

Exhibit A
Draft Conditions of Approval
Case PADR-2090; First and second floor additions
6114 Homer Court

1. Except as modified by these conditions, the additions shall conform substantially to the elevations, site plans and other materials, marked Exhibit B, dated "Received June 8, 2010," on file at the Planning Division. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
2. The colors and materials of the additions shall match those of the existing structure.
3. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, et cetera, shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.
4. All appropriate City permits shall be obtained prior to the construction of the additions.
5. The plans submitted to the Building Division for building permit plan check shall show the following modifications to the two second story bathroom windows on the rear elevation:
 - (1) the windows shall be a smaller size and shall be wider than they are taller (approximately 12 to 14 inches tall by approximately 24 to 36 inches wide), and be horizontal slider windows; and
 - (2) the bottom of these windows shall be a minimum of 5.5-feet (6-feet if found to be feasible upon completion of construction drawings) above the finished floor.

6. The plans submitted to the Building Division for building permit plan check shall show the following modification to the second story bedroom window on the rear elevation: the window shall be reduced in size to the maximum extent feasible without compromising compliance with egress requirements or other applicable requirements stipulated by the Building Division.

7. Within 45-days of the effective date of an approval for Case PADR-2090, the applicant shall plant landscape screening in the rear yard of the subject property with the objective of addressing privacy and visual concerns from rear neighbors. The plans submitted to the Building Division for building permit plan check shall be modified to show said landscape screening. The applicant shall maintain all landscape screening in good condition so as to present a healthy and orderly appearance and shall immediately replace any landscape screening materials that become dilapidated or cease to provide screening. The applicant shall select either *Podocarpus gracilior* (Fern Pine) or *Cupressus sempervirens 'Stricta'* (Italian Cypress), a combination of these two landscaping materials, or other species subject to the review and approval by the Director of Community Development. Alternative species shall be evergreen, fast-growing, and have minimal leaf and fruit litter. The Director of Community Development shall consult with the City Landscape Architect or other resources as necessary to determine the appropriateness of the proposed alternative screening materials. The selected screening shall meet the height and spread objectives as listed below:

	SIZE	LOCATION	HEIGHT AND SPREAD AT MATURITY
<i>Podocarpus gracilior</i> (Fern Pine)	Minimum 24-inch box specimen size	Three locations approximately as shown on project plans	20-foot minimum height; approximately 15-foot canopy spread of each tree
<i>Cupressus sempervirens 'Stricta'</i> (Italian Cypress)	Minimum 15-gallon container	Every 5-feet on-center spacing along the rear property line in between existing landscaping	20-foot minimum height; planted to create a solid screen

8. The applicants may install a roof over the front entry-door/porch. If the applicants decide to install the roof, it shall be submitted in conjunction with the plans submitted for issuance of building permits for the addition and shall be subject to the review and approval of the Director of Community Development prior to issuance of building permits for the project.
9. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for 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.
10. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

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CITY OF PLEASANTON
PLANNING DIVISION

July 15, 2010

To Whom It May Concern:

This letter is written in support of appealing Application PADR-2090 to construct an approximately 80 square foot single story addition to the front and an approximately 1118 square foot second story addition at the existing residence located at 6114 Homer Court.

What follows is a general synopsis of our objections to this project.

In the Val Vista development, there are approximately 939 homes. Only 12 of those homes have added some form of a second story. Those 12 addresses are listed below along with their total square footage data:

<u>Address</u>	<u>Sq. Footage</u>
6363 Shorewood Court	1378
4021 Alta Court	1926
3972 Alma Court	2261
4229 Echo Court	2272
4040 Crest Court	2274
6275 Roslin Court	2279
3910 Kern Court	2311
6304 Singletree Way	2316
6390 Suddard Court	2400
6788 Melody Court	2404
6895 Heath Court	2445
6789 Taffy Court	2664
6114 Homer Court	2687 (with proposed addition)

The proposed addition at 6114 Homer Court would make it the largest square footage two story home in the entire Val Vista development. It would also be the only home in the entire development to add a second story which was not limited in scope to only one side of the home. In other words, every other second story addition has been to one side (right or left) only and most are located more to the front or

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back of the home specifically. Applicant is proposing a second story addition which extends entirely from the left side of the home to the right side of the home.

From a factual perspective, what makes this situation unique and problematic, is the proximity of the applicant's home to its two rear neighbors, as well as the fact that the Eastern side next door neighbor's living room and kitchen views would be directly impacted by applicant's second story addition.

The applicant's home sits at the end of a court (Homer Court) and backs up to two other homes which also sit at the end of a parallel court (Robin Court). Because of the original developer's need to make the home layouts work in these awkward, end-of-the-court, lot configurations, the applicant's home was set back significantly. In fact, the applicant's home sits back to such a degree that the actual structure is less than 10 feet from the two rear neighbor's fences. This creates a situation where a second story addition would be much more impacting than usual on both the privacy, sunlight, and sky views of both rear neighbors. There is no other two story home in the Val Vista development which was "revised" under similarly impacting (to all surrounding neighbor) circumstances.

The Eastern side next door neighbor's (the Perry's) living room (front of the home view) looks out directly at the applicant's proposed second story addition. Moreover, because of the layout of the Eastern side neighbor's home, their kitchen view, which is located just around the corner from their living room, would also be directly impacted by the applicant's proposed second story addition. (Please see the Perry's objecting letter as to the impact the applicant's second story addition would have on their daily lives.)

One of the distinctive features of our Val Vista neighborhood is its quaint, simple, and relatively old fashioned nature. This development was designed to be one of single story homes on reasonable size lots. It was not designed to resemble so many newer home developments which, to leverage the decreasing availability of land, are building their homes higher and closer together. We do not want to see the "style" of our neighborhood compromised in this fashion. Nor do we want to see our own lifestyles in the homes we have been living in for 41, 15, and 5 years respectively dramatically altered when there is simply nothing we can do about it.

The Hoehnes are retired and the Persins will be retiring in the next five years. Our families have spent considerable time and money upgrading both the interiors and exteriors of our homes. We intend to live the remainder of our lives in our wonderful Pleasanton homes and we would like to continue to enjoy the privacy and outdoor views we have come to expect and which provide such a wonderful quality of life for us and our families. In this instance, we do not have the option of going back in time and recreating our homes and our lives. (Please see the Hoehne's objecting letter as to the impact the applicant's second story addition would have on their daily lives.)

We realize the City tries not to get involved in disagreements regarding property valuations as this is generally a subjective area. Nevertheless, every real estate agent we have spoken to has told us there is a strong chance the appraised values of our homes would be reduced. Again, this is because of the proximity of our property lines to the applicant's home structure and the increased impact the applicant's proposed second story addition would have in this unique configuration situation.

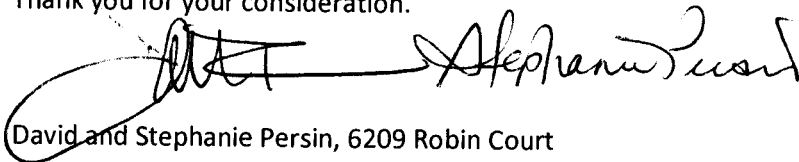
All three adjacent objecting neighbors (the Hoehnes, the Persins, and the Perrys) are asking the City to consider the totality of the circumstances in this unique (location) situation and not allow the applicant's to build a second story addition. If the applicant's need this much additional living space, they are better suited to move to a neighborhood of two story homes where the result of their decisions is not as impacting on both the neighborhood and our families. There are certainly two story surrounding neighborhoods which would allow the applicant's to maintain their children's status in the same elementary school.

In the alternative, if the City decides to allow the applicant's to build a second story addition, we are asking the City to limit that addition to the front Western quadrant of the home where its impact will be minimized to all three objecting neighbors. The Western side next door neighbor has stated that because she spends so little time at her home she does not object to the applicant's building of a second story addition. This alternative solution would result in a compromise solution for all 5 parties involved.

In the end, we are requesting the City please not simply "rubber stamp" the applicant's proposed project simply because other two story homes have been allowed in Val Vista and because the applicant's proposed plans conform to City planning requirements.

Rather, we are asking the City to evaluate the unique circumstances of this specific location and the objections of, and direct impacts to, the adjacent neighbors. We are hopeful the City can minimize the impact to us and help us find a better solution for all involved.

Thank you for your consideration.



David and Stephanie Persin, 6209 Robin Court

Hans and Roxy Hoehne, 6217 Robin Court

Joe and Tinamarie Perry, 6104 Homer Court

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PLANNING DIVISION
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To Whom It May Concern,

We are writing this letter in response to the recent approval on the second story addition at 6114 Homer Court. We live directly next door at 6104 Homer Court. Prior to this we had heard about the planning of this project off and on by the Lopez' but did not know they were formally moving forward until a week or so before the hearing as we did not look at the card sent out by the city for quite some time. It really did not come to our attention until Mrs. Persin came to our door to make sure we received the card and to explain her concerns and issues which clearly concerned us as some of them would be impacting us as well. From the beginning privacy was a 100% concern as the close proximity of our two homes would mean the privacy of one half of our back yard would be jeopardized. Although property value can be a subjective area, it is a definite concern of ours. We did go to speak to the Lopez' regarding our concerns a few days before the hearing. They explained to us that there would be no windows on the side of the house unless it became a problem with the back two neighbors. We let them know we would be getting in touch with our realtor regarding our concerns on property values. Unfortunately our realtor did not come out to our house until the day before the hearing to give us her professional evaluation. After walking the perimeter of our home and measuring the distances between the two homes it was clear to her that the value of our home would definitely go down not up. The most significant issue being the obstructed view and overbearing shadow the new structure would cast from the main front window of our home. Because our two homes are on the turn of the culdesac the distance between the two front room walls is approximately 20 feet. As it stands now when we look out our front window on the left all we see is the side of their home but at least there is open airspace and natural sunlight. With the new structure we will no longer have that. This is the MAIN front window of our home as we only have two. This is the focal point of our home. Apparently there were some comments in the last meeting that we do not use this living room which I would like to clarify is 100% untrue. This room is one of the main reasons we bought our home as we both grew up in small homes where children had to share bedrooms and did not have *both* a family room and a living room. This is the room we use to entertain our family and friends and I use to meet with clients as I also work from home. Regardless it is not out of line to want natural sunlight and an unobstructed view out of the MAIN front window of our home. *This is how I bought it.* In addition when driving up to our home it will appear as a tucked backed home once again taking away from its curb appeal. Since we did not receive this information from our realtor until the night before the hearing and I was unable to attend as planned due to childcare issues, my husband and I both made separate calls to Shweta Bonn the morning of the hearing regarding our concerns.

Since then we have found that there are over 900 homes in the Val Vista neighborhood and out of the 900+ homes there are only (12) two story homes and that *most* of those homes are built over the garage. Only (3) are at the end of a culdesac. And out of the (3) NONE of them are in the location of the Lopez home where it would be impacting the neighboring homes.

We would like to add that this has been a difficult decision to speak up and express our concerns since we do live next door and do not want to appear the "bad neighbors" of the neighborhood but since the hearing we have spoken to several of our neighbors and while it may not affect most of them personally , each one of them let us know that if they were in our location they would speak up. We do hope that this situation can be resolved in a manner that can accommodate all parties involved.

Sincerely,


Joe and Tina Marie Perry

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CITY OF PLEASANTON
PLANNING DIVISION
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FEB 15 2010

CITY OF PLEASANTON
PLANNING DIVISION

TO WHOM IT MAY CONCERN,

WE ARE WRITING THIS LETTER IN REGARD TO A PROPOSED RESIDENTIAL SECOND STORY ADDITION AT 6114 HOMER COURT. IT HAS BEEN BROUGHT TO OUR ATTENTION THAT A PERMIT HAS BEEN GRANTED BY THE CITY OF PLEASANTON. THIS PERMISSION WAS DECIDED UPON WITHOUT ANY CONSIDERATION OF THOSE IT WOULD AFFECT. AS SUCH, THERE IS GREAT CONCERN TO ACKNOWLEDGE AND ADDRESS THE ISSUES ASSOCIATED WITH THIS DECISION.

THE PROPERTY LINE OF SAID ADDRESS AND OUR HOME AT 6217 ROBIN COURT IS SHARE VIA FENCE LINES IN EACH OF OUR BACKYARDS. THE SECOND STORY ADDITION AT 6114 HOMER COURT WOULD, WITHOUT DOUBT, BE BOTH INTRUSIVE AND OBSTRUCTIVE.

IN ADDITION, WITH PROPERTY VALUES STILL IN DECLINE, WE COULD ILL AFFORD A FURTHER REDUCTION IN VALUE DUE TO AN UNSIGHTLY SECOND STORY ADDITION IN A SINGLE STORY TRACT COMMUNITY.

OBSTRUCTION OF SKYLINE AND TREELINE VIEWS, INTRUSIVE VIEWS INTO THE PRIVACY OF OUR BACKYARD PROPERTY, AND A PERCEIVED DECLINE IN PROPERTY VALUE WILL SIGNIFICANTLY AND PERMANENTLY DAMAGE ANY POSITIVE NEIGHBORLY RELATIONS ASSOCIATED WITH PROPERTY-LINE SHARERS.

WHILE THERE MAY BE MINIMAL FINANCIAL GAIN TO THE CITY FOR GRANTING THE BUILDING PERMIT, THE OVERALL COST TO THOSE AFFECTED WILL BE FAR MORE SUBSTANTIAL. WE SEE NO LOGICAL OR SUCCESSFUL SOLUTION

TO MITIGATE THE ISSUES AND CONCERNS WE FACE AS HOMEOWNERS OTHER THAN TO REVOKE THE BUILDING PERMIT.

MY WIFE AND I HAVE RESIDED IN OUR HOME AT 6217 ROBIN COURT SINCE IT WAS BUILT IN 1970. WE HAVE RAISED OUR 5 CHILDREN AND ENJOY ACCOMODATING OUR 12 GRANDCHILDREN IN OUR HOME. FOR MY WIFE AND I, OUR IMMEDIATE FAMILY, OUR FRIENDS AND NEIGHBORS, MOVING IS NOT AN OPTION.

FOR THE HOMEOWNERS AT 6114 HOMER COURT AND CITY OFFICIALS, ALL CAN REST ASSURE THAT THE DECISION TO GRANT PERMISSION FOR TWO STORY BUILDING WILL BE MET WITH OPPOSITION AND FOUGHT LONG AFTER THE FINAL NAIL IS PLACED. WE INVITE AND ENCOURAGE ALL DECISION MAKERS TO VISIT OUR HOME, ASSESS OUR CONCERNS, AND PLACE THEM IN OUR PREDICAMENT TO BETTER UNDERSTAND THE SHORT AND LONG TERM RAMIFICATIONS ASSOCIATED WITH THIS LETTER.

WE EMPHATICALLY ASK THAT YOU RECONSIDER NOW THE DECISION TO GRANT PERMIT TO BUILD. THANK YOU FOR YOUR TIME AND CONSIDERATION.

SINCERELY,
Hans Hoehne
Roxana Hoehne

HANS HOEHNE
ROXANA HOEHNE

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10/1/2021
PLANNING DEPARTMENT
PAP-146

6114 Homer Court
Pleasanton, CA 94588

July 12, 2010

Planning Division
200 Old Bernal Avenue
Pleasanton, CA 94566

Dear Steve Otto,

We wanted to take this opportunity to thank you for your time during the Zoning Administrator Hearing for listening to Case PADR 2090, an application for a first and second floor addition to our home at 6114 Homer Court. We did attempt, prior to the hearing, to address our rear neighbors concerns and issues, but unfortunately they were not willing to discuss their opposition with us directly. We were pleased to see that you and your staff were able to apply the zoning regulations and recommend appropriate conditions/recommendations that would minimize any impact to our neighbors and our home proposal.

During the meeting there was a comment from one of our rear neighbors about making enemies, which made us feel a little uneasy. Our main goal is to increase the size of our home to address our work and family needs, not to have our neighbors act hostile towards us. We wanted to let you know that after we came home from the hearing we heard loud Hispanic music blaring from our rear neighbor's back yard for about an hour and a half. In the twelve years we have resided here we have never heard any loud music coming from their back yard. We have concerns that our rear neighbors' actions could be racially motivated and have concerns there may be some racial prejudices towards this project.

Thank you again for your professionalism during the meeting and making a well thought out decision with recommendations.

Best Regards,



Rodney and Trina Lopez

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JUL 14 2010

CITY OF PLEASANTON
PLANNING DIVISION

From: Shweta Bonn
Sent: Monday, July 12, 2010 8:01 AM
To: terry young
Subject: RE: Support for Lopez Family Addition: 6114 Homer Court

Hi Terry,

Thank you for your email. The subject project (PADR-2090) was heard at a Zoning Administrator hearing on June 30, 2010. The project was approved subject to conditions of approval and subject to an appeal period that ends at 5:30 pm on Thursday, July 15, 2010.

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

From: terry young
Sent: Sunday, July 11, 2010 7:05 PM
To: Shweta Bonn
Cc: terry young
Subject: Support for Lopez Family Addition: 6114 Homer Court

To Whom it May Concern:

I am writing to support the Lopez plan for a home addition at 6114 Homer Court.

I have carefully considered the opinions of my neighbors, including reading the letter drafted by the Persins and the Hoehne's, and driving around to see other two-story homes in the Val Vista area. With all due respect to their concerns, I would like to offer an alternative perspective on the issues presented.

Privacy. I am satisfied that my privacy into my backyard and pool area will be sufficiently protected with the trees and window placement in the Lopez plans.

While I understand that there is a bedroom window that could see into my pool area or bedroom– the opposite is also true. If they can see me, I can also see them. I would have clearer visibility into their

bedroom window (as I am looking up from my pool) than I currently have now – if that's what I wanted to do. I guess I have to believe that the Lopez's also want to protect their own privacy and that mutual self interest will keep things in balance. I have also talked to a good friend who has a one-story house with a pool and two, two-story houses next to her - one behind her and one to the side. Privacy has not been an issue for her. As my friend said, "I have good neighbors".

Nature of the Neighborhood. The addition of the second story will probably impact the nature of the neighborhood, but I see any changes as being positive and consistent with other home improvements that other neighbors have made and with the general lifestyle trends in Pleasanton.

I think the nature of the neighborhood is defined more by the people that live there than the style of the house. I have a neighborhood where children play in my front yard, neighbors get together for block parties, and people offer to help when there is a medical crisis. That's the nature I want to protect. Families today, often with two working parents, have the desire and means for more space or other upgrades to their homes. All of my neighbors, including myself, have made major investments in home improvements. Myself and at least two of my other neighbors work from home, to try to balance work/home responsibilities, reduce commute time, and in general make life less stressful in a very busy, chaotic lifestyle we all seem to have today. I have one bedroom dedicated to a home office out of necessity. I think all the home improvements I have seen in my neighborhood, including the planned second story addition to the Lopez' home, simply reflect a response to the changing needs of families in Pleasanton. All of the families immediately around me have 1 or two children. The Lopez's have 3 young children. This very family-oriented neighborhood and homes need to continue to meet people needs if it wants to retain the value and nature that has been so carefully created over the years.

Sunlight and View. The proposed addition may block my view more and possibly some sunlight, but I don't see the impact as being significant enough to be of concern.

From the front, I don't have much view now as I have a giant tree in the front yard that blocks everything. For me personally, from the backyard looking out, I don't think I would feel that much different seeing a two-story house in the skyline than seeing the one-story houses that I now see. The skyline is partially blocked in either case. But I understand that different people have different perspectives on this.

Property Values. I fundamentally believe that an investment of this size in a house is also an investment in the neighborhood and would only increase property values, not decrease them. It also sends a strong message to any potential buyers that this is a neighborhood worth investing in. I think it would help turn around the negative cycle that is currently happening – short selling and lower house prices.

I realize that there may be people, who wouldn't buy a house that's next to a two-story home, but there are also people who wouldn't buy a house with a pool (like mine) or for any number of personal preferences. I think the property values would be more likely to be negatively impacted by a home sale in these depressed market conditions or by a home converted to a rental - the only real alternatives available to the Lopez if they are not allowed to build and must move instead.

In summary, I'm concerned that objections have been raised without any suggestion of any viable solutions. As stated in my neighbor's letter, no accommodations the Lopez could make (even significant modifications to the second story building) would be able to address the concerns that have been raised. If they can't build up (because it will block the skyline), and they can't build out (because it's too close to the lot perimeter), what then would we have the Lopez family do? Continue to live in a home that doesn't meet their needs? Move somewhere else? Do we really want to start pressuring people to move rather than accommodate their needs? I am far more threatened by the risk of losing good neighbors than by a well designed, second story addition next door.

I'm hoping that my neighbors can find a way to reconcile their concerns and look for solutions, so that our neighborhood can continue to be harmonious and meet everyone's needs.

Terry Young

6126 Homer Court

Pleasanton, CA



July 1, 2010

Rodney and Trina Lopez
6114 Homer Court
Pleasanton, CA 94588

RE: PADR-2090, Application for administrative design review approval to construct the following at the existing residence located at 6114 Homer Court: (1) an approximately 80-square-foot single-story addition; and (2) an approximately 1,038-square-foot second-story addition.

EFFECTIVE DATE: July 16, 2010

Dear Mr. and Ms. Lopez:

At the Zoning Administrator meeting of June 30, 2010, Case PADR-2090 was approved. Approval for the above-mentioned application was granted subject to the conditions as shown on the attached Exhibit A.

Approval of the Administrative Design Review will become effective on July 16, 2010 (Pleasanton Municipal Code Chapter 18.144), unless appealed prior to that time. Administrative Design Review approval shall lapse and become void one year following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion, or an extension has been approved by the City.

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

At the time of building permit submittal, you must:

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

COMMUNITY DEVELOPMENT

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

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	157 Main Street (925) 931-5680 Fax: 931-5484

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

If you have any questions concerning this matter, please feel free to contact Shweta Bonn, Assistant Planner, at (925) 931-5611.

Sincerely,



Steve Otto
Zoning Administrator

c: David and Stephanie Persin Hans and Roxana Hoehne Joe and Tina Marie Perry
PO Box 12065 6217 Robin Court 6104 Homer Court
Pleasanton, California 94588 Pleasanton, California 94588 Pleasanton, California 94588

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

EFFECTIVE DATE: July 16, 2010

BUILDING PERMIT QUESTIONNAIRE

This questionnaire is being sent to you to be completed and returned to the **Planning Division** when you file for a building permit for your recently approved project. Its purpose is to ensure that your plans are checked in a timely manner and that the project is built according to the approved plans.

We appreciate your cooperation. If you have any questions, please call the Planning Division.

1. Applicant's Name, and Address:

Rodney and Trina Lopez
6114 Homer Court
Pleasanton, CA 94588

2. Project Address/Location:

6114 Homer Court, Pleasanton, CA 94588

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

to construct the following: (1) an approximately 80-square-foot single-story addition; (2) an approximately 1,038-square-foot second-story addition.

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

Planning Division Planning Commission
 City Council

5. Planning Division Project Number PADR-2090

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

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

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

Date

Signature and Title

Phone Number

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Case PADR-2090; First and second floor additions
6114 Homer Court

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 - (2) the bottom of these windows shall be a minimum of 5.5-feet (6-feet if found to be feasible upon completion of construction drawings) above the finished floor.
6. The plans submitted to the Building Division for building permit plan check shall show the following modification to the second story bedroom window on the rear elevation: the window shall be reduced in size to the maximum extent feasible without compromising compliance with egress requirements or other applicable requirements stipulated by the Building Division.

7. Within 45-days of the effective date of an approval for Case PADR-2090, the applicant shall plant landscape screening in the rear yard of the subject property with the objective of addressing privacy and visual concerns from rear neighbors. The plans submitted to the Building Division for building permit plan check shall be modified to show said landscape screening. The applicant shall maintain all landscape screening in good condition so as to present a healthy and orderly appearance and shall immediately replace any landscape screening materials that become dilapidated or cease to provide screening. The applicant shall select either *Podocarpus gracilior* (Fern Pine) or *Cupressus sempervirens 'Stricta'* (Italian Cypress), a combination of these two landscaping materials, or other species subject to the review and approval by the Director of Community Development. Alternative species shall be evergreen, fast-growing, and have minimal leaf and fruit litter. The Director of Community Development shall consult with the City Landscape Architect or other resources necessary to determine the appropriateness of the proposed alternative screening materials. The selected screening shall meet the following objectives:

	SIZE	LOCATION	HEIGHT AND SPREAD AT MATURITY
<i>Podocarpus gracilior</i> (Fern Pine)	Minimum 24-inch box specimen size	Three locations approximately as shown on project plans	20-foot minimum height; approximately 15-foot canopy spread of each tree
<i>Cupressus sempervirens 'Stricta'</i> (Italian Cypress)	Minimum 15-gallon container	Every 5-feet on-center spacing along the rear property line in between existing landscaping	20-foot minimum height; planted to create a solid screen

8. The applicants may install a roof over the front entry-door/porch. If the applicants decide to install the roof, it shall be submitted in conjunction with the plans submitted for issuance of building permits for the addition and shall be subject to the review and approval of the Director of Community Development prior to issuance of building permits for the project.
9. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for 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.

10. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

MINUTES
ZONING ADMINISTRATOR
Pleasanton, California
200 Old Bernal Avenue, Pleasanton, CA
Friday, June 30, 2010

CALL TO ORDER

The meeting was called to order at 10:00 a.m. by Steve Otto, Zoning Administrator.

Present: Steve Otto, Zoning Administrator; Shweta Bonn, Assistant Planner; Rodney and Trina Lopez, Applicants; Stephanie and David Persin, neighbors residing at 6209 Robin Court; and Roxana and Hans Hoehne, neighbors residing at 6217 Robin Court.

PADR-2090, Rodney and Trina Lopez

Application for administrative design review approval to construct an approximately 80-square-foot single-story addition to the front and an approximately 1,038-square-foot second-story addition at the existing residence located at 6114 Homer Court.

Mr. Otto explained the hearing and appeal process.

Mr. Otto introduced Shweta Bonn, Assistant Planner, who then presented a summary of the project listed above, and the comments and concerns from neighboring properties.

Ms. Bonn explained that the notice stated a 1,118 square-foot second-story addition, but that was the total for both the first-and second-story additions; she clarified that the proposed second-floor addition is 1,038 square feet.

Ms. Bonn stated that this morning she received a call from TinaMarie Perry, resident at 6104 Homer Court, regarding the project and that she stated that she has concerns about privacy and she would not want the bedroom window on the rear façade to be moved to the side façade facing her property and since the addition is closer to the front it may obscure her view out her front room window. Ms. Perry further stated to Ms. Bonn that her property values would decrease.

Ms. Bonn also received a call this morning from Mr. Perry, who reiterated the same concerns as his wife.

Mr. Otto asked for clarification that the bathroom windows would be smaller in size, 12-inches by 2 feet to 3 feet and horizontal sliders. Also, the landscaping would include Italian Cypress in between existing landscaping.

Ms. Bonn stated that was correct.

The Public Hearing was opened.

Ms. Lopez stated they bought the home 12 years ago when they were first married and that the home is currently 1,489 square feet. She explained that they have three grade school-aged children and that two of them currently share a room. They are a two-income family and in 2006 she began telecommuting. At that time they moved one daughter into the other daughter's bedroom, so she could use one bedroom as an office. In 2009, her husband began to work from home using the dining table as his office space. The reason they are looking at expanding their home is for her husband to have adequate privacy and work space.

Ms. Lopez stated that this addition is not just a desired request, but a necessity.

Mr. Lopez mentioned that they had thought about building up for some time and had noticed other two-story homes in the neighborhood. He stated they like the neighborhood and they do not want to uproot their children.

Ms. Lopez stated that their nine year old will soon be a teenager and would not want to share a room with a younger sister.

Ms. Lopez explained that they would like to give her daughter back her room that they had moved her out of back in 2006. This addition would also allow both her and her husband the needed workspace.

Ms. Lopez stated that in their culture they take care of their family members. She explained that her parents live locally and if poor health issues develop down the road, they want her parents to be able to stay with them if needed.

Mr. Lopez stated that they did consider keeping the addition to a one-story, but the lot shape did not work for the amount of space they needed to keep the addition just on the first floor.

Ms. Lopez addressed the four concerns of the neighbors; privacy, sunlight, view, and property values. She explained that they do respect people's privacy and they do insure their children to do the same. She mentioned the conditions of approval address the landscape screening needed for this project. She stated her husband had gone to local nurseries to ask what would be most beneficial to everyone. She added that the architectural drawings show the second-story addition is more to the front.

Mr. Lopez mentioned the moving of the windows would alleviate the line sight into anyone's yard.

Mr. Lopez agreed that originally when Val Vista was developed it was a single-story neighborhood, but in the last few years the neighborhood has evolved into a blend of one and two-story homes. She mentioned that there are twelve two-story homes in the neighborhood.

Mr. Lopez mentioned that the two-story homes blend into the neighborhood

Ms. Persin said that in her opinion the two-story homes in the neighborhood do not blend in.

Ms. Hoehne concurred with Ms. Persin.

Ms. Persin stated she had only seen four two-story homes and those additions were limited to only over the garage. She further stated that she would not want to live next door to any of those additions as she does not like the way they look.

Ms. Hoehne stated she has only seen four two-story homes and asked if they had pictures of these twelve homes.

Ms. Lopez answered that they have the addresses of those homes.

Mr. Lopez stated he has pictures in his camera, but did not print them.

Ms. Hoehne asked if they knew when the additions were built and how long it took for the trees to grow.

Mr. Lopez he only knew of one addition that was done in 2006 and another that was signed off by the City this month.

Mr. Lopez explained that depending on the type of tree they picked, it could grow two to three feet a year, could be more or could be less; and of course, they want something to provide privacy right away.

Mr. Lopez mentioned another two-story home on a court over that is 500 feet from the Hoehne residence.

Ms. Hoehne stated that 500 feet is a lot farther compared to where the proposed addition will be behind her home.

Ms. Persin commented that she looked at that two-story home and that the landscaping has been there for years and is certainly is not as tall as that home. She suggested the applicants look at that landscaping.

Ms. Lopez answered that they would look into the type of trees to accommodate the proposal.

Ms. Persin stated that when suggesting what landscaping is beneficial to everyone, she noted that she hates cypress and she does not want another pine tree. She mentioned when she bought her home she did not have to deal with another home hovering over her home. She commented that she bought her home for the view and the openness.

Ms. Lopez explained that the Val Vista area is not restricted from building two-story homes and that they are staying within the code requirements for the R-1-6,500 zoning district. She mentioned that the neighbors want to keep Val Vista a quaint and simple neighborhood, but

the Persin's residence is 3,000 square feet and not a typical Val Vista home, quaint and simple.

Ms. Pesin commented that their home does not impact the neighbors.

Ms. Lopez mentioned that their lot does not allow them to keep their addition to the first-floor as the Persin's lot shape accommodated their first-floor addition.

Mr. Lopez commented on that the sunlight would not cast a shadow on the neighbor's home. He also stated that they took the appearance of their home and view into consideration when drawing up the plans to make it more appealing to the eye. He mentioned they did not make the addition a plain or flat box, but recessed the second-story from the first-story and jugged out some of the roofs on top.

Ms. Lopez agreed with her neighbor that property value is a very subjective area. She stated that their real estate agent has commented that there are no findings that a two-story next to a one-story devalues a one-story home.

Mr. Lopez commented that their real estate agent said there is no impact on property values in Pleasanton in reference to two-story or one-story homes; that buying is based on personal preference.

Mr. Lopez stated they did look at other homes before deciding to add on, and when looking at a one-story or a two-story home next to each other, it was not a concern to him. He reiterated that his real estate agent informed him that there is always a buyer for the city of Pleasanton because they want to live here.

Ms. Lopez commented that the neighborhoods with a blend of one-story and two-story mixtures have not decreased in value, except maybe last year when everything took a turn in California, but they are maintaining or definitely rebounding compared to other areas.

Ms. Lopez stated this project will definitely generate revenue for the County of Alameda, the school district, City of Pleasanton, and would employ contractors and landscapers.

Ms. Lopez thanked staff for the time and attention given to this project and acknowledged that two-story homes do coexist with one-story homes, happily, in the City of Pleasanton and the Val Vista community. She also reiterated that this addition was not a desire, but a necessity to give her and her husband workspace and her daughter back a bedroom.

Mr. Persin also thanked staff for listening to their concerns.

Mr. Persin stated they had five areas of concern and property value was one of them. He added that he realizes that the City tries to stay away from the impact of property values, but the reality of this specific situation is that they have put a lot of money into their property and they cannot go back in time, but they are here today because something can potentially be reconfigured to be more beneficial with less impact.

Mr. Persin then read a letter from a real estate agent regarding the reduced valued to their home if the proposed addition is built and that the applicants could use other options that would reconfigure the addition to have fewer impacts to the Persin's home.

Mr. Persin stated that they themselves considered all the potential options as far as adding to their home and reconfigure their design to utilize the nature of the lot.

Mr. Persin stated that the other two-story homes in the neighborhood are not near as big as the proposed addition and are also on very different lot configurations. He explained this proposal is a unique situation because all the homes at the end of the court are very close together and are on top of each other. He mentioned that one house is just seven feet from the fence. This particular home is on top of all three surrounding homes, the two in the back and the one on the right.

Mr. Persin explained that this proposal deserves more discussion and research because this addition would be more impacting to the surrounding neighbors than the other twelve two-story homes in the neighborhood. He mentioned that the Val Vista is a neighborhood with unique style and distinctive flavor; it is not postage stamp lots. The City has approved the other two-story additions, but he is sure none of them are as big as the proposed addition. He stated that the addition can possibly be modified and reduced to lessen the impact to the rear neighbors. He mentioned that they, along with their neighbors, have been there for many years and that this proposal will lessen their enjoyment of their home and lifestyles. He stated that the addition would be directly in front of their master bedroom and they will look out and see a second-story structure. He added that because of the specific nature of this lot and how little the setback is from the property line, there is no distance and no way to escape this size of the second-story addition.

Mr. Persin suggested that the addition be constructed more over the garage, or to the front, or to just keep the addition to the first-floor.

Ms. Persin stated that three of the four neighbors have expressed their concerns. She mentioned the only positive to the addition is benefiting the applicant, but the impact to the neighbors is totally negative.

Ms. Persin explained that they have seven children and live in a 2,800-square foot home. Originally the square footage was only 1,800 square feet and they made due by juggling what needed to be juggled. She mentioned they had bunk beds in some of the bedrooms.

Ms. Persin stated that the choices one makes should not impact others. She suggested the applicants be creative, like they were, and keep the addition to the first-floor.

Mr. Persin showed pictures that illustrated the proximities of all of the properties and how close they are to each other.

Ms. Persin stated she was totally against this addition. She asked the City to take into consideration the comments and concerns of the neighbors and to encourage the applicant to only add to the first floor.

Ms. Persin strongly reiterated that three of the four neighbors that are specifically impacted by this addition have spoken out in opposition. She stated that she is totally against this addition. She added that it is important to not make your neighbors enemies and to accommodate them. She encouraged the applicants to take into consideration the comments and concerns of the neighbors and to add only to the first floor as they did and to not impact the enjoyment and value of their home.

Mr. Persin again commented on the three neighbors speaking out about this addition.

Ms. Persin explained that the fourth neighbor is not home and that she possibly does not quite understand the extent and square footage that will be added on and that she will be affected more than she realizes.

Ms. Hoehne stated that they are the original owners. She stated the original trees took 40 years to grow to the height they are now. She stated that the proposed trees would take years to screen the addition.

Ms. Hoehne explained that she does understand the economy of today and appreciates the fact that the applicants are able to work from home. She also mentioned she understands the applicants not wanting to uproot their children from school. She explained that her culture also takes care of family members and that she in the process of dealing with her elderly mother at this time. She stated that it is a difficult and heart wrenching experience and that she decided to put her mother in an assisted living facility.

Ms. Hoehne did ask why the neighbors have to endure the impacts from the addition being built up and having a building in front of them because the applicants need office space and are lucky enough to have the opportunity to work from home. She acknowledged that her children are struggling to hang on to their jobs and stay in their three bedrooms with five and six children. She stated that she is not sympathetic to the applicants because they need office space. She mentioned that it was hard for her to comprehend this situation.

Ms. Hoehne explained that they did not have the opportunity to build out and that they feel very lucky to afford a four-bedroom home. She stated that at this stage in their life, enjoying their home is important and will continue to be more important as they will not be able to do more things. She mentioned that it is important to her children that they are left with something that they might be able to sell at a price that they could then divide among five children.

Ms. Hoehne stated the addition is an impact on her yard, her view of the trees and enjoyment of the open space.

Mr. Hoehne stated that he spends much of his time in the kitchen where he looks out over the applicant's roof to see blue skies and trees. He stated the addition would take that view away. He also stated that the neighbors would be able to look into his bedroom from the addition. He stated that the trees would not grow tall enough during his lifetime and that they want to enjoy their retirement years.

Mr. Hoehne mentioned that his property values would also decrease.

Ms. Hoehne stated that the trees have taken 40 years and that the proposed trees would not grow fast enough, tall enough or big enough during their lifetime.

Ms. Hoehne stated they have worked hard all these years and want to enjoy their retirement years.

Mr. Hoehne asked why the applicants do not buy in a two-story neighborhood and not just add a two-story in front of others.

Ms. Hoehne mentioned that the Valley Trails neighborhood and Del Prado neighborhood would allow the applicant's children to remain at Donlon School.

Mr. Lopez answered that they did look at other areas to possibly buy, but did not want to uproot the children. He mentioned the houses they looked at were out of their price range, or not what they were looking for. She agreed that some trees do take 40 years, but they plan on planting fast-growing trees.

Ms. Hoehne stated that the Persins were very concerned and very considerate when they decided to build on to their home.

Ms. Hoehne asked how much room they actually need and if they have conferences. She suggested they applicants get an office for all their business.

Mr. Lopez explained they needed a closed area for conference calls not for meetings.

Mr. Hoehne stated that Mr. Lopez is lucky to have this job dropped in his lap, but this job is his choice. She mentioned that her children are fighting to keep their jobs.

Ms. Lopez explained that if they do not get the space necessary, then her husband may not have a job.

Mr. Lopez explained that they have looked at moving, but it is expensive and building the addition made the most sense. He stated that they love the neighborhood and there is a neighbor that does not want them to move.

Ms. Persin stated that everyone has a neighbor like that, but three of the neighbors strongly oppose this addition and they would not be your friends and would be very upset if this addition goes forward.

Mr. Lopez stated that he heard right away that the neighbors were opposed to the project, but they had not even looked at the plans to see what was being built. He stated that it was a no from the get-go.

Ms. Persin stated that the proposal was going up and with a two-story and she knew what that would look like. She explained that she does not want another home hovering over her home. She explained that she has put too much time and money into her home to have the value go down. She reemphasized that a one-story addition is what is acceptable.

Ms. Person expressed that she does not want the value of their home to go down while the applicants' value goes up.

Ms. Lopez stated that they cannot build out more on the first-floor without eliminating their entire backyard.

Mr. Lopez stated that the City requires a 20-foot backyard. He explained that the City allows for a 30-foot tall home and a 40% floor area ratio and that they have complied with all the code requirements. He explained that they cannot build out and still follow those guidelines.

Ms. Hoehne stated that they chose to live in that house.

Mr. Lopez agreed and stated that the house is in the City of Pleasanton and the City of Pleasanton allows them to build up. He explained that the City of Pleasanton wants to ensure that you have adequate light, air and privacy. He stated that the rear neighbors are to the south and are not affected by light or air. He mentioned that the trees would take care of the privacy issues.

Ms. Hoehne strongly stated that the trees would not take care of the privacy issue. She asked if the trees would come to the top of the roof when the addition is completed.

Ms. Lopez stated that that was not a realistic question.

Ms. Lopez showed a picture of the view from the proposed window and that a tree would block the view from that window.

Ms. Hoehne stated that the view is into her bedroom window. She asked how tall the tree would be at the beginning.

Mr. Lopez replied that it would be just about 7 to 8 feet in the beginning.

Ms. Hoehne stated that that would not work for her.

Ms. Hoehne asked about the sensor light on the side of the house that comes on in the middle of the night and shines in their bedroom window.

Mr. Lopez replied that he did not know that, but it is possibly the cat walking by and he will look into that.

Ms. Hoehne told Mr. Lopez not to bother.

Mr. Lopez showed more pictures of views from his proposed project. He stated that their addition is placed as far forward as possible. He mentioned that one neighbor will still see the same building in front of them, but that neighbor does not use their front room. He mentioned that they do not use their front room either.

Ms. Hoehne stated that maybe the applicants could use their front room as an office.

Ms. Hoehne mentioned that the pictures are taken from a slanted roof looking down. She explained that it would be a different look from a flat floor. She asked if the floor would be flat. She asked how far back the addition would go back.

Mr. Lopez stated they are building more forward. He explained the addition would go three to four feet back, but they are not going all the way back to keep the addition appealing to the eye.

Ms. Hoehne stated it was not appealing to the eye and that the picture is taken from a slanted roof and would be a different look then if they were from a flat surface.

Mr. Lopez stated that his real estate agent said it would increase the value of surrounding properties when improvements are made to existing homes.

Ms. Persin asked if the real estate agent had come out to the house and seen the four surrounding properties.

Mr. Lopez replied that he did not see the properties.

Ms. Persin stated that of course a real estate agent would say the property value would increase in value if additions and improvements are made. She explained the neighboring properties that were impacted by views and openness would not increase in value. She stated that she bought openness and wants to retain openness.

Mr. Lopez reiterated that in the City of Pleasanton, neighboring properties do not go down in value due to second-story additions.

Mr. Lopez stated that they have followed the site standards and have addressed the neighbor's concern with privacy.

Ms. Hoehne stated that three of the four neighbors do not agree.

Mr. Persin asked if projects are processed with a stamp of approval based on the requirements. He stated that the neighbor's objective would be for the City to look at the unique circumstances that make this project different from the other projects that have got the stamp of approval. He explained the circumstances to be that three of the four surrounding neighbors oppose the addition. Also, this particular lot setup at the end of a court is very different because the homes are only seven feet from the fence, not the typical 20 feet. He stated they did say no before looking at the plans because they are adult people that know when adding 1,000 square feet on a 1,489-square-foot house, that is only seven feet from the fence, it would obviously be a significant size and a significant impact. There is no distance between homes; they are right on top of each other, so there would be more of an impact.

Mr. Persin asked that the City take the time to please review these plans before saying it is okay because accommodations have been made to address the privacy and other issues with windows and trees, but to look for a way to put a second-story on that would be less impacting to the neighbors.

He would like the city's confirmation that the applicants have done everything needed. He stated that they have done their research on all the second-story additions in Val Vista and all of them are much more limited in scope and none have been put on a lot where neighbors are so close to each other, especially the rear impact to all the surrounding owners.

He stated the neighbors understand that they are asking for more time for the City and the applicants to review the circumstances, but we are talking about the neighbors who have to find a way to peacefully co-exist and three of the neighbors are so adamantly against this addition. He explained that it would be much better to try to come to more of a compromise regarding this second-story structure, so that we do all peacefully co-exist and make it comfortable for everybody.

Mr. Persin thanked staff for their consideration.

The Public Hearing was closed.

Mr. Otto stated that the City does prefer to work out the details for a win, win situation, but it does not always work out. He noted that the decision today would not make everyone happy based on the testimony from today.

Mr. Otto stated he does know that the Val Vista neighborhood is mostly a one-story development, but the zoning there does allow for two-story homes that meet the code requirements. They are subject to a design review process just like a one-story. He explained that staff does look at the design and how these additions impact the surrounding neighbors.

Mr. Otto stated that this design does transition from a one-story to a two-story; the roof pitch is extremely low, so the overall house height is 22.6 feet to the ridge which would help minimize the impacts to the neighbors. The roof is a side gabled roof making the massing reduced toward the rear. Given the size and shape of the lot it is pretty limited to where they

can add on and with this size addition it is geared to a two-story. There are some limited areas to add to the first-floor, but they would create impacts and be closer to the adjacent properties than the proposed addition. It is a trade off with the two-story being limited to the existing footprint towards the front compared to putting it out as a one-story which would be closer to the neighbors. There is a benefit to having a two-story in some cases like this one. In respect to the view impacts, given the low height and location being pushed toward the front, this would minimize those impacts. He agreed there would be some impacts, but they would be limited. The photos do not do justice as there is the whole sky above the addition, so the view impacts would be limited based on the design of the project. The condition on the bathroom windows adequately addresses the privacy issue. The landscaping that is proposed by the bedroom window will help with that privacy issue and will not take 40 years to grow. He mentioned the City's landscape architect picked fast-growing species for this landscaping.

Ms. Hoehne asked how fast they would grow.

Mr. Otto stated some would grow two to three feet a year and the conditions do require them to be in 15-gallon for the cypress and 24-inch box.

Ms. Hoehne asked how many years it would take to reach the roof; an actual time span.

Mr. Otto replied that landscape screening is not an instant screen, but would like to require that the bedroom window to be reduced in size, but still meet the building code egress requirement.

Mr. Otto stated due to the orientation of the homes, there would be no sunlight impact, but possibly a more openness concern, but the addition is setback away from the neighbors and pushed as forward as possible to minimize the openness concern.

Mr. Otto explained that the City does not include the issue of property values in their scope of review with projects such as this; it is a debatable issue.

The Zoning Administrator granted approval of PADR-2090, subject to the modified conditions of approval on the attached Exhibit A.

Mr. Otto mentioned that typically it is nice to have a roof over the front porch as to not have the full two-story above the entry. He noted that he would like to add a condition as an option, not a requirement, that if the applicant desires, he could add a one-story roof over the porch.

Mr. Otto stated that this decision could be appealed within 15 calendar days and that Shweta could provide the information on how to file an application for appeal.

Mr. Otto thanked everyone for coming to the hearing.

Ms. Hoehne mentioned that she felt the Zoning Administrator had his mind made up before the hearing and that their time was wasted as he did not take into consideration their point of views.

Mr. Otto stated he was sorry she felt that way because that was not the case. He explained that he did listen to all concerns and took into consideration before coming to this decision.

Mr. Hoehne asked if he had his mind made up before the hearing.

Mr. Otto replied that he did not. He explained that he had spent hours researching and reviewing this application. He stated he visited the project site and the surrounding homes. He stated the project meets the zoning criteria and the concerns can be mitigated.

Ms. Hoehne asked if he lived in Pleasanton.

Mr. Otto answered that he does live in Pleasanton, but that is not relevant to this project.

As there was no further business, the Zoning Administrator adjourned the meeting at 11:30 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shweta Bonn", with a decorative flourish at the end.

Shweta Bonn
Assistant Planner

Persin, David (PLEASANTON, CA)

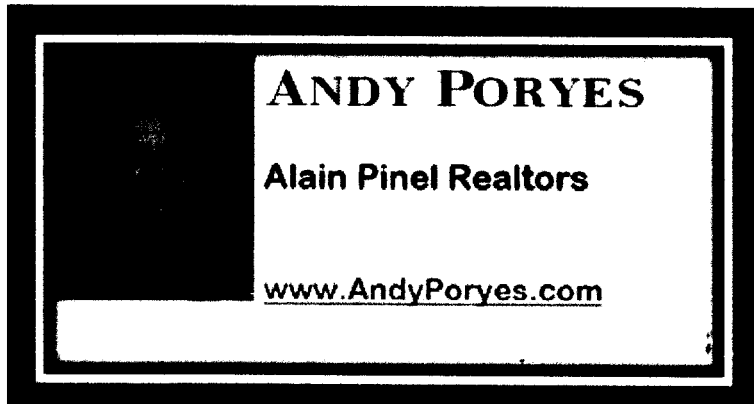
From: Andy Poryes
Sent: Tuesday, June 29, 2010 6:17 PM
To: Persin, David (PLEASANTON, CA)
Subject: Your rear neighbors

Hello David and Stephanie,

Your neighbor's application to build a second story addition to their home at 6114 Homer Court will certainly reduce the desirability and value of your home if the project moves forward. The Val Vista neighborhood is made up of primarily single story homes so residents can enjoy a more private sunny backyard. Looking up from your pool and seeing a beautiful blue sky is far superior to viewing a looming second story. Your pool, BBQ and backyard area would have a much different feel if the addition is built. The value of your home will be determined by not only the updated features and square footage, but also by the emotional attachment of any prospective buyer, which could be marginalized.

As you know I have lived in Pleasanton for almost 30 years and have a great respect for our city's willingness to do the right thing. I believe that your neighbors have other options to expand their home that will not affect your future home value and desirability.

Andy Poryes



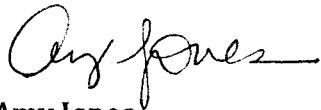
PROVIDED BY NEIGHBORS
AT 06/30/10 ZA HEARING

June 28th, 2010

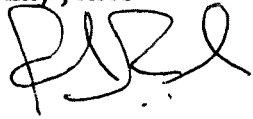
To whom it may concern,

We have no issues or objections to the two-story remodel proposed by the Lopez family. Our privacy will not be affected. Our view of the hills will not be obstructed. We do not feel that our property re-sale value will be compromised nor will the addition change the character or appeal of the neighborhood.

We have lived on Homer Court for 17 years and have watched the Lopez family grow. We understand and support their decision to increase the size of their home.



Amy Jones



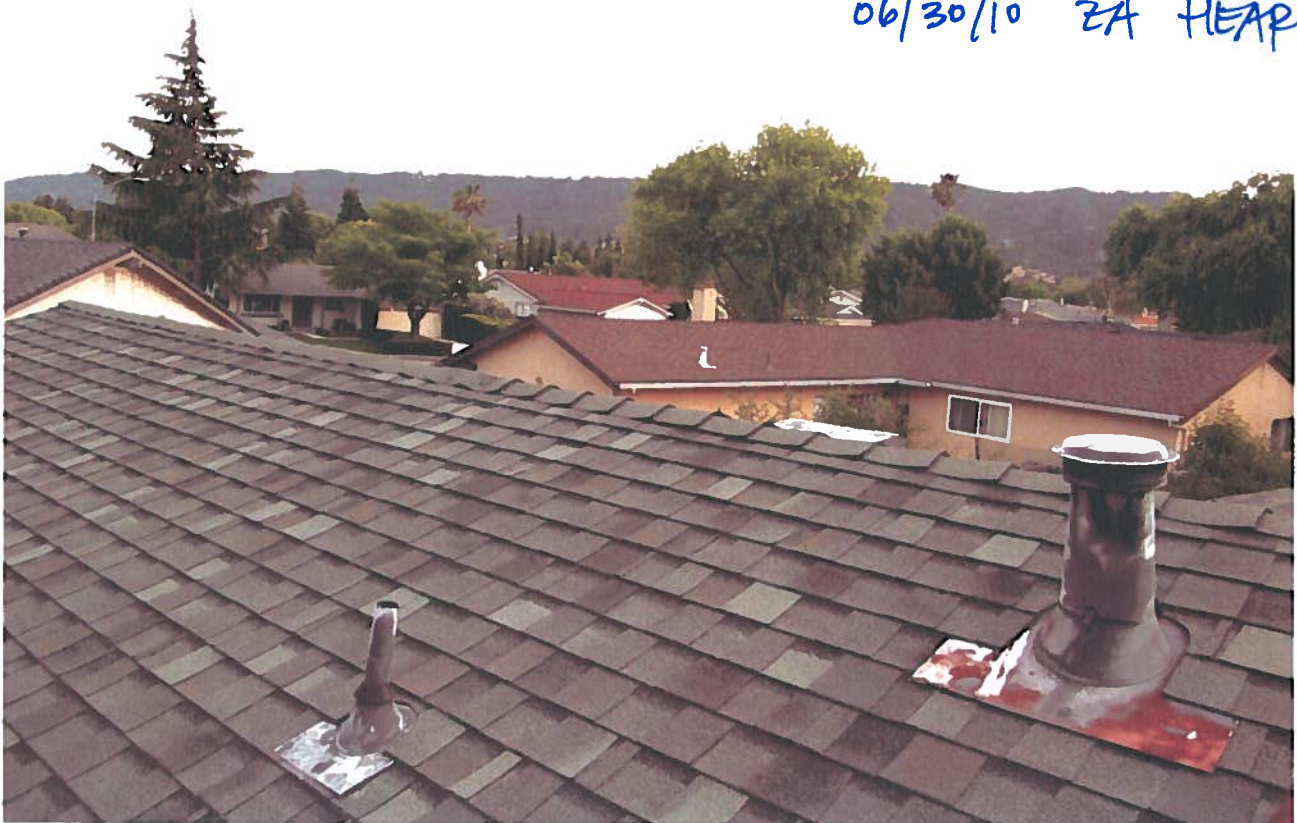
Frank Jones

6101 Homer Ct.
Pleasanton

PROVIDED BY APPLICANT
AT 06/30/10 ZA HEARING



REVIEWED AT
06/30/10 ZA HEARING







Received Via Electronic Mail

From: Jan Messerschmidt
Sent: Tuesday, June 29, 2010 3:49 PM
To: Shweta Bonn
Subject: 6114 Homer Court; Case PADR-2090

Shweta Bonn,
Assistant Planner
City of Pleasanton

Dear Ms Bonn,

My neighbor, Stephanie Persin showed me a letter she received from you concerning a upcoming hearing on a neighborhood addition on a house behind hers on Robin Court. I was not aware of this expansion but it sounds as if the plan is to add a second story to the house behind hers that would make a difference to the view I have from my front door at 6220 Robin. Currently there is a nice skyline of trees above the roofs of the houses across the street, but that would be blocked by a second story addition to the house at 6614 Homer Court. I looked at that house and do not like the idea of have second story addition in this exclusive single story housing development. There would not be severe impact on the general livability of our area, but that house would stick out like a sore thumb and would impact the overall appeal of the neighborhood. So I would be opposed to such an addition and would like to register my concerns to the Zoning Administrator before he makes his decision on this case. The better solution would have this type of addition done in another part of the city were two story homes are common. I am sure there are plenty of such homes available these days as well, if space is a major consideration to the petitioner.

Thank you for the opportunity to express my concerns over this matter. I look forward to a sound decision that protects the interests of the neighborhood here in Val Vista.

Jan Messerschmidt
6220 Robin Court
Pleasanton, CA 94588

PROVIDED AT 06/30/10
ZA HEARING

From: Persin, David
Sent: Monday, June 14, 2010 2:51 PM
To: Shweta Bonn
Subject: RE: 6114 Homer Court, Pleasanton Proposed Addition

Thanks Shweta.

Please give my wife Stephanie a call when you are planning to come out and hopefully she can coordinate meeting with you and taking a look at the plans at that time as well. Realistically, I just don't know if any solution which involves a second story can be made acceptable to her, to me, or to our neighbors. I guess we will just have to see ...

Take care,

David

From: Shweta Bonn
Sent: Monday, June 14, 2010 2:46 PM
To: Persin, David (PLEASANTON, CA)
Subject: RE: 6114 Homer Court, Pleasanton Proposed Addition

Hi David,

Thank you for your email. I would like to come out and take a look a look at the neighborhood and am hoping to do that within the next day or two. Have you seen the drawings? If not, I would be happy to show them to you.

What *would* make the project acceptable to you?

Regarding your question for the next steps: I'll touch base with the owners of the subject property. If there is no resolution that is possible, then a Zoning Administrator hearing will be scheduled. The burden does not necessarily fall on either the owner or the neighbors; usually we try to work out a solution that is acceptable to affected parties.

Best regards,
Shweta Bonn
Assistant Planner
City of Pleasanton
200 Old Bernal Avenue
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Pleasanton, California 94566
P: (925) 931-5611
F: (925) 931-5483
E: sbonn@ci.pleasanton.ca.us

PROVIDED AT
06/30/10 ZA HEARING

From: Persin, David (PLEASANTON, CA)
Sent: Monday, June 14, 2010 12:29 PM
To: Shweta Bonn
Subject: 6114 Homer Court, Pleasanton Proposed Addition

Hello Shweta,

This email is to confirm my wife Stephanie's conversation with you this past week about the Notice to Surrounding Property Owners/Residents sent out regarding the proposed addition to 6114 Homer Court – which backs up to our residence located at 6209 Robin Court.

My wife and I, along with our next door neighbor's, Hans and Roxy Hoehne, who reside at 6217 Robin Court, are strongly opposed to the second story addition proposed for 6114 Homer Court. Our objections fall into three general areas:

- 1) A second story addition will impact our privacy, as the neighbor's will now have a clear and unimpeded view into both our first story windows and into our backyards. (My wife and I have invested approximately \$100,000 into our backyard and would very much like and expect to retain the privacy we have always had as a single story home in a neighborhood of single story homes.);
- 2) A second story addition will impact the amount of sunlight reaching our backyards as well as the view from our backyards into the surrounding areas (i.e., we will experience a more closed-in feeling rather than the open space/air/sky feeling we have experienced for the past many years); and
- 3) A second story addition is not in keeping with the norm of the neighborhood which was originally built as, and which has always been, single story homes. The addition may in fact reduce our property value if we are one of the homes impacted by all of the considerations documented above.

This is a situation which we feel is not going to be easily resolved, as it is not simply a matter of altering proposed plans. It is rather a matter of asking the homeowner to cease with his plans for a second story addition, a request with which he is likely not going to want to comply.

Can you please tell us where we need to go from here? Also, can you please give me an idea if the "burden" is on the proposed building owner or on the surrounding property owners?

Thanks for your assistance.

David Persin

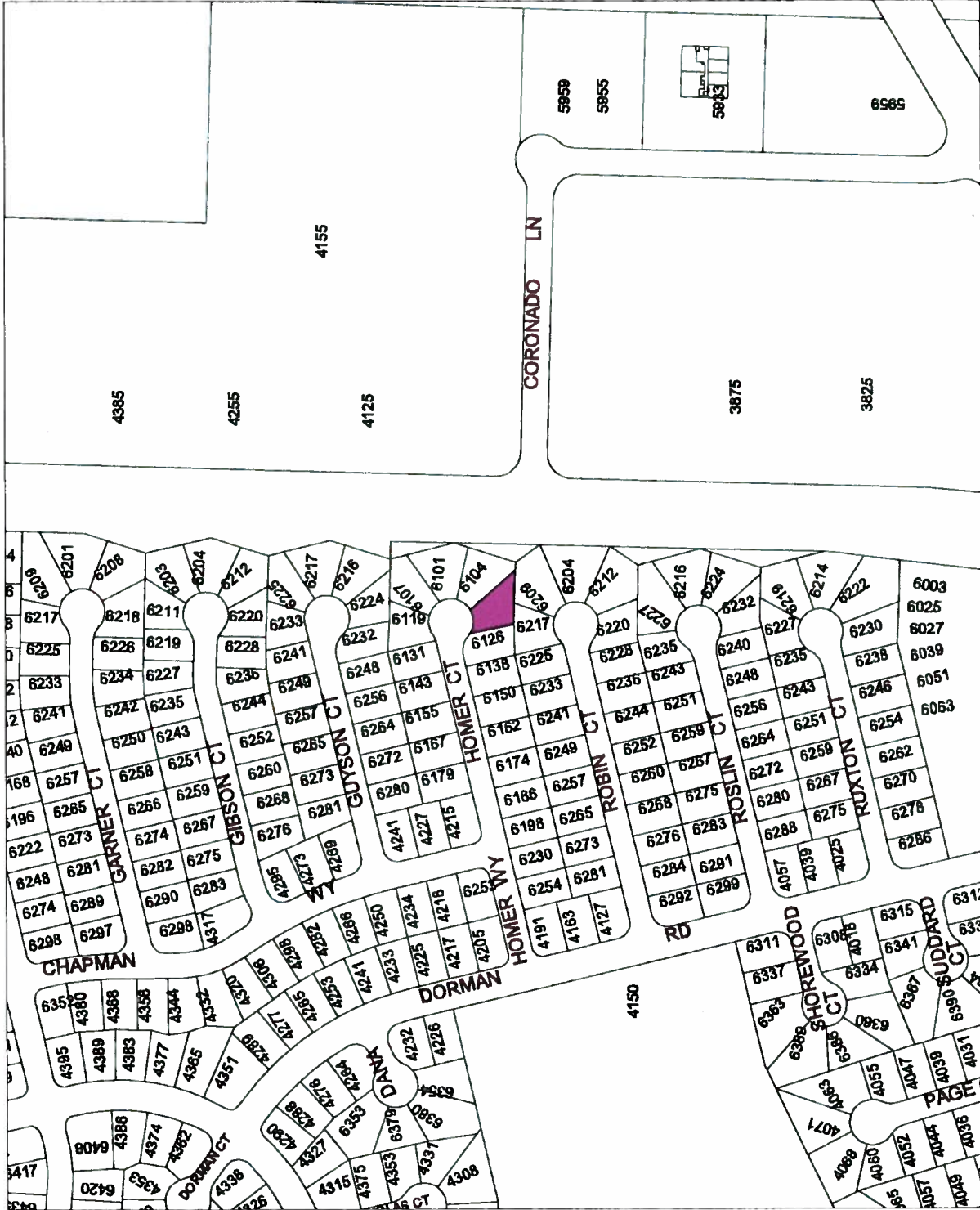
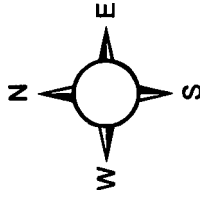
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City of Pleasanton

GIS

Department

6114 Homer Ct



PAP-146 PADR-2090

City of Pleasanton

GIS

Department

6114 HOMER CT (1000)

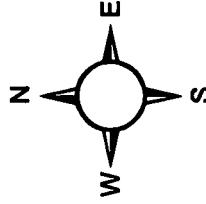


EXHIBIT G

