

EXHIBIT A

DISCUSSION POINTS

P13-0334

3192 Santa Rita Road

Discussion Point No. 1:

Would it be appropriate to rezone the site from the current C-N District to a PUD-C (Planned Unit Development –Commercial) District in order to allow a 24-hour convenience market with the sale of alcoholic beverages and a drive-through carwash in conjunction with the existing gas station?

Discussion Point No. 2:

Would a 24-hour operation for the convenience market and a 7:00 a.m. – 10:00 p.m. operation for the drive-through carwash be appropriate for this location?

Discussion Point No. 3:

Would it be acceptable to provide a total of 17 on-site parking spaces where a total of 18 on-site parking spaces would be required based on PMC?

Discussion Point No. 4:

Are the proposed site plan, circulation, and parking layout acceptable?

Discussion Point No. 5:

Is the proposed building design acceptable?

Subject: FW PLSWEB 7eleven at santa rita and wes las positas
FW: [PLSWEB] 7eleven at santa rita and wes las positas

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

From: _Pleasanton Web Team_
Sent: Saturday, April 27, 2013 11:17 AM
To: Joanne Hall; Nelson Fialho; Pleasanton Response
Subject: [PLSWEB] 7eleven at santa rita and wes las positas

City of Pleasanton Website - Contact Us Online

Category: Mayor and City Council

Subject: 7eleven at santa rita and wes las positas

Comment:

We live on Weymouth Court and just received notice that the Valero gas station wants to become a 7 eleven. This is totally unacceptable to us seeing as 7 eleven stores are open 24 hours!! We believe that involves an amendment to the original property agreement which I know does not allow for a 24 hour store. Neighborhood fought hard to be sure new Walmart would not be open 24 hours why would we allow the gas station to be 24 hours not to mention a 7 eleven!! The notice that came to our door fails to mention that 7 eleven is a 24 hour store and we find that deceptive and outrageous! We insist that the city give the neighborhood an opportunity to express our views by holding some sort of public meeting and clarifying to Pleasanton Meadows residents that a 7 eleven would be open 24 hours!!!!

Jenny Soo

From:
Sent: Sunday, September 15, 2013 6:00 PM
To: Jenny Soo
Subject: P13-0336 Michael Roseberry

I received notification regarding the proposed 7-11 store at the corner of W Las Positas Blvd/Santa Rita Road.

I am OPPOSED to this application as the neighborhood does NOT need a 24 hour store. The existing business is not a 24 hour business and in fact closes by around 10 pm each evening (even earlier on Sundays). There is a market in the same shopping center (Wal-Mart Neighborhood Market). When Wal-Mart was trying to open there was community concern about hours of service..... Wal-Mart closes at 11 pm each evening. There is NO reason to put a 24 hour operation this close to residential neighborhoods.

The existing business (gas station and car service station) is needed in the area as there are no other nearby gas stations. The closest one is at Santa Rita Road and 580 (nearly a mile away)..

If the business owner wants to amend is application to have the store open not later than 11 p.m., then I could support that BUT in NO WAY can I support a 24 hour operation. (The City Planners should also note that we have at least 2 other 7-11 stores within a 1-1/2 mile radius of this location --- - one is near Santa Rita and Valley intersection and the other is near intersection of Hopyard and W Las Positas Blvd.

Thank you

Pam and Tony Gonzales
4194 W Las Positas Blvd
Pleasanton, CA 94588

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Additional Emails Received After the Completion of Staff Report

Jenny Soo

From: Sharon Piekarski
Sent: Thursday, September 19, 2013 9:13 PM
To: Jenny Soo
Subject: 7-Eleven application

Dear Ms. Soo,

I object to the proposal to establish a 7-Eleven at the intersection of Santa Rita Road and West Las Positas for the following reasons:

1. Increased Traffic

- a. A business such as 7-Eleven which depends on sale of low value products requires high foot traffic to be profitable
- b. This intersection is already a very busy intersection only 1 ½ blocks from an elementary school. Young children must navigate this dangerous intersection to get to and from school. A gas station is bad enough but additional traffic entering and leaving a business at this intersection makes the issue worse
- c. Egress from the site is very difficult. There are two options:
 - i. Exit to the West onto Santa Rita road very close to the intersection. It is not uncommon for drivers to dangerously dart across multiple lanes of traffic to get into left hand turn lanes
 - ii. Exit to the North which requires a U-turn at Fairlands if the destination is not the immediate neighborhood.
 1. This intersection has no street lights
 2. Drivers already dart across West Las Positas to make left turns from the shopping area often without yielding to traffic turning from Fairlands Drive
 3. Many children going to and from school cross the street here to avoid crossing two streets at such a busy intersection of West Las Positas and Santa Rita Rd.
 4. Fire engines exit the fire station in this area which could be blocked by yet more traffic

2. Increased Crime

- a. The 24 hour nature of the business tends to attract criminal activity
- b. We've already had multiple armed robberies in the immediate vicinity
- c. It appears criminals see an "easy get away" to I-580

3. Doesn't help surrounding businesses

- a. Nearly all the product sold by a 7-Eleven is already available in the immediate area
- b. This business could in fact draw business away from nearby restaurants and the new grocery store

4. One and one-half blocks from Fairlands Elementary School in a largely residential area

- a. The increased traffic increases the danger to our small children
- b. Putting a potential magnet for criminal activity so close to a school also increases the danger.

Please don't allow a 7-Eleven at this site. It is irresponsible to bring the additional dangers to the neighborhood but especially to our small children.

Sharon Piekarski.

Jenny Soo

From: Sharon Piekarski
Sent: Thursday, September 19, 2013 9:16 PM
To: Jenny Soo
Subject: 7-Eleven application

Hi,

I just sent an e-mail with my objections to the proposed 7-Eleven.

I forgot to attach my address which I thought you might need. It is:
3506 Churchill Ct.
Pleasanton, CA 94588

Please let me know if you need anything else.

Sharon Piekarski

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Jenny Soo

From:
Sent: Friday, September 20, 2013 10:45 AM
To: Jenny Soo
Subject: New 24 Hour 7-Eleven

I received a notice that there is a proposal for a new 24 Hour 7-Eleven. The name 7-Eleven used to mean they were open only from 7:00 AM to 11:00 PM and now they are 24 hours!! In either case I am extremely upset that there is a proposal that one will be going into my very neighborhood at the corner of Santa Rita and Las Positas. There have already been some issues with armed robberies at the neighboring Chinese Restaurant.

Some of my neighbors have informed me that there are drug dealings occurring at Valero in the past after the manager leaves for the evening. I don't know this for a fact but that is what the impression of the neighborhood is, that there are already issues. I have seen the 7-Eleven on Valley and there always are people loitering outside, including one of my neighbors sons who is a known drug dealer and felon. I am fairly certain that if a 7-Eleven opens here it will just be another opportunity for him to begin hanging around his parents home again.

I AM DEFINATELY OPPOSED TO THIS AND WANT MY VOICE HEARD. Unfortunately I will be out of town on September 25 and will not be able to attend the Planning Commision meeting.

Thank you
Jill O'Brien
4294 Churchill Drive
Pleasanton, CA 94588



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Jenny Soo

From: Putman, Rob
Sent: Friday, September 20, 2013 10:51 AM
To: Jenny Soo
Subject: 7-11 @Santa Rita and W Las Positas (Valero Station)

Hi Jenny,

I'm a home owner in the meadows on Churchill Drive and I'm writing to express my concern surrounding the placement of a 7-11 at the above mentioned address.

In general, I'm concerned about undesirable levels of traffic and public safety on the margin of our neighborhood. Can you tell me if the following have been addressed?

1. Has an impact survey been performed to quantify the increased traffic and potential safety impact associated with placement of a 7-11 less than ¼ mile from a grade school?
2. Has the community been made aware of the potential increase in crime associated with a 7-11 (open 24hrs) located next to our neighborhood? The attraction of crime initiated against business' within 'easy' proximity of 580 is well documented – Gold Chopsticks has been robbed 2x in a 6 month window – other documented crimes, such as the dry cleaners, are on record with the Pleasanton PD, as well.
3. What liability/responsibility does the 7-11 franchise and owners have to the community to quantify and mitigate the risks I mention above?

Please feel free to contact me if you would like to discuss further.

Kind regards,

Rob

Rob Putman

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Jenny Soo

From: Ronald Simmons
Sent: Friday, September 20, 2013 10:12 AM
To: Jenny Soo
Cc: john piekarski
Subject: p13-0336 objection

I do not think this is a good fit to our neighborhood and therefore object to this proposal. This intersection is very busy as is and doesn't need any more volume. Many school children pass by and this I feel would only add to their danger. 24 hr businesses tend to attract crime and we've already had a couple of robberies at the Chinese restaurant nearby. The products that will be sold there are readily available nearby. I frequently ride my bicycle past there on my way to the Iron Horse Trail and have already had a few near misses. I don't want more of that. When the Iron Horse Trail opens up I believe there will be increased bicycle traffic in this area. Please vote against this proposal.

respectfully

Ron Simmons
3562 Churchill ct.
Pleasanton ca
94588

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Jenny Soo

From: Ben Aguilar
Sent: Friday, September 20, 2013 11:14 AM
To: Jenny Soo
Cc: Kelly Aguilar
Subject: 7-Eleven at Santa Rita - proposed

Hi Jenny,

I strongly oppose a 7-Eleven convenience store at Valero Gas Station. We have a Walmart in the adjacent center, no need for additional traffic and the young kids that hang out at these places. I've lived in Pton for over 10 years and pay high property taxes to enjoy the lifestyle Pton has to offer. I don't want to see it deteriorate in my own neighborhood. I have two girls, ages 9 & 11 that were harassed this past month while walking past the playground behind Fairlands School, next to the Cabana Club. The type of kids that harassed my girls no doubt will be hanging out at your proposed 7-Eleven. And yes, we had to call the police on these thugs. Please feel free to call me if you would like to hear more. Thanks - Ben; 4282 Churchill Dr

Ben Aguilar

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13-0336/3192 Santa Rita F

City of Pleasanton

GIS

Department

Location Map

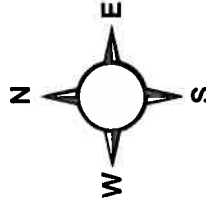
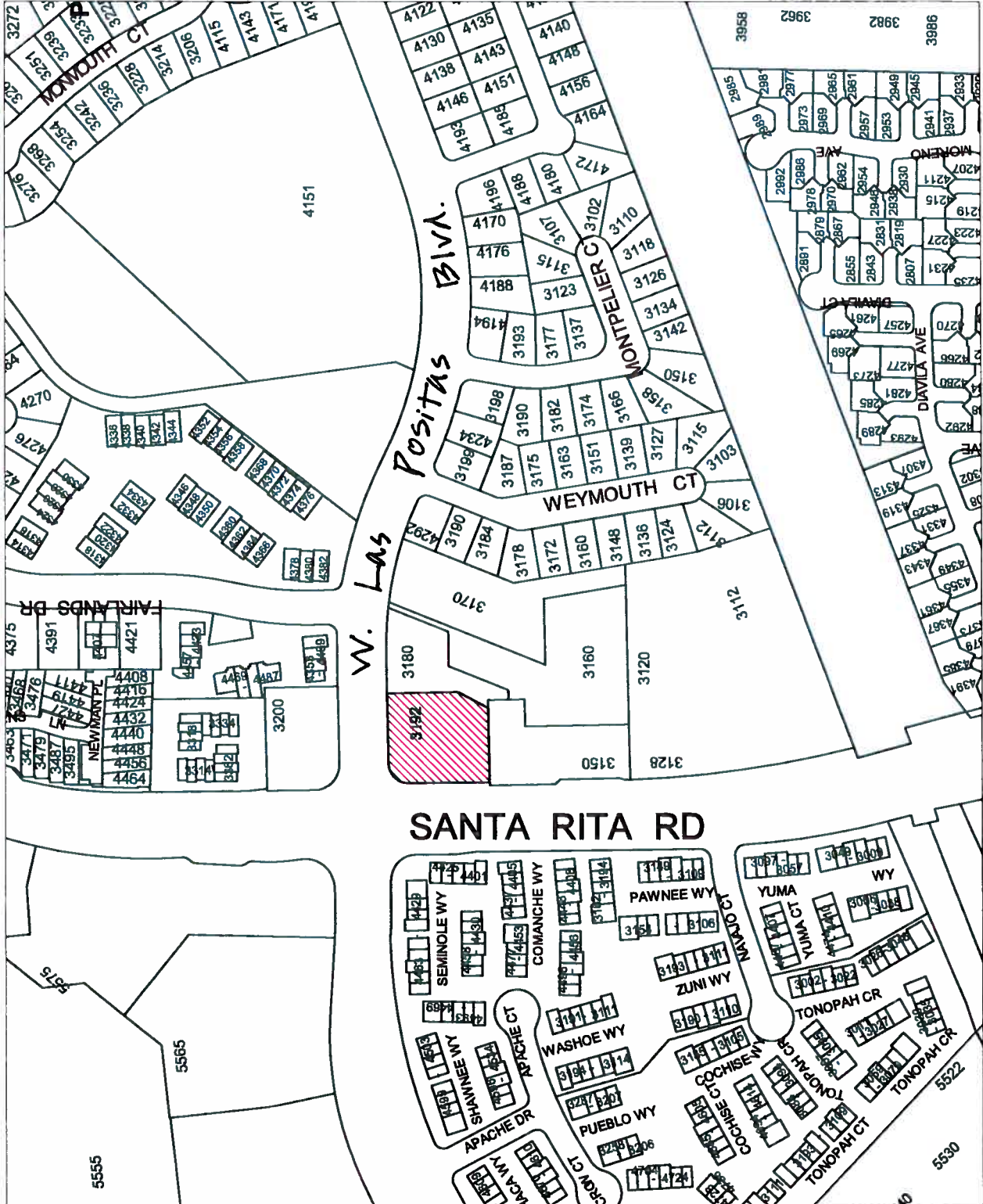


EXHIBIT D

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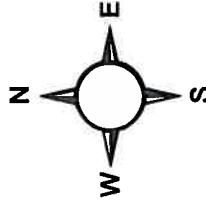
P13-0336, Roseberry

City of Pleasanton

GIS

Department

3192 Santa Rita Rd



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