

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P11-0709 (Design Review) / P11-0717 (Variance)
205 Neal Street – New Two-Story Home**

November 9, 2011

Special Conditions – Planning Division

1. The proposed single-family residence and related site improvements shall conform substantially to the site plan, floor plans, architectural elevations, landscape plans, and color and material board dated "Received October 25, 2011," Exhibit B, on file with the Planning Division, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits.
2. The curb cut modification and driveway shall be shown on the plans submitted to the Building and Safety Division for plan check and shall be subject to the approval of the Director of Community Development and City Engineer.
3. The deck, outdoor fireplace, and seating area are not covered by this approval. Details (i.e., elevation drawings) of the deck, steps, railings, seating area, and fireplace shall be submitted to the Planning Division for review and approval by the Directory of Community Development prior to submitting to the Building and Safety Division for plan check.
4. The 15-foot front yard setback for the balcony shall be shown on the plans submitted to the Building and Safety Division for plan check.
5. The applicant shall install wood framed/sashed windows without exterior cladding. If other window material or cladding is proposed, the applicant shall submit a sample to the Director of Community Development for review and approval. Alternative window and cladding material shall have a similar sash and thickness of wood. The approved material shall be noted on the plans submitted to the Building and Safety Division for plan check.
6. All exterior lighting for the subject property shall be of low intensity, directed downward and shielded in order to minimize its visibility from off-site. Outdoor lighting shall also not glare onto adjacent properties or streets. The exterior fixtures shall be compatible with the architectural style of the home. The type and location of light fixtures shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
7. The height of the structure shall be surveyed and verified as being in conformance to the approved building height as shown on Exhibit B or as otherwise conditioned. Said verification is the project developer's responsibility, shall be performed by a licensed land

surveyor or civil engineer, and shall be completed and provided to the Planning Division before the first framing or structural inspection by the Building and Safety Division.

8. The applicant shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structure.
9. The electrical plan for the home shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc) in effect at the time that building permit(s) are issued. The electrical plan shall be included as a part of the building permit plan set.
10. All demolition and construction activities, inspections, plan checking, material deliver, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays, Saturdays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities, 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. The property owner shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved on the subject property, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
12. The property owner is encouraged to use best management practices for the use of pesticides and herbicides.

GreenBuilding Requirements

13. Prior to building permit submittal, a list of the green building measures used in the design of the home, covered by this approval, shall be provided to the Planning Division for the review and approval by the Director of Community Development. The home covered by this approval shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's **current** GreenPoints rating system for New Single Family Homes.

The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. **Each point identified shall have a**

notation indicating the sheet the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicant shall provide written verification by the project engineer, architect, landscape architect, and/or designer.

14. The residence shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The project applicant shall comply with the following requirements for making the dwelling photovoltaic-ready and solar-water-heating-ready:
 - a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
 - b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;
 - c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing;
 - d. Plumbing shall be installed for solar-water heating; and
 - e. Space shall be provided for a solar-water-heating tank.

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

15. Appliances meeting Energy Star standards shall be installed as part of the project. The proposed appliances shall be identified on the plans submitted for the issuance of a building permit.
16. Water conservation devices such as low flow faucets, toilets, shower fixtures, etc. shall be installed as part of the project. The device(s) shall be indentified on the plans submitted for the issuance of a building permit.
17. The State of California's Green Building Standard Code, "CALGreen", shall apply, if applicable.

Standard Conditions – Planning Division

18. All conditions of approval shall be included as a plan sheet with permit plan check sets submitted for review and approval. These conditions of approval shall be attached at all times to any grading and construction plans kept on the project site. It is the responsibility of the applicant/property owner to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the applicant/property owner to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans, and all conditions of approval. Prior approval from the Planning Division is required before any changes are constituted in site design, grading, house design, house colors or materials, fence material, fence location, landscape material, etc.
19. All HVAC condensing units shall be shown on the plans submitted for building permit issuance.
20. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed.
21. The approved house colors/materials shall be indicated on the final building permit plans. Any proposed revisions to the approved colors or materials must be submitted for review and approval by the Director of Community Development prior to painting/installation.
22. Planning Division approval is required before any changes are implemented in site design, grading, house design, house colors or materials, green building measures, landscape material, etc.
23. Final inspection by the Planning Division of the structure(s), grading, retaining walls, etc. is required prior to occupancy of the house.
24. The applicant shall work with the Pleasanton Unified School District to develop a program to off-set this project's long-term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to issuance of building permit. Written proof of compliance with this condition shall be provided by applicant to the City, on a form generated by the PUSD, prior to building permit issuance. In no event shall construction commence unless the above method and manner for the provision of these funds and/or facilities has been agreed to by the applicant and PUSD.
25. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.

26. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
27. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.
28. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No stockpiling of dirt on this or other sites within the development shall occur without specific review and approval by the Planning Division.
29. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of Appendix K of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.
30. 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, employee and agents from and against any claim (including claims for attorneys 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 attorneys 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.

Code Conditions – Planning Division

31. This design review and variance approvals will lapse one year from the effective date of approval, unless a building permit has been issued and construction has commenced and is diligently pursued toward completion, or unless an extension has been approved by the City.
32. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or

that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

Standard Conditions – Building and Safety Division

33. The applicant shall obtain a building permit, and any other applicable City permits for the project prior to the commencement of any construction.
34. To initiate the building permit plan check process, the applicant shall submit the following:
 - a. Three (3) full-size sets of construction plans (wet-stamped and signed);
 - b. Two (2) sets of the necessary structural and Title 24 calculations;
 - c. Two (2) copies of a site-specific soils report;
 - d. The completed Building Permit Questionnaire; and
 - e. The necessary fees.
35. Prior to issuance of building or demolition permits, the project applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project applicant intends to recycle at least seventy-five percent (75%) of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project applicant shall mark all trash disposal bins “trash materials only” and all recycling bins “recycling materials only.” The project applicant shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

Code Conditions – Building and Safety Division

36. The house shall be constructed to meet Title 24 State energy requirements.
37. All building and/or structural plans shall comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.

Standard Conditions – Engineering Division

38. The final grading plan shall include information on pad and finished floor elevations, proposed and existing contours, and top and bottom spot elevations along retaining walls and exterior walls of the structures.
39. The haul route for all materials to and from this development, including the off-hauled soil, shall be approved by the City Engineer prior to the issuance of an encroachment permit.

40. The applicant shall include erosion control measures on the final grading plan. The applicant is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and/or stabilized as soon as possible after completion of grading, or by October 15, whichever occurs first. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place to the satisfaction of the Building and Safety Division. Such measures shall be maintained by the owner until such time as permanent landscaping is established.
41. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve the house shall be installed underground in conduit or in a joint utility trench unless otherwise specifically approved by the City Engineer.
42. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the Director of Community Development.
43. The project developer shall submit a written dust control plan or procedure as part of the building permit plans.
44. The applicant shall apply for and receive an encroachment permit prior to the start of construction. An erosion control and hazard abatement cash bond shall be posted with receipt of the encroachment permit and shall be maintained throughout the construction period.
45. The applicant shall submit a building survey and/or a record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utility improvements.

Special Conditions – Fire Department

46. The building covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted to the Pleasanton Building and Safety Division for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building.

47. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
48. The home shall be constructed with Class A fire retardant roofing material to the satisfaction of the Fire Marshal.
49. The house shall meet the fire and security requirements in Chapters 20.24 and 20.36 of the Pleasanton Municipal Code.
50. The applicants shall post address numerals on the building so as to be plainly visible from the adjoining streets during both daylight and night time hours.

Standard Conditions – Fire Department

51. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

Code Conditions – Fire Department

(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

52. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
53. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.
54. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.

Standard Conditions – Community Development Department

55. The project developer shall pay any and all fees to which the property may be subject to prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
56. Dust and mud shall be contained within the boundaries of the property during times of construction.
57. No construction materials shall be stored within the public right-of-way.

58. The applicant is responsible for ensuring that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on the site shall be completely removed and the site cleaned prior to occupancy.

Urban Stormwater Conditions

59. The project shall comply with the “Alameda Countywide NPDES Permit #CAS0029831 and amendments to this permit” issued the by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program and at State Water Board.

(http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2003/february/02-19-03-12finalto.doc)

and

(http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2007/march/alameda%20final%20order%20r2-2007-0025.pdf)

The project shall also comply with the “Construction General Permit” by the California Regional Water Quality Control Board, San Francisco Bay Region.

(http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)

A. Design Requirements

1. The Permit design requirements include, but are not limited to, the following:
 - a. Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets, and sidewalk; and
 - b. The Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
2. The following requirements shall be incorporated into the project:
 - a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.

- Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)
 - Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
- c. Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to landscaped area or to an unpaved area wherever practicable.

B. Construction Requirements

1. The project applicant is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
 - a. The project applicant shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project applicant is responsible for ensuring that the contractor is aware of and implements such measures;
 - b. Gather all sorted construction debris on a regular basis and place it in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution;

- c. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping;
- d. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding;
- e. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill;
- f. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain; and
- g. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

C. Operation Requirements

- 1. The Permit's operation and maintenance requirements include but are not limited to the following: The operation and maintenance of treatment measures including but not limited to bio-swales, lawns, landscaped areas with deep-rooted plants, oil/water separator, filterra units, etc., requires completing, signing and recording an agreement with Alameda County recorder's office in a format approved by the State and Alameda County.

END



215 NEAR ST.

205 NEAR ST.



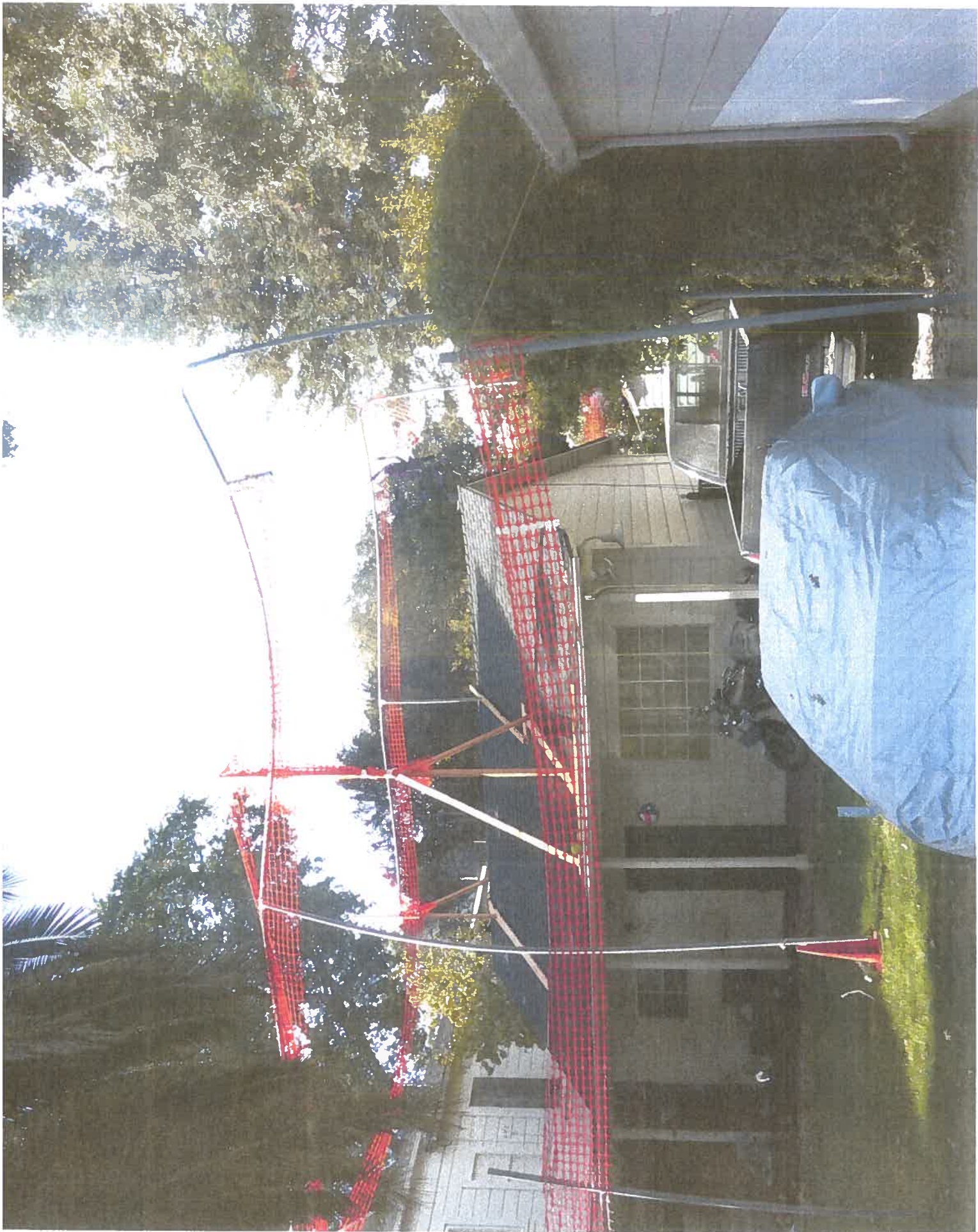
4512 SECOND ST.



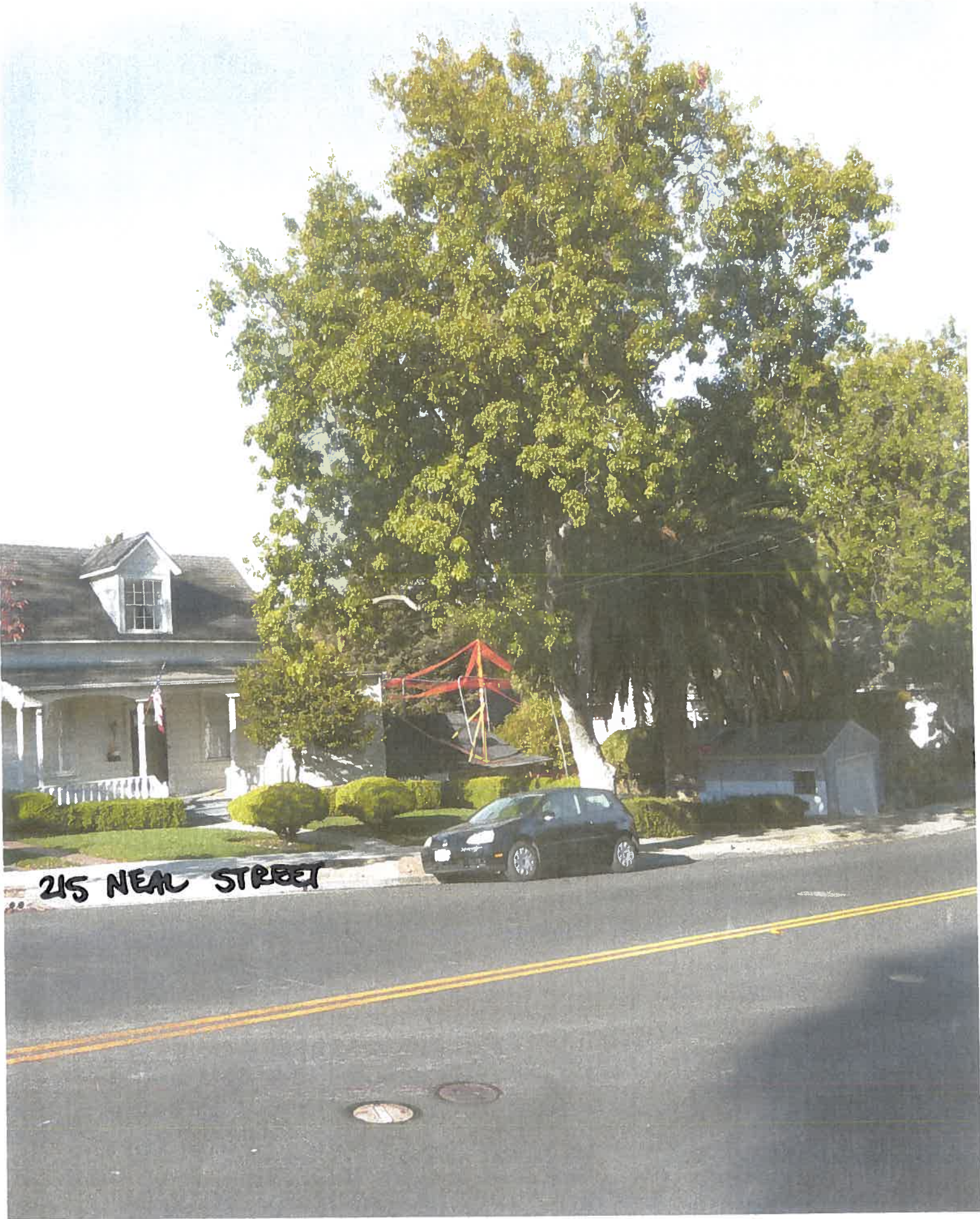
215 NEAL STREET











215 NEAL STREET



FROM BACKYARD OF 4524 SECOND STREET



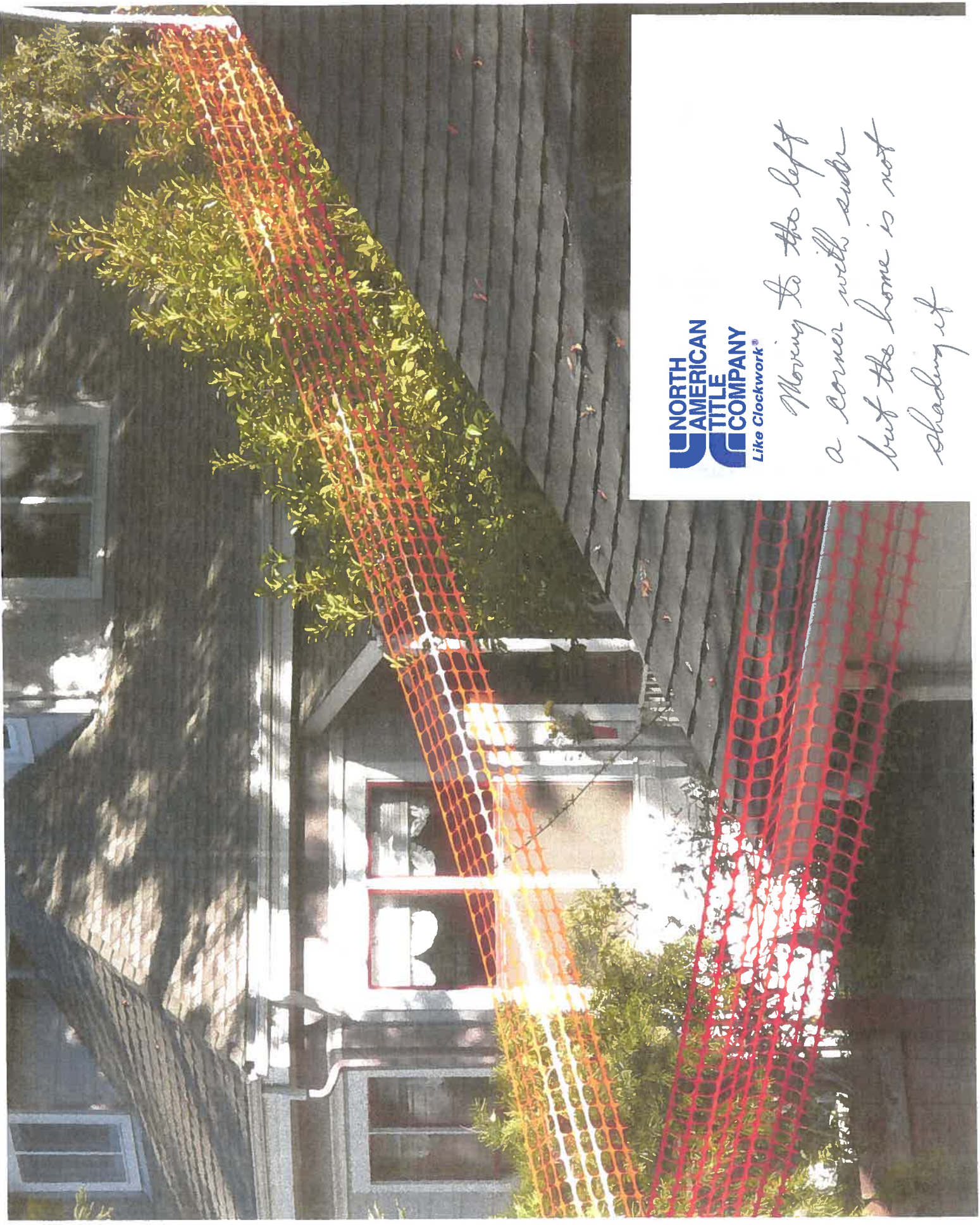
*Shot from Google Earth
showing rear of home totally
shaded by trees*



**NORTH
AMERICAN
TITLE
COMPANY**
Like Clockwork®

9:00 AM

*Back of house is totally
shaded due to trees*

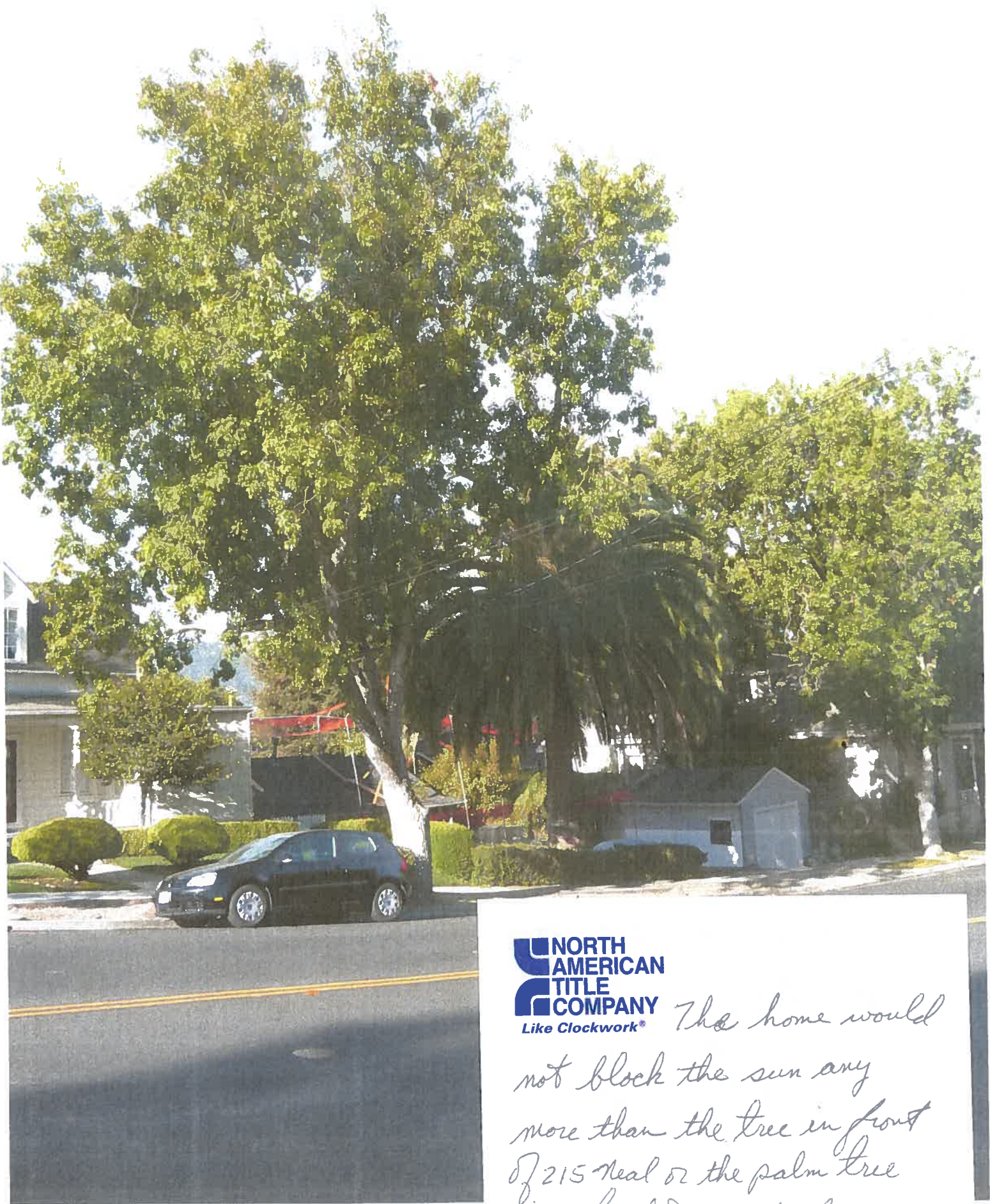


**NORTH
AMERICAN
TITLE
COMPANY**
Like Clockwork®

*Moving to the left
a corner with sub-
but the home is not
shading it*







**NORTH
AMERICAN
TITLE
COMPANY**
Like Clockwork®

*The home would
not block the sun any
more than the tree in front
of 215 Neal or the palm tree
in front of 205 Neal*



**NORTH
AMERICAN
TITLE
COMPANY**
Like Clockwork

*From in front
of home on 2nd st and its
shows the sun behind
the trees*

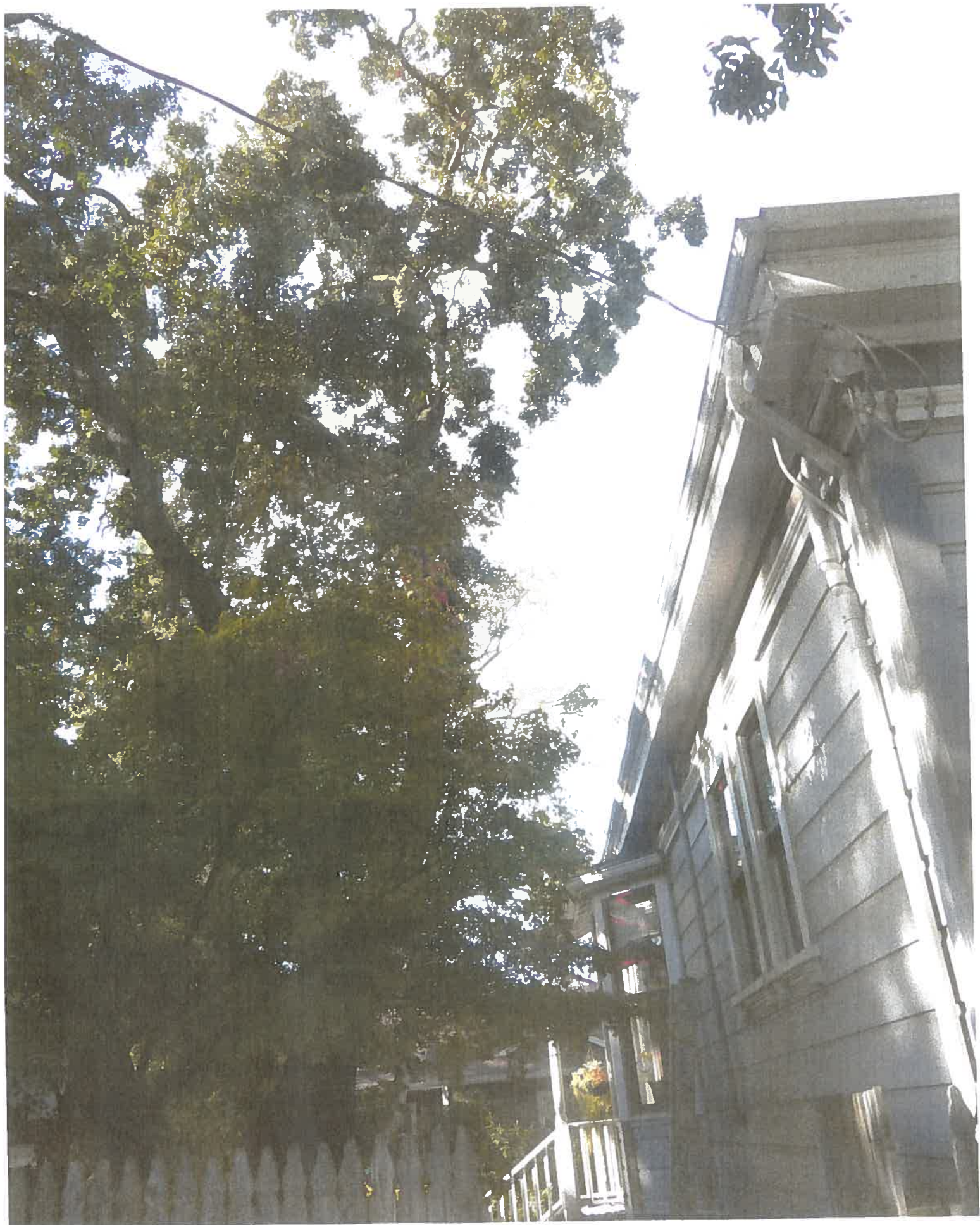






*limbs overhanging
on 205 that are
blocking the sun*





RECEIVED

SEP 08 2011

CITY OF PLEASANTON
PLANNING DIVISION



September 7, 2011

Mr. Dave Cunningham
2463 Pomino Way
Pleasanton CA 94566

Subject: 205 Neal Street

Dear Mr. Cunningham:

You are planning to re-model the home at the subject property in Pleasanton CA. The canopy of an oak tree located on an adjacent property (4512 2nd Street) extends into your property. The City of Pleasanton requested that an arborist assess the impact of the proposed re-model on the health and structural condition of the tree. You asked that I prepare such an assessment. We met at the site yesterday. This letter summarizes my observations and assessment.

Description of the Tree

The valley oak (*Quercus lobata*) was located in the rear yard of the property at 4512 2nd Street (Photo 1). The trunk was approximately 19' from the property line with a garage between them. My inspection was limited as I was only able to examine the tree from the sidewalk.



Photo 1. Looking south from Neal Street. Valley oak is on the right (red arrow). Note the garage located between tree and your property.

The main trunk appeared to divide two times, resulting in 3 main stems. I estimated them to be 16" in diameter. The three stems divided further creating a narrow canopy of branches. The canopy on the west and north appeared to have been pruned, leaving the tree somewhat asymmetric in form. The crown was bowed slightly to the southeast, towards your property. Small branches and twigs high in the canopy extended over the property line and approximately 4' into your yard.

Overall tree health was good. The tree appeared to be vigorous. Because I could not examine the tree other than from the sidewalk, I cannot comment on its structural condition.

The City of Pleasanton defines a Heritage tree as one with a trunk diameter of 18" or greater or a height in excess of 35'. The valley oak met the criteria for Heritage status.

Evaluation of Impacts

The proposed project would enlarge the existing structure. The foundation would be located 5' from the property line with 4512 2nd Street. The excavation would be approximately 2' deep and would parallel the property line. A second story would be added, the height of which would be below the tree's canopy. You did not believe that any clearance pruning would be required.

Based on my understanding of the project and evaluation of the oak, I believe the impacts from construction will be minimal, and well within the tolerance of the tree. The trunk is approximately 24' from the proposed excavation with a garage present between the two. Little or no clearance pruning is needed.

Summary

You plan to re-model the existing structure at 205 Neal Street. A Heritage valley oak tree was present in the rear yard of the property at 4512 2nd Street. The trunk is 19' from the property line. Its canopy extends slightly into your property. Based on our discussion of the proposed project, there will be little or no impact to the health of the oak.

Please contact me with any questions. I look forward to hearing from you.

Sincerely,



James R. Clark, Ph.D.
ISA Certified Arborist WE-0846
ASCA Registered Consulting Arborist #357

PREV-781, David and Francine Cunningham

Work session to review and receive comments on a Preliminary Review application to demolish the existing residence located at 205 Neal Street and to construct a new, approximately 1,862 square-foot, two-story residence. Zoning for the property is R-1-6,500 (One-Family Residential) District.

Commissioner O'Connor stated that he owned property in the area and recused himself due to a conflict of interest.

Natalie Amos presented the staff report and described the scope, layout, and key elements of the proposal. She noted that staff distributed a memo to the Commission adding a seventh discussion question to Exhibit A of the staff report.

Chair Narum inquired if a lot split is being proposed for the property.

Ms. Amos said no.

Chair Narum inquired what would be required if the Commission approved the proposal and then a lot split is applied for.

Ms. Amos replied that it would have to meet the minimum standard for R-1-6,500 zoning, which requires a minimum lot size of 6,500-square-foot lot for a one-family residential unit. She noted that the lot's dimensions would not meet this requirement.

THE PUBLIC HEARING WAS OPENED.

Dave Cunningham, property owner, stated that he and his wife have operated their business on Main Street for nine years and plan on moving from their current residence to reside in this home. He indicated that he had reviewed the plans with businesses and residents in the area and noted that every neighbor on Second Street fully supports the project. He noted that they received over 60 letters of support, including one from 206 Neal Street and the corner home, the two most visually impacted by the proposed plan. He added that the Pleasanton Downtown Association (PDA) Design and Beautification Committee fully endorsed the plans as well.

Mr. Cunningham stated that he cannot identify anything historic about the house, which was initially a garage that was eventually converted into a living unit in the 1940's. He described the project which would blend in with the surrounding homes and adhere to the home's street alignment. He talked about the materials to be used for the project, its color scheme, front porch, balcony and window treatments, a lower pitched roof on the side, heritage style front and garage doors, pavers for the driveway and walkway up to the porch, and landscaping. He noted that the wall on the west hand side only has one bathroom window on the second floor which can be opaque for privacy.

Mr. Cunningham cited the reputation and respect of architect Charles Huff and expressed his commitment to the Pleasanton Downtown and its revitalization process.

Charles Huff, applicant and Project Architect, stated that the Cunninghams have done a good job at gathering over 60 letters of support and believes the two-story heritage style proposal fits in nicely and complements the historic Neal Street neighborhood; however, after reading the letter from Pleasanton Historic Association (PHA), one would think the proposal is for a high rise condominium project.

Mr. Huff stated that they met with staff and mitigated all but two variances needed to complete the project, the first being a front yard setback which is being handled through a method of averaging the front yard setbacks of properties along the street. He noted that in 1969, a 20-foot front yard setback was the law, and over the years it was changed to 23 feet. He stated that he has designed and used 20 feet for many historic homes on First and Second Streets. He noted that Peter MacDonald's letter correctly states that historic lots oftentimes require variances due to their undersized lots and existing neighborhood home setbacks. He pointed out that, for example, the lot adjoining 4512 Second Street needed two variances. He concluded that he believes the proposal meets many of the Downtown Design Guidelines aspects, especially those on design traits and meeting infill housing goals.

Commissioner Olson asked Mr. Huff if the average front yard setbacks of properties on Neal Street were used, and if so, which section of Neal Street was used.

Mr. Huff replied that he used a one-block section of Neal Street between Second and Third Streets.

Commissioner Olson inquired what the second variance was.

Mr. Huff stated that they met with staff regarding a concern relating to the distance to an adjoining garage at 4512 Second Street. He stated that staff believed the garage was over 15 feet in height; however, it is 10 to 11 feet, which can be addressed. He noted that a second issue is the fireplace being too close to the adjoining property at 215 Neal Street, and that would be addressed by narrowing the fireplace chimney down. He further noted an issue with the front porch setback, which will be mitigated by moving one step back by one foot. Mr. Huff reiterated that there are many variances in the area and that the width of the lot itself is substandard.

Commissioner Pentin inquired whether any variances will be requested when the project application comes before the Commission.

Mr. Huff replied that more than likely they will need to request a variance for front yard tandem parking, and they may or may not require a variance for the second-story deck being too close to the front property line. He indicated that he will be gathering information on these items before the project is brought back to the Planning Commission and that he hopes to present other similar projects that have been approved.

Jim Morgenroth, Downtown property owner, expressed full support of the project, noting that he had previously worked on the house as a contractor. He indicated that any

future work on the house will require either a tear down or a retrofit as the existing foundation will not be adequate for sheer walls and the home will not meet current codes.

Jerry Hodnefield, Downtown property owner, stated that he has walked the property, taken photographs, examined visual aspects, reviewed the proposed development plan, studied the required variances and recommendations of staff, and read comments submitted by the PHA. He indicated that he believes the concern about massing is strange since the property is already overwhelmed on both sides by two-story buildings. He noted that the property can hardly be seen from the street and, unless the building has some historic significance, he sees no need to require its retention. He pointed out that variances have been granted throughout the Downtown community, and he thinks the proposal will be a nice addition to the area as it will reflect the character of the neighborhood. He indicated that he supported renovation of older homes, and noting that the applicants will most likely spend about \$500,000 to build the home, he cited the employment and contribution to the City's tax base the project creates.

Linda Garbarino, PHA President and Downtown property owner, asked the Planning Commission to look at the big picture which includes an entire historic neighborhood. She stated that if homes are demolished and new structures are built that do not fit, the neighborhood would be changed forever. She indicated that she finds the proposed home design beautiful; however, she believed that this proposal might work only on a larger lot with an appropriate scale, bulk, and mass. She noted that the lot is tiny, the floor area ratio (FAR) is over 70 percent, and the height and wedged-in look will exacerbate the process of trying to make the house fit on the lot. She added that the house as proposed will overlook neighbors' yards, compromise privacy, and cast shadows, and suggested a cottage with a more appropriate mass and scale.

Brian Bourg, Downtown property owner, speaking as one of the residents most affected by this proposal, briefly described the variances for his home referred to by Mr. Huff and approved by staff when he remodeled their garage with bedrooms above. He expressed concerns with the Cunninghams' proposal, which would demolish the quaint, existing 480-square-foot cottage that currently provides a much-needed unit of affordable housing and place a 25-foot tall, 1,862-square-foot home right next to the existing 1,778-square-foot home, which is the old Hall home, one of the most historic homes in the City of Pleasanton. He stated that Mr. Huff's plans contend that the land is non-conforming and is big enough, even with the two homes on it, to fall under the 40 percent FAR. He added that if the applicant is allowed to proceed as planned, the historic home at 215 Neal Street would have an even larger home squeezed in right next to it.

Mr. Bourg stated that technically, the two homes on one lot would have an FAR of less than 40 percent, but the real purpose of the FAR is to speak to how aesthetically a home looks as it sits on the land and how it blends in with surrounding homes. He noted that in this case, the two closest residences are two historic homes that were given plaques and recognized as heritage sites by the City of Pleasanton at the nation's bicentennial year of 1976 and listed in the Downtown Specific Plan as historic resources and in the

General Plan as historic structures. Mr. Bourg added that in most cases, lots allow for room to spare around proposed additions or remodel; so the FAR is meant to address the mass and scale of a proposed home and how it fits among its surrounding. He noted that the FAR in this area is 40 percent, but the uniqueness of where the small cottage sits on the large lot means that the 1,862-square-foot new home must be squeezed onto a 2,825-square-foot portion of the lot between the two historic homes, giving it an effective FAR of at least 66 percent and puts it as close as 12 feet from the historic home at 215 Neal with one corner as close as eight feet to that home.

Mr. Bourg stated that aesthetically, the house does not fit there, is out of character with the historic neighborhood, and negatively affects the quality of life of at least four heritage homes in the beautiful historic neighborhood. He stated that at 25 feet high, the house would tower above their lot, create a large shadow until the afternoon, diminish light to the plants in yard, take away from their privacy in their home and yard, and limit their views of trees and the neighborhood from their home and their yard. He added that the setbacks are not in keeping with the code, and it has substandard tandem parking and very little street parking. He stated that the proposed home will not blend in with its surroundings and will detract from the character of the heritage neighborhood. He indicated that he opposed the proposal.

Christine Bourg, Downtown property owner, stated that she and her husband have lived in their home for 37 years and that she opposes the plan because of its size and massing for the smaller portion of the lot on which it sits. She provided a brief history of the property, stating that the house was moved from Tassajara in 1900, that a carriage house was built for the Halls' Clydesdale horses and buggy and was thereafter converted into a cottage to house soldiers. She indicated that Camp Parks was a WWII training site, and citizens were asked to house soldiers. She noted that after the war, the cottage became an affordable rental property.

Ms. Bourg stated that the Halls' daughter inherited the home and cottage and was told that the City Code prevented her from renting out two dwellings on the same lot, the reason she was forced her to sell the property. She added that Jon Harvey purchased the property and subdivided it into two lots, and then Dave and Fran Cunningham purchased the lot containing both of the homes. She indicated that she attended the hearing regarding the lot split and was relieved that the Cunninghams were to live at the larger landmark home. She noted, however, that the Cunninghams ended up renting the home and the cottage and never lived on the property. She added that both properties have been rented for the last seven years and that the Cunninghams have attempted to sell the property twice.

Ms. Bourg stated that in 2009, she was notified of the current proposal and noted staff's concerns. She indicated that subsequent changes were made to call for a 25-foot high, two-story, 1,800-square-foot home requiring six variances, which she noted staff continues to oppose. She echoed comments regarding the concerns brought forward by her husband. She stated that the house would sit on the dripline of their large oak tree, and she fears that the Cunninghams could request that the lot be split in the future.

Ms. Bourg stated that the loss of the cottage would be a loss of City history, and she implored the Cunninghams to save it and restore the old family home to live in. She indicated that she contacted at least 12 families who oppose the project and would be most affected by it. She then read into the record a letter from Debbie Ayres, a neighbor who could not be present at the meeting:

"The Victorian home looks lovely, but the postage sized lot is too small and the size of the home infringes upon the privacy of its neighbors. I recently bought an adjacent home on Second Street not knowing that already the home on another side of my property has expansion plans approved. These things will not only affect my privacy, but may impact my property value by being squished in the middle.

"My property is a rectangular lot in the center of the block. If the Cunningham high rise is built, my yard will be surrounded by five different neighbors instead of four. Although I am currently surrounded by four neighbors, none look directly into my backyard and bedroom window.

"The Cunningham plan positions a crows' nest deck on their second level that provides a birds' eye view of my backyard & bedroom. This is an invasion of my privacy. The two story building also blocks my view of the skyline (heritage trees and sky) that came with my recent purchase as a reminder of where I live.

"I moved to Pleasanton 15 years ago, because of the five antique stores on Main Street. I loved the old houses surrounding downtown that added to its charm.

"For 15 years, I only dreamed of living on Second Street with its historic homes and the wide tree lined street. I can't tell you how many times I walked, drove, or rode a bike down Second Street longing to rent (including the property in question) or purchase in the area.

"Now that I live on Second Street, I see that I was not alone. I wake up Saturday mornings to sit near the window and watch 'the parade' of people, bikes, strollers, and dogs passing by and looking. On Halloween as a new landlord, I turned off the lights after the first 350 trick-or-treaters.

"Why do the people pass? Why the number of treat-or-treaters? Because this is 'the most desirable street' and neighborhood in Pleasanton! It is unique. 66,000 people live in Pleasanton. Only a small number of people are fortunate enough to live in the downtown area. Even fewer have the privilege to reside in historic properties and in doing so, have taken on the responsibility to preserve their heritage, to tell the story...who were the people who settled the area? What did they do? The people are gone. But the homes they built live on to tell a story.

"I am a northern California native. Yet I worked three years of the East Coast and north shore of Long Island. I lived near the village green where George Washington stood. I visited historic homes, some having been restored from old taverns or school houses. That is not to say that there was not any new construction. There

was. But the people do not tear down historic homes, rather preserve and cherish them and the stories they tell.

"I often thought, why does California have a different mindset? If something gets a little old or styles change, we tear it down & build something new.

"I guess we do the same with the aged. In our society, when people get old, we put them in a rest home instead of caring for them in our own homes. Do other cultures follow the same practice? Or do they preserve their ancient buildings; so that, we can spend our vacation dollars touring ancient ruins and charming old towns of Europe? What is wrong with our thinking?

"Are we so selfish today in our world of instant gratification to think only of ourselves and not about future generations to whom the story could be passed? There is a story about a carriage house next to the family home, a doctor's office behind his house, railroad housing. We won't be here to tell, but what we leave behind will.

"Everyone has always wanted to live on Second Street. Will they continue to feel this way if we allow its uniqueness to slowly fade away?"

Mark Kearns, Downtown business and property owner, stated that he supports the project and feels that the architect did a nice job of maintaining architectural features. He noted that the garage next door would not have necessarily been approved today and is out of character where it sits. He added that he does not see the two-story building as impactful in relationship to the Victorian home next door. He supported preservation of historic buildings and felt that each has a little of its own history. He supports Downtown growth and vitality, feels that the design follows the Victorian motif and that color will be important, and supports tandem parking.

Noel Anger, Pleasanton resident, stated that she opposes the project and feels there is a basic requirement for an independent historic evaluation. She expressed her opposition to tandem and front yard parking, inadequate setbacks, and the fact that the 40-percent FAR is being defied. She indicated that she thinks the proposal is contrary to the Downtown Specific Plan which states that excessive lot coverage should be avoided and appropriate separations between buildings be maintained.

Jon Harvey, Downtown property owner, cited the surge of activity in the Downtown with people wanting to remodel their homes. He stated that he thinks of the Downtown residential area as a neighborhood with a few historic buildings, rather than as a historic district. He indicated that he thinks the home's massing is lower than homes on either side of it and did not see scale and massing as a problem. He noted that FAR is a calculation and not about massing, and the applicant falls under the required ratio. He stated that the story poles are slightly above 215 Neal and slightly below the Bourgs' house. He acknowledged that tandem parking is always a problem on small lots but feels it is common in the Downtown area. With respect to the effective size of the lot which is about 3,000 square feet, he stated that there are other similar lots in the

immediate area, and he feels the City should allow people to continue to improve their properties.

Michael O'Callaghan, Downtown business owner, 25-year builder of many homes in the Tri-Valley, and former member of the Downtown Association Design Committee for seven years, stated that he supports the proposal as well as the comments made by Mr. Harvey about the City not having a historic district. He indicated that the height, setbacks and mass of the house are in general conformance with the neighborhood. He suggested that the Commission determine what makes the most sense for the property and the neighborhood to arrive at a viable solution.

Mr. Cunningham referred to issues regarding shadowing and privacy and stated that because the sun is on the southern side of the house, it is physically impossible that the home would shadow the Bourgs' home. He noted that the story pole is deceiving and the height depends upon what angle it is seen from. He noted that the roof structure is only about 20 feet high, with the ridge line going down the center of the roof as the only area at 25 feet. Regarding new structures not fitting in with old structures, he stated that most major cities such as Los Gatos and Palo Alto have new homes scattered with historic homes in their Downtowns, and if built correctly, these new homes enhance the area and do not take away from the area's history. With respect to privacy issues, he noted that there is one bathroom window on the second floor which is above eye level, and they can opaque the window to provide privacy. As to parking, he indicated that the property currently has tandem parking which they are proposing to be maintained, and a garage which will add to the parking requirements. He stated that he wants to make the home into something the City is proud of and that he is not proposing a lot split.

Commissioner Pentin referred to massing and size and asked Mr. Cunningham whether 1,800 square feet will suit their needs.

Mr. Cunningham stated that the proposed house is a 1,862-square-foot, two-bedroom, two-bath home; the other house was at 1,200 square feet with one bedroom. He indicated that they have a son, and a daughter and grandson who will visit, and he wants to be able to use at least one bedroom and a pull out couch when they visit.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Pearce referred to the points made about the purpose of the FAR and she asked Mr. Dolan to speak to the purpose of an FAR.

Mr. Dolan explained that FAR is a crude measurement of building intensity and mass, and there is a tendency to rely on it probably too much. He stated that it gives some indication of the mass of the building space relative to the land area, and it is also a reflection of the intensity of a use on a site. He noted that sometimes it has limited usefulness; for example, garage space is exempted from FAR which sometimes defeats its purpose. He noted that that one could have the same FAR on a piece of property designed one way and would have a completely different look in terms of mass if designed another way.

Commissioner Olson inquired how FAR relates to mass and whether it more truly relates to footprint.

Mr. Dolan replied that it relates to total floor area.

Commissioner Pentin noted that front yard setback was originally 23 feet and now it is 20 feet. He inquired where 23 feet came from and if it was established as such for many years or if this is something the City just wants to do in order to push the house farther back from the street.

Mr. Dolan replied that he did not know the evolution or history behind this change and he referred the question to Steve Otto.

Mr. Otto replied that the Municipal Code had a 20-foot front yard setback in the 1960's, and he understands that given cars were getting larger, the City bumped the setback an additional three feet in order to handle these larger vehicles.

Commissioner Pentin noted that side yard separations have also been reduced from ten feet to eight feet and asked Mr. Otto if this is something that was also set in the past.

Mr. Otto replied that he does not recall the actual evolution or thought behind setting 10 feet between two one-story homes and 17 feet between one-story and two-story homes.

Commissioner Pentin questioned the significance of a variance and inquired if three feet or two feet are really big variances or if a variance should not really be done for five inches.

Mr. Dolan explained that the findings for variances are difficult to make, and they are based upon some certain limitations such as some special circumstance of the property which is not necessarily man-made. He stated that the lot for this proposed project is big, and the limitations of what is left over on one side of the property is a man-made condition. He noted that some people refer to this property as two lots, and the applicants are trying to place a medium-sized house on a very small lot, when in reality, the applicants are expanding a second home to be a medium-sized home on an existing lot that already has another medium-sized home. He added that what is being considered a tiny width is actually a wide width, and the current home makes what is left on the one side look pretty narrow.

Commissioner Pentin referred to the letter from Peter MacDonald which talks of street-oriented design. He asked Mr. Dolan if that would put the house closer to the street with a porch in front, and if this is something that is not uncommon in the area.

Mr. Dolan replied that there is a trend in PUD developments where houses are creeping up closer to the street to increase walkability, and porches are being created to promote

interaction with pedestrians along the way and to engage the occupants with their neighborhood.

Commissioner Pentin recalled that the idea of putting units closer to the street came up with respect to the Hacienda transit-oriented development discussions, except that it was closer than 23 feet.

Mr. Dolan stated that it did, but this is in a different environment, in a much lower density neighborhood.

The Commission then considered the questions on Exhibit A.

Commissioner Pentin suggested that Question No. 2 be considered before Question No. 1.

Commissioner Pearce suggested that Questions No. 2 and No. 7 be considered together.

1. *Does the Planning Commission find the historic evaluation, prepared by the applicant, acceptable?*

7. *Does the Planning Commission find it appropriate to have the applicant fund a qualified expert's objective opinion on whether the construction of the proposed house would affect the historic character of the home located at 215 Neal Street? The expert would be someone who meets the qualifications stated in the Secretary of the Interior's and the State Office of Historic Preservation's professional qualification standards.*

Commissioner Pentin noted that comments were made that the house does not have much by way of historical significance. He inquired if the reference to soldiers staying in the cottage during WWII would bring the house to a level of historical status.

Commissioner Pearce agreed and added that she would prefer to have an objective opinion of a qualified expert to not only speak to whether or not important things happened there but also to the historic integrity of the house, the historic attributes of the architectural style, and other things of that nature. She indicated that her answers are "no" to Question No. 2 and "Yes" to No. 7.

Commissioner Pentin stated that the comments made by the PHA indicate that they are not really opposed to the demolition of the house but rather, to the size of the house being proposed. He inquired if this would then need to be taken to the next step on historical review.

Commissioner Pearce stated that if the structure is being demolished, it would be helpful to have more than less information in making the decision. She emphasized that this is an important decision that needs to be made with as much information as possible.

Chair Narum agreed. She recalled the Commission's vote to support the demolition of the house on Stanley Boulevard partly because of the integrity of the historic homes around it was gone. She noted that in this neighborhood, it is essential that the Commission understand the contribution of every house or garage if demolition is going to be considered. She indicated that she believes this should be done by an independent specialist.

Commissioner Pentin added that it could also be someone who meets the Secretary of the Interior's and the State Office of Historic Preservation's professional qualification standards.

Commissioner Olson agreed.

There was consensus among the Commissioners that it is necessary to have an independent historic evaluation to be done by a qualified expert.

Mr. Dolan stated that since Question No. 7 was brought before the Commission only this evening, he wanted to make sure that the Commission understood the question in its entirety. He advised the Commission that it has discretionary action here and CEQA will apply. He indicated that if the Commission wants an independent study done, the expert should be asked the second question which does not relate to house itself. He stated that there is another potential issue not addressed in the staff report, which is, if it is possible that what would be built there would have a significant adverse effect on a historic resource that is not this building, such as notable homes on each side of the property.

Mr. Dolan stated that it would take an incredible amount of work to obtain an opinion on whether something of this size and location creates that impact, and the answer could very well be "No." He noted that staff cannot say definitively as they do not have that expertise. He added that the City would be in a better position to make that call if it gets professional advice.

Commissioner Olson inquired if staff has a sense of the cost for this which, presumably, will be borne by the applicant.

Mr. Dolan replied that the first part would require a minimum amount of research to be done. He stated that his impression when he first saw the building was that it does not look too architecturally special. He noted, however, that after hearing the historical stories of what may potentially have occurred in the building, it is difficult to make that call without a professional opinion. He indicated that answering the particular question does not add to the cost and suggested that it could cost at least \$2,000 or possibly twice that.

Referring to Question No. 7, Chair Narum noted that if the specialist returns and states that what is proposed does not fit in, the next question would be what could fit in: if it has to be only one story or if it can be structured so one could make sense of it.

Mr. Dolan replied that it is necessary to try and scope the study so the issues can be identified and, theoretically, be addressed, whether it is the scope or how far up on the site it sits, which is worth talking about.

Commissioner Pearce inquired whether the concept to be explored is less about the character of the development of the new home and more about what kind of impact a new home would have on the existing home and the integrity of the property as an whole entire historic resource.

Mr. Dolan said that was correct and that this was included under Question No. 7.

1. *Would the Planning Commission support the demolition of the house at 205 Neal Street?*

Commissioner Olson stated that he would support demolition.

Commissioner Pentin stated that he would also support demolition because he has not heard any opposition to the actual demolition of the house and given the type and quality of the structure. He indicated that outside of the size and mass of the proposed house, it seems to him that the applicant is doing everything he can to build the house that fits the neighborhood and the homes that exist there. He concluded that he does not have so much of a problem with the demolition as with what is going in place of it.

Chair Narum stated that one reason the Commission wants a historic evaluation is to find out whether the building is a contributing resource. She noted that if the expert returns and indicates that the house is a contributing resource, she will have a tough time with its demolition; however, if the expert says it is not a contributing resource, she would no problem with its demolition.

Commissioner Pentin stated that based on the presentations that have been made, he has heard no one say that the house has value and should not be demolished.

Commissioner Pearce stated that she would much prefer to see this house be retained and expanded in an architecturally and historically appropriate way. She indicated that she does not think she has enough information at this time to ascertain whether or not demolition is appropriate based on a historic evaluation or a structural integrity evaluation. She stated, however, that if she were asked if she preferred demolition or some kind of add-on, she would generally opt for an addition, if possible, as she always prefers to keep the existing structure in an older neighborhood if it has integrity and can be fit in within the grand scheme.

Commissioner Pentin noted that the Commission also heard comments that they do not want to have the front of the cottage remain the same with a big box at the back.

Commissioner Olson added that a contractor indicated it would need to be close to being torn down to improve on it, and that sounds like a demolition.

Commissioner Pearce agreed with the statement but indicated that she cannot rely on it as she has no facts to support the statement. She expressed appreciation for everyone's assessment; however, she prefers to have more information.

Commissioner Olson countered that the statements were made by someone who has built homes, a contractor who has done a lot of remodeling and construction work in this town.

Chair Narum commented that if the contractor's statement is to be relied upon, then there is no need to have the historic evaluation done. She noted that the expert may come back with additional information that indicates there were significant events that occurred at this cottage to make it a contributing resource.

Commissioner Olson replied that in that case, it would be different, but what exists on the property right now does not add a lot of value to the neighborhood.

Commissioner Pentin agreed that with information the Commission has tonight, he cannot say yes, but he cannot say no either because there is not sufficient information. He noted that this is a workshop, and based on what has been presented and the information at hand, he can say yes.

2. *Would it be appropriate to reduce the setbacks and separation requirements for the subject site?*

Commissioner Pentin stated that he hopes Mr. Huff can work out the variance issues with the City at the time the project comes back as an application. He indicated that he does not have enough information at this time and it is a matter of what the applicant will bring back to show that evidence and findings can be made for the variances for setbacks and separation requirements.

Commissioners Pearce and Olson agreed.

Chair Narum stated that potentially, she would rather see a variance, particularly on the front yard setback. She suggested that if the cottage was torn down and remodeled, there would be more space on the first floor, thereby decreasing the impact on the second floor. She indicated that she would support a variance that would allow the house to come closer to the street if it would achieve this.

Commissioner Pearce agreed with this point. She stated that massing and separation/setback issues should be discussed and recommended that a shadow study be done. She indicated support for the balcony and porch in the front and would be supportive of moving the house forward if the impact on the second story could be reduced.

Chair Narum indicated that this is similar to what was done on Spring Street regarding granting a parking variance in order to move the structure off of the back property line.

Commissioner Olson stated that he concurred with this. He noted that he had an initial concern about massing, but he is not as concerned at this time after hearing all the input. He indicated that he would also favor the footprint moving forward to enable reduction of space on the second floor.

Questions No. 4 and No. 6 were considered together.

4. *Should tandem parking in the front yard setback be allowed?*
6. *Is the attached garage located at the front of the house appropriate for the site?*

Commissioner Pentin stated that there is already tandem parking at the back. He indicated that for him, it is a matter of design and how the garage fits. He added that he needed more information about the opposition for a garage, and why it is required or important to be set back or be a stand-alone garage.

Mr. Dolan noted that the garage design is consistent with the neighborhood which is different from tract neighborhoods.

Commissioner Olson noted that there is an attached garage next door right on the street. He indicated that he supported the design of the placement of the garage as part of the front façade and thinks it is appropriate.

Chair Narum agreed.

Commissioner Pearce stated that she really likes a lot of what the house looks like: the balcony, the porch, and tandem parking, but not the attached garage. She indicated that she would prefer not to see it attached as it feels too modern for this area.

Commissioner Olson stated that he does not understand Commissioner Pearce's opposition to an attached garage and asked if she would support moving the garage next to the garage next door and out to the street.

Commissioner Pentin stated that he did not have a problem with the garage.

Chair Narum stated that she agreed with Commissioner Pearce's point that the garage is not typical of a 100-year-old house.

Commissioner Olson reiterated that the house would be new.

Commissioner Pearce stated that she is open to discussion and would simply ask that the garage be looked at.

Commissioner Pentin stated that said he does not see how the lot would still have parking without having the garage, unless it was a covered carport that did go through to the backyard.

2. *Is the building design appropriate for the site?*

Commissioner Olson voiced support for the visual design of the home, but he still had some concerns about the massing. He stated that in order to address the massing question, a shadow study is needed; however, he did not believe 1,800 square feet was excessive.

Commissioner Pentin stated that based on what he sees in the drawings and hears regarding how the applicant wants to fit the house in with the scheme, the architectural details, and the colors, he thinks the design is fine. He likewise indicated that he was still concerned with the massing and the size and agrees that a shadow study will also provide additional information.

Commissioner Pearce agreed and stated that she liked the line drawings and appreciates the Cunninghams' desire to integrate this into the neighborhood. She noted, however, that it is difficult to see how this is going to fit in with the neighborhood without some sort of streetscape. She asked the applicant to consider providing more detail as to how it will fit in when it comes back as an application.

Chair Narum stated that she generally like the design and would like to see the footprint of the first floor expanded a bit so the second floor could be stair-stepped in, particularly on the west side. She indicated that she would support extending things more out into the street if the second floor could be reduced.

Commissioner Pearce suggested that given the concerns about massing, actual story poles be erected on the property.

Mr. Cunningham stated that they can try and work with moving more of the house downstairs to reduce the second floor. He noted that pushing the garage back would affect the first floor and hinder reduction of the second-story massing. He stated that wants to address all the concerns and have a nice home there. He added that he has no intent of putting anything on the property that does not fit and would devalue the neighborhood.

Mr. Huff referred to setbacks and noted that vehicle sizes once affected setbacks. He stated that setbacks were predominantly 20 feet up until the 1960's when they were increased to 23 feet. He added that he knows through experiences with other projects in Downtown neighborhoods that they can average the setbacks of other homes to address setback concerns.

With respect to story poles, Mr. Huff noted that the 25-foot height occurs at the tip of the hip roof, which is 20 feet away from where the story ladder is located. He added that in

this sense, the height is only 18 feet as it gets closer to the property line and not a massive wall as depicted by Mr. Bourg.

As regards the low inventory of homes in historic neighborhoods, Mr. Huff asked that others be allowed to share the same experience people in these neighborhoods are experiencing with their historic homes. He also questioned how the proposal would detract from all of the neighbors around the site when only one neighbor has spoken tonight.

Mr. Huff referred to the garage and stated that if it were located in the back, a driveway of about 12 feet would be needed, which will cut the width of the house down in the front to about 18 to 20 feet. He noted that the garage is in the front also because of site limitations.

Mr. Huff indicated they would be happy to install story poles. He noted that historic studies cost anywhere from \$4,000 to \$5,000, and while familiar with shadow studies, he is unsure of their cost. He voiced concern about adding costs and requiring studies and suggested that computer images be utilized instead. He indicated that he hoped he has proven himself with respect to attention to details based on his other projects in town. He concurred with the statement that the carriage home housed soldiers during WWII, indicating that the home is one of many homes in the City that provided rooms.

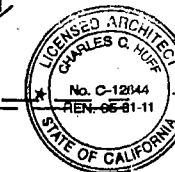
Francine Cunningham, owner, voiced concern about the cost of the historic study and inquired about the availability of historic research experts.

Mr. Dolan replied that there are a number of different sources; however, the study presented by Mr. Huff does not name any sources but simply answers the questions as "yes" or "no." He indicated that the City knows of a number of very qualified people but was not familiar with anyone local. He added that staff would allow any individual as long as he or she is professionally qualified and can provide staff with an example of his or her work.

No action was taken.

NEAL STREET

EXHIBIT G

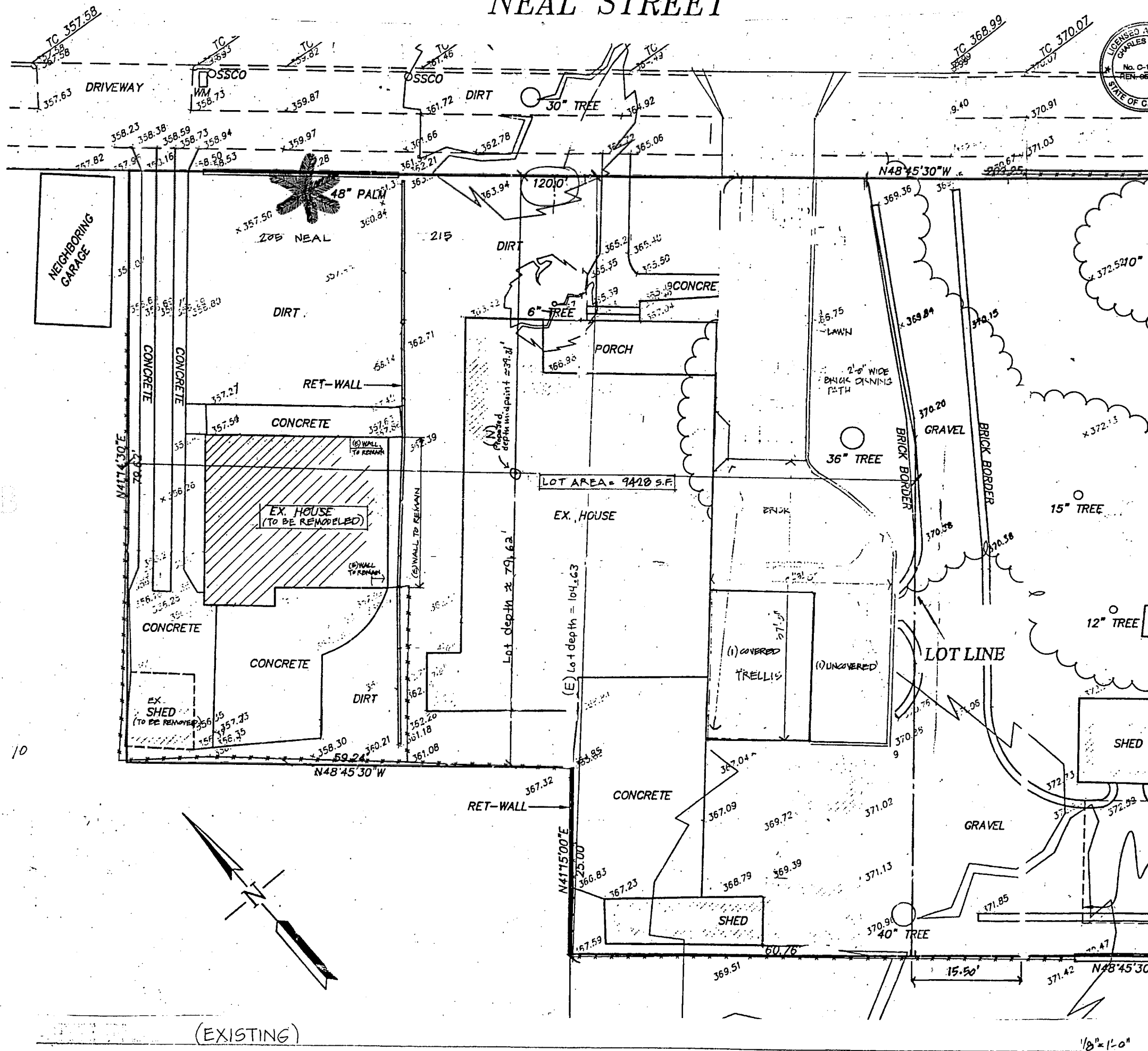


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Date	9/14/10
Job No.	
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Revisions	9/14/10 4/25/11

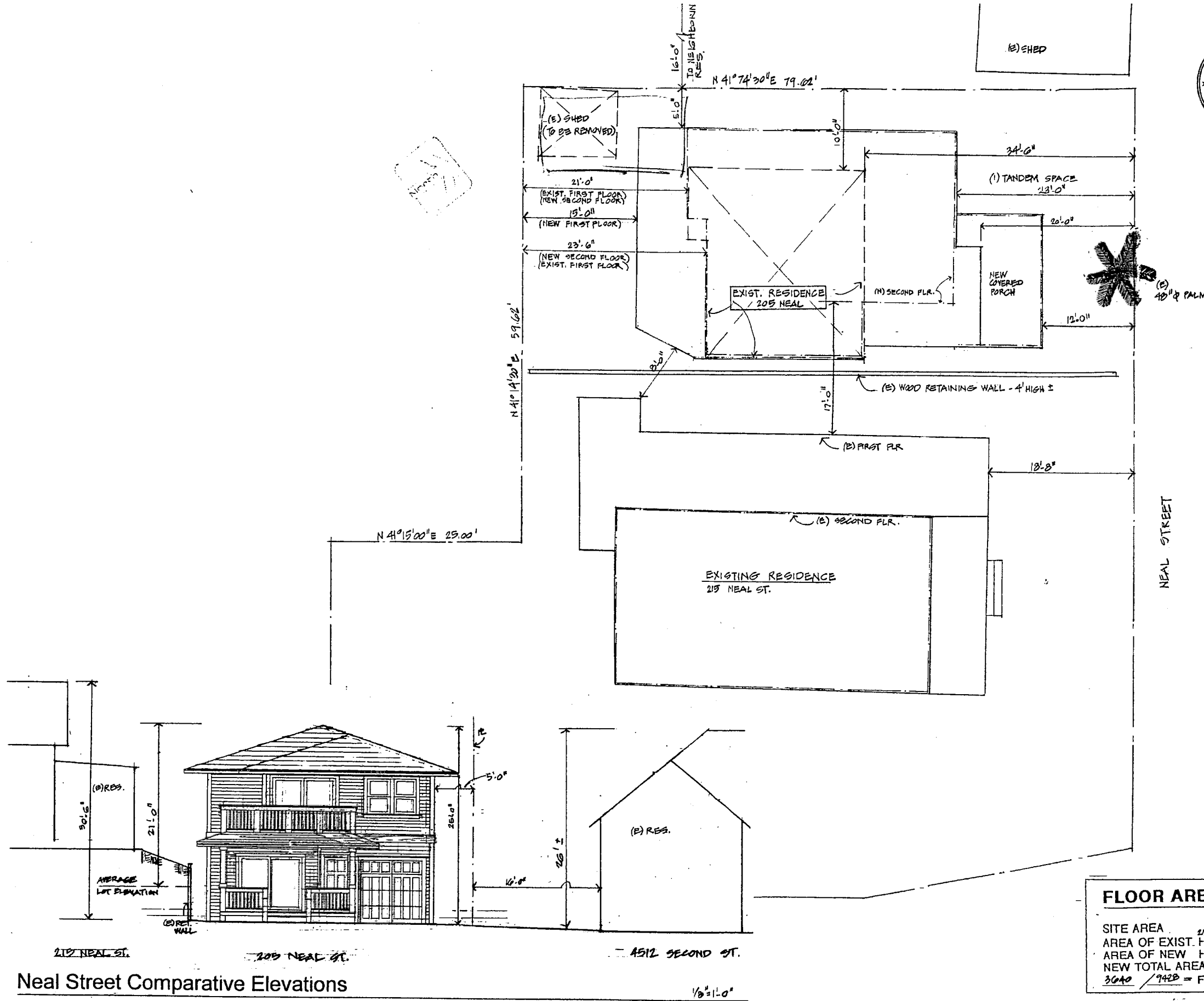
NEW RESIDENCE FOR:
Dave and Fran Cunningham
Pleasanton
205 Neal St.

Sheet No.
1



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CITY OF PLEASANTON
PLANNING DIVISION

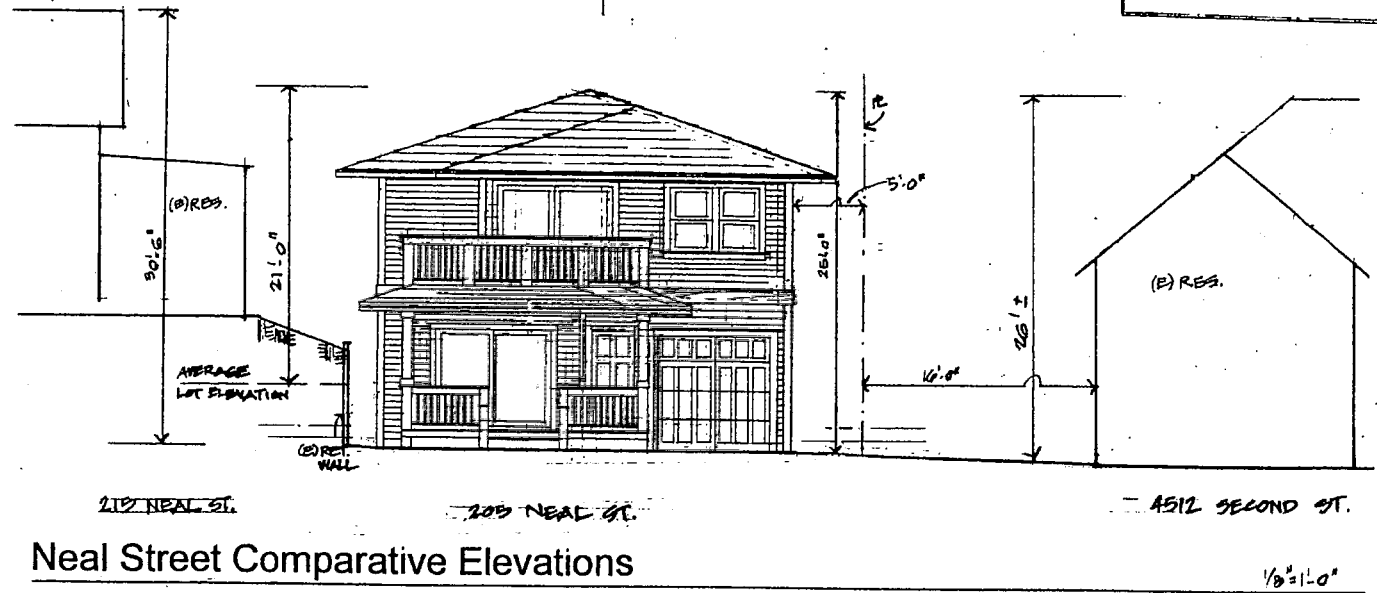
(EXISTING)



CHARLES HUFF, A.I.A.
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2/14/10	Job No.
9/14/10	Drawn
11/25/11	Revisions

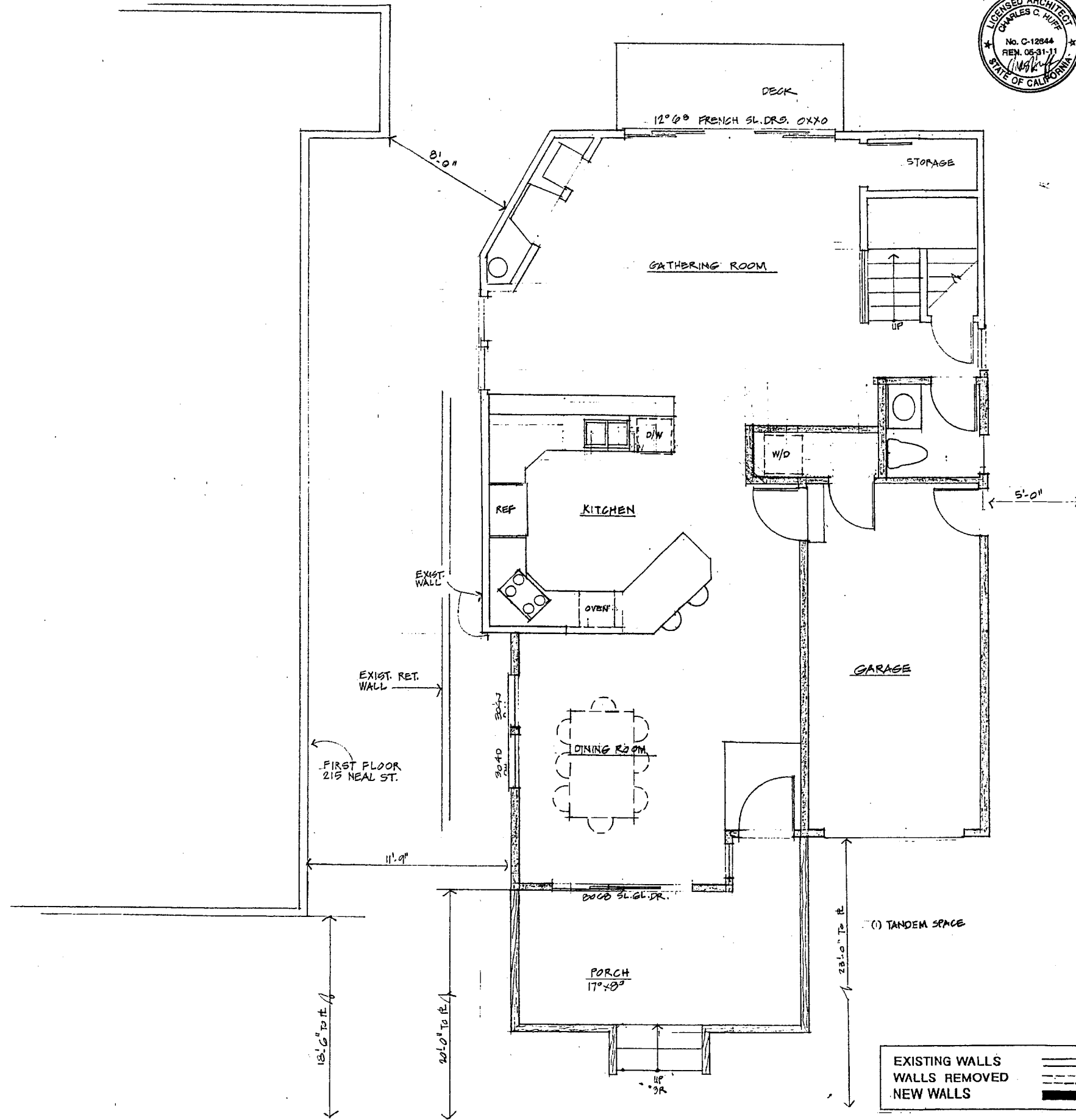
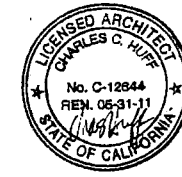
NEW RESIDENCE FOR:
Dave and Fran Cunningham
Pleasanton
205 Neal St.



FLOOR AREA RATIO

SITE AREA	215 NEAL	9428 sf
AREA OF EXIST. HOUSE	215 NEAL	1778 sf
AREA OF NEW HOUSE	205 NEAL	1842 sf
NEW TOTAL AREA	205 NEAL	3620 sf
3620 / 9428 = F.A.R. = 38.6% O.K.		

Sheet No.
2



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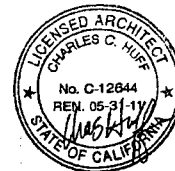
NEW RESIDENCE FOR:
Dave and Fran Cunningham
 205 Neal St.
 Pleasanton

Sheet No.
3

FIRST FLOOR PLAN

939 S.F.

1/4" = 1'-0"

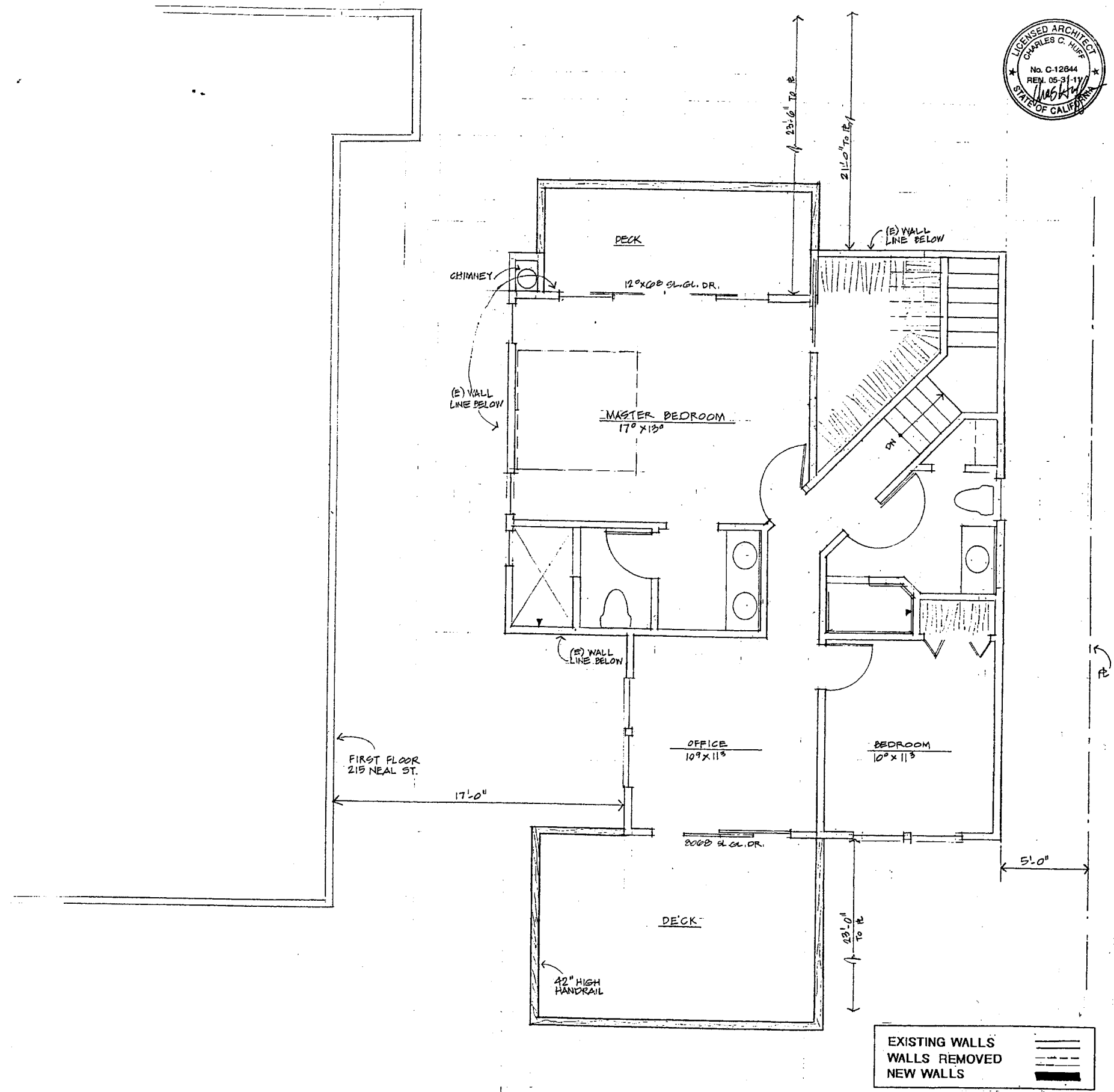


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 205 Neal St.
 Pleasanton

Sheet No.
4



SECOND FLOOR PLAN

903 S.F.

1/4" = 1'-0"



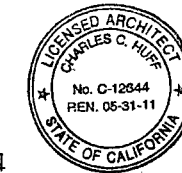
NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

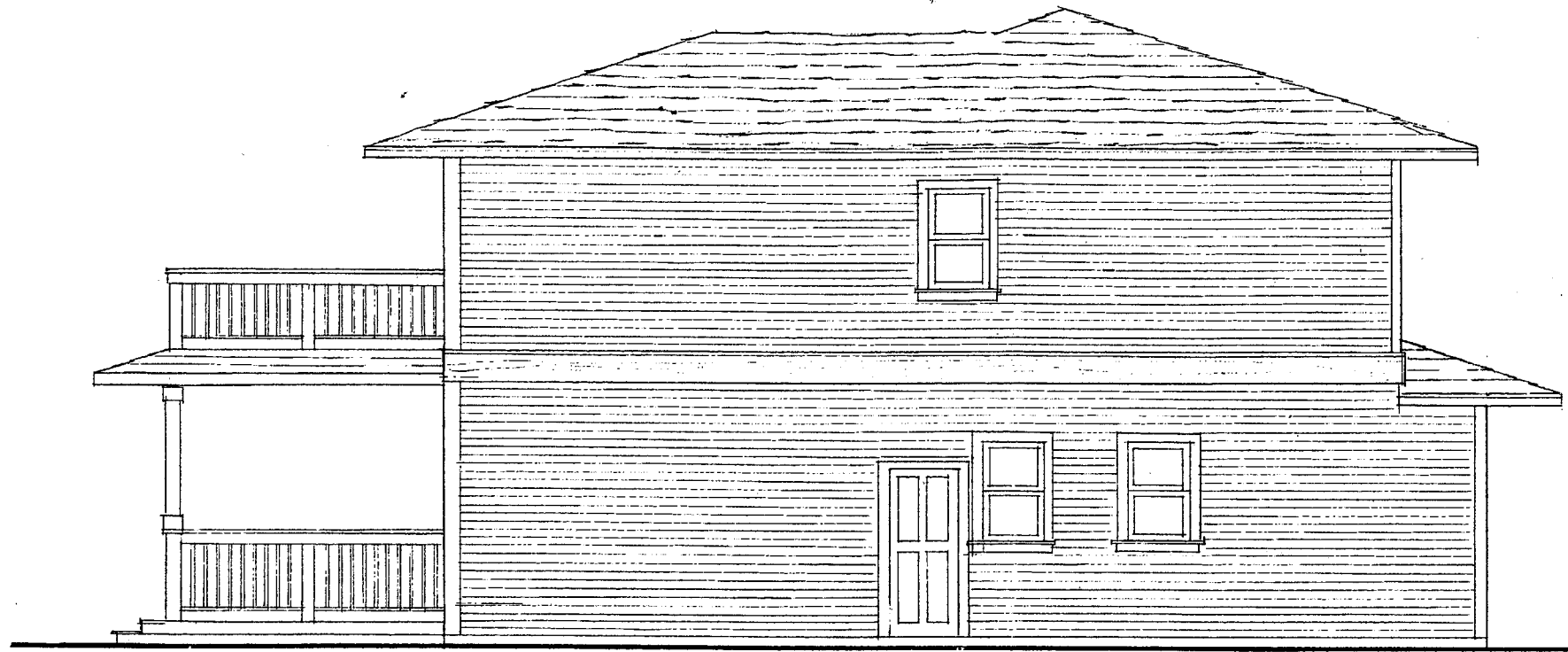


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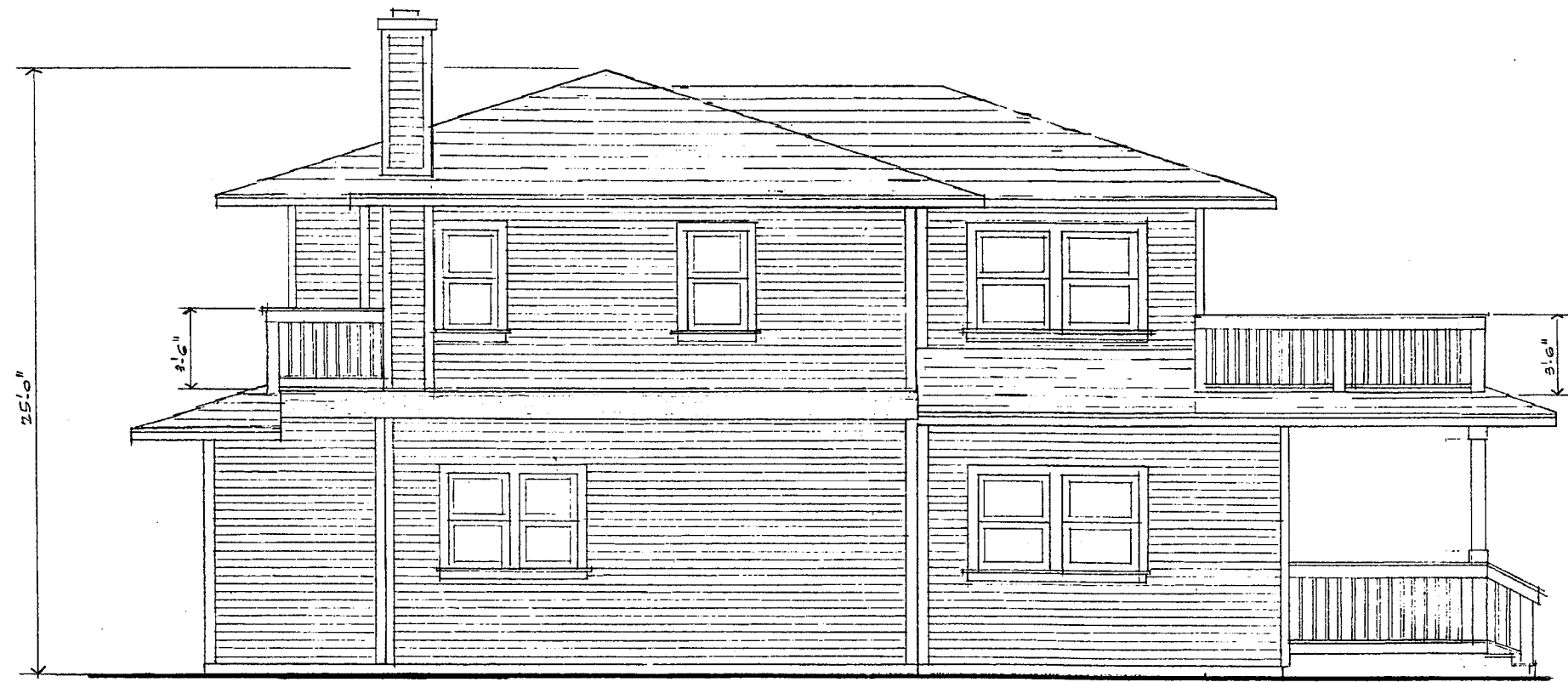
NEW RESIDENCE FOR:
Dave and Fran Cunningham
 205 Neal St.
 Pleasanton

Sheet No.
5



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



CHARLES HUFF, A.I.A.
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Date	Job No.	Drawn	Revisions
		CH	1/21/11

NEW RESIDENCE FOR:
Dave and Fran Cunningham
 205 Neal St.
 Pleasanton

Sheet No.

6

Historical and Architectural Evaluation

For
205/215 Neal Street.
Pleasanton, Alameda County, California

Prepared for:
Dave and Fran Cunningham

C/o Charles Huff, Architect
4441 Railroad Ave., Suite B
Pleasanton, CA 94566-6613

Prepared by:
Archives & Architecture, LLC
PO Box 1332
San Jose, CA 95109
Franklin Maggi, Architectural Historian

June 8, 2011

RECEIVED
JUN 10 2011
CITY OF PLEASANTON
PLANNING DIVISION

TABLE OF CONTENTS

1.0 INTRODUCTION3

1.1 Qualifications of the Consultants.....3

1.2 Methodology3

1.3 Survey Status4

2.0 EVALUATION4

2.1 National Register of Historic Places4

2.2 California Register of Historical Resources.....4

2.3 Determining Significance under the California Environmental Quality Act.....6

2.4 Findings6

5.0 IMPACTS7

APPENDICES

DPR523 SERIES FORMS.....

1.0 INTRODUCTION

Historical and architectural research and evaluation for historical significance of the property located at 205/215 Neal St., City of Pleasanton, Alameda County, California, was conducted May through June, 2011 by the firm of Archives & Architecture, LLC. The property owners, Dave and Fran Cunningham, are proposing a project to expand and remodel the existing residential structure at 205 Neal St. The project will involve some demolition of the extant building that presently exists on the property. The property is currently established for single family use as a part of the property that contains an additional residence at 215 Neal St.

The Alameda County Assessor presently identifies the subject property as 940-034-002. The site is located within the USGS Livermore Quadrangle, 1978, with UTM coordinates of Zone 10S: 599414mE/ 416854mN.

This report addresses significance and potential impacts to historic resources that will be affected by a planned residential project, as defined by the California Environmental Quality Act (CEQA), and to determine whether demolition or alteration of the building would or would not have an adverse effect on the environment.

1.1 Qualifications of the Consultants

The principal author of this report and evaluator for significance was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley. Franklin Maggi is listed as qualified to do this work within the California Historical Resources Information System (CHRIS). The Northwest Information Center, Sonoma State University, Rohnert Park, operated under authority of the California State Office of Historic Preservation, maintains a list of Historical Resources Consultants who are qualified to do work in the area. Franklin Maggi and meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History and History in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

1.2 Methodology

This document is presented in a report format and addresses the extant building on the project site. The attached DPR523 series forms, prepared by Archives & Architecture, LLC and date June 8, 2011 contain technical information about the buildings on the site, as well as an historical overview, property history, and evaluation for significance. It does not go into detail on the history, location, nature, and type of buildings that may have existed prior to the construction of the extant buildings. Both pre-historic and historical archeology is beyond the scope of the investigation and analysis provided within this document.

The buildings and site were examined in May 2011 by Franklin Maggi. Notes on the architecture, characteristic features of the buildings, and the neighborhood context were made. Photographs of the exteriors of the building and views of the related setting were taken. Unlabeled photographs within this report were taken digitally by Franklin Maggi during the May visit.

Architectural descriptions within this report were written based on these notes and photographs. Historical research was conducted by Franklin Maggi and Archives & Architecture, LLC staff member Jessica Kusz and included visits to major repositories of local historical source material. These repositories included the Pleasanton Public Library. This report was prepared utilizing the methodology recommended by the National Park Service, as outlined in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, Preservation Briefs #17 - *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 - *Understanding Old Buildings: The Process of Architectural Investigation* (1994).

1.3 Survey Status

The building at 205 Neal St. was previously surveyed in 2003 by Architectural Resources Group as a part of a city-wide survey of historic resources, prepared for the Pleasanton Downtown Specific Plan. The property is not listed on any local, state, or national registers of historic properties. The 2003 DPR523 recording is provided as an attachment to this report.

2.0. EVALUATION

2.1 National Register of Historic Places

The National Park Service considers the quality of significance in American history, architecture, archeology, engineering, and culture that are present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and are evaluated for the National Register according to the following criteria:

- Criterion A that are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B that are associated with the lives of persons significant in our past; or
- Criterion C that embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D that have yielded, or may be likely to yield, information important in prehistory or history.

Properties that are listed on or formally determined eligible for the National Register are automatically listed on the California Register.

2.2 California Register of Historical Resources.

The significance criteria for the California Register of Historical Resources are similar to those used for determining eligibility for the National Register of Historic Places (see Section 4.4), but oriented to document the unique history of California. The California Register includes properties listed in or formally declared eligible for the National Register, California State Landmarks above #770, certain Points of Historical Interest, and properties listed by application and acceptance by the California

Historical Resources Commission. The California Register is a guide used by state and local agencies, private groups and citizens to identify historical resources throughout the state. The types of historical resources eligible for listing in the California Register include buildings, sites, structures, objects and historical districts. [California Code of Regulations Section 4852(a)]

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

If nominated for listing in accordance with the procedures outlined in Public Resources Code Section 5024.1(f), the California Register may include:

- (1) Individual historical resources.
- (2) Historical resources contributing to the significance of an historic district under criteria adopted by the Commission.
- (3) Historical resources identified as significant in historical resources surveys, if the survey meets the criteria in Public Resources Code Section 5024.1(g).
- (4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the State Historic Resources Officer to be consistent with California Register criteria adopted by the Commission.
- (5) Local landmarks or historic properties designated under any municipal or county ordinance.

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the

particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

2.3 Determining Significance under the California Environmental Quality Act (CEQA)

A project with an effect that may cause substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment under CEQA. An “Historical Resource” includes those listed in or determined to be eligible by the State Historical Resources Commission, a resource included in a local register that meets the requirements for listing in the California Register, and any object, building, structure, site, area, place, record, or manuscript which an agency such as the City of Pleasanton determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record. Generally, the City of Pleasanton is required to consider historical significance if a resource meets the criteria for listing on the California Register under the criteria previously stated. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register—or is not included in a local register or identified in an historical resources survey meeting the specified criteria—does not preclude an agency such as the City of Pleasanton from determining that the resource may be an historical resource under CEQA.

2.4 Findings

The property was evaluated for significance under CEQA for this report and for the project’s compliance with the City of Pleasanton’s policies and ordinances relating to historical and cultural resources. None of the extant buildings, neither 205 Neal St. nor 215 Neal St., appear to qualify for the California Register of Historical Resources, based on the evaluation conducted in preparing this report.

The extant house, circa 1870s-1880s, at 205 Neal St. is primarily associated with Norma Ramos and the Hall family. It is a vernacular National-style house that has been relocated, and altered in size (both enlarged and made smaller over time). Considered a potential historic resource as a part of a prior reconnaissance survey by Architectural Resources Group, due to architectural character and association with Pleasanton’s early families, an in-depth investigation found it to lack sufficient integrity to be considered a significant architectural resource under the CEQA.

The extant house at 205 Neal St., circa 1943-1950s, is primarily associated with the Beuford Hall family and was remodeled from a horse and carriage barn sometime at mid-century. The original location and time of possible relocation is not known. The building, remodeled for human occupancy, was modified to a point where it can no longer be identified as a historic building. It lacks integrity to its historic origins and therefore is not considered a significant resource.

The project was also assessed for potential impacts to significant or potentially significant nearby resources. The CEQA Guidelines do not provide specific direction on the evaluation of impacts to properties that are not included with a project, nor have been subject to their own evaluation for significance according to the criteria of the California Register. The area in the immediate vicinity of the project site has a number of early residences, some of which are likely significant historic resources. The neighborhood however has not been identified as a potential historic district by an architectural historian/historian who meets the Secretary of the Interior's Standards, nor has it been designated as a historic district by the City of Pleasanton. The property to the immediate northwest of the subject property contains a circa 1890s historic house, but that has not been the subject of a recording to determine eligibility for the California Register. Although it has not been determined eligible or listed, the project was considered for the potential of impacting adjacent house. The project as designed appears to meet City zoning standards for setbacks, height and building coverage, and is consistent in these requirements with other nearby properties regardless of their age.

These two buildings do not appear eligible for the California Register of Historic Resources, and, therefore, partial demolition or alteration to 205 Neal St. would not be considered an adverse impact on historic resources under CEQA.

3.0 IMPACTS

The Guidelines for Implementation of the California Environmental Quality Act (CEQA) – Preliminary Review of Projects and Conduct of Initial Study, were considered to determine the significance of impacts to potential historical resources according to section 15064.5 of the California Code of Regulations. For the purposes of CEQA, the City of Pleasanton is required to consider historical significance if a property meets the criteria for listing on the California Register. Generally, properties that are at least 50 years old are considered historic and require some level of evaluation by the agency. The City of Pleasanton utilizes the research, evaluation, and findings of qualified consultants to help them in determining whether a property might be historically significant in terms of CEQA.

Development of this property including demolition or alteration, would not appear to cause an adverse impact to the environment as defined by CEQA, because the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 12 *Resource Name or #: (Assigned by recorder) Hall House and Rental

P1. Other Identifier: Norma Ramos House

*P2. Location: Not for Publication Unrestricted *a. County Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Livermore Date 1978 T ; R ; Mount Diablo B.M.

c. Address 205 Neal St. City Pleasanton Zip 94566

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599414mE/ 4168547mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 094003400200,

southwest side of Neal Street between Second and Third Streets.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The residential property at 205 and 215 Neal St. in Pleasanton consists of two separate single-family dwellings on one parcel located mid-block between Second and Third Streets. The site slopes downward towards Second Street, and a retaining wall bisects the property separating the two house sites. The houses function independently from each other and visually appear as if separate properties. The site is located in a neighborhood of mostly residential properties, both old and new. The southeasterly portion of the property at the corner of Third Street was recently parceled off, and at the time of this recording a new two-story house was being constructed on the site. This adjacent corner site was once mostly open space and contained an accessory garage for 215 Neal St., which has since been demolished.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP.3 Multiple family property

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing south, May 2011.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

Pre-1893 - 1943, Sanborn maps, 118+ years old.

*P7. Owner and Address:

David & Fran Cunningham
215 Neal St.
Pleasanton, CA 94566

*P8. Recorded by: (Name, affiliation, and address)

Franklin Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 6/8/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record
 District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Recorded by Franklin Maggi

*Date 6/8/2011

Continuation Update

(Continued from page 1, DPR523a, P3a Description)

The older house at 215 Neal St. was previously recorded by the firm Architectural Resources Group of San Francisco as a part of the City's preparation of a specific plan for downtown Pleasanton. The 2003 recording is included with this present DPR523 series recording as an attachment. The 2003 recording was prepared as a part of a reconnaissance survey and did not include the second house at 205 Neal St. This current or updated intensive-level recording includes both buildings, even though the focus is on 205 Neal St., which is planned for a remodeling.

Through its form and detailing, the one and one-half story house at 215 Neal St. embodies a distinctive National-style circa-1870s design. Although the prior recording referenced a 1890s build-date, the house type is representative of houses built during the early years after the completion of the First Transcontinental Railroad into Northern California in 1869. That year coincides with the first platting of the Neal Subdivision in what is now Pleasanton. The Neal subdivision created two lots of equal size on the southwest side of Neal Street between Second and Third Street. The house presently at 215 Neal St. straddles the property line that separates these two subdivision lots. The setting for this house remained this larger two-parcel property until the late-1890s when a house (still extant) was constructed on a separate parcel at the south corner of Second and Neal Streets.

The house at 215 Neal St. is a unique composition of form, materials, and detailing that distinguishes the house from other later houses nearby. National-style houses can be recognized for their vernacular building type and design, balloon-frame construction, raised rectangular footprint, and moderately steep roofline with boxed eaves. Houses of this type were built as late as the 1880s, and variants such as four-square houses and many rural farm dwellings of this style were built locally into the first few decades of the twentieth century. Character-defining details common to local National-style houses include channel-rustic drop siding, double-hung windows, simple cross-gable rooflines, and boxed eaves. These basic elements are found in the house at 215 Neal St., as well as a central dormer, wide shed-roofed porch supported by slender square wood columns, and thin, short, and boxed eaves that follow the plane of the roof.

The house has been expanded, however, from what was probably its original simple Colonial-type room layout of two downstairs rooms and a half-story that contained bedrooms. The first evidence of what was probably this house on this site is found on the 1893 Sanborn Fire Insurance map. At that time, the house appears to have had a large addition to the southeast, and a porch was located on the northwest side of the house. By 1907, the side porch had been wrapped around the front of the building. It appears that the owners after 1907 removed the addition on the southeast side, and later a tank house to the rear, and expanded the house its full width to the rear. The side porch was also expanded on the northwest side the length of the rear addition as well as wrapping it around a short ways along the southeast side. By 1953 the rear part of the northwest side porch had been enclosed, and sometime later the remainder of this porch was enclosed and terminated at the front east corner as it exists today. The angled bay window on the southeast side wall was also added at a later time (late 1950s or 1960s).

The remaining open porch has a flat-board arched frieze hung between the columns, and a low balustrade comprised of turned balusters that span the length of the porch today. The enclosed portions of the porch have flat roofs. The enclosed porch has channel-rustic drop siding matching the cladding of the original house. Channel-rustic siding was also used on the rear addition.

The building's fenestration is a mix of double-hung, casement, and fixed windows with small-pane multi-lite sash. Some of these window units may be original to the building, such as the dog-eared double-hung windows on the rear addition. Most of the other windows, however, as well as the doors, seem to be replacements.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Recorded by Franklin Maggi

*Date 6/8/2011

Continuation Update

(Continued from previous page)

A barn like structure existed at the time of the property acquisition in 1909 by the Hall family, as well as another ancillary building at the corner of the property at Neal and Third Streets. These buildings do not appear on the 1943 Sanborn maps, but by then a small building was located immediately to the rear of the south corner of the house. According to Sanborn Fire Insurance maps, by 1953, the portion of the property now containing 205 Neal St. contained a small one-car garage at the west rear corner. Sometime after 1953, the house at 205 Neal St. was apparently moved onto the site and positioned near the retaining wall with a driveway to the rear along the northwest property line. This sequence of events is disputed by a family informant, who claims that the current structure existed on this site by the early 1940s and was remodeled for human occupation during World War II. This cross-gabled building appears to have been originally a simple equipment and/or horse barn built earlier in the twentieth century. A low-slope front porch roof has been added the full width of the building and is braced by slender 4x4 wood columns that sit on a concrete slab porch floor. A small shallow addition has been added to the rear at the west corner. The short rafters at the rear have been sistered with short 2x4s to extend the eave depth, and the building is clad on three sides with wide v-groove siding commonly used in the 1950s in residential ranch-style buildings. The front wall was formed with a centrally located door (of a type also typical of 1950s houses), and a large fixed multi-lite window and a smaller four-lite hinged window. Multi-lite double doors and two six-lite casement windows were installed at the rear. In addition, the inside elevation facing 215 Neal St. originally had a window opening, but this was patched with siding matching what was likely the original siding on the building; a variant of channel-rustic siding with a shorter profile and curved channel. The building has recent asphalt shingle roofing over skip sheeting exposed at the rake eaves, and is guttered at the front and rear.

Both building sites have residential-scale landscaping with modest plantings and lawn. The house at 215 Neal St. has a large mature tree in the parking strip, and 205 Neal St. contains a mature Date Palm located just inside the public sidewalk. The garage that had existed at the rear of the site at 205 Neal St. was demolished at date unknown and a small portable storage building is now located in that area. A garage that had existed at 215 Neal St. was recently replaced with a covered parking structure to the southeast of the house as a part of a lot split of the property. Additional small ancillary buildings that are contemporary in age exist at the rear property line behind 215 Neal St.

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI #
 Trinomial

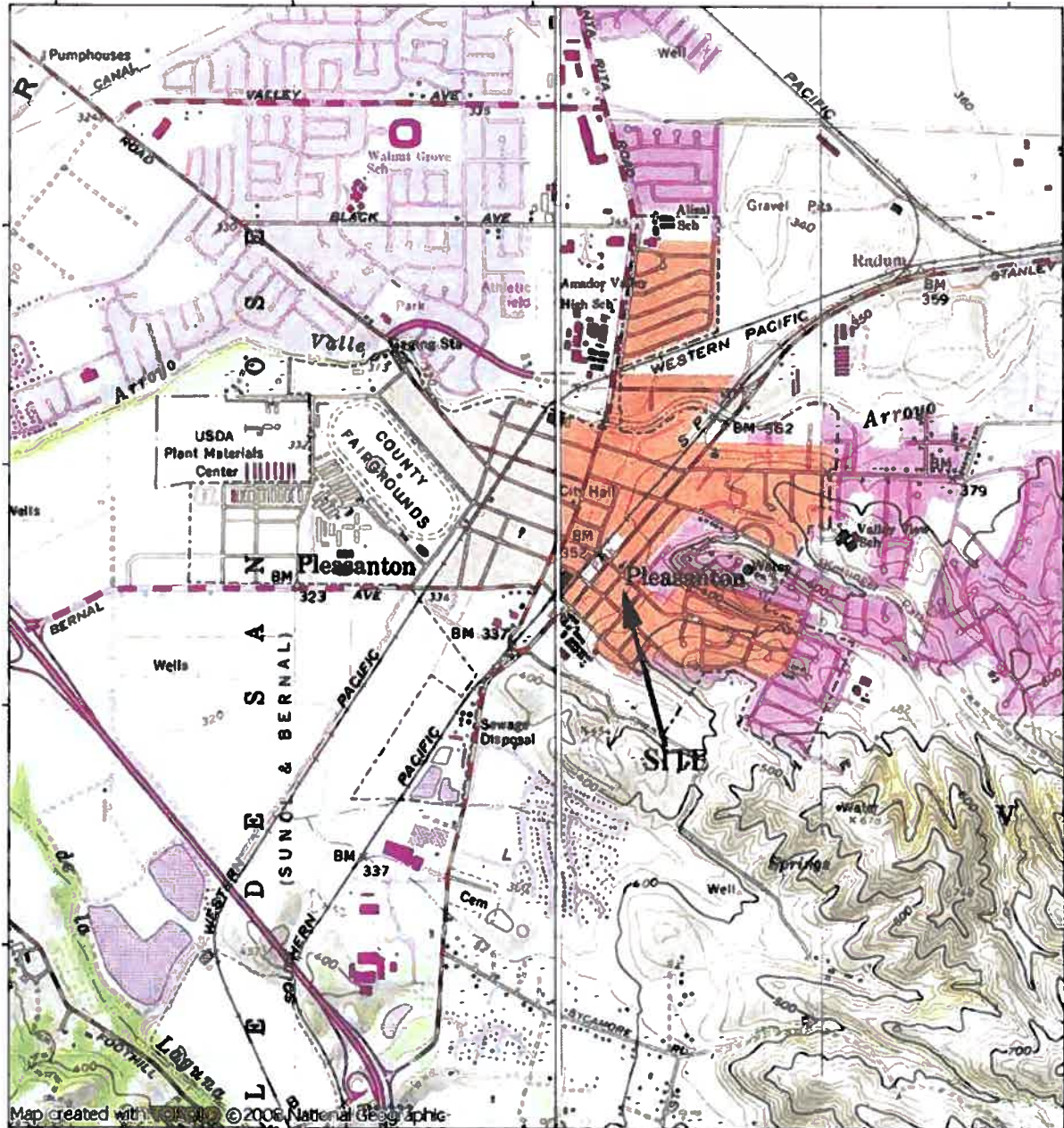
Page 4 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Map Name: USGS Livermore

*Scale: n.t.s.

*Date of Map: 1978



Map created with © 2006 National Geographic

597000m E. 598000m E. 599000m E. WGS84 Zone 10S 601000m E.



TN MN
 14°
 05/24/11

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page 5 of 12

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) Hall House and Rental

B1. Historic Name: Norma Ramos House
 B2. Common Name: None
 B3. Original use: single family residential B4. Present Use: two-unit residential
 *B5. Architectural Style: National and vernacular (no style)
 *B6. Construction History: (Construction date, alterations, and date of alterations)

215 Neal St. constructed circa 1870s. Expanded by 1893 and again after 1909 and has contemporary modifications. 205 Neal St. constructed at date unknown and/or possibly relocated to the site circa 1950s.

*B7. Moved? No Yes Unknown Date: Unknown Original Location: Unknown
 *B8. Related Features:

Small accessory buildings to the rear of 215 Neal St.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area Pleasanton
 Period of Significance Property Type Residential Applicable Criteria none
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The site with buildings addressed as 205 and 215 Neal St. in Pleasanton consists of portions of Lots 1, 7, and 8 of Block K of the Map of the Town of Pleasanton surveyed for Joshua A. Neal in 1869. The building presently addressed as 205 Neal St. is located on Lot 1 of that map, and the building presently addressed as 215 Neal St. straddles Lots 1 and 8, and the rear yard of that house covers a small rear portion of Lot 7.

The City of Pleasanton was incorporated in 1894, about 25 years after the town was first platted and the lots first sold. Property owners Joshua A. Neal and John Kottinger surveyed portions of their holdings in what was then known as Alisal in Murray's Township just before the opening of the Central Pacific Railroad line in 1869. Neal's subdivision consisted of fourteen blocks on both sides of the Central Pacific railroad from Division to Minnie Streets, and is framed by Main and Third Streets. Kottinger's subdivision consisted of thirteen blocks west of Main Street between the Arroyo Del Valle and what is now Division Street where Hopyard Road enters downtown Pleasanton. Their subdivisions occurred four years after the large, underlying Rancho Valle de San Jose was patented to Agustin (Agostin) Bernal and Antonio Maria Sunol in 1865.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) Hp2. Single family property

*B12. References:

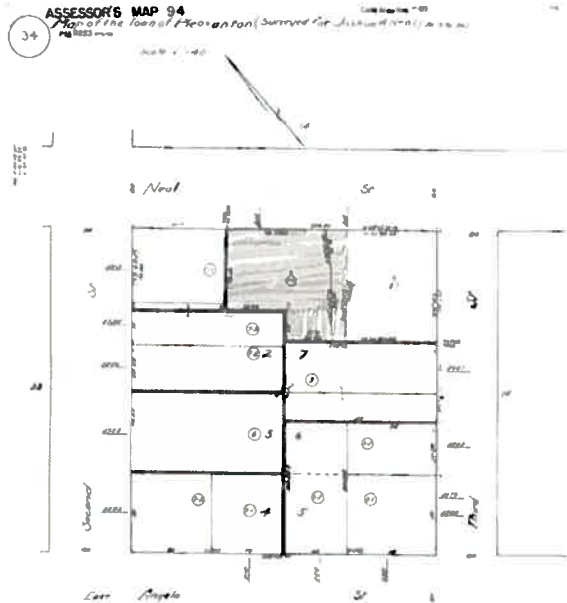
- Architectural Resources Group. DPR523, 2003.
- Hall, Marin, telephone interview, June 3, 2011.
- Pleasanton Downtown Association, Historical Preservation Committee, Downtown Pleasanton Walking Tour Guide, 2001.
- Sanborn Fire Insurance maps, 1893, 1898, 1903, 1907, 1943, 1953.
- U.S. Census, 1880, 1900, 1910, 1920, 1930.

B13. Remarks: Proposed remodeling of rental unit

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 6/8/2011

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 6 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Recorded by Franklin Maggi

*Date 6/8/2011

Continuation Update

(Continued from previous page, DPR523b, B10 Significance)

At the time of incorporation, Pleasanton had about 500 residents and a thriving agricultural economy that included hops growing and horse ranching related to a race track that is now the oldest in the nation.

During its early development, the small residential neighborhoods grew within the two 1869 subdivisions and a subsequent one platted by J. H. Nevis. Houses in these subdivisions contain a full range of styles and periods. There has been sporadic development occurring within these neighborhoods for over a century - and it continues today. Following World War II, increased population pressures caused the beginning of suburbanization surrounding the original City of Pleasanton, and the development of Hacienda Business Park and related commercial/industrial growth northwest of the city near the intersection of I-580/I-680.

The property presently addressed as 205 and 215 Neal Street has seen various configurations since the creation of the 1869 subdivision. The earliest record available for this recording was in 1893 just prior to incorporation, when the Sanborn Fire Insurance map shows what appears to be the core building of 215 Neal St. in its current location, but with an addition to the southeast of a size almost as large as the core building. Prior to 1893 the Sanborn maps do not show this part of Pleasanton. In 1893, the rear of the house had not yet been built, and the porch that was lined up along the side northwest elevation did not wrap around the front of the building. At that time a tank house was located to the rear of the house.

By 1896 Norma Ramos (also sometimes listed as Remos or Ramos Serpa) was owner of the property. Norma Ramos appears to have been the widow of Joseph Serpa (or Serpes). She was originally from New York and came to California with her husband and children around 1887. By 1887 her son Cyrus had been born in California, and a Joseph Serpes is listed in local directories although no occupation is listed. By 1900 she appears to be living on the subject property as a widow with five of her children. An older daughter Stella later married Tony Bernal.

It is possible that Serpa had the house relocated to the site in the late-1880s, as a Hall family informant indicates that the house sits on house jacks, indicative of a relocation. This was not verified, but a review the 1888 Sanborn maps of Pleasanton does not show a residential building that had moved off its site by 1893, so if it had been moved, it came from other parts of the valley. As of 1893, no other structures existed on Neal Street from 2nd to 3rd Streets. By 1907, a large structure had been constructed at the corner of the property at Neal and 3rd Streets, and a smaller rectangular structure was located adjacent to it on 3rd. By this time, the Queen Anne house at the opposite corner at 2nd Street had been constructed (as of the late-1890s). This corner property was owned by R. Davilla, a shoemaker, and would later be owned by W. H. Donahue, an attorney and judge. The prior recording for the subject property by Architectural Resources Group indicates that Donahue purchased the subject property from Norma Ramos Serpa in the 1890s and built the house, but property ownership records indicate that Ramos had owned the property as early as the mid-1890s and continued to own it until at least 1902. It is possible that Donahue bought both properties during the first decade of the twentieth century, and then sold the subject property to Fred J. and Emma Hall. A family informant indicates that the Hall family moved into the subject property about 1912, and the ARG recording indicates a 1909 transaction date. As of 1907, a slightly different building configuration exists for 215 Neal St., and it is possible the earlier house was replaced by a moved-on house, but this doesn't seem likely given the general configuration of the property at this time. Norma Ramos cannot be located in later census enumerations, but some of her children remained in Pleasanton.

The 1910 census enumerates Fred and Emma Hall, with their six children Marguerite, Lebra, Fannie, Ernest, Bueford, and Mable as living on Neal Street. Fred was born in Maine in about 1863, and was a merchant in Pleasanton who owned and operated a hay and feed store. Fred and Emma came to California around 1905. Members of the Hall family continued to own the subject site as late as 2004. Beuford Hall moved into the house at 215 Neal St. following his marriage in 1943.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 7 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Recorded by Franklin Maggi

*Date 6/8/2011

Continuation Update

(Continued from previous page)

At the time of Beuford's re-occupation of the property, the large addition to the southeast side of 215 Neal St. was gone, and the side porch had been wrapped around the front of the house and terminated on the southeast side. The house had also been expanded to the rear over the area that had once had a tank house. The 1943 Sanborn map does not show a structure where 205 Neal St. sits today, and the two structures at 3rd and Neal Streets were no longer extant.

In 1943 Camp Parks opened in the area as a Navy Base. In 1942, land acquisition and construction began and the completed base was commissioned Jan. 19, 1943 as home to the Navy Seabees. A family informant indicates that the extant building at 205 Neal St. was once a horse and carriage house, and was converted for occupancy when Camp Parks opened to help house military personnel. It is possible that the barn structure was relocated to the site about this time, or may have pre-existed this date but not drawn on the Sanborn map. The remodeling of 205 Neal St. included installation of a concrete slab foundation. A garage was also constructed to the rear which appears on the 1953 Sanborn map (although the house at 205 Neal St. is not shown), but was later demolished. In later years the converted barn continued to be used as a rental, as it is in the present.

During the ownership of the property by Beuford Hall, a large portion of the porch at 215 Neal St. was enclosed, and the return of the porch on the southeast side was clipped off, and a bay window installed in that side location. The property was also reconfigured, initially with the addition of land at the rear of the main house, and then in recent times when the corner of Neal and 3rd Streets was parceled off for the construction of a new single family house.

Survey Status

The property at 215 Neal St. was recorded without reference to 205 Neal St. in 2003 by Architectural Resources Group as a part of the citywide survey. The property is not listed on any other local, state, or national registers of historic properties.

EVALUATION

The buildings on the subject property are over 50 years in age, initially constructed before 1893, and expanded to its current form after 1907 and later. The property was evaluated for significance under the criteria of the National Register of Historic Places and the California Register of Historical Resources. The Hall House and Rental was not found to meet the minimum criteria for listing in the National Register or the California Register.

The significance criteria for the listing of built resources on the National Register and California Register are similar, although the California Register criteria are oriented to the unique history of California. Both sets of criteria indicate that a property must be associated with important patterns/events, historic personages, or distinctive architectural specimens.

Criterion (NR-A,CR-1): there are no known events associated with the property at 205 and 215 Neal St. For the property to be eligible under this criterion the findings must be based on its contribution to broad patterns of local or regional history or cultural heritage, it must be a part of a larger historic context that is recognized, or has the clear potential for being recognized for its historic significance. For residential properties, being a contributing part of a collection of recognized historic residences would enable eligibility. The property has not been recognized as a contributor to a larger historic district that has been found to be historically significant, nor is the house identified as a contributor to a larger pattern of development in any other official policy documents other than the current recording by Architectural Resources Group. The immediate adjacent properties contain a mix of older and newer homes. Because of this lack of historic continuity to potentially significant historic events or patterns, the property does not appear eligible under the applicable Criterion (A or 1).

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 8 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Recorded by Franklin Maggi

*Date 6/8/2011

Continuation Update

(Continued from previous page)

Criterion (NA-B, CR-2): there are two families that have been historically associated with this property, the Ramos (or Serpa) and Halls. The early owner (Norma Ramos) is not well known, and little could be discovered about her or her family. The head of families of the later Hall family, Fred and Beuford, were prominent local merchants in the feed and hay business in Pleasanton. They were apparently successful business men, but are not known for any pivotal contributions to the history of Pleasanton or elsewhere. The building at 205 Neal St. appears to have briefly served to provide some housing to military personnel based at Camp Parks according to a family informant, but since then has been used as a rental. The subject property has a secondary relationship to the lives of the Hall families, as their prominence in Pleasanton is related to the commercial business and store. This secondary relationship would not enable eligibility for the National and/or California Registers. Because of this lack of primary association with historic personages, the property does not appear eligible under the applicable Criterion (B or 2).

Criterion (NA-C, CR-3): for a building to be significant under this criterion, it must embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or important creative individual or possess high artistic values. The original National style house is a rare early house, most likely constructed in the 1870s and relocated to this site. The original house itself is distinctive, but it has been modified over time and no longer has sufficient integrity to its original National-style form. The porch, windows, front door, bay window, and rear addition are not original to this structure. The earlier recording in 2003 by Architectural Resources Group incorrectly indicated that "the replacement features on the porch and building additions enhance the building's integrity." This statement is inconsistent with the National Register's seven aspects of historical integrity. California Code of Regulations Section 4852(c) addresses the issue of "integrity" which is necessary for eligibility for the California Register. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b) (1 through 4,) and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance.

The remodeled barn at 205 Neal St. is a vernacular building that was irreversibly altered in the 1940s or 1950s. The building now represents a vernacular house from the mid-century, and lacks any distinctive detailing.

Based on an understanding of the historic development of the property, and a lack of integrity, the property does not appear eligible under the applicable Criterion (C or 3).

The City of Pleasanton has not adopted specific criteria for listing or designation of historic properties. The Hall House appears to represent an important feature in the town, due to its association with early Pleasanton prior to incorporation, and its long-time association with a prominent family of feed and hay merchants. The Hall Rental does not have this associated importance, having been a secondary rental unit for the family following World War II.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

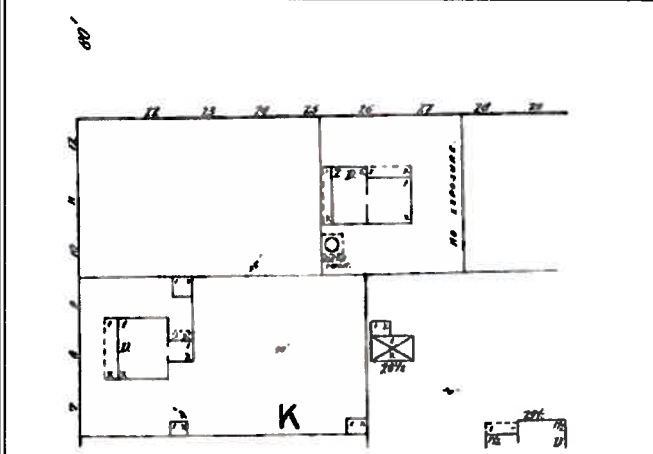
Page 9 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

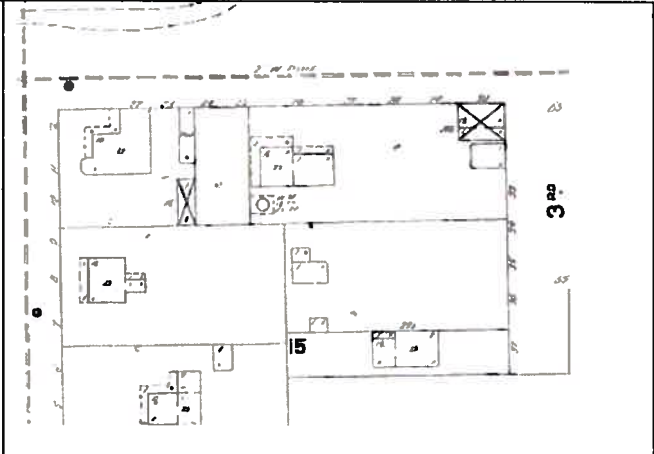
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*Date 6/8/2011

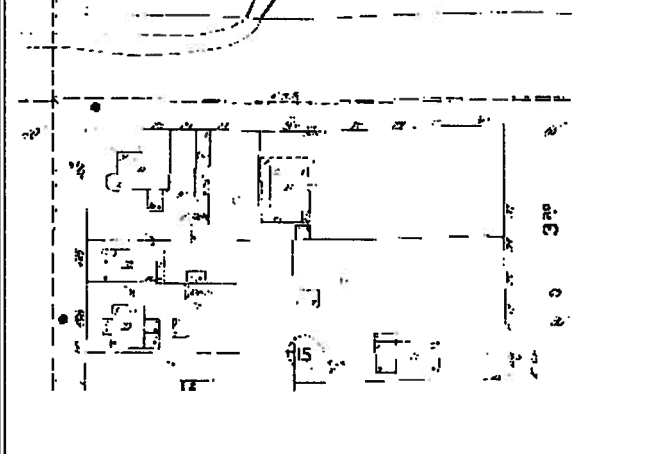
Continuation Update



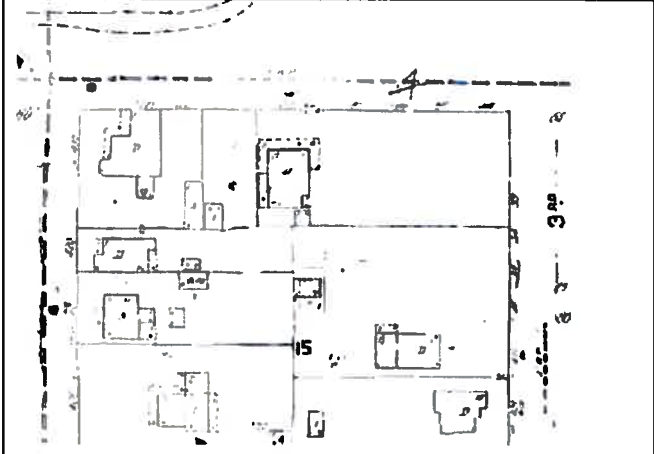
1893 Sanborn map



1907 Sanborn map



1943 Sanborn map



1953 Sanborn map

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 10 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Recorded by Franklin Maggi

*Date 6/8/2011

Continuation Update



215 Neal Street, viewed facing southwest.



215 Neal Street, viewed facing south.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 11 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Recorded by Franklin Maggi

*Date 6/8/2011

Continuation Update



205 Neal St., viewed facing south.



Rear elevation of 205 Neal St., viewed facing northeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 12 of 12

*Resource Name or # (Assigned by recorder) Hall House and Rental

*Recorded by Franklin Maggi

*Date 6/8/2011

Continuation Update



205 Neal St., viewed facing southwest.

P1. Other Identifier: *The Beuford Hall House*

P2. Location: Not for Publication Unrestricted a. County *Alameda*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Livermore* Date *1978* T : R : 1/4 of 1/4 of Sec : B.M.

c. Address *215 Neal Street* City *Pleasanton* Zip *94566*

d. UTM: (Give more than one for large and/or linear resources) Zone : mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *094003400200*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story house has a side-gabled roof with a centered street-facing gabled dormer. The main body of the house is rectangular in plan with an extension off of the west elevation. A porch with a slightly sloping roof fronts the first floor of the main elevation. The porch has a simple arched frieze hung between the columns of the porch; a low balustrade composed of turned balusters spans the length of the porch. The main elevation is symmetrically composed and is relieved by a central doorway with multi-pane glazing and two double-hung multi-light sash windows on each side. There are two ganged six-light sash windows in the street-facing wall of the extension on the west side. The extension has a flat roof and was added at an unknown date. An eight-over-eight sash window fills the face of the dormer at the second floor. The house is clad with horizontal boards and painted white. Surrounded by a large landscaped yard with mature plantings, this house is separated from the street and sidewalk by a picket fence. The house is heavily shaded by large trees.

P3b. Resource Attributes: *HP2 - Single Family Property*

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects)



P5b. Description of Photo:
(View, date, accession #)

View of principal elevation, dated summer 2002.

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
Built c. 1890

P7. Owner and Address:

*Blanche A. Hall, TR.
215 Neal Street
Pleasanton, CA 94566*

P8. Recorded by:

*Katherine Petrin
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: *3/15/2003*

P10. Survey Type (Describe)

Reconnaissance survey.

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

- | | | | | |
|--|--|---|--|---------------------------------------|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List) |
| <input checked="" type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

State of California -- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page 2 of 3

NRHP Status Code

Resource Name or #: (Assigned by recorder) 215 Neal Street

B1. Historic Name: The Beuford Hall Home

B2. Common Name: 215 Neal Street

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Gothic Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

The house was built c. 1890. Alterations include a west wing addition and changed to the porch.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features:

Sloping front yard, mature landscaping, and tall chimney at rear.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme Residential Development

Area California

Period of Significance late 1800s

Property Type residence

Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The folklore associated with this house claims that for \$10 in gold coins in a quick-claim transaction, Judge W. H. Donahue purchased the land for this house from Norma Ramos Sarpa. He commissioned the actual house construction which began in the 1890s. Since the original title transfer on October 16, 1909, this house has belonged to the Hall family. Initially it belonged to Fran and Emma and then in 1944 to their son Beuford and his wife. Beuford Hall operated the Hall Feed Store located in the old Arendt Building.

The building retains a high level of integrity. Its location, workmanship, feeling, and association appear to be unchanged, and changes to the design and materials, such as the replacement features on the porch and building additions enhance the building's integrity.

A fine example of residential architecture, this home represents the early development of Pleasanton during the latter half of the 1800s, recalling Pleasanton's agricultural heritage and continuing to contribute to its small town character and scale. Like many of Pleasanton's historic homes, this residence is associated with one of Pleasanton's early families, lending an even greater level of significance to the structure.

B11. Additional Resource Attributes: HP2 - Single Family Property

B12. References:

(See continuation sheet.)

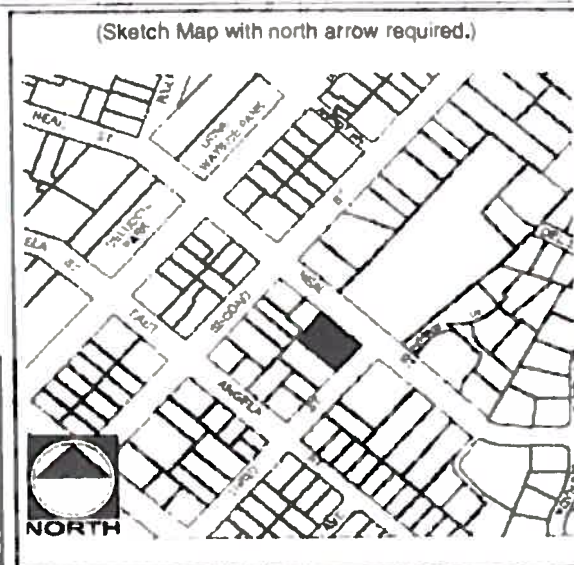
B13. Remarks:

Katherine Petrn

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 3/15/2003

(This space reserved for official comments.)



Page 3 of 3 Resource Name or #: (Assigned by recorder) 215 Neal Street
Recorded by Katherine Petrin Arch. Resources Group Date 3/15/2003 Continuation Update

B12. Reference continued.

Blumenson, John. *Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945* New York: W W Norton & Co., 1981.

Carley, Rachel. *Visual Dictionary of American Domestic Architecture* New York: Henry Holt & Co., 1994.

Harris, Cynl. *Illustrated Dictionary of Historic Architecture* New York: Dover Publications, 1977

Huff, Charles, AIA. Unpublished files, historical research and building records.

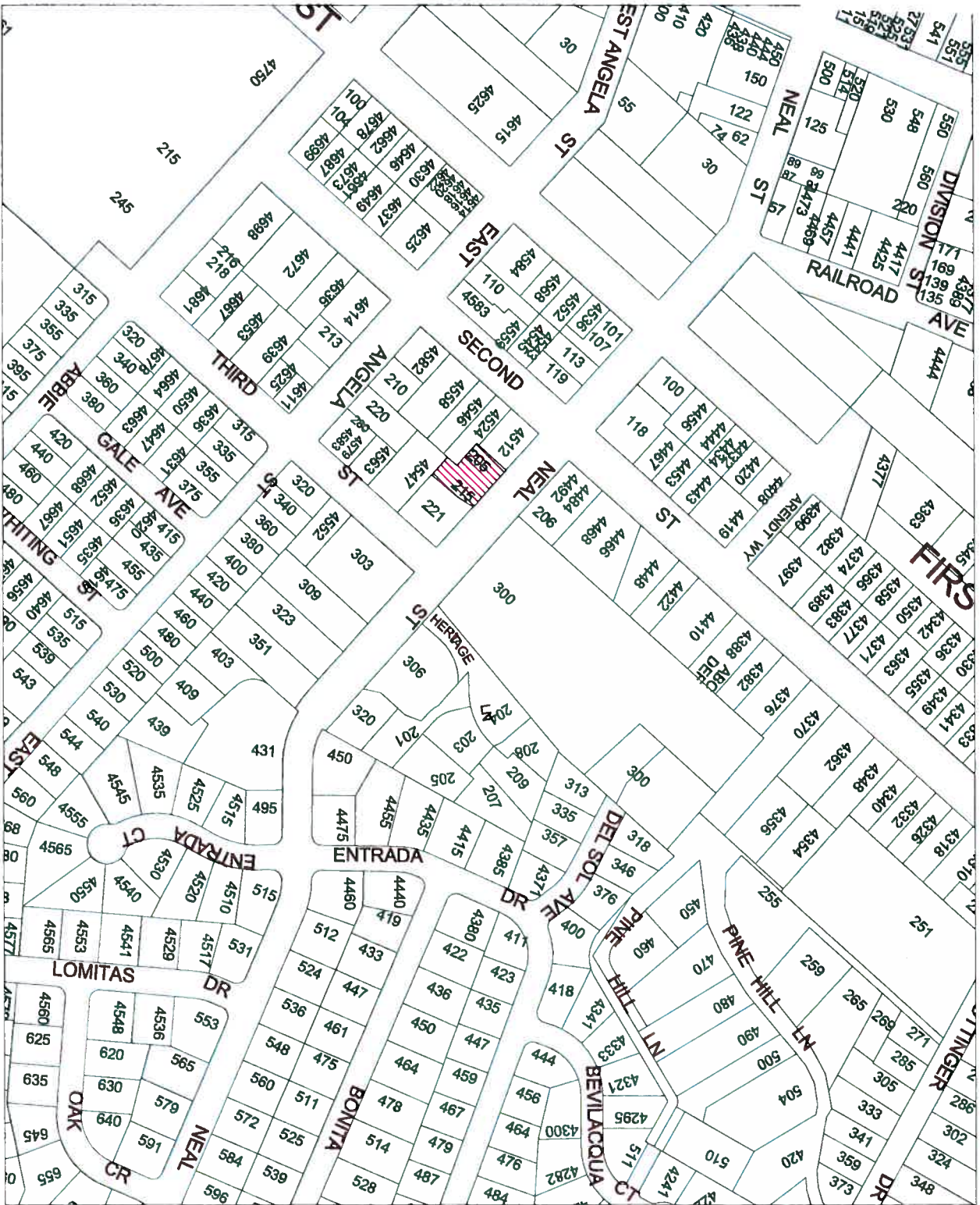
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000.

National Register Bulletin 16A U.S. Department of the Interior, National Park Service, Interagency Resources Division, National Register Branch, 1991

Pleasanton Downtown Association Historical Preservation Committee. *Downtown Pleasanton Walking Tour Guide*. 2001.

Pleasanton Downtown Building Inventory September 29, 1999, published in Final Recommendations Report of the Historic Preservation Subcommittee of the Pleasanton Downtown Specific Plan Committee, adopted August 7, 2000.

Sanborn Map Company. *Pleasanton, California*. (New York: Sanborn Map Company, 1888, 1893, 1898, 1903, 1907, updated 1943)

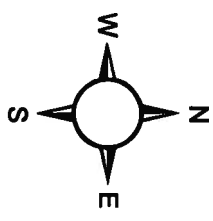


205 Neal Street

City of Pleasanton

GIS

Department

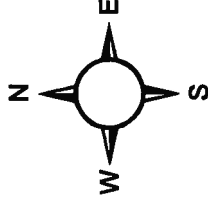


205 Neal Street

City of Pleasanton

GIS

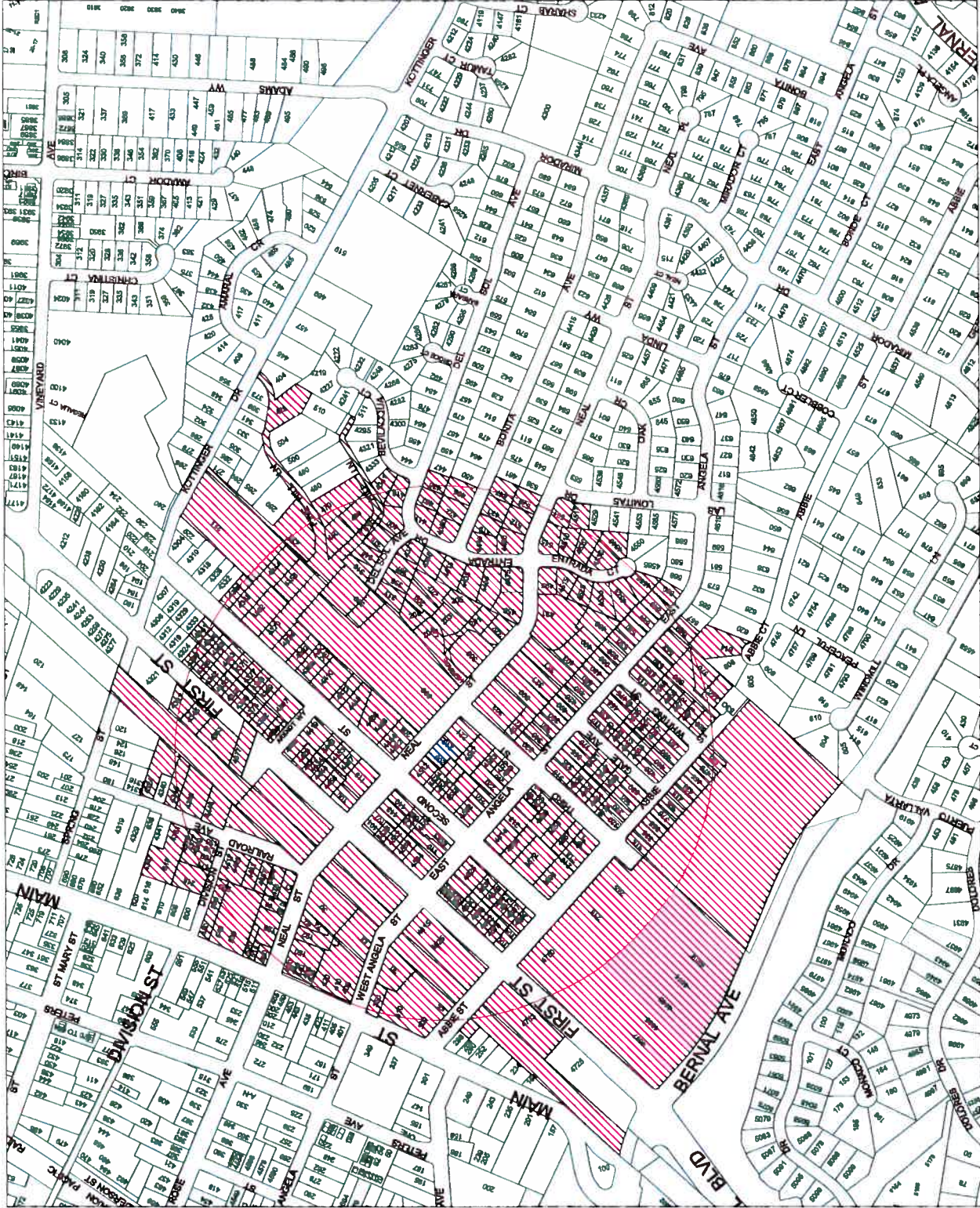
Department



Scale 1 in = 600 ft



Printed 10/27/2011



Natalie Amos

From: Maria Hoey
Sent: Tuesday, August 30, 2011 12:00 PM
To: PLANNING COMMISSIONERS
Cc: Natalie Amos; Steve Otto; Janice Stern
Subject: FW: Neal St.

Commissioners:

This is the same Cunningham project (architect is Charles Huff) about which Natalie sent you an email a week or so ago: you had a work session on it; the applicant put up story poles and wants you to visit the project.

From: Candy Aderman
Sent: Monday, August 29, 2011 8:19 PM
To: Maria Hoey
Subject: Neal St.

Ms. Hoey,
Thank you in advance for forwarding this to the members of the Planning Commission:

It has been brought to my attention that the cottage located at 205 Neal Street is to be replaced with a large, two story home.

The proposed "out-of-scale" structure is a permanent decision that will change the fabric of old Pleasanton forever.

Not only does the old cottage give our community a look into the past, it creates sense of civic pride and community spirit.

Replacing the older cottage with the newer structure undermines the integrity of our historical neighborhood.

Please reconsider your thoughts on this matter.

Candace Aderman

Pleasanton, CA 94566

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

Natalie Amos

From: KATHRYN MEIER
Sent: Thursday, September 08, 2011 10:48 AM
To: Natalie Amos
Subject: 205 Neal Street inquiry

Hi Ms Amos

I would like to find out more about the 205 Neal street rebuild proposal and the items the city is considering variances on.

Is there any description or drawing of the plan you can forward to me so I decide if I need to voice a concern or opinion about this project?

Can this be done by email, or do I need to stop by?

Kathryn Meier

Click

<https://www.mailcontrol.com/sr/ypE7IDcWomPTndx!oX7Uif77OZq5B1TMRKE5HTpkYOEhiW2uovLVkNqFCe5IWQra3ljAylpUmbYw94u+b0NQ==> to report this email as spam.

Natalie Amos

From: Maria Hoey
Sent: Friday, September 09, 2011 10:07 AM
To: PLANNING COMMISSIONERS
Cc: Brian Dolan; Janice Stern; Natalie Amos; Steve Otto
Subject: FW: Preservation of historic downtown Pleasanton

From: Stephen Williams
Sent: Friday, September 09, 2011 8:58 AM
To: Maria Hoey
Cc: Stephen Williams; Michelle Williams; [chrisbourg](#)
Subject: Preservation of historic downtown Pleasanton

Dear Ms Hoey: Please forward this e-mail to the members of the Planning Commission.

Three months ago, our family bought a 1956 ranch house on the lower end of Bonita Ave. We were attracted to this property due to it's close proximity (10 min walk) to downtown, and because of the historic neighborhoods in this part of Pleasanton.

We, and many of our neighbors, feel that maintaining the style of these "almost historic" mid-1950's homes preserves the character and attractiveness of downtown Pleasanton, continues to make our City an attractive oasis vis-à-vis some of our neighboring towns, and maintains our property values.

We are particularly disappointed at the proposed "development" at 205 Neal Street. That whole three lot development seems out of place, surrounded as it is by so many homes with character. Certainly the present orange poles and netting demark a "McMansion" squeezed onto a tiny lot – and we strongly oppose this development.

We urge the Planning Commission to recognize that Pleasanton's attractiveness as a place to live and work, and for visitors to spend their hard-earned dollars, is enhanced by preserving (and over time, expanding) our current historic neighborhoods. That implies developing stronger ordinances which limit, or prohibit, the destruction of historic properties, while encouraging the preservation of existing older homes.

Thanks.

Stephen & Michelle Williams,

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

Natalie Amos

From: Maria Hoey
Sent: Monday, September 12, 2011 5:59 PM
To: **PLANNING COMMISSIONERS**
Cc: Brian Dolan; Janice Stern; Steve Otto; Natalie Amos
Subject: FW: 205 Neal Avenue

Commissioners:

This relates to the Cunningham/Huff project.

From: Doug Christison
Sent: Monday, September 12, 2011 1:47 PM
To: Maria Hoey
Subject: 205 Neal Avenue

Dear Planning Commission
Kathy Narum,
Jerry Pentin,
Jennifer Pearce,
Arne Olsen,
Phil Blanc, and
Greg O'Connor

I support the gradual evolution of my neighborhood into nicer homes. My home is located at 4354 – 2nd Street. I have seen the gradual betterment to the neighborhood over the 21 years of my ownership. The changes proposed for 205 Neal Avenue seems to be in keeping with the direction that enhances and protects the neighborhood.

About my neighbors who pretend to represent all of us you must really know that only a few neighborhood members have the facts and even fewer have participated in the development of a position relative to this unit or to the creation of a neighborhood vision. It seems that the only thing I here from the self anointed members in the community is that they don't like change; they don't need to know the facts or suffer the consequences of their views.

Consistency if applied to the objectors would preclude the objectors from living in neighborhood. Those objecting to change contributed to change; and as far as I can see all the changes including the 205 Neal Avenue project are consistent with better homes and a nicer neighborhood.

Douglas B. Christison, CCAM, PCAM | President

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Please consider the environment before printing this email

Natalie Amos

From: Maria Hoey
Sent: Wednesday, September 14, 2011 12:03 PM
To: PLANNING COMMISSIONERS
Cc: Brian Dolan; Steve Otto; Janice Stern; Natalie Amos
Subject: FW: 205 Neal Street

From: Debbie Donald
Sent: Tuesday, September 13, 2011 10:58 PM
To: Maria Hoey
Subject: 205 Neal Street

Please forward my concerns to all parties involved.

I cannot state my objections strongly enough to building oversized homes on these lots downtown. Those of us who live here take pride in our historic homes and the last thing we need or want is to resemble Ruby Hill. Ostentatious and oversized homes have no place here. It really should not matter if the home being torn down is of historical significance or not. Be reasonable. No one wants to live next door to a monstrous structure that has no sense of proportion. Variances should never become the norm and if this planning commission feels that they should routinely grant them, it is time to replace the commission.

I will appreciate any comments that you care to make.

Debbie Donald

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

Natalie Amos

From: Maria Hoey
Sent: Monday, September 19, 2011 9:12 AM
To: PLANNING COMMISSIONERS
Cc: Natalie Amos; Lisa Tarnow
Subject: FW: Planning Commission, 205 Neal Street Plans

From: bonnie krichbaum [[mailto:bonnie.krichbaum](mailto:bonnie.krichbaum@cityofpleasanton.com)]
Sent: Thursday, September 15, 2011 6:53 PM
To: Maria Hoey; chrisbourg6@aol.com
Subject: Planning Commission, 205 Neal Street Plans

To Pleasanton Planning Commission, Planning Staff, and City Council Members,

For almost thirty seven years we have lived in our Victorian home, surrounded by other older homes. Now, we are surrounded by construction, every single day, for years. It is very disappointing to see the changes that are taking place in our neighborhood.

The small cottage at 205 Neal Street shares it's lot with a very old, historic home. This is one single lot, in an R1-6500 zoning area. But, because it is under a "grandfather clause", some things are being allowed that would never be allowed on another lot like this. This is being considered a single family home, not a granny flat, and two rentals are being allowed on that lot

We strongly object to changing the small cottage to an oversize house, which will overpower the lot and impact the neighbors in a very negative way.

Please take a very close look at this project, on the property itself, not just on paper, while the story poles and the orange webbing are in place. It is shocking.

Thank you , Bonnie and Fred Krichbaum, .

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

Natalie Amos

From: Maria Hoey
Sent: Monday, September 19, 2011 9:16 AM
To: **PLANNING COMMISSIONERS**
Cc: Natalie Amos; Lisa Tarnow
Subject: FW: 205 Neal Street, Pleasanton, ATTN: Planning Commission, City Council, Planning Staff

From:
Sent: Thursday, September 15, 2011 8:36 PM
To: Maria Hoey
Subject: 205 Neal Street, Pleasanton, ATTN: Planning Commission, City Council, Planning Staff

Planning Commissioners, Planning Staff, and City Council Members,

We definitely OPPOSE the plans to demolish/remodel the cottage at 205 Neal Street. This lot already has a variance because it is too small for the two homes that are there now. And this is an area of R1-6500 zoning, even though this property is "non-conforming". The new plans for the new house will have a very negative impact on the adjacent neighbors and the other neighbors on Second Street. It is a very bad plan, much too large for the lot, and will not look attractive, wedged between two of the City's most attractive historic homes. In fact, it may diminish the value of the property at 4512 Second Street, since it will ruin their privacy, their sunlight, and their view of the sky.

Please deny the owner the right to build this house at 205 Neal Street.

Thank you, Bonnie and Fred Krichbaum,

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

Natalie Amos

From: Maria Hoey
Sent: Monday, September 19, 2011 9:10 AM
To: **PLANNING COMMISSIONERS**
Cc: Natalie Amos
Subject: FW: Proposed project at 205 Neal St.

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

From: beckyduret [mailto:_____]
Sent: Friday, September 16, 2011 10:56 AM
To: Maria Hoey
Subject: Proposed project at 205 Neal St.

Greetings Ms. Hoey,

My name is Becky Duret, and I have been a downtown resident for over 20 years. The 205 Neal St. project has been brought to my attention. Before I state my opinion, I want to know why the old cottage needs to be torn down and what will replace it. Our true heritage homes are few and precious. Change can be good, but sometimes it's worth protecting old homes for their historical value. With that in mind I'd specifically like to know:

- 1) How old is the cottage that will be torn down?
- 2) Does the Planning Commission believe that the cottage has historical relevance as a historic home? Why or why not?
- 3) Is the cottage structurally sound or is there a reason it NEEDS to be torn down?
- 4) How big will the new house be? What percentage of the lot will they use? (The orange netting makes the proposed house look very large relative to the lot on which it sits.)
- 5) When will there be a public hearing about this project?

I am concerned because we as a city don't yet have guidelines to protect our historic structures, even though we proclaim our historic downtown as the heart of Pleasanton. I've watched old homes in our neighborhood get demolished to make way for larger, newer "old-style" homes. I do believe change is healthy, and we ourselves have done quite a bit of work on our 1927 bungalow. However continued demolition of older structures to make way for newer ones destroys not only the houses, but the fabric of our historic district and the history of our city. I believe these decisions need to be made with care if we are to preserve our heritage (which often comes with small, funky, lopsided houses).

Thank you for providing me with information.

Regards,
Becky Duret

Click
<https://www.mailcontrol.com/sr/gEA3XLqnp6bTndx!oX7UlnwUb8+3gKcNhVYHd3C9B+HJag1nBPMfRM8I5LFo75oYg9XR1AWRWgjp+mmMV7Jlw==> to report this email as spam.

Natalie Amos

From: Maria Hoey
Sent: Monday, September 19, 2011 9:10 AM
To: **PLANNING COMMISSIONERS**
Cc: Natalie Amos
Subject: FW: 205 Neal St

From: Marian Green [<mailto:>]
Sent: Saturday, September 17, 2011 7:56 AM
To: Maria Hoey
Cc: chrisbourg6@aol.com
Subject: 205 Neal St

To Whom it May Concern,

I'm writing to express my concern over the proposed plans at 205 Neal St. The 30 ft. wide structure is WAY too big for that lot. If you actually stand across the street and envision a building this big, I have to believe that you would agree with me. It will end up looking like you smashed the structure in between the existing homes. The proposed building also seems too tall.

I sincerely hope that those of you on the City Council and Planning Commission will take a serious look at how this will affect the neighborhood aesthetics. The proposed structure is too wide and too tall!!!

Thank you.

Marian Green

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

Natalie Amos

From: Betty Nostrand [bnostran@comcast.net]
Sent: Saturday, September 17, 2011 4:32 PM
To: Natalie Amos; chrisbourc lindagarborinc
Subject: 205 Neal St., Pleasanton

I am writing about the planned house remodeling at 205 Neal St. I live about 2 blocks from there and have been by to see the orange mesh tapes that show how big the currently proposed house would be. I think it is way too big for the lot. This neighborhood has had lots of changes – probably every house on 2nd and the nearby side streets have been changed or remodeled in the last 20 years – but they are proportionate to the size of the lot. Being an old neighborhood there are a lot of different sized lots in the area. The two houses up the hill from 205 Neal are quite large but they are on much larger lots. The ordinance about ratio of house to lot size is there for a reason and should have been a flag to the purchasers of the property that a large house that covers most of the ground from side to side would not be appropriate for that lot, especially since they are in the real estate business. So I hope they will “go back to the drawing board” and design a house more appropriate to the site.

Betty Nostrand

Pleasanton, CA 94566

P.S. My husband already has a letter on file from when this was first proposed outlining other concerns about the proposed design and size.

Please forward this message to the Planning Commissioners and City Council Members
Thank you

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

September 18, 2011

Dear Planning Commission:

I conveyed to the Cunninghams last weekend that I appreciate that their revised plan moves the proposed house forward & removes a rear second story balcony that overlooked our backyard.

I told the Cunninghams regarding "downtown skyline", that I presently enjoy seeing the palm tree that stands at the front of their property. The "view" from my backyard is a reminder of where I live.

I asked the Cunninghams about the size of the yard around their proposed house.

What doesn't make sense to me is how tight the house fits into the small space not allowing for much side or backyard. A 30' house plus "overhang" doesn't leave much room on a 35' lot.

I installed a Tuff Shed & was told by the city that any structure 12' or more in height, required city approval & a distance cushion from the fence; in the event, of fire. Yet two homes can be built so closely together?

Perhaps a smaller home on the same property would look less cramped & more in keeping with the neighborhood?

My concern is to maintain the integrity of the neighborhood. I bought into the neighborhood for its historical nature, charm, and the ability to retain its value.

You have a difficult decision at hand. Appreciate your consideration of the precedent being set.

Best Regards,



Debbie Ayres
Homeowner

Pleasanton

RECEIVED

SEP 19 2011

CITY OF PLEASANTON
PLANNING DIVISION

Natalie Amos

From: Maria Hoey
Sent: Tuesday, September 20, 2011 4:09 PM
To:
Cc: PLANNING COMMISSIONERS
Subject: FW: historic guidelines redux

From:
Sent: Tuesday, September 20, 2011 11:25 AM
To: Maria Hoey
Cc: chris bourg; Linda Garbarino; Krichbaumf
Subject: historic guidelines redux

Hello again Planning Commission:

My socially conscious PHA contacts mentioned that my earlier plea to you was essentially used to defend *some* demolition and reconstruction of downtown properties and I would very much like to clarify my position with some specifics.

Over the last dozen or so years of living in our pretty town I have seen several smaller houses either torn down (or virtually torn down with that idiotic trick of leaving one wall standing) and it is almost always a shame. There was a beautiful cottage on St. Mary's on a largish lot that gave way to an oversized temple of prosperity that continues to change hands and remind me of a high-falutin' Taco Bell. The funky cottage on Stanley is apparently going to go the same route, along with its magnificent trees. That cunning little rental property at 205 Neal is now sporting seasonally appropriate harbingers of another outsized replacement dwelling and it is frankly criminal given the monstrosity that is laboring to be completed 2 doors up. I have been eyeing the other sweet cottages on the lower end of Neal (between First and Second Streets) and wondering how long they have before they get slated for the wrecking ball and what amounts to architectural steroid injections. There are countless other houses that have undergone these same sad transitions and the end effect is a loss of diversity and interesting variety in our environment, not to mention a loss of architectural and cultural integrity, potentially affordable housing, and the visible testament to a growth-at-all-costs mentality in our town that is antithetical to actual planning and demonstrates remarkable short-sightedness about the character and visual appeal of our community.

Sincerely,
Morgan Mitchell

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Natalie Amos

From: Maria Hoey
Sent: Wednesday, September 21, 2011 9:35 AM
To: **PLANNING COMMISSIONERS**
Cc: Natalie Amos; Steve Otto; Janice Stern; Brian Dolan
Subject: FW: The proposed 205 Neal St. project

From: BrianBourg
Sent: Wednesday, September 21, 2011 9:33 AM
To: Maria Hoey
Cc:
Subject: Fwd: The proposed 205 Neal St. project

To; Planning Commission members,
Planning staff,

From: Brian & Christine bourg
Pleasanton

Phone:

My wife Christine and I, both retired teachers, purchased our Victorian home on the corner of 2nd & Neal St. in 1974 when we were both in the early days of our 34 year teaching careers. What we loved about Second St. was what also drew us to Pleasanton. The beautiful historic neighborhoods and the character and eclectic nature, in style and size, of those older homes.

In our neighborhood, which Pleasanton's Downtown Specific Plan calls the First St., Second St., Neal and Third St. neighborhood, there is an abundant mix of sizes and styles of homes. However, the block of Neal St., between Second and Third Street, is perhaps the most unique block in this neighborhood and perhaps in all of Pleasanton. There are three historic homes and one historic church with an average age of 115 years, all recognized by the City of Pleasanton, and given plaques, as important sites in the history of Pleasanton. This recognition took place in 1975 in honor of the upcoming United States bicentennial.

The recognized homes are:

*Our home at(also called the Donohue home after the original owner, Judge W.H. Donohue).

*The Beauford Hall home at 215 Neal St. (this was in the Hall family for over 100 years and belonged to Mr. & Mrs. Hall, owners of Hall's Feed & Grain).

*The Fred & Bonnie Krichbaum home at _____ (originally the home of Mr. & Mrs. E.L. Benedict, a banker & prominent figure in Pleasanton's early history).

*In addition to these important historic homes there is the historic 1890s church, which was the Pleasanton Presbyterian Church, now the Lighthouse Baptist Church.

*One block further up from the Benedict home is the historic Joshua Neal home, one of the oldest in all of Pleasanton and on the street which bears his name.

All of these structures still proudly display their cast bronze recognition plaques. Ours says "Pleasanton -heritage site, 1890s". We were honored to have received that plaque and it sits next to our front door where we placed it 36 years ago.

When we first bought our home it was a 1200 square foot Victorian cottage with a partially finished basement. As our family grew, we needed more space and added an attic bedroom with bath, then a garage with bedrooms and a bathroom above, for our two children, designed in the spirit of a Victorian carriage house using redwood siding and wooden double hung windows that matched that of the old home. Besides adding space, we also restored woodwork to its natural state, gave the bathroom a period look, updated the kitchen and decorated the home with antiques, period wallpaper and light fixtures. Our goal was always "make it roomier and more livable, but keep the period details, both inside and out, that give the home its heritage quality.

We feel extremely blessed to have the opportunity to live in a home that is so linked to the history of our wonderful city. We consider ourselves caretakers of our home and we know that it belongs not just to us, but also to all of Pleasanton. For that reason, we have shared our beloved home numerous times for heritage home tours that benefited worthy causes, just a few of which are: the Pleasanton bicentennial tour in 1975; the Pleasanton centennial tour in 1994; the school District fundraising tour in 2009; and most recently the Museum on Main fundraising tour last May. Second and third graders will be doing their Pleasanton history study next month and they will be visiting our home as part of their walking field trip and to get a glimpse of what homes were like in 1900 with their basements, formal parlors, pull chain toilets and hand blown windows.

Because we appreciate our home's place in this historic neighborhood, we feel responsible for maintaining its historic look and feel. We would not do anything that would damage its heritage quality or negatively affect our historic neighborhood.

Mr. Cunningham's proposed project at 205 Neal Street would, we feel, be very detrimental to the heritage quality of our First, Second, Third, Neal Street neighborhood. It demolishes a small cottage which was built to house soldiers during WW II and which seems a perfect size for its small lot. It squeezes a 30 foot wide (+overhangs), 2 story, 1700-1800 sq. ft. structure between our home at _____ and the Hall home at 215 Neal St., on a 35 foot wide lot area. While technically we are told the square footage can be averaged over the entire lot, which also contains the historic Hall home at 215 Neal St., the fact remains that the proposed home has to fit between a retaining wall and our property line. If Mr. Cunningham's home is built as proposed, all who walk or drive by, (including future school children learning about the history of Pleasanton), would see a home that looks far too big for its lot and completely out of character for the neighborhood. They would see an 1800 sq. ft. house on a 2800 sq. ft. lot which is an FAR of about 64%. It needs variances because it shouldn't be built there,

shoehorned in between two of the most historic homes in all of Pleasanton and in the middle of one of Pleasanton's most beautiful heritage neighborhoods.

When Mr. Cunningham bought the property, which includes the Hall home and the small cottage, he said he was going to fix up and live in the historic Hall home. We were very happy that someone would be fixing up the historic home and also the cottage. The Hall home needs some tender loving care and it could be a wonderful, elegant home and an asset to the neighborhood and all of Pleasanton. It could be added onto (without variances) and be a livable and beautiful home while retaining its heritage qualities.

If they must have a new home, we would not oppose a one story remodel of the cottage that kept the facade, perhaps moving it forward on the lot while adding on to the back. A 40% FAR on that 2800 sq. ft. lot would be about 1100 sq. ft. We could accept a project that was kept to one story with approximately 1100 square feet. Anything greater will have a very detrimental effect on the neighborhood, our quality of life and the value of our historic home as well as the value of the historic Hall home.

I urge the planning commission members to come by our home, come inside and see our beautiful restored Victorian. See how the story poles show the home looming right next to our yard and property. How it intrudes on our view of the historic Hall home. How it will negatively affect our property values and quality of life. How it doesn't fit on the lot and how out of character it is with one of the most historic neighborhoods in all of Pleasanton.

We feel the precedent this proposed project would set is a very dangerous one -- potentially threatening this neighborhood and other historic neighborhoods in Pleasanton. There are many small cottages and bungalows in our first, second, third, Neal St. neighborhood. If this project is allowed to proceed, I fear additional smaller homes will be bought and demolished with new homes being built that are far too big and out of character for their neighborhood, thus destroying neighborhood character.

We urge the Planning staff to continue to oppose this proposal and we urge the Planning Commission to deny this application as it is proposed.

Sincerely, Brian & Christine Bourg

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

P. O. Box 936
Pleasanton, CA 94566-0093

September 16, 2011

Planning Department
City Planning Commission
City of Pleasanton
P. O. Box 520
Pleasanton, CA 94566

RE: 205 Neal Street Modifications

Dear Planning Department Staff & Members of the Planning Commission:

I was startled when I went by the property at 205 Neal Street in Pleasanton and saw the imposing orange plastic draped over the charming historic cottage. After some inquiries I determined that this was the delineation for a proposed change in the building. My house is a block away at 101 Neal Street so I am very concerned about the impending proposed changes in this heritage neighborhood. The overwhelming scale of the proposed new structure seems incongruent with the size and scale of the lot on which it is located. There are so many options available for new construction within the city it seems to defy logic and common sense to remodel the exterior of this quaint cottage.

The planning expertise of the City of Pleasanton is admirable and has given us an environment of which we can all be proud. Part of that planning has always considered the preservation of the historic areas of the community a priority. Our heritage is not only the physical heart of Pleasanton, but the emotional connection that distinguishes our community by establishing a strong sense of identity. The remaining historic homes are a rare treasure and serve as a living history lesson helping to make the past a meaningful part of our contemporary lives. The city's own website includes ". . .preserve our turn of the century flavor." It is with this in mind that I hope you will decide to preserve the existing historic cottage at 205 Neal Street without significant exterior modifications so it can continue to share its story of Pleasanton's heritage.

Thank you for your consideration of my concerns.

Sincerely,



C. C. Ostle

RECEIVED

SEP 21 2011

CITY OF PLEASANTON
PLANNING DIVISION

Natalie Amos

From: Maria Hoey
Sent: Thursday, September 29, 2011 4:28 PM
To: Natalie Amos,

PLANNING COMMISSIONERS

Subject: FW: 205 Neal Street

From: Joseph Hernan (josepher) [<mailto:josepher@cisco.com>]
Sent: Wednesday, September 28, 2011 12:36 AM
To: Maria Hoey
Subject: 205 Neal Street

Hello Ms. Hoey,

I am writing to provide comments to the proposed project at 205 Neal Street.

As a downtown resident, I have seen a number of proposed projects that seem inappropriate or out of place in our historic downtown neighborhood. Examples of this are the virtual teardown of the house at Pleasanton Ave and St. John Street, the proposed (scheduled?) teardown of the old bungalow on Stanley Blvd., and the proposed project to construct a monstrously large addition at 4546 Second Street (which staff had actually supported and which would have been built, if not for the effort of people in the neighborhood).

The common threads in all of these are their negative impact on our historic neighborhood; I feel that 205 Neal Street is heading down this same path.

I am not opposed to appropriate alterations/expansion historic homes, but I am opposed to tearing down one of our few historic homes and replacing it with a structure that is too large for its lot size. Having seen the story poles at 205 Neal Street, I feel that the size of the proposed structure is too large for its lot, and is large enough to negatively impact the immediate neighbors.

I know that the City of Pleasanton and Planning Staff are committed to preserving our historic character of our town. I am therefore encouraging you to work with the applicant to come up with a design that is more appropriately sized for its lot.

Sincerely,
Joseph Hernan

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Natalie Amos

From: Maria Hoey
Sent: Thursday, October 06, 2011 10:39 AM
To: Natalie Amos
Subject: FW: 205 Neal St.

From: Patty Donohue-Carey
Sent: Wednesday, October 05, 2011 9:52 PM
To: Maria Hoey
Subject: 205 Neal St.

Dear Ms. Hoey,

We are writing to express our opposition to the proposed size/scope of the proposed changes to the cottage at the above address for the following reasons:

1. The orange story poles outline a structure much too big for the size of the lot;
2. The existing cottage is part of the historic landscape of our old-town district of Pleasanton;
3. The proposed structure would impinge on the privacy and property values of surrounding homes (e.g. the two on the southeast corner/block of Neal and Second streets;
4. We can never replace the look, aesthetic and value of our existing old homes. Each time one is demolished for another structure, we lose some of our Pleasanton history.

Please help protect our downtown heritage by encouraging the preservation of our oldest homes.

Sincerely,
Robb and Patty Carey
Pleasanton, CA

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Natalie Amos

From: Maria Hoey
Sent: Monday, October 24, 2011 2:25 PM
To: PLANNING COMMISSIONERS
Cc: Natalie Amos
Subject: FW:

From:
Sent: Sunday, October 23, 2011 11:36 PM
To: Maria Hoey
Subject:

Planning Commissioners:

As co-owner of the home at 4524 Second Street, I am writing to express my concern over the proposed housing project at 205 Neal Street. I feel the structure will simply be too large for the lot both in an aesthetic and safety sense. I do not believe this will be a good fit with the surrounding neighborhood. It will be intrusive to its immediate neighbors, infringing on their privacy and ultimately negatively affecting the value of their property. I am opposed to this plan as presently constituted.

Sincerely,
Robert Albertini

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October 24, 2011

Ms. Natalie Amos
Associate Planner
Pleasanton Planning Department
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

**Re: Case Numbers P11-0709-Design Review
P11-0717-Variance on 205 Neal Street**

Dear Ms. Amos:

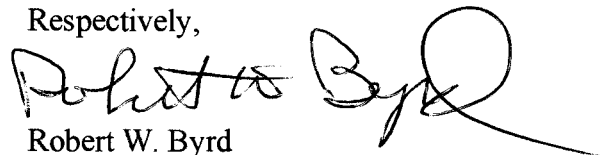
Character is downtown's most valuable asset, and character is what old buildings do best. I've said that before. However, historical preservation should never be of such importance that old buildings become a façade, a costume, a backdrop for staged events and new development.

Should downtown have a historical preservation plan, or some other way of accurately measuring the value of old buildings to the community? Yes! Should this building be included? I don't think so. Healthy and vibrant downtowns evolve and should reflect the life and time of its users. Some buildings should be repaired, others replaced.

What I find both puzzling and disheartening is why we're now throwing a hissy fit over the value to the community of this garage (sorry, carriage house) turned two (2) room rental when it was perfectly okay to level a "real" historical home that the City itself said offered "real" value to the community, so the new owner could build a 5,000 sq. ft. mini-mansion on top of the old buildings cold dead 115 year old history and character.

But now don't take my word for it, read the attached report prepared for the City by a paid expert and then try to figure out "why" for yourself? Regardless, my hope is that whatever process we use to value old buildings in the future will at least be consistent and fair. And, in all due respect, I believe the written realities reveal that right now that process is broken. Thank you.

Respectively,



Robert W. Byrd

205 Neal Street
Pleasanton, CA 94566

RECEIVED

OCT 24 2011

CITY OF PLEASANTON
PLANNING DIVISION



*St. John Street
House*

The five heritage neighborhoods identified on the Historic Resources List and Map include the following:

- The **St. Mary Street and St. John Street** neighborhood consists of many fine examples of period revival and cottage-style architecture and represents a strong collection of similarly scaled and styled homes. Its tree-lined streets, front-yard landscaping, and generous setbacks between buildings further add to its historic quality. Many of the Downtown's early merchants and civic leaders had homes located in this neighborhood.
- The **neighborhood on the south side of Stanley Boulevard** consists of modest vernacular residences. All of the homes back onto the Arroyo del Valle, thus giving the neighborhood a uniquely unified theme. Originally called Livermore Road, this street was sparsely developed until the early twentieth century due to its distance from the Downtown commercial area.
- The **First Street, Second Street, and Third Street** neighborhood presents a variety of architectural styles with homes been built over an 80-year time period. Many of the homes on First Street serve as fine examples of Victorian-style architecture. Homes located on Second and Third Streets vary from small cottages built by the Southern Pacific Railroad to more stately homes on the south end of Second Street built during the early 20th century.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

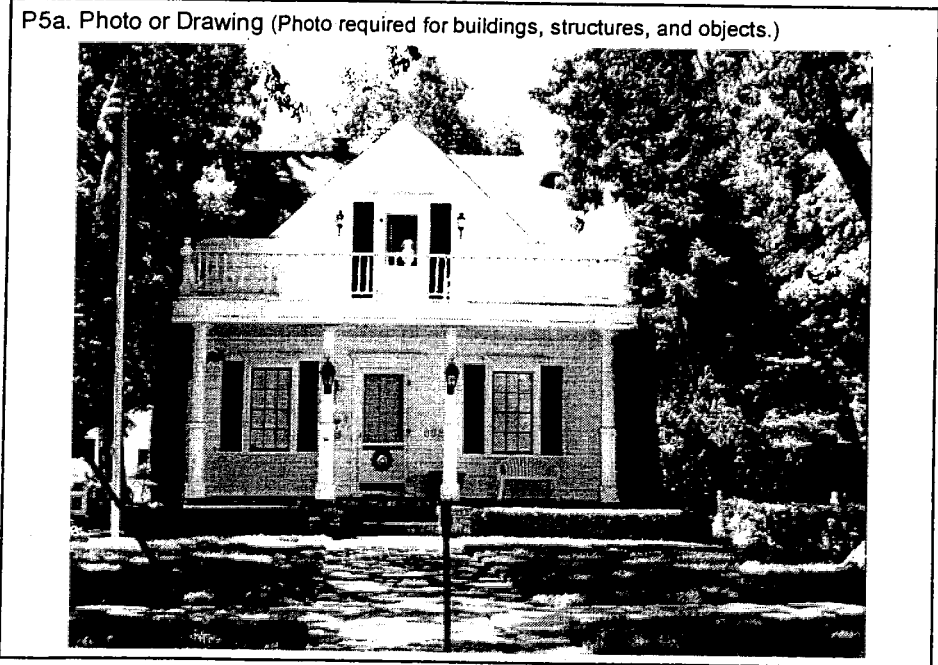
Page 1 of 3 Resource Name or #: (Assigned by recorder) 692 Saint John Street

P1. Other Identifier: 692 Saint John Street
P2. Location: Not for Publication Unrestricted a. County Alameda
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Livermore Date 1978 T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 692 Saint John Street City Pleasanton Zip 94566
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 094012000101

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Set amidst beautifully landscaped grounds, this residence is distinguished by a side-gabled roof with a prominent central cross gable. The first floor is symmetrical and is shaded by a façade-width porch supported by four freestanding, squared posts over squared piers; two lamps are mounted on the two central posts. A pair of windows flank the main entrance door. The front door is wood, paneled, and located behind a decorative screen and wood door with carved panels; the main door and screen door are framed by pilasters and topped by a molded entablature. The two windows flanking the doorway are multi-light sashes topped with applied lintels and framed by louvered shutters. A paneled entablature at the porch overhang, replacement material, separates the lower floor from the upper. The second floor façade consists of a central door located within the wall plane of the cross gable. The door is half-glazed, set in an enriched entablature and framed by full-length louvered shutters; two lamps have been mounted to the wall next to the shutters. The door opens onto a wide balcony enclosed by a balustrade of turned spindles. This house has rustic channeled, horizontal wood siding and is painted white with black trim. This one and a half-story house is set back from the street and is fronted by a landscaped yard with a flagpole and a straight brick path running from the sidewalk to the front porch, the floor of which is also comprised of brick.

P3b. Resource Attributes: HP2 - Single Family Property
P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View of principal elevation, dated summer 2002.

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

P7. Owner and Address:
Nancy T. Els nab
692 Saint John Street
Pleasanton, CA 94566

P8. Recorded by:
Katherine Petrin
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

P9. Date Recorded: 3/15/2003

P10. Survey Type (Describe)
Reconnaissance survey.

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
 None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

Resource Name or #: (Assigned by recorder) 692 Saint John Street

B1. Historic Name: 692 Saint John Street

B2. Common Name: 692 Saint John Street

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style Victorian with later Colonial Revival details

B6. Construction History: (Construction date, alterations, and date of alterations)

Built c. 1896, this one and a half story house was constructed of redwood with square nails. Alterations include the removal of the porch balustrade sometime after 1968, the installation of light fixtures on the two center columns supporting the porch overhang and flanking the upper level door within the cross gable, in addition to a paneled entablature at the porch overhang.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features:

The grounds and garden include plantings established by three generations of one family who were longtime owners, integrated with walks and fountains. Changes at the porch, the removal of the balustrade and addition of brick steps and brick flooring at the porch change the style and feeling of the house from a rural vernacular house with Victorian origins to a more Colonial Revival

B9a. Architect: unknown

b. Builder unknown

B10. Significance: Theme Residential Development

Area California

Period of Significance late 1800s

Property Type residence

Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Built c. 1896 for or by a "Mr. Turner", this residence became identified with the Elsnab family who occupied it for three generations. The residence is not only significant for its architecture but also for its association with locally prominent individuals who were born here. Purchased in 1917 by Morris Elsnab, the house was used by Ellen Elsnab, Pleasanton's first registered nurse and midwife for the delivery of babies. Some of Pleasanton's founding families gave birth here. Individuals born here include Herman Koopman, Lois White Macedo, Bill Hall, Allen Andersen, and Roy Moller, among others.

The house appears to be intact and is very well-maintained. The building retains a high level of integrity. Its location, workmanship, feeling, and association appear to be unchanged, and changes to the design and materials, such as the replacement material at the front porch do not significantly detract from the building's integrity. With regard to use, the building remains a residential building.

A fine example of residential architecture, this home represents the early development of Pleasanton during the latter half of the 1800s, recalling Pleasanton's agricultural heritage and continuing to contribute to its small town character and scale.

B11. Additional Resource Attributes: HP2 - Single Family Property

B12. References:

(See continuation sheet.)

B13. Remarks:

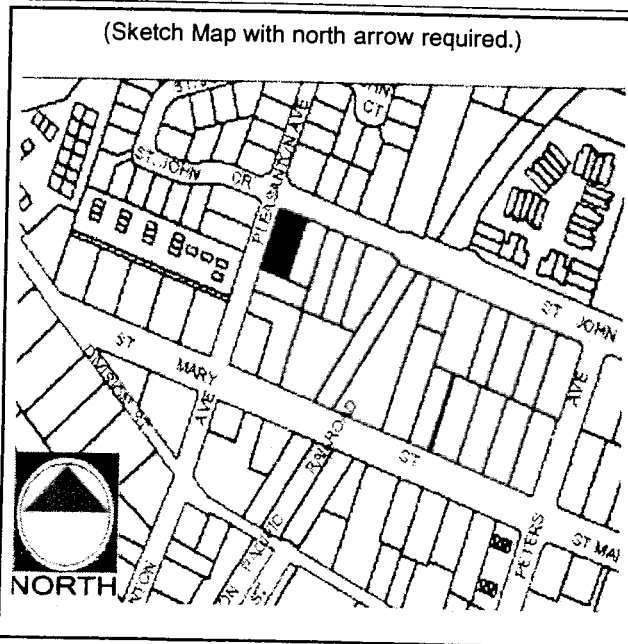
Katherine Petrin

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 3/15/2003

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) 692 Saint John Street

Recorded by Katherine Petrin

Arch. Resources Group

Date 3/15/2003

Continuation Update

B12. Reference continued:

Blumenson, John. *Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945* New York: W.W. Norton & Co., 1981.

Carley, Rachel. *Visual Dictionary of American Domestic Architecture* New York: Henry Holt & Co., 1994.

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Subj: **Proposal for 205 Neal St.**
 Date: 10/31/2011 10:32:18 A.M. Pacific Daylight Time
 From:
 To:
 CC: PLANNING COMMISSIONERS & STAFF

Brian & Natalie,

Brian, when we last met regarding the proposed Cunningham project at 205 Neal St. you expressed an interest in what the average FAR of our neighborhood is.

I researched this using data available on zillow.com. I looked at every house on 2nd St., 3rd St., Neal from 1st to 3rd., and E. Angela St. from 1st to 3rd. This is a total of 74 homes in the immediate neighborhood. The average FAR for these homes is 25.1.

The reason the massing and scale of the proposed home looks so overly large, and wrong, is that the "site" it would sit on, from retaining wall to property line, is 79.62 ft. deep and only 36 ft. wide. This is a square footage of only 2866 for a home with a square footage of 1844.

This gives it a "site FAR" of 64.3. Way out of scale and way too massive looking !

No lot in our entire neighborhood is as small as the site for the proposed Cunningham project and no home has anywhere near an FAR of 64.3.

The way the home would appear on the lot is a function of its FAR and this "site FAR" is what anyone driving, or walking by, would see. A massive new home on a tiny lot. Aesthetically it would not fit with the neighborhood, one of the most historic and distinctive in all of Pleasanton.

They would not see that the home was somehow averaged in with the historic Hall home sitting 4-6 feet higher on its lot and with extra area to the south & east on a separate site. The "technicality" supposedly allowing this project to be built would not be evident to anyone. It would just be a too big house on a too small lot.

The proposed home would be far out of scale with the existing homes in the neighborhood and their average FAR of 25.1.

This is why nearly everyone in our immediate neighborhood thinks that this home, as proposed, is far too large and out of scale with the neighborhood and they are in opposition to it as planned.

I will bring in the data I researched so you and the Planning staff will have a copy of it.

In addition to the above FAR data, the remaining three variances on the proposed project are very important. There is only room for one vehicle, curbside, in front of 205 Neal St. and this is on a slope (which is why residents often park on the flat place next to our property).

Monday, October 31, 2011 AOL: BrianBourg

The two variances ; having tandem parking, and one required off-street parking space in the front yard, means that the residents and their visitors will be parking on the street and spilling over to the curbside next to our home where we need to put our garbage and recycling cans. It will also add to the frequent parking on Neal St. which already includes Baptist Church members attending frequent meetings and services, Farmer's Market shoppers, Wheels buses, delivery trucks, Generations healthcare workers and visitors, Street and County Fair visitors as well as special event attendees, etc. This would make an already overcrowded street even worse and create even more difficulty for our own parking situation for ourselves and our visitors. Our Second St. parking in front of our house is often filled with Churchgoers, neighbors and their visitors and extra vehicles.

The third variance relating to the front yard setback, moves the house to 20 feet from the property line instead of the required 23 feet. This is a function of the house being too massive for its site. It is very much related to the FAR as referenced above. It is more proof that this project, as proposed, is simply too much house on a too small site.

Sitting closer to the street (with a porch even further forward) and nearer the sidewalk, would make the home appear different and out of place within its surrounding historic neighborhood. We further believe that this not only detracts from the neighborhood, it has a negative effect on our property value and, consequently, that of other historic homes in the neighborhood, especially the adjacent Hall home at 215 Neal St.

For these reasons we urge the Planning Staff to continue to oppose this project and that the Planning Commission and City Council oppose it should it come before their purview.

Brian & Christine Bourg
4512 Second St.
Pleasanton
846-9721

brianbourg@aol.com

SOURCE: ZILLOW.COM
 FAR_a AVERAGED TO NEAREST TENTH

	STREET & ADDRESS	HOME SIZE	LOT SIZE	F.A.R.	REMARKS
	2 ND ST.				
	4512	2417	6734	35.9	Bourg home
	4524	1675	6696	25.0	
	4546	1050	6600	15.9	
	4558	3275	11,888	27.5	
5	4582	2388	6,400	37.3	
	4614	1981	9,276	21.4	
	4636	1927	8,140	23.7	
	4698	3086	13,125	23.5	
	4699	1199	5,000	24.0	
10	4687	1736	4,500	38.6	
	4673	2212	5,250	42.1	
	4649	1036	5,000	20.1	
	4637	1135	5,000	22.7	
	4625	4793	10,000	47.9	Aimer's large home on 2 lots
15	4559	2647	8,924	29.7	corner 2 nd & 15 th 2 homes 19. lot
	4543	2584	5,300	48.8 *	Duplex 2 stor
	4467	1958	5,000	39.2	
	4453	1053	5,000	21.0	
	4443	1157	5,000	23.1	
20	4419	2620	10,000	26.2	Large ranch home
	4384	1366	7,500	18.2	
	4388	3134	11,250	27.9	
	4397	3158	12,000	26.3	Arendt house large Victorian
	4389	2178	5,500	39.6	
25	4383	1798	4,500	40.0	
	4377	2071	5,000	41.4	Large addition
	4371	1260	5,000	25.2	
	4363	1138	7,200	15.8	
	4355	1544	5,000	30.9	
30	4349	974	5,000	19.5	
	4341	1,326	5,000	26.5	
	4333	2,000	5,000	40.0	
	4329	1,194	5,000	23.9	
34	4319	2,032	5,000	40.6	

1009.4

SOURCE: Zillow.com

	STREET & ADDRESS	HOME SIZE	LOT SIZE	F.A.R.	REMARKS
	NEAL ST.				
	100	2301	6,808	33.8	The Green's home - corner Cynthia Ostle's 2 homes
	101	2903	7,000	41.5	
	113	1,116	5,300	21.1	
	119	2454	? NO DATA		
	{205}				
5	{215}	2260	9428	24.0	
6	303	2710	23,781	11.4	Krichbaum home corner 3rd & NEAL
	309	1749	16,878	10.4	Jean Jones Victorian
	3 RD ST.				
	4547	1775	12,000	14.8	
	4563	770	8,100	9.5*	
10	4611	1556	3,139	49.6	? Very small lots
	4625	1475	3,161	46.7	?
	4639	1050	10,875	9.7	
	4653	1331	8,813	15.1	
	4667	1322	6,563	20.1	
15	4681	1606	6,563	24.5	
	4664	1103	5,928	18.6	
	4636	1043	5,928	17.6	
	4552	1243	7,507	16.6	
	4650	1083	5,928		
	EAST ANGELA				
20	213	2400	6,000	40.0	
	219	2178	4,356	50.0	Rogers house w/ large rear addition
	315	2172	7168	30.3	
	3 RD 4636	1043	5928	17.6	
	2 ND 4664	1103	5928	18.6	
				1860.5	

74 homes

1860.5
74 homes

AVERAGE
F.A.R.
= 25.1

Natalie Amos

PLANNING

From:
Sent: Tuesday, April 05, 2011 2:00 PM
To: Maria Hoey; Natalie Amos
Subject: PREV-781, Cunningham Property

WORK SESSION
EMAILS /
LETTERS

Dear Planning Commissioners,

We object to the plans proposed by Mr. and Mrs. Cunningham to demolish the cottage at 205 Neal Street. We also object to placing an 1862 foot home on this very small area. We object to tandem parking, which leads to even more street parking. There are already two variances on this property, and to subject the neighborhood to even more unsuitable construction would be just WRONG.

Three neighbors have come to us, asking us to explain to them about these plans. Two comments have been, "We guess no one cares any more about this area", two have been, "What a shame", and another said, "What a mess!". We are also beginning to wonder; it feels like this neighborhood is constantly under seige. We have lived in our home at [redacted] for 36 years, and have never had a problem with a homeowner until the past few years. We are so sorry that this strife has occurred, but we must get serious about preserving Pleasanton's Historic District. Also, we are disturbed that Charles Huff, who labels himself as Pleasanton's historian, is involved with this plan.

Please drive over and take a look at this property. We find it amazing that a property owner and an architect would even propose this plan.

Sincerely,

Bonnie and Fred Krichbaum

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

Natalie Amos

From: Abrott, Arnie
Sent: Tuesday, April 05, 2011 12:27 PM
To: Natalie Amos
Cc: Abrott, Arnie
Subject: PREV-781

Hello Natalie,

I am one of the owners at _____ and am responding to the PREV-781 from the Cunninghams. I'll take a look at the documents when they are available later this week. We have a fence in common that needs to be replaced. Dave and I have talked about that so I'll be interested in what they plan to do with the fencing around the property when they build the new home. My main questions will be about the size and placement of the home, and what will be done with the existing landscaping (especially a large tree that is on the border of our properties). Will the plans be available for comment when the agenda is released? Otherwise, can I get any other information or plans from you via email?

Thank you,

Arnie Abrott

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Natalie Amos

From:
Sent: Wednesday, April 13, 2011 2:29 PM
To: Natalie Amos
Subject: Fwd: oppose the demolition of the historic cottage =

Hi Natalie,

This message was sent to me because these neighbors weren't successful in sending it to you via email.
Chris

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

From: Robb Carey
To:
Sent: Wed, Apr 13, 2011 10:17 am
Subject: oppose the demolition of the historic cottage =

Dear Natalie - I strongly oppose the demolition of the historic cottage at 205 Neal St. I can't imagine a two story house on that small lot. A 25 ft. high house, 5 ft. from the property line is out of scale. Please protect the congruity of the neighborhood. Let's not fill small lots with big houses.

Thank you for your consideration.

Robert and Patricia Carey

Pleasanton, Ca. 94566

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Natalie Amos

From: Ingrid Kramer
Sent: Wednesday, April 13, 2011 1:48 PM
To: Natalie Amos
Subject: Cottage demolition on Neal St.

Natalie.....I am a neighbor on Second St. and I oppose the proposed building of the 25 ft. structure on Neal St. I understand that four variances need to be obtained. Four variances - are you kidding? That should say something right there.....this type of house does not belong in that tiny little plot of land. I think a 25 ft. structure would be unsightly and just not fit in with the homes in the surrounding area.

I am unable to come to the meeting to night but I want it recorded that I am against such a large home to be built on the small plot.

Ingrid Kramer

Pleasanton, CA 94566

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Natalie Amos

From: Debbie Ayres
Sent: Wednesday, April 13, 2011 11:46 AM
To: Natalie Amos
Attachments: Neal Street Property Rebutal.docx

Hello, Natalie ~

Attaching a letter to be copied and shared with the planning staff & planning commission. I am unable to make the public hearing this evening. Thank you for sharing the letter with them.

Debbie

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Re: Two-story home proposed on Neal and Second Street

Date: April 11, 2011

From: Homeowner Debbie Ayres

The Victorian home looks lovely, but the postage sized lot is too small and the size of the home infringes upon the privacy of its neighbors. I recently bought an adjacent home on Second Street not knowing that already the home on another side of my property has expansion plans approved. These things will not only affect my privacy, but may impact my property value by being squished in the middle.

My property is a rectangular lot in the center of the block. If the Cunningham high rise is built, my yard will be surrounded by five different neighbors instead of four. Although I am currently surrounded by four neighbors, none look directly into my backyard & bedroom window.

The Cunningham plan positions a crows' nest deck on their second level that provides a birds' eye view of my backyard & bedroom. This is an invasion of my privacy. The two story building also blocks my view of the skyline (heritage trees and sky) that came with my recent purchase as a reminder of where I live.

I moved to Pleasanton 15 years ago, because of the five antique stores on Main Street. I loved the old houses surrounding downtown that added to its charm.

For 15 years, I only dreamed of living on Second Street with its historic homes and the wide tree lined street. I can't tell you how many times I walked, drove, or rode a bike down Second Street longing to rent (including the property in question) or purchase in the area.

Now that I live on Second Street, I see that I was not alone. I wake up Saturday mornings to sit near the window and watch "the parade" of people, bikes, strollers, and dogs passing by and looking. On Halloween as a new landlord, I turned off the lights after the first 350 trick-or-treaters.

Why do the people pass? Why the number of trick-or-treaters? Because this is "the most desirable street" and neighborhood in Pleasanton! It is unique.

66,000 people live in Pleasanton. Only a small number of people are fortunate enough to live in the downtown area. Even fewer have the privilege to reside in historic properties and in doing so, have taken on the *responsibility* to preserve their heritage, to tell the story...who were the people who settled the area? What did they do? The people are gone. But the homes they built live on to tell a story.

I am a northern California native. Yet I worked three years on the East Coast and north shore of Long Island. I lived near the village green where George Washington stood. I visited historic homes, some having been restored from old taverns or school houses. That is not to say that there was not any new construction. There was. But the people do not tear down historic homes, rather preserve and cherish them and the stories they tell.

I often thought, why does California have a different mindset? If something gets a little old or styles change, we tear it down & build something new.

I guess we do the same with the aged. In our society, when people get old, we put them in a rest home instead of caring for them in our own homes. Do other cultures follow the same practice? Or do they preserve their ancient buildings; so that, we can spend our vacation dollars touring ancient ruins and charming old towns of Europe? What is wrong with our thinking?

Are we so selfish today in our world of instant gratification to think only of ourselves and not about future generations to whom the story could be passed? There is a story about a carriage house next to the family home, a doctor's office behind his house, railroad housing. We won't be here to tell, but what we leave behind will.

"Everyone has always wanted to live on Second Street." Will they continue to feel this way if we allow its uniqueness to slowly fade away?

Debbie Ayres
Homeowner

Natalie Amos

From: Maria Hoey
Sent: Wednesday, April 13, 2011 10:45 AM
To:

Cc:
Subject: FW: Cunningham proposal Third Street

From: Peter MacDonald
Sent: Wednesday, April 13, 2011 9:59 AM
To: Maria Hoey
Cc:
Subject: Cunningham proposal Third Street

To: Planning Commission

Subject: Workshop on Cunningham proposal

I support the proposal of the Cunninghams to expand the converted garage on their property into a two story dwelling. This is the kind of revitalization investment that City policies encourage, and should encourage.

There seems to be some negative implication that variances are required to achieve redevelopment on this parcel. Variances are a tool to achieve better planning. Variances are particularly important in an area such as this downtown neighborhood where the development preceded the zoning, and most lots have unique conditions, like the lot in question. It is that uniqueness that makes this downtown neighborhood the most desirable neighborhood in Pleasanton.

PUD's were invented to allow flexibility from rigid unimaginative zoning layouts. In built out areas like downtown, the variance is the tool that provides the flexibility needed to allow better design on individual lots.

For example, new urbanism encourages street life and front yard orientation with porches and reduced setbacks. Pleasanton half steps its way toward that goal with the reduced setback for front porches. But then our Staff forgets the goal of street oriented design by questioning the creative approach of a second story balcony over the front yard porch. What better way to get "eyes on the street" which is the hallmark of new urbanism. Please keep your focus on good planning by accepting good design when it is more enlightened than the City's zoning ordinance.

Take care, Pete

Peter MacDonald
Law Office of Peter MacDonald
400 Main Street, Suite 210
Pleasanton, CA 94566
Phone: (925) 462-0191
Fax: (925) 462-0404

Natalie Amos

From:
Sent: Tuesday, April 12, 2011 4:48 PM
To: Natalie Amos
Subject: Cunningham project

Hi Natalie,

I won't be able to attend the meeting tomorrow night, but I wanted to offer my support for Dave and Fran Cunningham's project on Neal Street. I think it's important that we show our support for projects that will improve and beautify our downtown, and I feel strongly that this project will achieve that goal.

Thank you for your time,

Sylvia Desin

Alain Pinel Realtors

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

Natalie Amos

From: Betty Nostrand [mailto:betty@comcast.net]
Sent: Tuesday, April 12, 2011 11:00 AM
To: Natalie Amos; 'Betty Nostrand'
Subject: 205 Neal Project

We have reviewed the plans and read the Staff Report on the Cunningham proposal. Ideally, the existing house at 205 Neal Street would remain as is. It sits comfortably on the lot, at a scale that is pleasing to the eye. We empathize, however, with the Cunningham's desire for a larger home. If it is adjudicated that the building can be altered from its present format, we would suggest that "adding on" might be problematic. We have too many remodels of originally smaller homes in "Old Town" that retain the majority of the existing structure with a big box added on at the rear for square footage. They are quite unattractive, and are easily identified as remodels, with vague architectural style.

If the old house were essentially demolished, the new plans, in our opinion, would create so much mass with the variances required that the new home would be overwhelming and appear crammed on the site. The proposed separation between 215 Neal and subject at 8 feet, or even the required 10 feet, would create an unbalanced town house look. This narrow separation would also crowd 215 Neal, negatively impacting the stand alone grace of this stately manor. The built-in one car garage steals somewhat from the front elevation in terms of design, exacerbated by the front yard tandem parking. The site plan for many older homes in the general neighborhood includes a driveway along the side, with a garage in the rear.

We believe that variances are appropriate under certain conditions, but in this case they would facilitate what we are trying to prevent. We feel the provisions of the Downtown Specific Plan and City code should be followed as closely as possible. The size of the home should accordingly be reduced. It is simply too big for the site.

If the scope of the project becomes less intense and a little more architectural detail is offered, we believe 205 Neil Street could be a pleasant addition to the neighborhood.

Neil Nostrand

Pleasanton, CA 94566

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

Natalie Amos

From: Bruce Rodgers
Sent: Tuesday, April 12, 2011 11:15 AM
To: Natalie Amos
Subject: 205 Neal St.

It is my understanding that the size of the proposed new house is based on the total lot size, less the size of the existing larger house that is to remain. This may be within the letter of the law, but I do not feel that it is within the spirit of the law. The remaining house and the topography (a high cut and retaining wall) define the area available for the new house; to fit a structure of the legally allowed size into this area, the owner has to ask for a number of variances. I feel that the size of the new structure should be consistent with the land available for it and should not include land that is essentially unrelated to this structure. I also feel that the building ordinances are there for a purpose, and should not be overridden just because someone wants to build a bigger house. The land usage is already non-conforming, why complicate matters by making it conform even less?

Also, the new design would put the garage close enough to the street that no car could be parked in the driveway. Since this is to be a one-car garage anyway, I feel that the new driveway should be long enough to accommodate a full-size car for off-street parking.

Bruce Rodgers

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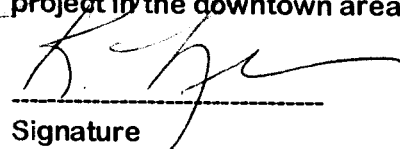
To: Natalie Amos
From: Dave & Fran Cunningham
Re: Proposed remodel of 205 Neal St. Pleasanton

Thank you for your time and effort in reading this letter and reviewing our attached plans to remodel 205 Neal St., in downtown Pleasanton. It is our intent to leave some walls of the existing structure and then build a home where the walls, windows, front door and garage door all reflect the historic details of significant historic structures within the downtown area.

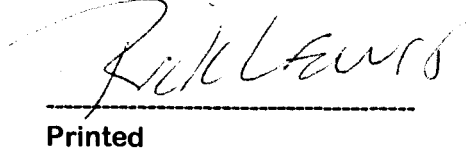
To accomplish this we have chosen Charles Huff as our architect because of his many years of experience of designing similar type homes in Pleasanton.

It is our full intent to match the exterior siding, windows and exterior features of the home at 215 Neal as close as we can so that the proposed infill residence meets the goals of the downtown design guidelines.

We fully support Fran and Dave Cunningham in their pursuit of creating a home that truly enhances Neal St. and their surrounding neighbors. We welcome seeing the completed project in the downtown area of Pleasanton.



Signature



Printed

Note: I will meet you at the lot if you wish. Thank You Dave Cunningham

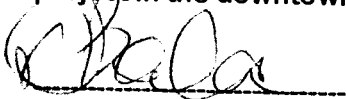
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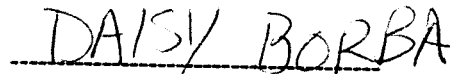
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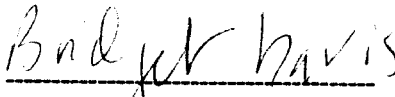
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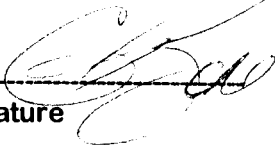
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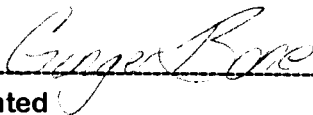
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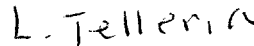
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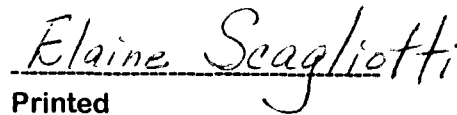
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Lara Wood
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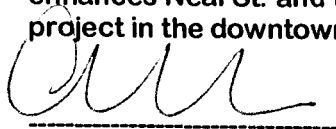
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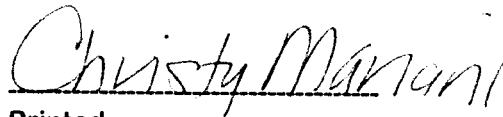
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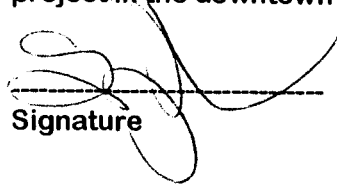
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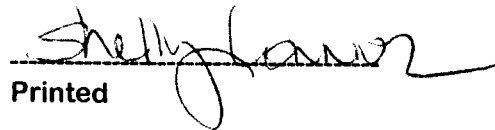
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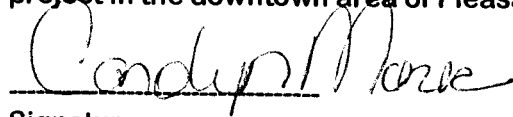
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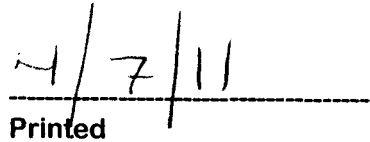
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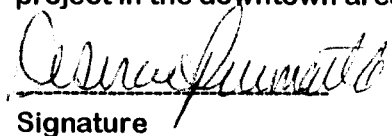
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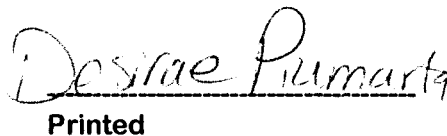
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Carl Boal

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Carl Boal

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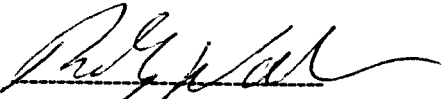
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4/7/11
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Valdis Jankalietis

Signature

Printed

*I signed
for Fran (2) had
mistake*

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Cell

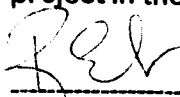
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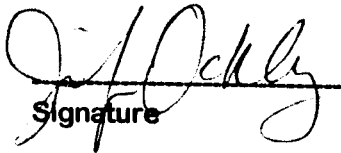
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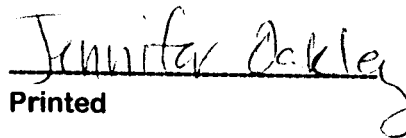
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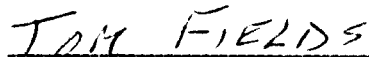
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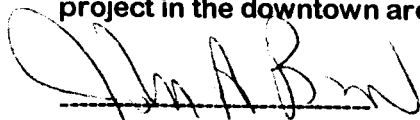
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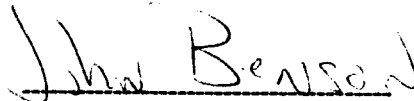
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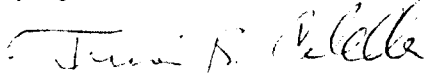
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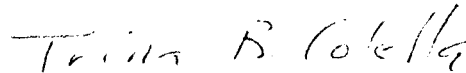
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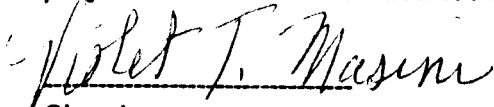
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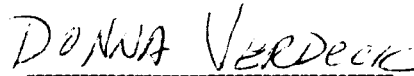
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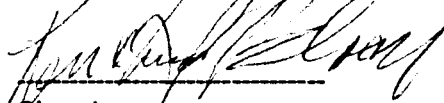
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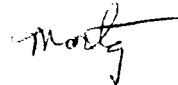
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RPM 

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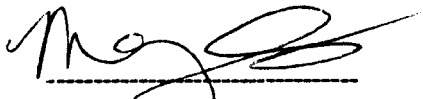
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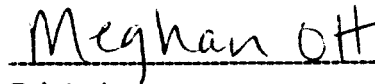
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Dave Cunningham

From: Robert Shapiro
Sent: Wednesday, April 06, 2011 12:06 PM
To:
Subject: Concurrence

Joyce Shapiro and Robert Shapiro support your proposed plan for your Neal street home

Sent from my iPad

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Signature

Printed

Brian Cullen

From: "Danielle Manyisha"
To:
Sent: Wednesday, April 06, 2011 11:35 AM
Attach: Scan_3.pdf
Subject: Proposed remodel of 205 Neal

Hi fellow agents, I have included the front and rear elevations of our proposed project for your review along with a letter below for signature if you support this proposal. I think it is extremely important that real estate agents are involved in this process. It is my firm belief that downtown Pleasanton is a jewel that all families treasure not just the ones that live or work downtown and we all should be involved in proposals like this.

To all:
If you agree please either print out and sign or email you concurrence back to me (Dave Cunningham)
Thank you for taking your time regarding my project.

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M7836A7DA2C431...
Brian Cullen
Digitally signed by Brian Cullen

Signature

4/6/2011

Printed

Dave Cunningham

From: Sherrill Cody
Sent: Wednesday, April 06, 2011 12:43 PM
To:
Subject: Neal Street



A horizontal banner for Sherrill Cody Real Estate. On the left is a black and white portrait of Sherrill Cody. The background features a scenic landscape with a large, multi-story house on a hillside overlooking a valley. The text 'Sherrill Cody' is written in a large, elegant script font across the middle. Below the name, it says 'REALTOR, A.S.P., G.N.E., c.Pro., S.R.E.S.' and 'The # 01480559'. At the top right of the banner, the phone number '925.321.3296' is displayed. At the bottom right, the website 'www.HomesBySherrillCody.com' is listed.

To: Natalie Amos
From: Dave & Fran Cunningham
Re: Proposed remodel of 205 Neal St. Pleasanton

Thank you for your time and effort in reading this letter and reviewing our attached plans to remodel 205 Neal St., in downtown Pleasanton. It is our intent to leave some walls of the existing structure and then build a home where the walls, windows, front door and garage door all reflect the historic details of significant historic structures within the downtown area.

To accomplish this we have chosen Charles Huff as our architect because of his many years of experience of designing similar type homes in Pleasanton.

It is our full intent to match the exterior siding, windows and exterior features of the home at 215 Neal as close as we can so that the proposed infill residence meets the goals of the downtown design guidelines.

We fully support Fran and Dave Cunningham in their pursuit of creating a home that truly enhances Neal St. and their surrounding neighbors. We welcome seeing the completed project in the downtown area of Pleasanton.

Sherrill Cody

Signature

Printed

Sincerely,
Sherrill

Sherrill
KELLER WILLIAMS.
Real Estate

5994 W. Las Positas Blvd. #101 • Pleasanton CA 94588
2500 First Street • Livermore, CA 94550
Fax# 925.315.8470

Donna Zarrillo

From: _____ of Danielle Manyisha
Sent: Wednesday, April 06, 2011 11:36 AM
To:
Subject: Proposed remodel of 205 Neal
Attachments: Scan_3.pdf

Hi fellow agents, I have included the front and rear elevations of our proposed project for your review along with a letter below for signature if you support this proposal. I think it is extremely important that real estate agents are involved in this process. It is my firm belief that downtown Pleasanton is a jewel that all families treasure not just the ones that live or work downtown and we all should be involved in proposals like this.

To all:

If you agree please either print out and sign or email you concurrence back to me (Dave Cunningham) ☺

Thank you for taking your time regarding my project.

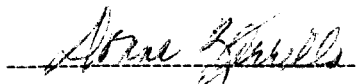
To: Natalie Amos
From: Dave & Fran Cunningham
Re: Proposed remodel of 205 Neal St. Pleasanton

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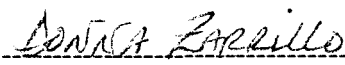
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We fully support Fran and Dave Cunningham in their pursuit of creating a home that truly enhances Neal St. and their surrounding neighbors. We welcome seeing the completed project in the downtown area of Pleasanton.



Signature 4-6-2011



Printed

Dave Cunningham

From: Brett Junell
Sent: Wednesday, April 06, 2011 8:00 PM
To: 'Dave Cunningham'
Subject: FW: Proposed remodel of 205 Neal
Attachments: Scan_3.pdf

I fully support this proposed project.

Brett Junell
Pleasanton Resident.

To: Natalie Amos
From: Dave & Fran Cunningham
Re: Proposed remodel of 205 Neal St. Pleasanton

Thank you for your time and effort in reading this letter and reviewing our attached plans to remodel 205 Neal St., in downtown Pleasanton. It is our intent to leave some walls of the existing structure and then build a home where the walls, windows, front door and garage door all reflect the historic details of significant historic structures within the downtown area.

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We fully support Fran and Dave Cunningham in their pursuit of creating a home that truly enhances Neal St. and their surrounding neighbors. We welcome seeing the completed project in the downtown area of Pleasanton.

Signature

Printed

Dave Cunningham

From: Annette E. (Lawson) Khaliq
Sent: Wednesday, April 06, 2011 8:33 PM
To:
Subject: 205 Neal

Hi Dave,

I totally agree with you moving forward with your 205 Neal Project & keeping downtown Pleasanton unique the way we love it!

Thank you,

Annette E. (Lawson) Khaliq
Keller Williams Tri-Valley Realty
(925) 628-0280

Annette.Khaliq@KWI.com



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PHA Pleasanton Heritage Association



Heritage Residence Photos Used with Permission

August 27, 2010

To: Natalie Amos

From: Linda Garbarino, PHA President

Re: Proposed Demolition/New Construction at 205 Neal St.

PHA still has many concerns about this proposal and agrees with the staff response. The Downtown Specific Plan (DTSP) speaks to many policies not consistent with the current proposal.

PHA is opposed to the demolition of **any** more vintage homes in the DTSP area. The different architectural styles and varying sizes of homes downtown, of which this existing turn of the century cottage is a good example, add character to the Downtown Historic District. Many, such as this one, also provide low-income rental housing. All older homes make this area special, not just the larger Victorians and bungalows. **Retaining one or two walls, as is proposed in the plan, does not preserve the existing structure. . We recommend that an historic evaluation be conducted for the dwelling before the plans are developed any further.**

A two-story, 1753 sq. ft. house is too large for the smaller portion of the lot. A two-story (25 foot high) dwelling would create too much mass and bulk for a home so close to neighboring structures— creating a look that is inconsistent with the neighborhood. The DTSP states on p.67 that **“New building design, including the design of replacement buildings for buildings older than 50 years which are approved for demolition, should draw upon ...details of height, floor area, bulk, massing, and setbacks... and should not represent a significant departure from the existing neighborhood character.”** The proposed new structure **would** represent a significant departure from the neighborhood character as it does not match the style, massing or detailing of homes found in our Historic District.

PHA also agrees with the staff report that all due diligence be followed regarding preservation of the heritage trees on the subject lot and all adjacent lots.

PHA opposes this plan as proposed.

The Pleasanton Heritage Association is a citizen's advisory group to the city. The final authority for the approval of any proposed structure rests, solely, with the city of Pleasanton.



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Heritage Residence Photos Used with Permission

July 14, 2010

To: Natalie Amos
From: Bonnie Krichbaum, PHA President
Re: Proposed Demolition/New Construction at 205 Neal St.

PHA has many concerns about this proposal and agrees with the staff response. The Downtown Specific Plan (DTSP) speaks to many policies concerning the Pleasanton Historic District. The current plan for 205 Neal St. is not consistent with these policies.

PHA is opposed to the demolition of homes in the Pleasanton Historic District. The different architectural styles and varying sizes of homes downtown, of which this existing turn of the century cottage is a good example, add character to the Historic residential area. Many, such as this one, also provide low-income rental housing.

PHA agrees with the staff report regarding setbacks, separation from existing structures and preservation of heritage trees on the subject lot and all adjacent lots.

A two story, 1753 sq. ft. house is too large for the smaller portion of the lot. A two story dwelling would create too much mass and bulk. This is one lot, in an R-6500 neighborhood, even though it has two addresses. There is another 1700+ square foot house on this property already, which was granted a variance in June, 2008, to allow an 80 foot backyard, where a 100 foot minimum is required. This seems to indicate that this lot actually doesn't even have adequate space for the dwellings that are there now. The DTSP states on p.67 that "New building design, including the design of replacement buildings for buildings older than 50 years which are approved for demolition, should draw upon ...details of height, floor area, bulk, massing, and setbacks... and should not represent a significant departure from the existing neighborhood character."

PHA opposes this plan as proposed.

Sincerely,
Bonnie Krichbaum
Bonnie Krichbaum
President, PHA

RECEIVED

JUL 19 2010

CITY OF PLEASANTON
PLANNING DIVISION



**P. O. Box 1304
Pleasanton, CA 94566**

**Linda Garbarino
President**

**Bonnie Krichbaum
Vice President**

**Fred Krichbaum
Secretary/Treasurer**

**Brian Bourg
Recording Secretary**

Board of Directors:

Christine Bourg

Kathleen Dlugosh

Art Dunkley

George Garbarino

John Ribovich

Shelley Twarowski

Advisory Board:

Finley Boag

John Dlugosh

**PHA is a 501(c)(3)
Public Charity and dues
are tax deductible.**

RECEIVED

NOV 03 2011

CITY OF PLEASANTON
PLANNING DIVISION

To: Planning Commission
From: Linda Garbarino, President
Pleasanton Heritage Association
Re: Proposed Project at 205 Neal Street
November 3, 2011

The Pleasanton Heritage Association is opposed to the demolition of the cottage at 205 Neal Street. All but one short wall on the side of the current cottage will be demolished.

The story poles were erected to show all of us what we feared: the proposed structure looks too big because it is too big. The attempt to justify the Floor Area Ratio, (FAR), does not diminish the massing of the proposed structure.

In the process of reviewing the latest plan for the new home proposed for 205 Neal Street, several issues become evident:

- Three variances are still needed. Two of these variances address the need to allow tandem parking due to a clear lack of property width, and another that will allow the positioning of vehicles one in front of the other too far forward in the very narrow driveway instead of garaging them or minimizing what will be an intrusive view from the street.

- The third variance is needed to move the proposed house forward on the lot to "buy" as much room as possible. This would allow a setback that does not match that of homes in that historic neighborhood and further accentuating the oversized plan.

-over

This project begins what some would call “erasing” or the diminishment of historic neighborhoods replacing them with oversized new structures that, try as they may, do not add to the historic look of the neighborhood. This process begins with the most vulnerable cottages that add charm and are part of the fabric of that historic neighborhood. Our historic inventory is limited. Allowing demolition of this cottage, losing its quaint look, begins the erasing of one of the Hall family’s historical structures that is part of their compound.

This project, if approved, would begin a process of moving backwards for the city planners who have protected existing historic structures within our historic neighborhoods.

Please rethink this trade-off and know that your vote to approve this project will indeed set a precedent that violates your existing historic guidelines that do not recommend demolition of historic homes.