and/or about trees for the purpose of providing supplemental support of weak, defective or otherwise suspect limbs and/or stems; supporting of newly planted trees; bracing cracks; propping trees or limbs, or otherwise providing support. The installation of cables, bolts and other hardware in trees is intended to reduce the potential for failure (breakage/uprooting). Such bracing does not permanently remedy structural weaknesses, and is not a guarantee against failure. The trees and hardware must be inspected periodically for hardware deterioration, adequacy and changes in the tree's and site condition.

^P Pruning standards: The following standards were developed by a consensus of representatives from various industry professional organizations; + American National Standards Institute, 2008. *Standard Practices for Tree, Shrub and other Woody Plant Maintenance (Pruning)*, American National Standards Institute (ANSI A300 Part 1-2008) + International Society of Arboriculture, 2002. *Best Management Practices, Tree Pruning*, International Society of Arboriculture +

^Q Current industry standards: The most current and applicable publications of 1) *Best Management Practices*, International Society of Arboriculture; 2) American National Standards Institute, A300 and Z133 (all parts).

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3552 YELLOWSTONE CT	YEAR					2017 (Jan-May)	Grand Total
CALLS FOR SERVICE	2012	2013	2014	2015	2016	2017 (Jan-May)	Grand Total
OFFICER INITIATE	4	3	1	2	9	6	25
594 PC - VANDALISM	1						1
ANIMAL CONTROL				1			1
FOLLOW UP		1					1
ILLEGAL PARK				1	3		4
INCIDENT					1		1
PATROL CHECK					1		1
PED STOP	1				2	2	5
PENAL CODE VIOLATION					1		1
SUS VEH						3	3
WARRANT - SUBPOENA SERVICE	2	2	1		1	1	7
CITIZEN INITIATE	5	8	3	13	29	9	67
242 PC - BATTERY				1	1		2
273.5 CORPORAL INJ/SPOUSE				1			1
415 - DISTURBANCE		3		3	3		9
459 PC - BURGLARY				3			3
484 PC - PETTY THEFT			1		2		3
594 PC - VANDALISM		1			1		2
ANIMAL CONTROL		1		1			2
ANMIAL CONTROL				2	3	1	6
CIVIL STANDBY						1	1
FOLLOW UP	1	1					2
FOUND PROP	1				1		2
HS VIOLATION					1		1
ILLEGAL PARK					3		3
INCIDENT	1						1
MEDICAL ASSISTANCE						1	1
MISSING PERSON						1	1
PENAL CODE VIOLATION					1		1
PMC VIOLATION					1	1	2
PROBATION SEARCH					1		1
SUS CIRC	1				2	1	4
SUS PERS	1			2	2	1	6
SUS VEH					2		2
WARRANT - SUBPOENA SERVICE		1	2		1		4
WELFARE CHECK		1			4	2	7
Grand Total	9	11	4	15	38	15	92

ARRESTS AT 3552 YELLOWSTONE COURT	
YEAR	Count
2013	1
2016	11
2017(Jan-May)	5
Grand Total	17

CASES AT 3552 YELLOWSTONE COURT

TYPE OF CASES	YEAR					Grand Total
	2012	2013	2015	2016	2017 (Jan-May)	
ANIMAL SERVICE			1	1		2
ASSAULT/BATTERY			1	1		2
BURGLARY RESIDENTIAL			1			1
CHILD ABUSE				1		1
CRIME REPORT				1		1
DOMESTIC BATTERY		1				1
DRUG VIOLATION				4	1	5
FOUND PROPERTY	1			1		2
INCIDENT			1			1
MAIL-IN/FAX REPORT					1	1
STOLEN PROPERTY				1		1
THEFT BICYCLE				1		1
TOW				1		1
VANDALISM	1					1
WARRANT ARREST	1	2			1	4
Grand Total	3	3	4	12	3	25

Eric Luchini

From: Minh Lee
Sent: Sunday, July 02, 2017 11:57 AM
To: Eric Luchini
Subject: Regarding the Nobles family (3552 Yellowstone Court) home expansion

Hi Eric,

My name is Minh Lee and I live . I am writing to you to express my concerns and oppositions to the Nobles family wanting to expand their house up to 8-room house (with potential of 9 rooms). I will be out of town on the hearing date on 7/12 and therefore I would like to share my concerns with you. I strongly believe that any home owner should has the right to do what they want to their house as long as it is in accordance with the laws, codes, regulations and won't negatively impact the neighbors and community. It is exactly the latter part that I am concern with. I am not opposing the renovation and improving the quality of living for the Nobles family, but I strongly oppose to the size of their renovation and the safely hazard it posts to the neighborhood and my three kids, all under 11 years old. I live directly across from the Nobles. Below are some of my top concerns:

- **Crimes, drugs and arrests** – over the last two years, there have been at least over 100 police visits to their house and resulted in many arrests. Some of the arrests are family members living in the house and some are renters and friends. I checked out the police reports, some are domestic violence, drugs related, possession of robbery tools. It is very concerning to me and our community.
- **Questionable renters** – there are at least two renters currently living on the property. MANY renters have been the subject of the police visits and arrests. I am very concerned with the type of characters that come through their house.
- **Kids safety playing outside** – as mentioned above, I can't have my 3 kids (all under 11 yrs old) playing outside with the neighbors' kids without adult supervision given the arrest history, drug trafficking, smoking on drive ways, attempted violence
- **Up to 9-room house on a small lot** – This just does not fit any home in our community or any Pleasanton community for that matter for that size lot. All the houses my our community are 3-4 rooms. Allowing this will set the wrong precedence and open the flood gate for similar requests to come and change the community of Pleasanton that we all love.
- **Increase cars and traffic** - The Nobles current have a total of 5 cars (van, truck and SUVs). Three park on the street and two on the driveway. Allowing the 7, 8 or 9 rooms expansion will add more cars park on the street from renters, more traffic and potential hazard for kids playing outside.
- **Where's the need for extra rooms when they have rooms to rent?** This just does not add up to me.

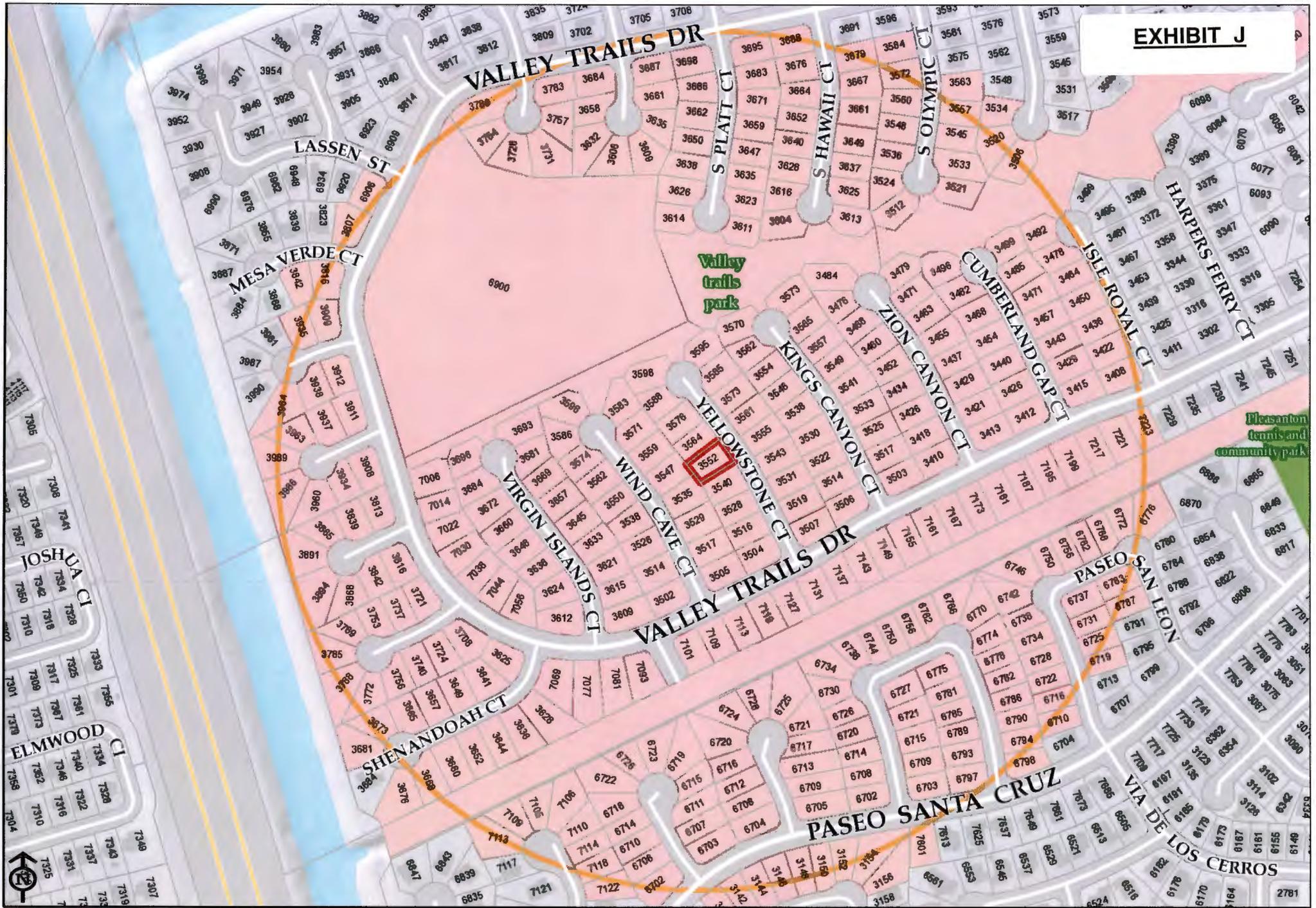
Again, I am not opposing their renovation. I just do not agree with 6, 7, 8 or 9 rooms house. We have been and still dealing with all these problems for the last 8+ years. Allowing the expansion will only add to the problems and concerns I listed above.

THANK YOU VERY MUCH Eric for the time and hear my concerns!

Sincerely,

Minh Lee

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



P17-0372, 3552 Yellowstone Court, David and Sue Robles

