

Jennifer Wallis

From: D Bengtson [REDACTED]
Sent: Tuesday, May 20, 2014 12:11 PM
To: Jennifer Wallis
Cc: Christine Steiner; John Toms; George Schmitt
Subject: P-14-0829 - George Schmitt Application

To: Jennifer Wallis, Associate Planner, City of Pleasanton

I received a notice that my next door neighbor, George Schmitt, has submitted an application for Administrative Design Review for major additions to his home at 554 Hamilton Way. Please be aware that I have concerns regarding the proposal and would like a Zoning Administrator Hearing.

I saw the plans today for the first time. While the proposed plans certainly will enhance the Schmitts' home and provide considerable additional space for their family, I believe it has severe impacts on my home and outdoor living spaces. At this time I was able to only do a quick review of the plans so, after reviewing them again later at the hearing, I may identify other concerns.

I purchased my home in 1987. One of the primary reasons I purchased the home was it had a wonderful view of Pleasanton Ridge from both the front and back yard. The additions proposed for the Schmitt home will block my view of the Ridge from the patio and back yard and change the character of my back outdoor living spaces by imposing a massive roof line into the view shed.

A second concern I have is the loft and balcony from the loft. It is difficult for me to tell if those on the balcony will be visible or not from my yard. I also question if the sound generated from the loft and its balcony will be heard in my back yard and in my bedroom, especially if the balcony doors are opened. I assume that the room will be used as a loft room for the children thus will have music and TV etc available

The Schmitt's are good neighbors. I hope we can find a solution that works for them and works for me.

I will be gone until May 28th. so perhaps a meeting can be scheduled some time after that date.

Thanks so much for your attention.

Dolores Bengtson 568 Hamilton Way
Pleasanton, CA 94566
[REDACTED]

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Jennifer Wallis

From: [REDACTED]
Sent: Wednesday, May 21, 2014 9:05 AM
To: Jennifer Wallis
Subject: p14-0829 additdion at 554 Hamilton

Ms Wallis-

My name is John Toms and I own the property at 575 Hamilton Way, diagonally across the street from 554 Hamilton. Though your notice about this was sent on May the 12th, I did not receive the notice until May the 17. I am concerned that the limited response window provided is inadequate for those of us concerned with the project.

Yesterday I was able to see the plans George and Jen have developed for a two story addition. to their home. The Rose Pointe development has remained a neighborhood of single family homes since the original design of the neighborhood. This was a major draw for me to purchase in the neighborhood in 1999 and has remained a selling point for those few houses that do come on the market in Rose Pointe. I am concerned that the intrinsic value provided by virtually all single family homes will be compromised to the economic detriment of area homeowners and especially to the to the aesthetics of the area. A single two story house in a neighborhood of one story ranch type houses does not maintain the established look and feel of the area. These are good neighbors and no animosity is felt for them.

Hopefully all involved can find a way to support their home remodel without raising roof lines above the remainder of the other homes in the area.

Regards,

John Toms
[REDACTED]

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Jennifer Wallis

From: christine steiner [REDACTED]
Sent: Thursday, July 10, 2014 4:42 PM
To: Jennifer Wallis
Subject: P14-2829 544 Hamilton Way

Dear Jennifer,

As a long time owner in the Rosepointe subdivision I want to express my distress at the proposed addition of a second story at 544 Hamilton Way. I have known George Schmidt since he was a small child and a friend of my children so it does upset me that I cannot support his proposed addition.

When we purchased our home we were the 5th homeowners in the development and we were told that only single story homes would be built in the neighborhood. The original subdivision did not include the parcel adjoining Sunol Blvd. A proposal to build condominiums on that parcel was rejected by the neighborhood. Within the original subdivision only two homes were two story. One was built without us knowing on Amber and a second story was added and the neighborhood was not aware of the plan until it was too late to object. Other proposed additions were objected to and denied approval.

As our community ages the demand for single story homes increases and our neighborhood has always attracted young and old as the lots are larger than most in the city and many people appreciate the lower profile the homes offer and the views of the Pleasanton Ridge.

In the case of the Schmidt property it is one of the homes with an extra large lot that could accommodate the desired additional square footage on one level. This was the option the property owner chose when they proposed a second story addition on their home on Stanton Court several years ago.

While I would hate to see the Schmidt family relocate. With Greenbriar and Carriage Gardens nearby offering mostly two story homes I do hope the city will deny their application and help ensure the integrity of our unique neighborhood.

Respectfully,

Christine Steiner
596 Hamilton Way
Pleasanton CA 94566
[REDACTED]

Sent from my iPad

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<https://www.mailcontrol.com/sr/QugykUSHGyzGX2PQPOMvUhbKkPHn4qwN83MSo3P7EnG19bJ1YuKo53bbFirEORjvr5jrCpNq6HKYO!6K2KUB+Q==> to report this email as spam.

Jennifer Wallis

From: Janis O'Rourke [REDACTED]
Sent: Friday, July 11, 2014 8:51 AM
To: Jennifer Wallis
Subject: 554 Hamilton Addition

Dear Ms. Wallis:

We were recently made aware of a second story addition that is in the planning stages for the house at 554 Hamilton Way. It is our understanding that the homeowner is requesting a 781 foot increase to the original footprint, plus an additional 614 square foot second floor.

We would like to express our deep concern and disapproval of this project, most particularly the second floor addition. (We have viewed the 'story poles' that mark what the new elevation would be.)

As you are probably aware, there is only one home in this whole area - on Hanover Court - that added a second story over 25 years ago. Since then there have been no second story additions approved – albeit a number of home owners have tried – due largely to the concerns expressed by the neighbors.

The most striking feature of the RosePointe Neighborhood is that the majority of the homes still have the original look from the initial development of over 35 years ago. Everyone takes great pride in the neighborhood - indeed many of the homeowners are the original owners - and everybody works hard to maintain and refresh their homes and yards on a regular basis. All of this makes the RosePointe neighborhood a highly desirable area.

To have second stories added to any of the homes would create a totally different look to the neighborhood and diminish the privacy we have all come to enjoy.

While I am sure the owners of 554 Hamilton have worked hard to design an attractive second story, approval of one such addition would undoubtedly lead to others also asking for the same consideration – and then the general look and feel of the neighborhood would be forever changed to the negative.

A 781 square foot ground level addition to the rear of the house is one thing, but a second story is something else and should not be approved.

Thank you,

Sincerely

Michael and Janis O'Rourke

Pleasanton Municipal Code**Up Previous Next Main Search Print No Frames**[Title 18 ZONING](#)[Chapter 18.20 DESIGN REVIEW](#)**18.20.030 Scope of review—Criteria.**

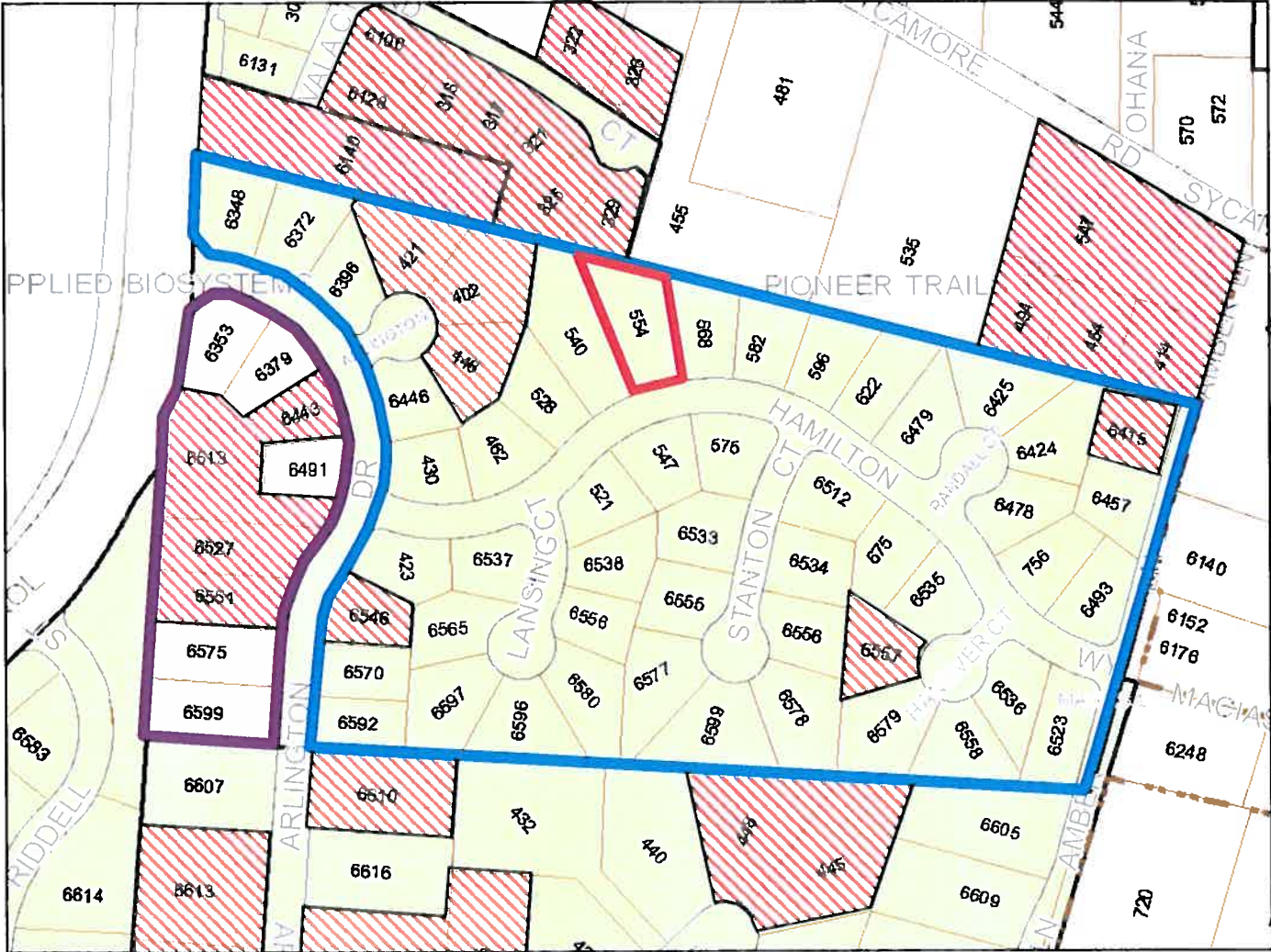
A. The planning commission or zoning administrator shall review site plans, landscape plans, building architecture and such other plans and reports (grading plans, EIR/negative declarations, etc.) as may be required to preserve and enhance the city's aesthetic values and ensure the preservation of the public health, safety and general welfare. The planning commission and zoning administrator review of project plans shall include, but not be limited to, the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape. (Ord. 1612 § 2, 1993; Ord. 1591 § 2, 1993)





Rosepointe Neighborhood Two-story Homes



— 1970 Subdivision —
PM 673

— 1965 Subdivision —
Tract 3659

□ Subject Property

▨ Two-story Houses

To: Planning Commissioners July 31, 2014
cc: Jennifer Wallis, Associate Planner
From: Dolores Bengtson, 568 Hamilton Way
Subject: P-14-0829, Application of Greg Munn for George Schmitt - addition to 554 Hamilton Way

Planning Commissioners and Staff:

I am writing to you without benefit of the staff report as I will be away until August 10th. After I return home and have the chance to review the staff report I may update this communication.

Background

May 15th. I received a notice regarding the Schmitt's application to remodel their home. Mr. Schmitt had mentioned to me a few days prior that they were planning an addition but noted it would just be a few feet higher. When I saw the application notice which clearly stated there would be a 614 square foot second story addition with rear deck I asked Mr. Schmitt if I could review the plans. He graciously agreed to allow me and my neighbors to review the plans.

Upon review of the plans it appeared to me the proposed addition would essentially block my open view west to Pleasanton Ridge. That view would be replaced with a sea of sloped roof. I doubted my grim assessment of the addition and asked staff if it would be possible for story poles to be placed on the home to provide an accurate picture of the remodel. The Schmitt's agreed to arrange for the placement of story poles on their home marking the outline of the roofline of the proposed remodel. The story poles confirmed my earlier grim assessment.

I have lived in my home since 1986. One of the primary reasons I purchased my home was the west facing back yard and my bedroom have a great open view featuring Pleasanton Ridge. Over time I have landscaped my garden to provide privacy to the one bedroom window of the Schmitt home facing my deck as well as to mask the storage shed on Schmitt's property located about one foot from our common fence. I left the view to Pleasanton Ridge open. Any visitor to my garden can clearly attest to that.

It is unfortunate neither the Schmitt's nor the project's architect have taken enough interest in the impact of the proposed addition on my property to visit my back yard and home. I have invited them to do so. In an email to me Mr. Schmitt states the remodel impacts only "a small percentage" of my view – clearly, he has no idea of the impact.

All the homes in the neighborhood were constructed in the late 60's and early 70's. They are one story ranch style typical of that era. The neighborhood has made repeated efforts to maintain the character of the single story ranch style homes. The Planning Department will be able to verify previous applications for two story homes in the neighborhood that were changed to one story remodels due to neighborhood involvement. The developer of the homes backing up to the north east end of Hamilton Way was required to limit those few homes to one story in keeping with the character of the one story homes on Hamilton Way behind them. The proposed remodel is not only two stories, it is of contemporary design.

18.20.030 Scope of Review – Criteria

I understand staff will be providing a number of exhibits displaying the proposed remodel, homes in the neighborhood and views from my yard. I plan on attending the meeting and will also have exhibits to display. I urge you to carefully examine the exhibits keeping in mind the criteria for scope of review. I hope some of you have driven on Hamilton Way to become familiar with the neighborhood and the architecture and harmony of the existing homes. While it is never easy to evaluate the potential impact of proposed remodels on surrounding neighborhoods and adjacencies, I urge you to do so keeping in mind the following criteria:

The scope of review permits you to evaluate the scale of the building within its site and the adjoining buildings. *I believe an evaluation of the proposed Schmitt remodel confirms it is not in scale with the adjoining buildings.*

The scope of review permits you to evaluate the compatibility of architectural styles, harmony with adjoining buildings and consistency with neighborhood character. *I believe an evaluation of the Schmitt remodel shows it is not compatible nor in harmony with the architectural style of the adjoining buildings, and is inconsistent with neighborhood character.*

The scope of review permits you to evaluate the preservation of views enjoyed by residents. *I believe as you consider the negative impact of the proposed remodel on my property, the complete loss of my open and lovely view, to be replaced by massive sloped shingled roof, you will agree my property and its residents will have suffered considerable loss of view.*

Mitigation of Loss of View

So often in cases such as this, landscaping is looked upon as the answer to buffer the area and provide visual relief. The distance from the Schmitt house to the common fence is very narrow maintaining the seven foot minimum distance in places. Any landscaping done to significantly mask the proposed roof line to any extent would no doubt have to be on my property. I resent the fact that should you approve this application not only will I have loss of view, loss of property value due to the loss of view replaced by a sloping roof wall, I will also have to assume the financial and physical burden of landscaping my back yard in an attempt to mitigate the mass of roof that will be so highly visible from my garden and home. To achieve any buffering of the roof mass will take considerable time for plant material to mature. That buffer will likely not be effective during my occupancy.

Conclusion

I believe the criteria for scope of review provides ample reason for you to deny this application. The Schmitt's have a large lot providing space for an extensive one store remodel. Such a remodel could blend with the character of, and be in harmony with, the existing homes in the neighborhood while not impacting my open view. Such a project would no doubt enjoy the support of the neighborhood.

I urge you to deny this application and support my appeal.

Jennifer Wallis

From: [REDACTED]
Sent: Sunday, August 03, 2014 4:54 PM
To: Jennifer Wallis
Cc: Barron, Beverly
Subject: Notice of Public Hearing: P14-0829, Greg Munn, Design Tech Associates/George and Mary Schmitt

Ms. Wallis,

If the proposed additions are made to the dwelling at 554 Hamilton Way, Pleasanton, CA, it would fundamentally detract the views of neighboring residences, my own, included. The proposed additions are extraordinary, and should not be undertaken by the owner of said dwelling.

The proposed additions are the following:

- (1)- Construct an approximately 781-square foot single story addition to the rear of the house.
- (2)- Construct an 88-square foot, 6" tall covered front porch.
- (3)- Construct an approximately 614-square foot second story addition with an approximately 177-square foot second floor deck.
- (4)- Change the overall roof pitch of the home, including raising the height of the ridge line and peaks by 1' 9" to 7' 4".

Zoning of this property is specified in: R-1-6,500, "One Family Residential District."

Sincerely,
John P. Barron, Beverly H. Barron
6479 Randall Court,
Pleasanton, CA 94566-7725

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EXHIBIT G

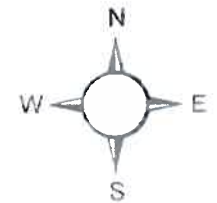
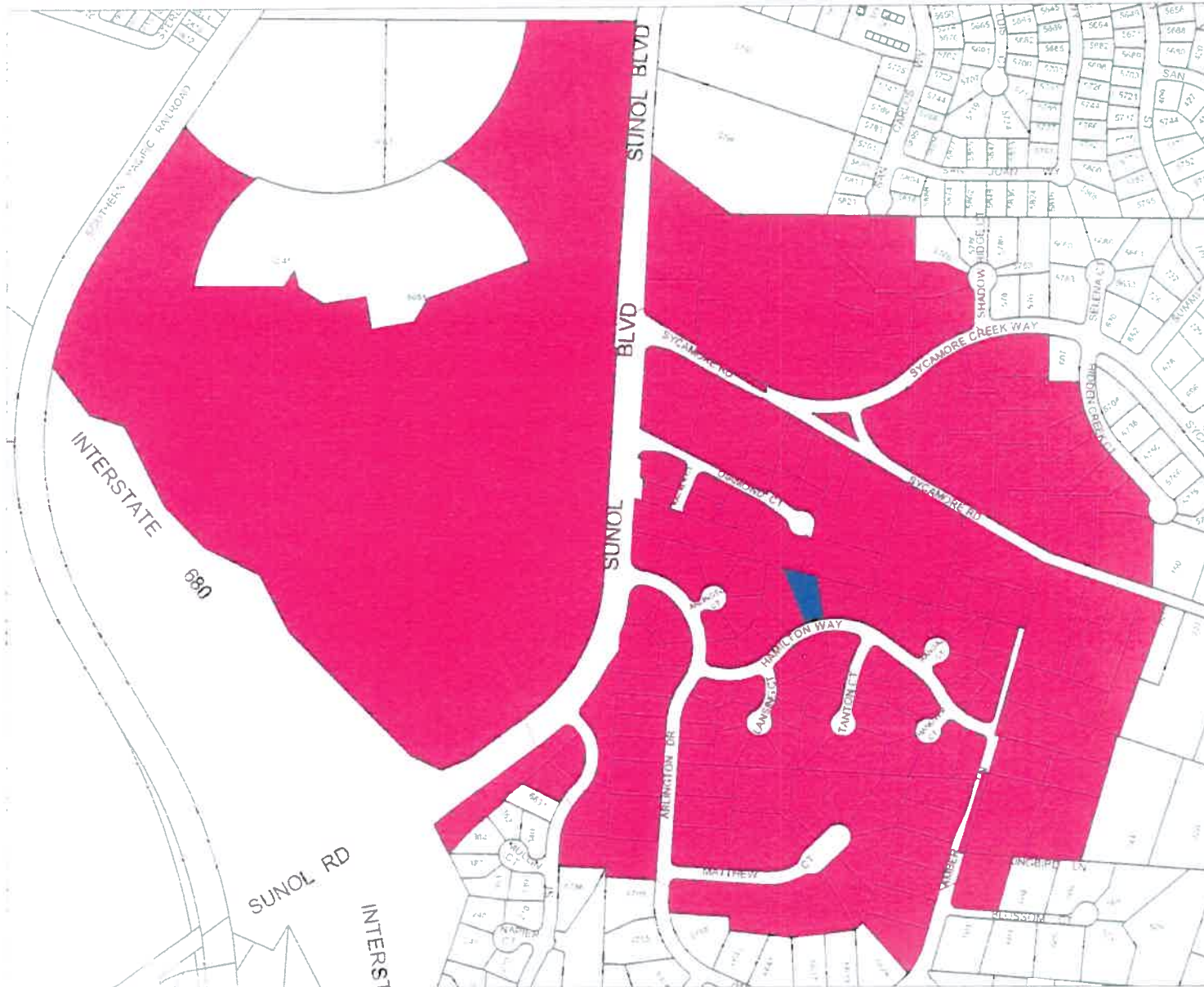
P14-0829, Design Tech

City of Pleasanton

GIS

Department

554 Hamilton Way



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