

**Planning Commission
Staff Report**

December 12, 2012
Item 6.b.

SUBJECT: P12-0556, P12-0557, and P12-1790

APPLICANT: IronHorse Development / Terry Grayson

PROPERTY OWNER: Delong Liu

PURPOSE: Applications for: 1) Conditional Use Permit and Design Review approvals to demolish the existing 76 Conoco Phillips service station sales and restroom building, modify the location of fuel dispensers, construct an approximately 2,250-square-foot, 24-hour 7-Eleven convenience market, and install related improvements; and 2) a Variance from the Municipal Code to locate parking spaces within setback areas.

GENERAL PLAN: Retail/Highway/Service Commercial/Business and Professional Offices

ZONING: Service Commercial (C-S), Downtown Core Area Overlay District

DOWNTOWN SPECIFIC PLAN LAND USE DESIGNATION: Downtown Commercial

LOCATION: 4191 First Street

EXHIBITS:

- A: Public Comments
- B: Project Plans, Narrative, Photo Simulations, & 7-Eleven Community Outreach Program Information
- C: Arborist Report, dated April 4, 2012
- D: Police Service Calls
- E: Location Map and Noticing Map

BACKGROUND

Mr. Terry Grayson of IronHorse Development, on behalf of the property owner Delong Liu, has submitted a proposal to construct an approximately 2,250-square-foot 7-Eleven convenience market, modify the location of fuel dispensers for a total of six dispensers, construct a trash enclosure, and related site improvements at the existing 76 Conoco

Phillips service station at 4191 First Street. The existing sales/restroom building and two existing fuel dispensers would be demolished.

The subject property is zoned Service-Commercial (C-S) and a service station with a convenience market excluding the sale of alcoholic beverages is conditionally permitted in the C-S zoning district. The Pleasanton Municipal Code (P.M.C.) limits convenience markets to 2,500 square feet.

SITE DESCRIPTION

The subject site is approximately 22,359-square-foot in size and is northwest of the intersection of Ray and First Streets. Figure 1 shows a vicinity map; the subject property is identified with a red outline.



FIGURE 1: Vicinity Map

The site is bounded by office uses to the north, residential uses across First Street to the east, Pleasant Plaza to the south, and residential and office uses across the Alameda County Transportation Corridor (A.C.T.C.) to the west.

The existing 76 Conoco Phillips service station has a total of six fuel dispensers (three on either side of a sales/restroom building). Figure 2 shows photographs of the subject site and the uses directly to the west and north. Access to the site is presently provided by four driveways, three from First Street and another from Ray Street. The site is generally flat.

Eleven trees (8 California sycamores, 1 Mexican fan palm, 2 purple-leaf plums) are located on the property. A sidewalk currently exists along the property’s street frontages.



FIGURE 2: Bird's Eye Aerial and Photographs

PROJECT DESCRIPTION

The project proposal consists of the following components:

- ◆ Demolition of the existing approximately 264-square-foot sales and restroom kiosk building located in the center of the service station;
- ◆ Demolition of two fuel dispensers currently located outside the canopy;
- ◆ Addition of two fuel dispensers underneath the canopy in the location of the existing sales and restroom building;
- ◆ Removal of existing underground fuel storage tanks and placement of underground fuel storage tanks in another location;
- ◆ Construction of an approximately 2,250-square-foot 7-Eleven convenience market with 24-hour operation;
- ◆ Removal of the three driveways from First Street and one driveway from Ray Street and the construction of a single driveway from Ray Street and First Streets;
- ◆ Construction of a trash enclosure, additional landscaping, and other site improvements;
- ◆ Removal of a storage shed located near the northwestern corner of the property;
- ◆ Removal of 4 of the 11 trees on the property;
- ◆ Addition of brick veneer to the columns of the existing canopy to match the brick veneer proposed on the convenience building;
- ◆ Installation of a total of 16 surface parking spaces, 1 of which is located in the setback area along First Street, and 4 of which are located within the front setback area along Ray Street (requiring a Variance). Seven of the 16 spaces are parallel parking spaces located along the western property line;
- ◆ Construction of a decorative trellis over the ground-mounted mechanical equipment.

Figure 3 shows the site plan. On the site plan, the red dashed line represents the 10-foot setback line, the blue rectangles represent standard parking stalls, and the purple rectangles represent compact parking stalls. The proposed convenience market and trash enclosure is shown with an orange and yellow outline, respectively. The existing canopy over the fuel dispensers is shown as an orange dotted line. A total of 2 driveways, one each from First and Ray Streets are also noted.

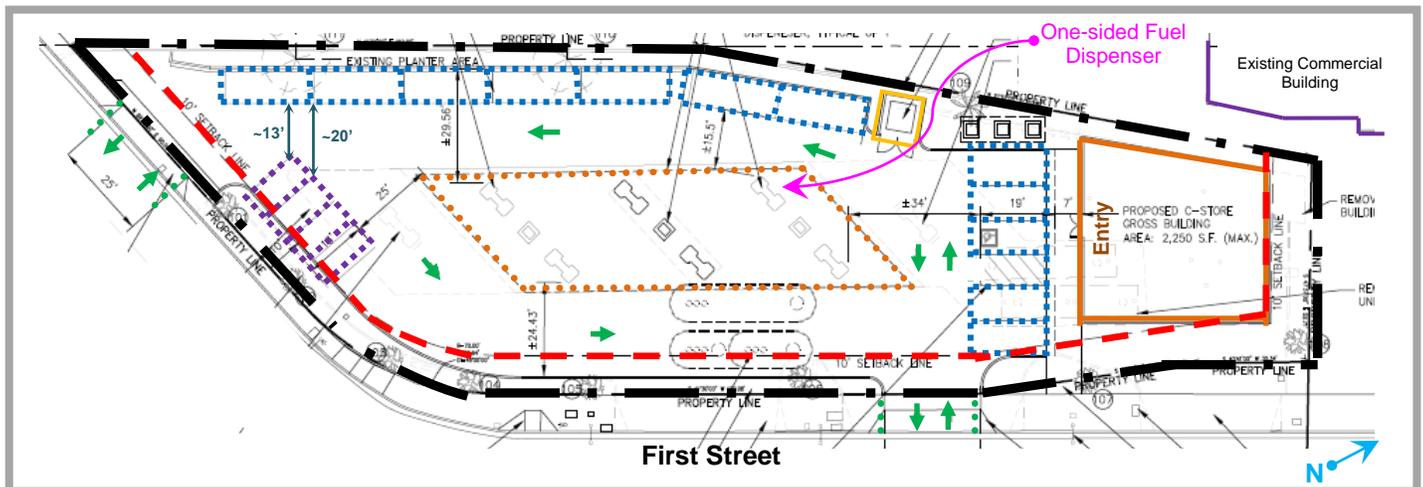


FIGURE 3: Site Plan

As shown in Figure 4, the floor plan of the convenience market includes a sales area, merchandise display, coolers, a back area for storage, and restrooms.

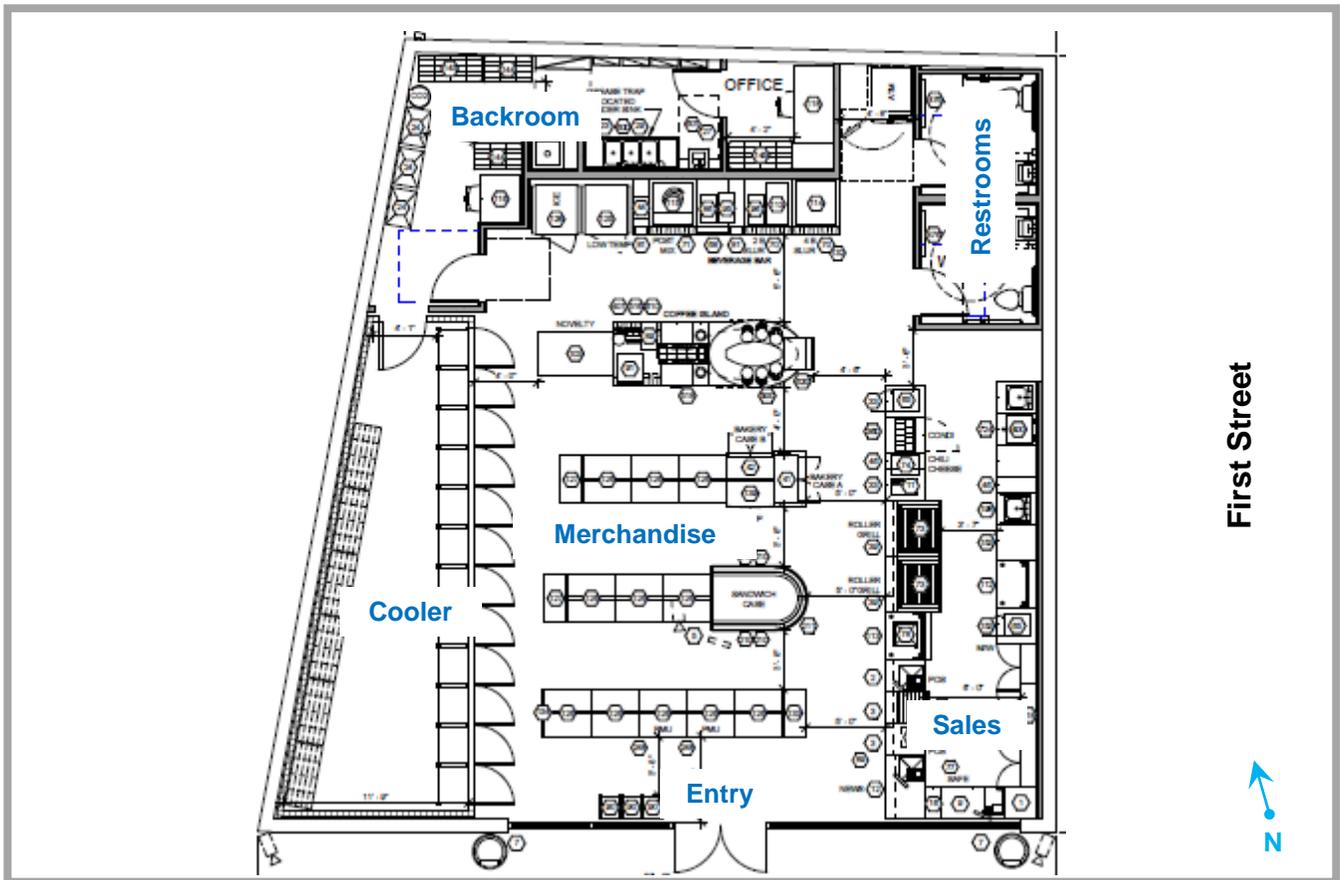


FIGURE 4: Floor Plan

Figure 5 shows elevation drawings for the proposed convenience market. The single-story building would be situated in the northern area of the site (10-feet from the property line along First Street, 5-feet from the western property line, and 10-feet from the northern property line) and would be approximately 22-feet-3-inches in height at its peak. The roof of the building would be hipped and gabled. The elevations show a portion of a gable on the front (southern) façade extending beyond the proposed awning. Figure 6 shows a three-dimensional digital perspective drawing with this portion of the roof modified such that it is pushed back to be similar to the other gables. This view and others, in addition to colored elevations, are part of Exhibit B (however please note that only “View 1” has been revised to show the modification to the roof).

The convenience market’s exterior finishes include faux grained Hardieplank® lap siding, brick veneer wainscoting, and corbels. Three sides of the building (with the exception of the front) will have wall-mounted metal trellises. The areas along the perimeter of the site would be landscaped. Pervious pavement is proposed for the five parking spaces and walkway in front of the building entrance. The canopy over the service station would remain unchanged, except that brick veneer would be added to the existing columns to match the wainscoting on the convenience market. Please note that the elevations

drawings do not show the canopy's gable ends with a low-pitched standing-seam metal roof, and incorrectly show the "76" logo sign on the First Street side when it is located on the Ray Street side of the canopy.

Samples of colors and materials will be available at the hearing for the Planning Commission's review.

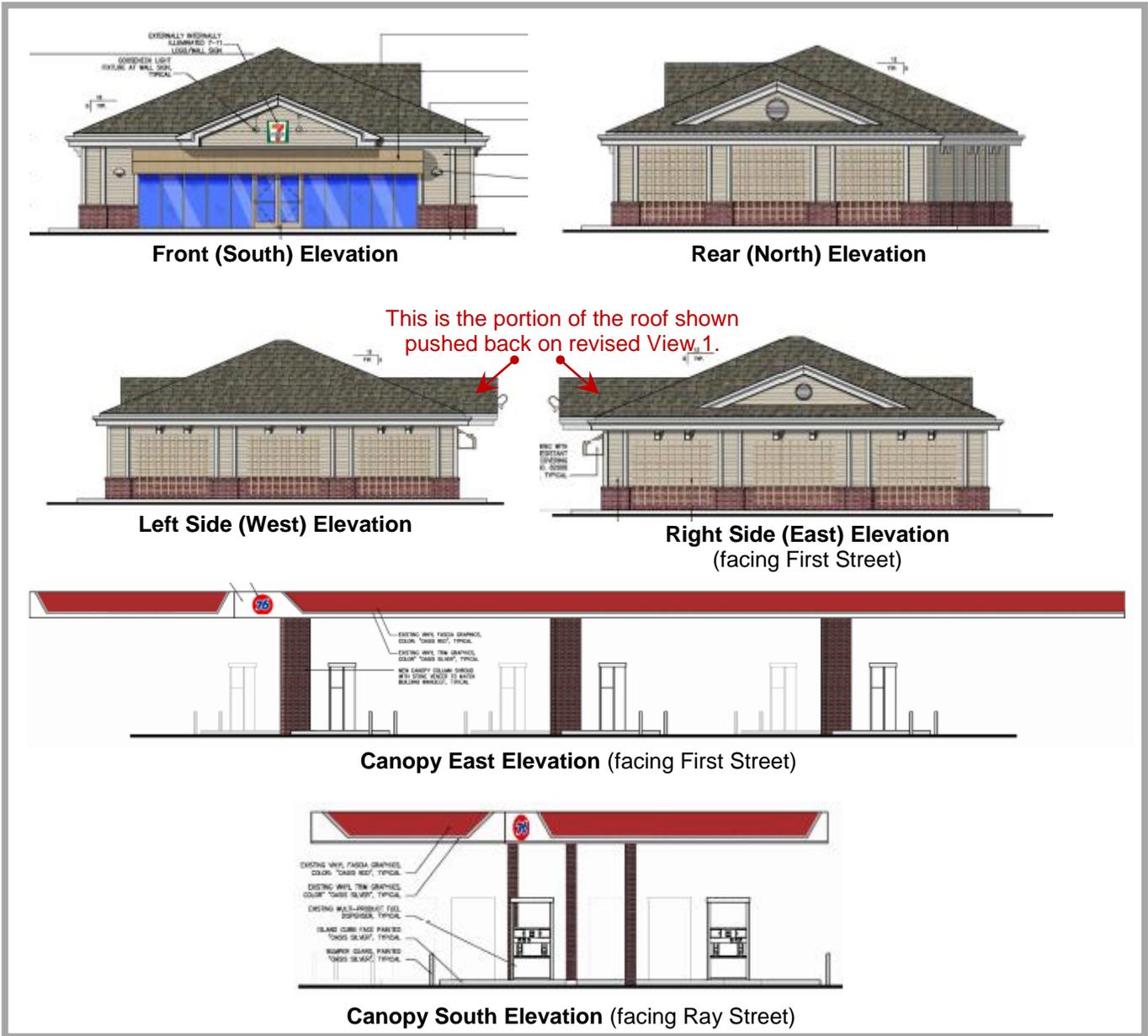


FIGURE 5: Elevations for Convenience Market and Service Station Canopy



Existing



Proposed

Conoco Phillips

Looking North from 1st Street

FIGURE 6: Digital Perspective Drawing Looking North from First Street (with modification to roof on south facade)

Both the service station and convenience market will be operated on a 24-hour basis and, although not indicated in the narrative, the applicant has stated that no alcohol sales are proposed as required by the P.M.C. No employees are dedicated to the service station and one full-time and one part-time employee are proposed to staff the convenience market. Deliveries for the convenience market would take place between 6:00 a.m. and 10:00 p.m. every three days and fuel deliveries for the service station would take place at 6:00 a.m. at a frequency of twice a week. The unloading process for convenience store merchandise typically takes approximately 1 to 2 hours. As proposed, the trucks are not left idling while merchandise is unloaded due to safety and environmental reasons. No music is proposed outside the building.

ANALYSIS

Conditional uses are those uses which, by their nature require special consideration so that they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for use permits. The following sections serve to evaluate the proposed project with respect to land use, development standards, and other considerations such as parking, operations, and architectural design.

Staff recommends denial of this request for a Conditional Use Permit, Design Review and a Variance necessary to modify the existing service station and construct the convenience market. Staff recognizes that the applicant has worked over several months to revise the proposal and gain City support. However, City staff continues to have reservations about the proposal, including:

- ◆ The compatibility of a 24-hour use and the resultant potential for increased noise, traffic and other disturbances on a site that is located across the street and/or near to existing residences;
- ◆ The consistency of the project with the desired character of Downtown;
- ◆ The site layout that includes a one-way circulation system and parking spaces that require a variance to the P.M.C.; and
- ◆ The overall intensity of the use relative to the site's size and shape.

More details on the reasons staff is recommending denial of the project are provided on the following pages of this staff report.

Land Use

General Plan Consistency

The subject parcel is designated *Retail/Highway/Service Commercial/Business and Professional Offices* by the Land Use map in the General Plan. This land use designation allows for commercial uses. Commercial uses adjacent to residential uses (in this case, residential development is located on the other side of First Street and the other side of the A.C.T.C.) would be subject to the following:

- Program 15.4: Require non-residential projects to provide a landscape buffer between new non-residential development and areas designated for residential use.

Although the service station and convenience store are set back at least 10 feet from the property line and the setback area is landscaped, staff believes this may not be a sufficient buffer between the proposed use and the adjacent residential area, given that the use proposed is a 24-hour convenience store. Additionally, the area in the A.C.T.C. is not landscaped and thus does not meet the objectives of this General Plan program.

Downtown Specific Plan and Downtown Design Guidelines

The Downtown Specific Plan is intended to serve as the primary regulatory guide for development within the Downtown and contains several objectives, policies, and programs related to preserving the unique character of the Downtown. The Downtown Design Guidelines are intended to provide guidance for remodeling and new construction of buildings within the Downtown area to ensure that they are of high quality and complement the existing built environment.

Downtown Specific Plan

- ♦ Downtown Specific Plan: Land Use Objective #1, page 25 – *Retain the small-town scale and physical character of the Downtown through the implementation of appropriate land use and development standards.*

Although the proposed convenience market is single-story and proposed to be constructed of materials commonly found in the Downtown such as horizontal siding and brick veneer, the intensity of development is likely to generate a level of activity incompatible with the small-town character of the Downtown.

Downtown Design Guidelines

- ♦ Transition Areas, West side of First Street, page 28
 - *Buildings should generally have a 3-foot to 5-foot landscaped area between the sidewalk and the façade wall;*
 - *Locate parking behind the building and screen from view;*
 - *New buildings should have residential style roof forms with projecting eaves or trellises, and should use residential materials such as wood siding, shingles, and stucco;*
 - *Avoid long expanses of wall; articulate with projecting or recessed architectural elements, window rhythms, banding, architectural accents, or changes in material, especially at pedestrian level;*
 - *Maintain existing trees. Replace diseased or dying trees;*
 - *Exterior lighting should be shielded, and fixtures should be compatible with residential surroundings.*

Although the convenience market will have a landscaped area meeting the above requirements, and an appropriately designed roof, the building lacks windows on the street side, and does not include architectural detail or accents at the pedestrian level, and does not screen parking from view.

C-S (Service Commercial) Zoning

One of the stated purposes of the C-S District (PMC 18.44.050.B) is:

- ♦ *To provide sites for businesses that typically are not found in shopping centers, that usually have relatively large sites providing off-street parking, and that attract little or no pedestrian traffic.*

Although the existing gas station use would be consistent with this purpose of the district, the proposal for a 2,250 square foot convenience market is likely to generate pedestrian traffic and therefore would be inconsistent with this purpose.

24-Hour Operation

There are potential adverse impacts which could occur as a result of locating a convenience market with 24-hour operation adjacent to residential uses. The subject site is located on a corner property and is adjacent to other residential and commercial uses. Locating a convenience market with 24-hour business operation in close proximity to residences could create potential impacts to those residents in terms of noise, traffic, and parking. Staff feels that the 24-hour operation is not appropriate for the subject site.

Site Plan

The site plan for the proposed project is provided on Sheet A-1 of the project plans, attached to this report as Exhibit B (another sheet labeled as A-1 is a circulation diagram that shows how both large vehicles and fueling trucks will fit and maneuver the vehicle on the site). The location of the proposed convenience market would be near the northern area of the site, approximately 10-feet from the property line along First Street, 5-feet from the western property line, and 10-feet from the northern property line. The overall number of driveways to the site would be reduced from 4 to 2 since First Street would have only 1 driveway instead of 3, which is an overall improvement to the site circulation. Of the 11 existing trees on the property, 4 would be removed (2 heritage-sized California sycamores and 2 non-heritage sized Purple Leaf Plum trees). Additional landscaping consisting of shrubs and groundcover would be planted in planter areas and Sand Cherry trees will be planted in the existing planter located along the western property line.

The parking requirement for the convenience market is based on its size. As proposed, the convenience market would be 2,250-square-feet in size and at a parking demand of 1 space for each 150 square feet of floor area, would require 15 parking spaces. The service station requires 1 parking space plus an additional parking space for the number of employees on the maximum shift. The applicant has indicated that no employees will be dedicated to the service station, thus resulting in a parking requirement of 16 spaces on the property. Given the location of the existing 76 Conoco Phillips service station, the proposed convenience market, and the site configuration, the parking spaces on the site would be located within setback areas along Ray and First Streets and parallel parking spaces would be located along the western property line. In order to allow for more space on the site for parking, ingress, egress, and circulation, staff has asked the applicant to reduce the size of the convenience market since this directly results in fewer required parking spaces. The applicant has indicated that the 7-Eleven franchise will not support a smaller convenience market than 2,250-square-feet, particularly since no alcohol sales will take place at the subject location.

As mentioned previously in this report, the location of parking spaces is important for acceptable site circulation. Overall, staff finds that the site plan is not acceptable, particularly given the required number of parking spaces based on the size of the convenience market and the proposed site circulation. Additional discussion regarding this topic is in the “Traffic, Parking, and Circulation” section of this report.

Demolition

The proposed project scope would entail the removal of the sales/restroom kiosk building, two fuel dispensers that are currently outside of the canopy, and a storage shed located near the northwestern corner of the property.

Development Standards

The following sections describe the proposed floor-area-ratio, building height, and setbacks for the proposed project and how the proposal compares to the standards outlined in the C-S district of the P.M.C.

Floor-Area-Ratio

The proposed building is approximately 2,250-square-feet. The site is approximately 22,359-square feet, resulting in a proposed floor-area-ratio (F.A.R.) of 10%, which would be within the 100% maximum permitted in the C-S district.

Building Height

The peak of the roof is 22-feet 3-inches, which would be within the 40-foot maximum permitted in the C-S district.

Setbacks

Table 1 shows the required setbacks in the C-S district and the proposed setbacks for the proposed convenience market. The proposed project meets the minimum setback requirements of the C-S district.

TABLE 1: Setback Chart

	SETBACK REQUIREMENT IN C-S DISTRICT PER P.M.C.	PROPOSED CONVENIENCE MARKET
Front (South)	10-feet	Approximately 191-feet
Rear (North)	10-feet	10-feet
Left Side (West)	None	5-feet
Right Side (East)	10-feet	10-feet

Landscaping, Tree Removal, and Tree Mitigation

An arborist report prepared by HortScience and dated March 29, 2012 (attached to this staff report as Exhibit C) identifies a total of 11 trees on the subject property, including 8 California sycamores, 1 Mexican fan palm, and 2 purple leaf plums. The existing trees to remain include 6 of the 8 California sycamore trees and a Mexican fan palm located along the western property line near the proposed mechanical equipment. The plans note that 1 California sycamore tree and 2 purple leaf plum trees would be removed. The arborist report also recommends removal of a second California sycamore (#107) due to

construction impacts. Sheet L-1 provides a plan for the proposed landscaping on the site, and shows 15-gallon Sand Cherry (deciduous) shrubs trained to grow into multi-trunk trees in the planter area along the western property line. Shrubs and groundcover in these planter areas include Blue Fescue, Red Leaf Japanese Barberry, Lily-of-the-Nile, Red Fountain Grass, Dwarf Coyote Brush, and rock mulch.



FIGURE 7: Planter area along western property line

The planter areas on the site, particularly along the western property line as shown in Figure 7, would benefit from additional landscaping. The Sand Cherry trees proposed along this planter would add to the landscaping, but are deciduous and would not provide year-round screening. Taller-growing evergreen shrubs should also be used.

The arborist report indicates that the California sycamore tree to be removed (identified as tree number 106) is valued at \$3,400, the other California sycamore tree to be removed (identified as tree number 107) is valued at \$3,550 and the two purple leaf plum trees (identified as tree numbers 110 and 111), are valued at \$50, and \$200, respectively.

Fencing

The site is not currently fenced and the site plan does not indicate any new fencing. As shown in Figure 7, fence posts currently exist along the western property line. However, the three-dimensional renderings of the proposed convenience market show a new picket-style fence in this area.

Design and Architecture

Architecture, Colors and Materials

Colors and materials for the project are depicted on color renderings provided by the applicant (please refer to Figure 5 and Sheets A-2 and A-3 of the project plans) and samples of the colors and materials will be available at the Planning Commission hearing.

The exterior of the proposed building would consist of mainly earth-tone colors. The color of the siding would be James Hardie “#JH40-10 – Cobblestone,” the cornice and corner trim boards would be Sherwin Williams “Stone White,” the awning over the building

entrance would be “Sand” and the roof would be Certainteed Presidential Shake “Country Grey.” Pervious pavers in the color “Waterwheel” (a light gray color) would be proposed for the area consisting of the five parking spaces and walkway directly in front of the convenience market entrance.

Lighting

Exterior building lighting is shown on the elevation drawings and consists of two wall sconces on the front (southern) façade and two goose-neck style lights for a future 7-Eleven sign. No other new lighting is shown for the site (there are existing pole-mounted, bollard-style, and under canopy lights).

Parking, Traffic, and Circulation

As mentioned previously, the total number of parking spaces proposed on the site is 16, inclusive of 1 ADA-compliant space near the entry of the convenience market. The applicant has indicated that no employees will be dedicated to the service station. One full-time and one-part time employee is proposed to staff the convenience market.

P.M.C. section 18.88.030(C) requires service stations to have one parking space and an additional parking space for each employee on the maximum shift. Convenience markets are required to have one parking space for each 150 square feet of gross floor area. Based on “zero” employees for the service station and a convenience market proposed at 2,250-square-feet, a total of 16 parking spaces are required (1 for the service station and 15 for the convenience market). A total of 16 parking spaces are proposed and thus the proposal would meet the minimum parking spaces required by the P.M.C.

However, staff, including the City Traffic Engineer, has concerns regarding the compact parking space closest to the driveway from Ray Street. This space in its current location blocks incoming traffic since the total aisle dimension is only 13-feet between the parking spaces, and two-way travel requires a minimum of 20-feet. The applicant is willing to move this space to the other end of the parking spaces, which would result in a distance of approximately 20-feet between the end of the western-most compact space and the parallel parking space along the western property line. However, moving this parking space would require a Variance to locate it in the setback area. A Variance would also be required since all four compact spaces have a 2-foot overhang into the front yard setback area along Ray Street, and the eastern-most standard space in front of the convenience market encroaches into the setback area along First Street. As discussed in this staff report, findings for the Variance cannot be made.

Even if this space were to be moved, staff believes the parking spaces adjacent to Ray Street would be underutilized due to the fact that they are on the other side of the site from the convenience market. Additionally, staff believes the parallel parking spaces located along the western property line would underutilized since they are difficult to maneuver into and out of. Thus, many people will likely park in the area along First Street instead of these designated parking stalls. Additionally, vehicles pulling into or leaving the spaces in front of the convenience market will conflict with the vehicular traffic coming in and leaving the driveway off of First Street.

In order to improve the on-site circulation, the applicant is willing to make the fuel dispenser that is furthest northwest one-sided (labeled as “one-sided fuel dispenser” in Figure 3) so that a vehicle parked in the parallel parking space closest to the trash enclosure can maneuver out of the space. Modifying this fuel pump allows the drive-aisle adjacent to this space to be 15-feet-6-inches wide to allow one-way traffic to travel between the areas in front of the convenience market and the driveway leading to Ray Street. However, a customer may still park his/her vehicle at the one-sided fuel pump if all of the spaces directly in front of the convenience market are taken, resulting in this drive aisle being partially or completely blocked. Furthermore, even with markings on the pavement, drivers may not comply with the one-way circulation system, creating the potential for additional circulation conflicts.

The proposed site plan would meet the minimum number of required parking spaces, but results in poor circulation and locating parking spaces within setback areas and far from the use they serve. For these reasons, staff does not support the parking and circulation.

Noise

The subject site is located adjacent to and across the street from other commercial and office uses. Residential uses are located across First Street to the east and across the A.C.T.C. to the west. Residential noise impacts could be generated if patrons were loitering, fighting, slamming car doors, etc. in the parking area. Additional noise impacts could be attributed to customers shouting, fighting, vehicles, etc. Further, noise from deliveries could impact adjacent residences as well, since delivery trucks may have beeping noises when backing up. Staff finds that the proposed use, particularly if operated on a 24-hour basis will result in negative noise impacts to surrounding residents.

Enhanced Vapor Recovery and Soil Vapor Extraction Systems

The photograph in Figure 8 shows the existing state-required Enhanced Vapor Recovery (E.V.R.) canister, tank, and vent lines (behind a black chain-link fence).



FIGURE 8: Photograph of Existing E.V.R. System

A soil vapor extraction system for a fuel leak is planned to be located on the site in the future near the northwestern corner of the site. The property owner and the Conoco Phillips Company are working with the Alameda County Health Care Services Agency and San Francisco Bay Regional Water Quality Control Board to continue to investigate and determine the best course of action to remediate the soil on the site and the A.C.T.C. property. The soil vapor extraction system would be subject to staff-level Design Review and would be located adjacent to the proposed trash enclosure and E.V.R. system along the western property line. Placement of the soil vapor extraction system may reduce the amount of landscaping in this area. No information is available at this time regarding whether or not the existing E.V.R. system would remain or be relocated with the installation of the soil vapor extraction system.

Grading and Drainage

A preliminary grading plan is provided as part of the plan set on Sheet C-1. The plan indicates that the site is relatively flat, ranging from approximately 371.24 feet at the back of sidewalk on Ray Street to approximately 370.71 at the back of sidewalk on First Street. The proposed project would not substantially change the existing topography.

Another sheet (not numbered or labeled with a letter) shows the impervious areas (existing and proposed). This plan also indicates that pervious surfacing would be used in the parking areas and walkway directly in front of the convenience market. Since the aggregate of the “removed and replaced” and “new” impervious surfacing is totaled as 4,764-square-feet on project application materials, the subject project is not a regulated project as per the current Municipal Regional Stormwater NPDES Permit, but would still have to comply with certain design measures, such as directing runoff onto vegetated areas.

Signage

A 7-Eleven sign is shown on the south elevation for general reference, but is not part of the subject application. The site has two existing service station price signs and at this time the plans do not indicate any modifications to these signs.

PUBLIC NOTICE

Notices regarding the proposed applications and related public hearing were mailed to the surrounding property owners and tenants within a 1,000-foot radius of the project site. A map showing the noticing area is attached to this report. The public notice was also published in *The Valley Times*.

Staff has received a substantial number of emails, phone calls, in-person visits, and letters from members of the public that are concerned about and in opposition to the project. The full text of the written correspondence is attached to this staff report as Exhibit A. Most of the emails and all of the people who provided verbal comments indicated concerns regarding the convenience market’s proposed 24-hour operation, potential traffic impacts, potential crime, the fact that there are other stores that offer groceries or other goods in close vicinity to the subject site (such as Meadowlark Dairy and Cole’s Market), that the convenience market will not add value to the neighborhood or the Downtown, and the

proposed development is not appropriate for the downtown area. One email from a small business owner and nearby resident indicates that he “opposes the neighbors’ opposition” to the project, and that the proposed business should be treated equally and judged against the legal requirements by which it is obligated.

In response to the comments from concerned members of the public, the applicant has indicated that many community members have a negative image of 7-Eleven based its previous image. The applicant also indicates that the new 7-Eleven image is “safe, clean and community friendly,” and has provided a portion of 7-Eleven’s Community Outreach Program. This document is a part of Exhibit B to this staff report. The applicant has also indicated that he has obtained many signatures in support of the proposed project.

Many of the people who commented had concerns regarding crime at 7-Eleven convenience markets. Table 2 summarizes the total police calls for service, including officer initiated activity, between January 2007 and November 2012 at each of the two existing 7-Eleven locations in Pleasanton. This data has been compiled using the store address as the reporting location and does not include vehicle traffic stops. Staff notes that without evaluating every call for service, it is not possible to determine if the call for service was a product of the business activity, or coincidentally occurred at the business. A detailed list of all calls for service at both 7-Eleven stores between January of 2007 through November 2012 can be found in Exhibit D. As noted in Table 2, the annual police service calls between this time span range between 9 and 21 for the 7-Eleven located at 4307 Valley Avenue and 30 to 83 at the 7-Eleven located at 3670 Hopyard Road.

TABLE 2: Police Service Calls at Existing 7-Eleven Locations in Pleasanton

Year	7-Eleven at 4307 Valley Avenue	7-Eleven at 3670 Hopyard Road
2007	19	30
2008	13	37
2009	21	58
2010	21	45
2011	9	83
2012	12	43

Table 3 provides this information for January of 2011 through November of 2012 regarding the subject site (4191 First Street), Cole’s Market located across Ray Street at 4277 First Street, and the Shell service station located at 4212 First Street (please note that the data

for Cole’s Market is specific to the market itself, not the entire Pleasant Plaza shopping center).

TABLE 3: Police Service Calls to Subject Site and Others in Vicinity

Year	Subject Site 76 Service Station 4191 First Street	Cole’s Market 4277 First Street	Shell Service Station 4212 First Street
2011	4	33	5
2012	6	22	6

As noted in Table 3, the subject site has had 4 service calls in 2011 (consisting of 1 robbery, 1 grand theft, 1 incident, and 1 pedestrian stop) and 6 service calls in 2012 (consisting of 1 grand theft, 2 incidents, 2 pedestrian stops, and 1 suspicious vehicle). A detailed list of calls of this information is included as part of Exhibit D.

CONDITIONAL USE PERMIT FINDINGS

The Planning Commission must make the following findings prior to granting the use permit:

- A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinances and the purpose of the district in which the site is located.**

The objectives of the Zoning Ordinance include fostering a harmonious, convenient, workable relationship among land uses, protecting land uses from inharmonious influences and harmful intrusions, promoting a safe, effective traffic circulation system, and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The subject site is zoned C-S. One of the purposes of Commercial Districts is to provide appropriately located areas for retail stores, offering commodities and services required by residents of the city and its surrounding market area. A purpose specific to the C-S District is to provide appropriately located areas for commercial uses having features that are incompatible with the purposes of the other commercial districts.

The goods and services offered by the proposed use are currently available from businesses within the immediate area. Although no nearby businesses are open 24 hours, two other 7-Eleven stores in Pleasanton and the Safeway grocery store at Valley Avenue and Santa Rita are open 24-hours. Additionally, as previously noted, the generation of pedestrian traffic by the use is not consistent with the purpose of the C-S District. The proposed use is inharmonious with adjacent residential land uses and the on-site circulation is not safe and effective. Staff does not believe this finding can be made.

- B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.**

Although a service station and convenience market is allowed as a Conditional Use in the C-S district, this finding requires the Planning Commission to consider the specific location of the use. Significantly increasing activity on this site and creating the potential for noise and other disturbance during the night-time hours would be detrimental to the public health, safety and welfare of the nearby community. Staff does not believe this finding can be made.

- C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.**

The proposal would require a variance from the Pleasanton Municipal Code in order to locate several parking spaces within the setback area. As noted below, staff believes that the size, shape, topography, location or surroundings do not merit a variance from the strict application of the development regulations related to setbacks and therefore, the project would be deficient by 5 parking spaces. The project would not therefore comply with all the applicable provisions of the Municipal Code if the Variance was not granted. Staff does not believe this finding can be made.

VARIANCE FINDINGS

The Planning Commission must make the following findings prior to granting the Variance:

- A. That because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;**

The property is zoned C-S and is improved with a small sales and restroom building and service station with 6 fuel dispensers. The site exceeds the 10,000-square foot minimum lot size and meets the minimum lot width of 80-feet and lot depth of 100-feet for properties in the C-S district, has a flat topography and is not in an unusual location or have unusual surroundings. The intensification of the convenience market use on the same site as the service station is driving the need for the parking setback variances. Staff does not believe this finding can be made.

B. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same zoning district;

The granting of a variance would constitute a special privilege since the property is not unique and other properties in the same zoning district are not permitted to place parking spaces within setback areas, and thus granting such a variance would constitute a special privilege. Additionally, the project is not consistent with the desired character of the downtown as outlined in the Downtown Specific Plan and the Downtown Design Guidelines. Staff does not believe this finding can be made.

C. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The granting of the variance would not be in keeping with requirements of the Pleasanton Municipal Code. The site circulation does not allow for adequate aisle widths and back-up space for vehicular traffic and also does not allow parking to be located outside setback areas. Staff does not believe this finding can be made.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Sections 15301, Existing Facilities, Class 1, and 15303, New Construction, Class 3. Therefore, no environmental document accompanies this report.

CONCLUSION

As discussed in this report, staff has concerns regarding this proposal and recommends the denial of the subject Conditional Use Permit, Design Review, and Variance applications. The 24-hour operation of the convenience market would impact adjoining land uses, including residential uses, negatively by increased noise and traffic. The project is not consistent with the character of the Downtown, and the parking is not compliant with setback requirements, and the site circulation is not acceptable.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission deny Cases P12-0556, P12-0557, and P12-1790.

Staff Planner: *Shweta Bonn*; (925) 931-5611, sbonn@cityofpleasantonca.gov

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

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:59 PM
To: Bonnie Smith
Subject: RE: New 24 hr. 7-11

EXHIBIT A

Please note that the gas station will remain. The convenience market is proposed on the same property and will be located near the northern area of the property.

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

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:44 PM
To: Bonnie Smith
Subject: RE: New 24 hr. 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Bonnie Smith
Sent: Thursday, December 06, 2012 7:41 PM
To: Shweta Bonn
Subject: New 24 hr. 7-11

As a 43 yr. Pleasanton resident I do not want to see the 76 gas station removed and replaced by a 24 hr . Convenience store. Pleasanton already has two 7-11's and the location of another at Ray and First st. Will only serve to depreciate another long term Pleasanton business, Coles Market. If you think that you are helping Pleasanton schools with Lotto ticket sales, that is not the case. 7-11 stores do not sell lotto tickets. Do not let this project proceed.

Dave & Bonnie Smith

Sent from my iPad

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:44 PM
To: robin keyworth
Subject: RE: 7-Eleven Issues

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: robin keyworth
Sent: Thursday, December 06, 2012 6:02 PM
To: Shweta Bonn
Subject: 7-Eleven Issues

We are extremely concerned about the negative impact a 24 hour convenience store will have not only on our neighborhoods, but on our community overall.

Research indicates that there is a rise in violent crime around 24 hour stores.

Our other concerns are:

Increased noise

Increased traffic hazards, especially to pedestrians.

Litter

Gang violence

Adding a another business that will sell liquor, three within 500 yards of each other.

As residents of the of Town Square HOA, we feel the needs of our neighborhood are being met by Cole's Market and the other small businesses that are between First St. and Main St. We want to continue to support the small business owners in our community.

We feel that a 24 business is most suitable for freeway on and off ramps and not a residential area.

Let's endeavor to keep the character of our community intact.

Anthony and Robin Piazza

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:44 PM
To: Suzie Cortez
Subject: RE: 24 HOUR 7-ELEVEN

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Suzie Cortez
Sent: Thursday, December 06, 2012 5:47 PM
To: Shweta Bonn
Subject: RE: 24 HOUR 7-ELEVEN

Dear Ms Bonn,

I live at _____ in Pleasanton Calif 94566 and I am **against** having a 24hr 7-Eleven being built at 4191 First street.

I do not feel this will add anything positive to our neighborhood. We already have Coles Market, a family business across from the proposed site and a liquor store a little further down the street. A 7-eleven is not needed. I feel it will draw crime and attract the wrong element of people and it's not pleasant to see a 7-Eleven store when your entering the downtown area. I do not feel this is the image the people of Pleasanton want. I also do not want my home value to decline because of an eye sore and a business that is known to attract crime right up the street. I want to keep our families in the area of 4191 First St. safe and crime free. I will again state for the record that I am **against** A 7-Eleven convenience market being built at 4191 First St.

Sincerely,

Suzanne E Cortez

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

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:43 PM
To: Laurie
Subject: RE: 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Laurie
Sent: Thursday, December 06, 2012 5:40 PM
To: Shweta Bonn
Subject: 7-11

To whom it may concern,

I am a Pleasanton resident and am very concerned about putting in a 7-11 by the shell station on Vineyard. As a parent of two girls it worries me that there will be another liquor store type of a store in the walking path to downtown as well as Valley View Elementary. I would really hope our city planners look at this very closely before putting in a 7-12 to keep our neighbors as safe as possible for all of our residents especially the young children of our community. Thank you for taking the time to read my letter and considering not putting in a 7-11 in that location Laurie Riddle

Sent from my iPhone

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

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:43 PM
To: Alma-Ruth Avalos
Subject: RE: 7 eleven on Vineyard

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Alma-Ruth Avalos
Sent: Thursday, December 06, 2012 5:22 PM
To: Shweta Bonn
Subject: 7 eleven on Vineyard

Dear Council member,

I just heard that you are considering having a 7 eleven on Vineyard. I disagree with this decision because The area of Vineyard avenue is highly populated with low income youth very much at risk to fall into gang trouble, crime is growing in the city, the youth hanging out at Bob Giant Burgers can be questionable as the teens hanging out at the levy located behind the 76 Gas Station. So why put a liquor station on their path way our youth uses to go to/from walk to school? Last summer even a police man was a victim of a hit and run accident over Stanley Blvd stretch towards Livermore and one day I witnessed gun activity just driving by as our city ends and Livermore begins by the gas station on Livermore.

This area is just a block from downtown should be an extension of what our wonderful downtown is, local businesses that care and support the members of the community. There are plenty of stores selling alcohol with in walking distance already and we do not see the need more. By continuing to provide an environment such as in Main Street, we can keep our children safer in our city.

Best Regards,

Alma-Ruth Avalos
Sent from my iPhone

From: Shweta Bonn
Sent: Thursday, December 06, 2012 3:25 PM
To: Christine Cardullo
Subject: RE: 7 Eleven Store First and Ray Streets Downtown Pleasanton

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Christine Cardullo
Sent: Thursday, December 06, 2012 12:47 PM
To: Shweta Bonn
Subject: 7 Eleven Store First and Ray Streets Downtown Pleasanton

Dear Shweta,

It was a pleasure talking to you this morning regarding the possibility of a new 7-Eleven on First and Ray Street.

As a resident of _____ for over 20 years, my concerns below are the follow up to our phone conversation.

- Increase in traffic; there is already a bottle neck on this small block and back up on First Street.
- The gas station as it stands is fine, no need to have another convenience store. We already have one at the Arco Station
- If in need of a 24 hour convenient store we have Safeway on Santa Rita Road.
- What about the local merchants who supported the town of Pleasanton i.e. Cole's Market, Bob's Giant Burgers among many others in downtown. What message is Pleasanton sending them! Will this mean Mom and Pop stores are not the way to go. Just let the out of area franchise come in and take away their business. Wrong message to send.
- Bringing a 2nd BART station to Stoneridge Mall have brought in increased crime. Do we really need a 24 hours convenience store in our back yard so we can hear the sirens of police cars and paramedics more than we already hear.

Thank you for giving me the opportunity to express my concerns.

Best regards,

Christine Cardullo

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

From: Shweta Bonn
Sent: Thursday, December 06, 2012 3:24 PM
To: Sandra Hansen
Subject: RE: No to 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Sandra Hansen [mailto:saphansen@gmail.com]
Sent: Thursday, December 06, 2012 9:35 AM
To: Shweta Bonn
Subject: No to 7-11

I am a resident on . I strongly feel that a 7-11 would be less benefit than good. It would bring extra traffic to our neighborhood. We already have great local markets (cole and meadow lark dairy) and this would hurt their business. Pleasanton has always been a huge supporter of small family owned business. A 7-11 would be a detriment to both the local business and residents. Please do not allow!

Sandra Hansen

From: Shweta Bonn
Sent: Thursday, December 06, 2012 3:25 PM
To: Liz Kerton
Subject: RE: 7-eleven store opinion

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Liz Kerton
Sent: Thursday, December 06, 2012 11:48 AM
To: Shweta Bonn
Subject: 7-eleven store opinion

Schweta,

As a Pleasanton resident, business owner, and employer, I think adding a 24-hour convenience store to a low-income area of Pleasanton is a recipe for trouble. The area proposed for this new 7-11 actually needs fewer places to buy liquor not more; and it needs to move towards fitting in with the pride of Pleasanton, it's downtown core, not scare people away from downtown. That intersection is already one of the ugliest, with the most delinquents, and the most crime, and it is the first impression our of downtown to much of our traffic from Livermore.

/Liz

* * *

Elizabeth Kerton
Managing Director, The Kerton Group

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:52 AM
To: davidnlourdes
Subject: RE: Proposed 7-Eleven

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: davidnlourdes
Sent: Thursday, December 06, 2012 6:59 AM
To: Shweta Bonn
Subject: Proposed 7-Eleven

I am a 22 year resident I agree with this writer, we do not need anything that might bring the city down or put a negative impact on our youth or city.

Every 7-eleven I have visited has people either begging for money or kids asking you to buy liquor for them.

A new 7-Eleven wants to move in on the Shell site and the city is looking for approval or disapproval from the residents.

In a nut shell I disagree with it because the area is changing a lot as it turns into a bigger city and the problems that come with it. The area of Vineyard avenue is highly populated with low income youth very much at risk to fall into gang trouble, crime is growing in the city, the youth hanging out at Bob Giant Burgers can be questionable as the teens hanging out at the levy located behind the 76 Gas Station. So why put a liquor station on their path way our youth uses to go to/from walk to school?

Last summer even a police man was a victim of a hit and run accident over Stanley Blvd stretch towards Livermore and one day I witnessed gun activity just driving by as our city ends and Livermore begins by the gas station on Livermore.

This area is just a block from downtown should be an extension of what our wonderful downtown is, local businesses that care and support the members of the community. There are plenty of stores selling alcohol with in walking distance already and we do not see the need more. By continuing to provide an environment such as in Main Street, we can keep our children safer in our city.

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:52 AM
To: Audrey Gould
Subject: RE: Proposed Plan to Build a 24 Hr 7-Eleven on Ray Street and First Street

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Audrey Gould
Sent: Wednesday, December 05, 2012 10:56 PM
To: Shweta Bonn
Subject: Proposed Plan to Build a 24 Hr 7-Eleven on Ray Street and First Street

To Shweta Bonn,

I was recently informed of the plan to build a 7-Eleven on Ray Street and First Street.

As a concerned resident residing directly behind the existing 76 Gas station, I prefer not to have a 24 hour convenience store rebuilt in this neighborhood.

Not only will this impact the small business owners (e.g. Cole's Market and Don Memo's market), it may result in a higher crime rate in this area.

In addition, a 7-Eleven store does not have the same aesthetics that fit into the downtown area.

I hope this message is taken into consideration prior to making the final decision to build a 7-Eleven in this area.
Best Regards,

Audrey Gould

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:51 AM
To: gary cortez
Subject: RE: A police officer's view of a convenience store

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: gary cortez
Sent: Wednesday, December 05, 2012 10:20 PM
To: Shweta Bonn
Subject: A police officer's view of a convenience store

Hi Mrs. Bonn,

My name is Gary Cortez and I am a resident of the City of Pleasanton and live in the newer home development off _____ behind the current 76 gas station and the proposed site of a future 7-Eleven. I have several concerns I'd like to address regarding this proposed development.

First and foremost are **safety concerns** that plague convenience stores, 7-Eleven's in particular; armed and strong-arm robberies, increase in DUI related traffic collisions, and a general increase in other crimes (vandalism, auto burglaries, stolen vehicles, drug use, etc). I have been a police officer in the bay area for over 10 years and *can attest firsthand that these dangers are real and prevelant in and around 7-Eleven establishments.*

Secondly, I have a concern with the **increase of littering and loitering** associated to such a business. In particular, there is a "Alameda County Transportation Corridor" (an open and undeveloped area where the old train tracks ran) in between the site and my residential neighborhood that almost invites such nuisances as it is not well lit, it's secluded (especially under the tracks where the fencing has been cut and there are well-worn foot paths), and it's not maintained and/or supervised by authorities. It's difficult to have Pleasanton PD respond to issues here as it is under the jurisdiction of the Sheriff's Office and it is difficult to have the Sheriff's Office respond because it is a miniscual island property within incorporated Pleasanton.

Thirdly, I feel having a 24-hour franchise will take away business from the non-franchise "Mom-and-Pop" type convenience stores that are already operating (Cole's Market, Meadowlark Dairy...). These smaller businesses in the downtown area have helped create and **maintain a sense of community in Pleasanton**. This sense of community is what drew me and my family to move here from Fremont. The Cabrillo district in Fremont once had this feeling when I grew up there as a child but it slowly evolved into a place of disconnectedness. I fear that allowing a 7-Eleven or similar type of business to operate in close proximity to the downtown area is one step toward regression.

Please take these concerns into consideration and thank you for your time.

Respectfully,

Gary Cortez

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:51 AM
To: Christian Klein
Subject: RE: Fwd: PLEASE READ: Potential 7-11 (open 24 hours) to be built on the corner of First St. and Vineyard

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Christian Klein
Sent: Wednesday, December 05, 2012 8:20 PM
To: Shweta Bonn
Subject: Re: Fwd: PLEASE READ: Potential 7-11 (open 24 hours) to be built on the corner of First St. and Vineyard

My name is Christian Klein. I live off of _____ in Pleasanton CA, which is a few blocks away from the possible build site of the 7-11. I am concerned that the building may bring crime and a loss of business to my work. I work at the Meadowlark Dairy downtown Pleasanton. I am voicing my concern in hopes that the 7-11 is not put in.

Thank you,
Christian Klein

From: Laura
To: Christian Klein
Sent: Monday, December 3, 2012 4:07 PM
Subject: Fwd: PLEASE READ: Potential 7-11 (open 24 hours) to be built on the corner of First St. and Vineyard

Sent from my iPhone

Begin forwarded message:

From: Carolyn Crosby
Date: December 3, 2012 2:55:39 PM PST
To: KC Nissen , Ron Taylor , Laura Constantine , Dean Combs , Linda DeMello , George Reid , Herb Wong , Bob Probert , Vincent Arrigali , Barbara Miller , Dick Eldredge , Hans Hansen, Carlos Nissen, Susan Reid, "Sanjay & Sonia Kaul", Brian Crosby
Subject: Fwd: PLEASE READ: Potential 7-11 (open 24 hours) to be built on the corner of First St. and Vineyard

Hello neighbors,

I received this email from a friend who lives on _____. Whether you support or oppose building the 7-11, I think it's good for people to have the opportunity to voice their opinions and stay informed.

Thanks for reading,
Carolyn Crosby

----- Forwarded message -----

From: **Dawn Chatham**

Date: Mon, Dec 3, 2012 at 1:43 PM

Subject: PLEASE READ: Potential 7-11 (open 24 hours) to be built on the corner of First St. and Vineyard

Hi "Neighbors",

I wanted to let you know that all residences within 1000 feet of corner of First St and Vineyard received notification on Friday that the city is considering the building of a 7-11 (open 24 hours) on that site. Many residents on Walnut Drive are worried about this and are hoping we can ask for your help in expressing concern for its creation.

Can you please take a few moments to send an email to the planning commission: sbonn@cityofpleasantonca.gov? State your name, as well as where you live in relation to the building site AND why you oppose the 7-11 being built. Some possible concerns to mention: increase in traffic, potential increase in crime, detriment to local businesses such as Cole Market and Meadowlark Dairy who both sell convenience items, potential increase in noise/loitering, increase in littering.

There is a deadline for correspondence of end of business day Wednesday, December 5th. Also, if you can please forward this email on to any other neighbors who might be willing to also voice their concern, I would greatly appreciate it.

We hope to count on your support in keeping our neighborhood safe and clean.

Many thanks,
Dawn Chatham

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:49 AM
To: Shirley Hack
Subject: RE: 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Shirley Hack
Sent: Wednesday, December 05, 2012 8:03 PM
To: Shweta Bonn
Subject: 7-11

My fear is that this will open this area to loitering, crime, and everything else that usually follows 7-11's everywhere. Everything any of those in the area need can be purchased right across the street, at Coles. Please keep our quiet little neighborhood the way it was intended. SAFE!!

Thank You

Shirley Hack

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

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:49 AM
To: Kimberly Barker
Subject: RE: Disapprove of 7-11 proposal

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Kimberly Barker
Sent: Wednesday, December 05, 2012 7:32 PM
To: Shweta Bonn
Subject: Disapprove of 7-11 proposal

Sharon,

I feel strongly that a 7-11 in the Vineyard area would not be good planning choice for that area. We already have a 7-11 type store on in the area and we don't need the traffic near the school or the housing.

Please decline their permit in favor of keeping the neighborhood safe for the kids and residents.

Kim Barker

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:48 AM
To: Denise Gauthier
Subject: RE: Opposition to new 7-11 store in Pleasanton

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Denise Gauthier
Sent: Wednesday, December 05, 2012 7:16 PM
To: Shweta Bonn
Subject: Opposition to new 7-11 store in Pleasanton

Dear City of Pleasanton planners,

I am very disappointed to hear that a 7-11 is being considered near downtown Pleasanton.

I think that such an addition would be a detriment to the neighborhood and our city. It would be a magnet for late night crime and teens looking to buy alcohol and drugs. This activity would put an additional strain on our hard-working police force and decrease the safety and quality of life for downtown neighborhoods.

In addition to these problems, Pleasanton already has two 7-11 stores and several convenience stores in this general area. People already have walking access to Cole's market and a few other liquor stores downtown. I feel that Pleasanton residents enjoy supporting these existing locally owned and operated businesses.

Please do not consider the addition of this 7-11 in our city.

Thanks,

Denise Gauthier

From: Shweta Bonn
Sent: Thursday, December 06, 2012 7:53 AM
To: Kira Eggers
Subject: RE: Oppose 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Kira Eggers
Sent: Thursday, December 06, 2012 7:27 AM
To: Shweta Bonn; Janice Stern
Cc: ROCIO ARANGO; Derek Eggers
Subject: Oppose 7-11

Dear Schweta Bonn,

My husband and I are 12 year residents of Pleasanton. I am self employed and my husband is a business owner. We have two elementary school children. We oppose the installment of a 7-11 at the corner of Vineyard and Stanley for many reasons, but mainly it is not needed and it will detract from the quality of living that Pleasanton is known for.

As you know, that corner has a medium size (Cole's) grocery and sundries, small mini marts at each gas station and various other small businesses. A 7-11 is a chain store that will take drink, snack and tobacco sales from those businesses that already struggle to sustain.

I also agree with Rocio Arango, a home owner adjacent to the proposed 7-11 location, in that another store selling alcohol, tobacco, caffeinated drinks, objectionable magazines, and junk food is NOT what Pleasanton needs or wants.

Please hear our opinions and consider them deeply. We are hard working mothers and fathers, supporting our children in a difficult world full of violence, drugs, media influenced marketing, and unsettling differences. The business in question here would add fuel to the fire and poison our youth and adults even further.

Have you considered a carpool lot with paid permit spaces or meters like near corner of Stoneridge and 680? Stanley is very highly traveled by business folks and a clean safe lot could encourage carpooling. Another necessity could be semi-quick food for families coming home from work. Dry cleaning and other useful services would also be a better solution to the vacancy.

Thank you for your service to our city.

Sincerely,

Kira Eggers
Pleasanton Resident

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

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 6:11 PM
To: Cindy Pereira
Subject: RE: No 7 eleven on Stanley

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Cindy Pereira
Sent: Wednesday, December 05, 2012 5:40 PM
To: Shweta Bonn
Subject: No 7 eleven on Stanley

As a resident of this area I am shocked and appalled that this is even being considered. The last thing this area needs is another place for hoodlums to hang out.

Please considered this somewhere else!!

Sincerely,

Concerned mother of three

Sent from my iPhone

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 6:11 PM
To: George Reid
Subject: RE: No on 7-11 Location in Pleasanton

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: George Reid
Sent: Wednesday, December 05, 2012 5:15 PM
To: Shweta Bonn; George Reid
Subject: No on 7-11 Location in Pleasanton

Hi-

My name is George Reid and our family lives in the Vintage Heights neighborhood off Vineyard/Mavis. I hope that the suggestion of a 7-11 store at Vineyard and First Street is not seriously considered due to the many negatives at this site. I believe that the Pleasanton Downtown Association and Chamber of Commerce would not support a global mega-corporation (with its minimum-wage jobs) coming in and impacting local businesses (Coles Market, the pharmacy, etc.) in this area. Other negative impacts would be more traffic, probably more crime, litter/noise issues, etc. We have been going to Cole's Market for 27+ years and would hate to see this family operation go out of business. Forget 7-11 at this location.

George Reid
Gerard Ct., Pleasanton

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 6:11 PM
To: Terra Sotelo
Subject: RE: opposed to a 7/11 on Ray/Vineyard and 1st/Stanley

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Terra Sotelo
Sent: Wednesday, December 05, 2012 5:04 PM
To: Shweta Bonn
Subject: opposed to a 7/11 on Ray/Vineyard and 1st/Stanley

I am so opposed to having a 7/11 at the corner of our neighborhood. I'm about 12 houses down from that corner and sometimes when I leave my home in the morning, I have to sit through a couple of traffic light cycles as it is just to get off my street. Not to mention the backup on 1st. The traffic is already horrendous for a little neighborhood area. Besides the potential added traffic issue, the Shell and 76 stations already sell some limited grocery items, and people only need to walk across the street to Coles Market if they have need for a more extensive supply of groceries. We also have that wonderful little Hispanic market (Karens) right across the street from Coles Market on Spring St. We don't need another grocery or gas station presence. We are already over-served in all these areas!

The Pleasanon PD already has trouble with the Kottinger park area, and I believe having a 7/11 at Stanley/1sts Street will encourage people passing through that main street to stop. Also, loiters find 7/11's to be great places to hang out and smoke and panhandle. I am so opposed and hope this appeal along with others in our neighborhood are considered in your decision to NOT let a 7/11 move into our lovely neighborhood.

Thank you for your consideration in this matter.

Terra Sotelo

Sr. Mortgage Advisor
MLO 222783

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 6:10 PM
To: Jim Clennon
Subject: RE: 7-!! @ First & Vineyard

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Jim Clennon
Sent: Wednesday, December 05, 2012 4:49 PM
To: Shweta Bonn
Cc: Robin Cruz
Subject: 7-!! @ First & Vineyard

Dear Ms. Bonn

I am writing you to voice my concerns regarding the proposed 7-11 store at First and Vineyard.

As a concerned neighbor I am absolutely against the approval of this permit.

This location is too close to many quiet family homes. It is a well used path by students on foot to Amador and Village High Schools. This property would become a magnet for idle youths, some of whom would no doubt be looking for trouble. The location and surrounding area, specifically the commercial parking next door and across Ray Street would attract hangers on and loiterers and add another burden to law enforcement.

The gas station at this location has been the victim of numerous armed robberies, a 7-11 would be an even more attractive target to these nefarious types and someone will eventually get injured or worse. The 7-11 on Hopyard has not been immune to these problems and it is set apart from residences.

We have enough local business in this area serving the needs during reasonable hours and the neighborhood as a whole would not benefit from this 24 hour a day nuisance.

Other neighbors have written with their concerns, I only wish that the planning commission listen to the residents and deny the request from 7-11.

Sincerely

Jim Clennon

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:44 PM
To: Robin Cruz
Subject: RE: P12-0556, P12-0557, P12-1790 Terry Grayson/Ironhorse Dev (24 hr 7-Eleven at 4191 First St)

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Robin Cruz
Sent: Wednesday, December 05, 2012 4:42 PM
To: Shweta Bonn
Subject: P12-0556, P12-0557, P12-1790 Terry Grayson/Ironhorse Dev (24 hr 7-Eleven at 4191 First St)

Dear Shweta Bonn,

I am writing in opposition to the proposed 24 hour 7-11 on the corner of Ray/Vineyard and First Street in Downtown Pleasanton.

I am a resident of _____ and this business will be very close to my home.

I feel that a large (it will be 2 times bigger than my house!) 24 hour convenience store does not belong on that corner. It is too close to the residential areas. There are already 2 large Safeway stores open 24 hours very near to us. There is also an AM/PM store right down the street.

I feel that Ray/1st is another "gateway" to our beautiful downtown/historic area. Building a 7-11 right at that gateway does not add any charm or beauty to the area. The Pleasant Plaza shopping center was recently remodeled and it kept it's small town/retro charm. A 7-11 does not fit into that overall look.

Coles Market carries all the same items of convenience and a 7-11 would probably put them out of business. The Meadowlark Dairy is very convenient and a local business that I believe would be negatively impacted by a 7-11. There are quite a few other locally-owned, small business establishments that will be negatively impacted. (Mexican market, pharmacy, etc)

I **do not** want a convenience store that is open 24 hours so close to my house. It will result in more traffic and people in my neighborhood after hours.

It is my understanding that alcohol will not be sold at this location. I do not know of any 7-11 establishments that do not sell alcohol. I called both of the other locations in Pleasanton and they both sell wine and beer. It's only a matter of time until a variance is requested and this location will be selling alcohol until 2am. We absolutely do not need another place to buy alcohol so close to my house.

As a mother of two young children, adding a 24 hour convenience store near my street just doesn't feel safe or positive. I recently read the Yelp reviews for the two local 7-11 stores. Most of the reviews are negative and allude to "undesireables" hanging around and in the parking lots. There are many children and students who walk to and from school along Ray/Vineyard Avenue. I would like to keep them as safe a possible. It is a known fact that sex offenders find new prey by **hanging out** in areas where children gather together. Look at the 7-11 by Harvest Park at 3:30 pm. I don't want a "hang out joint" near my home.

Crime is up in Pleasanton. As the block captain of our street, I receive the monthly updates from the Police Department. This particular corner is a "hot spot" for trouble. There is already a lot of loitering and incidents in the area. Just this Saturday morning (12/1/12) I headed out on an errand and 4 (yes, 4!) police cars had a car pulled over, the driver on the sidewalk, and an officer searching his car. This is NOT a one time incident. I see this type of "activity" all the time.

There have been numerous robberies at gunpoint at this corner. There was a robbery and sexual assault in Aug http://www.pleasantonweekly.com/news/show_story.php?id=9954
24 hour convenience stores are associated with higher crime rates.

Please note my opposition to the proposal. I will also be attending the meeting next Wednesday evening, December 12th.

Thank You,
Robin Cruz

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:38 PM
To: ROCIO ARANGO
Cc: Matt and Maria Tracy
Subject: RE: 7-Eleven

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: ROCIO ARANGO
Sent: Wednesday, December 05, 2012 4:33 PM
To: Shweta Bonn
Subject: 7-Eleven

In response to the notice sent to my home seeking approval for a 7-Eleven near my home, I strongly opposed it. This area is in the edge of taking a huge change, we already call the police non-emergency line for teenagers hanging out on the levy area being up to no good and a store like this will increase the traffic of people in the area with the possibility to increase crime and game related activities. Bob Giants Burgers already has questionable crowd hanging around with a high level of noise.

Over Vineyard Ave. there are apartment complexes with high population on them - with an increasing community at risk due to low income disadvantages, we definitively do not need a store at such late hours. Recently crime has increase in the area and last summer even a police man was a victim of a hit and run accident over Stanley Blvd.

This area is just a block from downtown should be an extension of what our wonderful downtown is, local businesses. There are plenty of stores selling liquor in the area already and we do not need more. By continuing to provide an environment such as in Main Street, we can keep our children safer in our city.

Thank you for your time. I look forward to discuss above mentioned items in the meeting next week.

Rocio Arango

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

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:30 PM
To: Kristina Young
Subject: RE: Potential 7-11 store

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Kristina Young
Sent: Wednesday, December 05, 2012 4:11 PM
To: Shweta Bonn
Cc: Kristina Young
Subject: Potential 7-11 store

Hello,

I writing to express my concern about a 7-11 store opening at 1st and Ray/Vineyard Ave. My family lives at . I have concerns about a 24 hr store operating this close to out home, due to potential crime increase. It also has the potential to impact businesses like Cole Market and Meadowlark Dairy which are both businesses we frequent and value in our neighborhood.

We would prefer to not have a store where there may be possible loitering all night.

If you have any questions,

I can be contacted at 925-XXX-XXXX.

Thank you ,

Kristina Young

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

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:30 PM
To: Cheri
Subject: RE: 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Cheri
Sent: Wednesday, December 05, 2012 3:41 PM
To: Shweta Bonn
Subject: 7-11

We would like to go on record as objecting to a 7-11 opening on Vineyard avenue and First st. They create noise, litter and loitering.

Pleasanton needs many things but another 7-11 in the middle of our downtown area is not one of them.

We live in Birdland and already have the 7-11 on Hopyard and Santa Rita so this is not a Nimby objection.

Thank you, Nick and Cheri Martin

Cheri Martin

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

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:29 PM
To: Nicole Burleson
Subject: RE: Proposed 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Nicole Burleson
Sent: Wednesday, December 05, 2012 3:24 PM
To: Shweta Bonn
Subject: Proposed 7-11

My husband and I purchased our home on _____ 11 years ago because it seemed to be a safe, happy place to raise children. I am very opposed to a 7-11 being built so close to a residential area. We have already seen a huge spike in door to door salesmen and crime in our neighborhood, it scares me to think of what having a 7-11 so close to our front door would do. Please consider that we already have 2 liquor/convenience stores nearby. Please think of how scary it is to be home alone at night with a small child and multiple door to door salesmen bang on your door and refuse to leave even after you say you will call the police. Or how scary it is to have 20 plus young kids living on this street with cars speeding down it to avoid First Street.

Please, let's think about what is important more revenue or the safety of your neighbors.

Thank you,
Nicole and Ryan Billante

Sent from my iPhone

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:29 PM
To: Bruce Takens
Subject: RE: No mini mart on first street

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Bruce Takens
Sent: Wednesday, December 05, 2012 3:21 PM
To: Shweta Bonn
Subject: No mini mart on first street

S. Bonn, no to any 7/11 on first street, no to big corporate box in downtown district. No matter what.....just so you know No new gas stations downtown in downtown district, we need parking on Ray street call center uses all the street parking. Neighbors are coming to your office next get ready.
No mini mart on first street
concerned citizen of Pleasanton,
Bruce Takens

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:27 PM
To: Kathy Temple
Subject: RE: building of the new 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Kathy Temple
Sent: Wednesday, December 05, 2012 2:44 PM
To: Shweta Bonn
Subject: Fwd: building of the new 7-11

-Subject: building of the new 7-11
To: "sbonn@cityofpleasanton.gov" <sbonn@cityofpleasanton.gov>

Dear Shweta,

My name is Kathleen Temple and I live at Pleasanton. I am opposed to the building of the new 7-11 store because of the following reasons:

1. I live just at the corner of Tessa and Ray in a small community called Town Square.

I believe there will be

- a. Increase in traffic
- b. Potential increase in noise and crime as what we have seen in other 7-11 stores in the Bay Area
- c. Increase in littering, and loitering.
- d. We already have 2 convenience markets nearby namely Meadowlark Dairy and The Cole Market- the 7-11 will take business away from these stores.

Why does Pleasanton need another convenience market?

Warm regards,

Kathleen Temple

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:27 PM
To: 白 Catherine
Subject: RE: Regarding 24- hour 7-ELEVEN application

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: 白 Catherine
Sent: Wednesday, December 05, 2012 2:29 PM
To: Shweta Bonn
Subject: Regarding 24- hour 7-ELEVEN application

Hi Shweta Bonn,

I live in the neighborhood right next to the 76 gas station.
My husband and I are objective to the application of 24 hour 7-Eleven.
Reasons are: crime rate might increase, noise will be brought into these quiet neighborhoods, local business, like Cole Market and Meadowlark may lose business and etc.....

Downtown Pleasanton is a unique beautiful and historical place which is just blocks away.
We want to keep our neighborhoods safe and clean.

Thanks.

Hsiao-hsuan Pai
Tzong-yih Ku

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 4:26 PM
To: Brian Cuda
Subject: RE: Potential 7-11 (open 24 hours) to be built on the corner of First St. and Vineyard

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Brian Cuda
Sent: Wednesday, December 05, 2012 2:20 PM
To: Shweta Bonn
Subject: Potential 7-11 (open 24 hours) to be built on the corner of First St. and Vineyard

As a long-time resident of the downtown Pleasanton area I cannot tell you how much I vehemently oppose the opening of a 7-11 in my neighborhood. Downtown Pleasanton is a "local" niche of Pleasanton where local businesses thrive. Other than Quizno's, and Banks, this is fundamentally an community of community businesses. I am gravely concerned about the increase in traffic, potential increase in crime, detriment to local businesses such as Cole's Market and Meadowlark Dairy who both sell similar convenience items, potential increase in noise/loitering, and increase in littering. Please work with your community and keep 7-11 out of this part of the Pleasanton community. I have all the "convenience" store options I need already...and it is provided by local businesses. If I want to go to 7-11, I can go 2 miles down Hopyard and patronize their business.

Thanks, all the best, and I appreciate your consideration.

Brian Cuda

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 11:46 AM
To: Sean McFarlane
Subject: RE: Proposed 7-11 at corner of Ray & 2nd St.

Sean,
I received your voice message from earlier this morning as well. Thank you for your email below. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.
Shweta.

From: Sean McFarlane
Sent: Wednesday, December 05, 2012 11:11 AM
To: Shweta Bonn
Cc: Andrea McFarlane
Subject: Proposed 7-11 at corner of Ray & 2nd St.

Hi Sweta,

A voice message was left earlier for you on the referenced proposal. We are homeowners living at _____, Pleasanton CA 94566 and would like to voice our unwavering concern for this proposal and strongly object to the project. In short, a 7-11 at this corner location would increase the traffic congestion, noise and criminal activities to the neighborhood. My home is a "stone's throw" from the site and as a father of three children, I vehemently object to the City of Pleasanton approving this type of business in my backyard. Any potential increase to traffic, noise and crime to the neighborhood will significantly lessen the value of our home and as such members of the Council and Commission should not even consider businesses that erode investments in an already weakened home property tax base.

Lastly, the environmental integrity of the land was compromised with petroleum contamination to the groundwater and soil by users of the referenced corner parcel. Property values were/are degraded as informed buyers heed purchase in these type neighborhoods due to proximity to environmentally impacted areas. Note: Continued monitoring exist and cleanup of the impacted off site properties will be ongoing for some time. This already long term property impact in itself should bring pause to the commission to reconsider further degradation and impact to the homeowners in the adjacent neighborhood.

Sincerely,

Sean & Andrea McFarlane

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 11:45 AM
To: Ott, Thomas C
Subject: RE: No on 7-11 store in

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Ott, Thomas C
Sent: Wednesday, December 05, 2012 11:10 AM
To: Shweta Bonn
Subject: No on 7-11 store in

My name is Thomas Ott, we have lived in Pleasanton for over 25 years.
Currently on

We are very much opposed to the 7-11 on the corner of 1st and Ray. it will not fit the personality of downtown Pleasanton. Also it's too close to homes and long time small businesses that will be hurt financially.

Thank you

Thomas Ott

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:03 AM
To: Susan Reid
Subject: RE: 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Susan Reid
Sent: Wednesday, December 05, 2012 7:32 AM
To: Shweta Bonn
Subject: 7-11

My name is Susan Reid and I have lived at _____ in Pleasanton for 27 years. Ct is just off of Vineyard and behind Valley View School. Pleasanton had always home to us and our children. I have heard that there are plans to possibly build a Seven-Eleven convenience store on the corner of Vineyard and First Street. In this vicinity there is already Koll's Market, Karen's Mercado, the pharmacy and Meadowlark Dairy. Any of these establishments carry items that are easily obtained conveniently. Anything that 7-11 would offer, these small businesses already have. This would seriously affect the revenue of these local stores. There are also two gas stations on the adjacent corners. Seven-eleven has nothing positive to offer this area. Traffic will increase and there is a retirement community with elderly citizens that need to use the crosswalks in the area. The 24-hour store would draw customers to the area because of the availability of alcohol even after the local bars are closed. Loitering late at night coupled with alcohol creates a mix for crime and littering in the area. We do not need another Seven-Eleven. There is one at Santa Rita and Valley.

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

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:02 AM
To: Chris Ouellette
Subject: RE: Proposed 7-Eleven: Opponent

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Chris Ouellette
Sent: Wednesday, December 05, 2012 6:28 AM
To: Shweta Bonn
Subject: Proposed 7-Eleven: Opponent

Hello Shweta,
We got the flyer about the propose 7-Eleven and are quite concerned about the effect it will have on this neighborhood. We live at _____ and appreciate you sending the notice. We feel strongly that this will ultimately have many negative affects on the surrounding neighborhood's families and businesses and we oppose the proposal.

Thank you,
Chris Ouellette

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:02 AM
To: Rene Zhu
Subject: RE: No to 24-hour 7-eleven store

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Rene Zhu
Sent: Tuesday, December 04, 2012 10:26 PM
To: Shweta Bonn
Subject: No to 24-hour 7-eleven store

Dear Shweta,

My name is Rene Zhu and I am a resident at Pleasanton. Recently we received the note about constructing a 24 hour 7-Eleven store at the nearby 76 gas station. As a resident of the community close by, we are strongly object to this plan as we feel our safety will be a major concern with such a 24 hour store in the walking distance. The community safety outweighs the so called "convenience" by orders of magnitude. Most the families finish their grocery shopping during the regular business hours and we do NOT need such "convenience" to increase any chances of a crime near our community. Please stop the plan!

Sincerely,
Rene Zhu

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:02 AM
To: Mike Duret
Subject: RE: We oppose the proposed 7-11 Store

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Mike Duret
Sent: Tuesday, December 04, 2012 10:01 PM
To: Shweta Bonn
Cc: Becky Duret
Subject: We oppose the proposed 7-11 Store

Hello Shweta;

We are Mike & Becky Duret and we have lived in our home at _____ since 1989. We oppose a 7--11 Store at the proposed location and any location in the downtown area.

Our reason is simple; it does not belong in our historic downtown area. Our city has made a great and justified effort to promote shopping in the downtown. We support local businesses by spending our money at Main St Meat Company, Town Center Books, Meadowlark Diary, the bicycle shops and the restaurants. We shop weekly at Cole's and Karen's Markets which would be in plain view of the proposed 7-11 Store.

It's getting harder to find ways to spend money in the downtown as the diversity of available business continue to shrink. Now the city has a chance to support us and others like us by denying this application so we can continue to shop at local Pleasanton businesses. Another 7-11 Store provides no new products or services and detracts from the downtown area Pleasanton is committed to preserving.

Respectfully submitted,

Mike & Becky Duret

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:02 AM
To: Lisa Ager
Subject: RE: Concern

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Lisa Ager
Sent: Tuesday, December 04, 2012 9:27 PM
To: Shweta Bonn
Subject: Concern

Hello-

My name is Lisa Ager and I live approximately 1 ½ miles from the proposed site of a new 7-11 that is being proposed on First Street at Vineyard in Pleasanton, CA.

That area of our town already has a higher crime rate and having this store open all hours of the night will only increase that. In addition to the increased traffic concerns in that already congested area (have you ever traveled First Street between 6-9:30 in the morning and 3-6 in the evening?....VERY congested!) the noise and littering will be an issue.

There are already two established businesses in the area, the Meadowlark dairy and the Cole Market that sell convenience items. Please consider their businesses before allowing this to occur. I do not think that adding a 7-11 to Pleasanton...anywhere...will add anything to our great city.

Thank you for your time.

Lisa Ager

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:02 AM
To: Michael Gould
Subject: RE: Regarding P12-0556, P12-1790, and P12-0557 Terry Grayson/IronHorse development

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Michael Gould
Sent: Tuesday, December 04, 2012 9:14 PM
To: Shweta Bonn
Subject: Regarding P12-0556, P12-1790, and P12-0557 Terry Grayson/IronHorse development

Dear Shweta Bonn,

Please consider the larger issues to this proposed project and reject part or all of these projects. Adding a 24 hour market near residential areas leads to increases in crime, loitering and general traffic problems. We are a family area and many children travel the area by foot, adding a development that is proposed will undoubtedly change the makeup of our neighborhood. In addition there are other businesses in the area that will be negatively affected through the loss of revenue and patrons.

Sincerely,

Michael Gould
Logitech, Inc.

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:01 AM
To: The Matsune Family
Subject: RE: OPPOSITION TO 7-11 on Vineyard and First Street

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: The Matsune Family
Sent: Tuesday, December 04, 2012 7:28 PM
To: Shweta Bonn
Subject: OPPOSITION TO 7-11 on Vineyard and First Street

TO WHOM THIS MAY CONCERN at the PLANNING COMMISSION,

I, Karol Matsune and family, wish to voice our opposition to the potential 7-11 building being considered near the corner of Vineyard and First Street. I walk and run along this route frequently, and it is not uncommon to see arrests at all hours of the day. I also hear from the kids that drugs are sold out of the parking lot near Bob's Giant Burgers. The traffic congestion at this intersection is already strained, especially during busy hours such as school drop off and pick up, rush hour traffic, etc. It is not uncommon to see cars blocking the intersection at a red light. I live less than one mile away, and would be extremely unhappy if this establishment were built there. That type of establishment would be better suited near Amador Valley High School, on or near the corner of Stanley and Santa Rita Road in the open lot. We already have Coles Market and Meadowlark Dairy to purchase similar items to 7-11. Don't get me wrong. I love the Slurpees and convenience of 7-11. I just feel that the proposed location is wrong, and should not be considered.

Thank you for making my opinion matter.

Karol Matsune and family

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:01 AM
To: SUSAN ULATOSKI
Subject: RE: opposition to 7-11 on Ray and First

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: SUSAN ULATOSKI
Sent: Tuesday, December 04, 2012 6:38 PM
To: Shweta Bonn
Subject: opposition to 7-11 on Ray and First

We are a neighborhood and the reasons for opposition (increase in traffic, potential increase in crime, detriment to local businesses such as Cole Market and Meadowlark Dairy who both sell convenience items, potential increase in noise/loitering). It does not fit our neighborhood profile.

Sincerely, Julie Koopmann

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 8:01 AM
To: Robert
Subject: RE: Opposed To 7-Eleven At First and Ray

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Robert
Sent: Tuesday, December 04, 2012 6:09 PM
To: Shweta Bonn
Subject: Opposed To 7-Eleven At First and Ray

I am contacting you to voice my opposition to the request to build a 7-Eleven at the current Conoco Phillips site. I live at _____, VERY near the property in question. I can see only disadvantages associated with this project. Such a large building will totally change the character of this corner lot, and not for the better. I fear that this will be a target for crime, as are many 24-hour convenience stores. I fear my property value will drop as I cannot imagine anyone actually wanting to live near a large 24-hour convenience store. If a store at that location were to attract many more customers than the current establishment, traffic near my house will certainly get worse. The traffic at certain times of day is already quite heavy at the intersection of Ray and First, and an increase would negatively affect the residents of my community even worse than now. At times, it is already difficult to make a left turn from our community onto Ray Street. Even if I did not live in this vicinity, as a Pleasanton resident, I would oppose this project. There must be other places where this project could be placed without negatively impacting a residential area. What about near Stanley and Bernal/Valley, near the fast food stores? I have many other reasons to oppose this project and would be happy to relate more of these to you, but don't wish to take up too much of your time at this moment.

Thank you.

Robert Huber

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 4:14 PM
To: Tracy Quijada
Subject: RE: No 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Tracy Quijada
Sent: Tuesday, December 04, 2012 4:08 PM
To: Shweta Bonn
Subject: No 7-11

Please do not build a 7-11 at First and Ray. As a homeowner on _____, I fear:

- increased crime
- increased trash
- increased traffic

While the corner isn't lovely to look at, it still has an old-time feel. Putting in a 7-11 would totally change the look and feel of this corner so close to downtown, so close to homes with young children.

Also, I support our local businesses. I would hate (and be angry) to see Cole's Market go under because of a huge chain. Cole's is part of our history. Cole's offers what I need. I haven't been to a 7-11 in over 10 years.

And finally, while the corner may not currently be zoned for alcohol purchase, that can change anytime. Again, please support our small local businesses. We already have two businesses on First Street within a block of each other that sell alcohol. We don't need three in three blocks.

Thank you,
Tracy Quijada

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 3:04 PM
To: Del Docena
Subject: RE: building of the new 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Del Docena
Sent: Tuesday, December 04, 2012 3:01 PM
To: Shweta Bonn
Cc: rbkannapell
Subject: building of the new 7-11

Dear Shweta,

My name is Fidela Docena-Kannapell and my husband's name is Ricahrd kannapell. We live at Pleasanton. We are opposing to the building of the new 7-11 store because of the following reasons:

1. We live just at the corner of Tessa and Ray in a small community called Town Square.
We believe there will be
 - a. Increase in traffic
 - b. Potential increase in noise and crime as what we have seen in other 7-11 stores in the Bay Area
 - c. Increase in littering, and loitering.
 - d. We already have 2 convenience markets nearby namely Meadowlark Dairy and The Cole Market- the 7-11 will take business away from these stores.

Why does Pleasanton need another convenience market?

Warm regards,

I provide excellent service and I am always thankful of your referrals!
Sincerely,

Del Docena-Kannapell CADRE License #00869390
Realtor/Broker Associate
Excel Realty & Mortgage

From: Shweta Bonn
Sent: Monday, December 03, 2012 5:23 PM
To: joanie fields
Subject: RE: 7-11 Store on Ray and First St.

Thank you for your email, Jim and Joanie. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: joanie fields
Sent: Monday, December 03, 2012 2:08 PM
To: Shweta Bonn
Subject: 7-11 Store on Ray and First St.

As a resident of _____ off Ray my husband and I are against the building of another convenience store. This is a high traffic area already. The Vineyard area has a concentrated population that seems to have the police dept. quite busy. I believe that this will only increase their calls. The other fact is that young people will be gathering there. That doesn't seem to be a positive either. We already have Cole's and the Meadowlark Dairy that have convenience items for sale.

I would hope that the planning dept. would look at all aspects of this development. Traffic, loitering, duplication of like items for sale by close businesses and crime.

Jim and Joanie Fields

From: Shweta Bonn
Sent: Monday, December 03, 2012 5:13 PM
To: Tom Gill, C.P.A.
Subject: RE: Proposed development at 4191 First St

Thank you for your email, Tom. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.
As a matter of clarification, alcohol sales are not permitted at the subject convenience market.

From: Tom Gill, C.P.A.
Sent: Monday, December 03, 2012 1:13 PM
To: Shweta Bonn
Subject: FW: Proposed development at 4191 First St

From: Tom Gill, C.P.A.
Sent: Monday, December 03, 2012 11:28 AM
To: 'sbonn@cityofpleasanton.ca.gov'
Subject: Proposed development at 4191 First St

Dear Ms Bonn:

I received a yellow card in the mail announcing an application to replace the 76 station at the above address with a 24 hour 7 Eleven.

I have serious concerns about any kind of 24 hour business at this location. It will bring traffic, noise, litter, and loitering. This is a residential area. The additional traffic and noise will disturb people trying to sleep. If alcohol is sold at this location, it will be even worse.

The current owners of the property have not shown diligence in maintaining their property. I would not reward them by permitting the 7 Eleven to be built. I am referring to the dilapidated fence at the rear of the property. It has been in this condition for years. There is a fallen tree across a portion of the fence (this is not the only damaged section) which has been there for years.

Any business at that location should close at 9 or 10PM. The owners should be required to keep the property well maintained and clean. This includes fences, landscaping, graffiti, and litter. Many businesses on First Street completely ignore litter on their property. In my opinion, this negatively impacts the quality of life we expect in Pleasanton.

Tom Gill

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

From: Shweta Bonn

Sent: Tuesday, December 04, 2012 2:48 PM

To: Christine Bourg

Subject: RE: Proposed 7/11 on First St.

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Christine Bourg

Sent: Tuesday, December 04, 2012 2:42 PM

To: Shweta Bonn

Subject: Proposed 7/11 on First St.

To: Pleasanton Planning Commissioners

We are opposed to adding a convenience store to the existing gas station property at First and Ray Streets.

Traffic is horrible now at that intersection with local resident usage and the volume of cut through drivers avoiding the 580/680 interchange. Pedestrians are in danger trying to cross those streets now. More traffic would certainly lead to the potential of more accidents.

Nearby Cole's Market serves the same population that would use this proposed facility. Additionally, a new market has been approved for the Vintage Hills shopping center. Avoiding competition for these two businesses would be good planning.

Christine and Brian Bourg

Sent from my iPad

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 2:27 PM
To: Sharon Massingham
Subject: RE: Possible 7-11 at Vineyard and First Street

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Sharon Massingham
Sent: Tuesday, December 04, 2012 2:25 PM
To: Shweta Bonn
Subject: Possible 7-11 at Vineyard and First Street

Attn: Planning Commission

I'm writing to state my concerns regarding the possibility of allowing a 7-11 to open at the corner of Vineyard/Ray St. and First Street. I live in the neighborhood at the corner of
and

My concerns include the possibility that a convenience store open 24-hours will attract an undesirable element to our quiet neighborhood. I lived near a 7-11 type store in Fremont, and there were always gangs hanging out there, drunks and underage alcohol purchasers & drinkers arrested in the parking lot, noise from un-muffled cars and motorcycles, and unsavory looking loiterers that made you feel creepy to walk by.

I'm also concerned for the existing local stores such as Cole's, which my family frequents almost daily. There just doesn't seem to be a real need for an additional store that sells the same sort of merchandise. I understand that cities need the revenues that such stores bring, but since we already have Cole's and two gas stations that sell the same goods as a 7-11, there must be a better use for whatever space is up for sale or rent.

I encourage the Planning Commission to reject this application, and to seek businesses more conducive to a peaceful residential neighborhood atmosphere.

Sharon Massingham
Founder
Massingham & Associates
www.massingham.com

From: Briana Scherer
Sent: Tuesday, December 04, 2012 2:22 PM
To: Shweta Bonn
Subject: RE: Proposed 7-11 Convenience Store on First Street

In addition to our concerns, I also found the following City of Pleasanton ordinance that apply to this type of business in a residential area, all of which apply. It seems that this type of business will be taxing not only on the residential community, but on the Owners of the business.

9.04.035 Noise limits—Commercial or industrial use adjacent to residential zone.

Any *business* establishment which is located within 300 feet from any residential zone and which remains open for *business* at any time between the *hours* of 10:00 p.m. and 6:00 a.m. shall adhere to the following standards of performance:

A. The noise level produced on the *business* premises between the *hours* of 10:00 p.m. and 6:00 a.m. shall not exceed the residential noise standard at the property plane between the residential zoning district and the commercial zoning district.

B. In the case of a *business* establishment which: (1) serves alcohol, (2) is located within 300 feet from a residential zoning district, and (3) is open for *business* between the *hours* of 10:00 p.m. and 6:00 a.m., the *business* owner and/or agent in charge shall arrange for responsible agents to patrol the parking lot and take reasonable actions necessary to inhibit loitering, shouting, fighting, revving of vehicle engines, the rapid acceleration of vehicles and other activities which would disturb the peace of a residential neighborhood.

C. No trash shall be dumped outside of the enclosed building area between the *hours* of 10:00 p.m. and 6:00 a.m. In the alternative, a *business* which finds it necessary or convenient to dump trash between 10:00 p.m. and 6:00 a.m. may demonstrate pursuant to Section 9.04.110 of this chapter that sound levels from dumping trash are insignificant or have been adequately mitigated. This subsection does not prohibit regularly scheduled pick up of trash by commercial garbage companies.

D. The person in charge of a *business* premises, whether that person is an owner, employee, agent or contractor, shall be responsible to assure compliance with subsections A through C of this section.

E. The owner of each *business* subject to this section shall be responsible to inform his or her managers, employees, agents and contractors of the requirements of this section. (Ord. 1341 § 1, 1987)

--- On Tue, 12/4/12, Shweta Bonn <sbonn@cityofpleasantonca.gov> wrote:

From: Shweta Bonn <sbonn@cityofpleasantonca.gov>

Subject: RE: Proposed 7-11 Convenience Store on First Street
To: "Briana Scherer"
Date: Tuesday, December 4, 2012, 1:59 PM

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Briana Scherer
Sent: Tuesday, December 04, 2012 1:57 PM
To: Shweta Bonn
Subject: Proposed 7-11 Convenience Store on First Street

To the Pleasanton Planning Commission:

We are strongly opposed to the proposed building of a 7-11 market on First Street. This type of 24-7 convenience store could potentially cause the following to our neighborhood:

1. **Traffic / Accidents.** First Street draws a lot of traffic, especially during commute hours. The majority of the traffic during peak commute hours are commuters cutting through Pleasanton to avoid clogged 580. Motorists getting in and out of this store would cause major slow-downs, back-ups, etc. on First Street. The cigarette store already has customers making "quick pull-overs" to the store on First Street, causing motorists to slam on their brakes to avoid an accident. If motorists get frustrated about getting out of that corner and depending on the outlets in/out of this store location, you do, in theory, invite the possibility of customers bleeding into neighborhood streets to avoid this corner. Kottinger Drive would be one of those streets where traffic could potentially increase. We have already seen an increase in cross-through traffic on our street (and speeders), and we are strongly concerned about this potential increase of traffic/speeders and the danger/risks it may cause to the amount of children and elderly that live on this street.

2. **Crime / Noise.** Since this will be a 24-7 convenient store, it will draw loiters and possible increase in crime at all hours of the night. We have enough businesses on First Street (i.e., massage parlor(s), cigarette stores) that draw "shady" customers. We also do not need the added

noise and trash that this store can potentially bring to our neighborhood.

3. Location. This store would be located on a street that is in close proximity to downtown Main Street, tree-line streets and historical houses. This store will stand out like a sore thumb and will not make a good impression to people who are visiting the downtown area.

We are requesting that the Planning Commission reconsider building this type of store in our neighborhood.

Thank you,

Tom and Briana Scherer

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:55 PM
To: Caroline Barnes
Subject: RE: 7-11 Project

Caroline,

You are welcome to attend if you would like to verbally communicate your comments or add to them, as the December 12th Planning Commission meeting is a public hearing. Your written comments will be provided to the Planning Commission.
Shweta.

From: Caroline Barnes
Sent: Tuesday, December 04, 2012 1:29 PM
To: Shweta Bonn
Subject: RE: 7-11 Project

Thank you Shweta. Do we have to attend the meeting on the 12th in order to have our concerns / vote count?

Caroline Barnes

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:27 PM
To: Caroline Barnes
Subject: RE: 7-11 Project

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Caroline Barnes
Sent: Monday, December 03, 2012 3:48 PM
To: Shweta Bonn
Subject: 7-11 Project

To Whom it may concern:

Please hear my concerns with having a 7-11 convenient store replaced by the 76 gas station. I am **NOT** in favor of this choice of business. I am not worried about increased traffic however more so the norm of how young adults (especially kids who tend to linger and cause trouble) hang out at 7-11's. I fear additional crimes and trouble to my neighborhood.

PLEASE DO NOT SUPPORT THIS CHOICE OF BUSINESS! Perhaps another choice would be that Pleasanton is lacking additional coffee houses, perhaps

something cute with curb appeal and charm can go into this location. A place where families can ride their bikes or walk to enjoy a bagel, muffin and coffee. The strip mall across the street is even questionable. My son is a police officer for the city of San Francisco, he continually reminds me that the burger establishment is a place of very questionable loitering individuals selling drugs. We have personally called the local police to do more drive by's to Bob's Big Boys Burgers to keep the eatery a safe place for our families. And please... no more hair salons or banks!

Thank you for listening ☺

Caroline Barnes

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:49 PM
To: Charlie Stoll
Subject: RE: P12-0556,P12-0557, and P12-1790

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Charlie Stoll
Sent: Tuesday, December 04, 2012 11:59 AM
To: Shweta Bonn
Subject: P12-0556,P12-0557, and P12-1790

Dear Shweta Bonn (associate planner):

As owner of an old building at _____, Pleasanton, I am apalled at a proposal to put a 7-11 store in the historic old downtown. After knowing how careful the city has been to preserve the old downtown historic flavor, it is shocking to me that such a proposal would even be considered. It is totally incongrueous with the charming historic feeling in old down town.

Secondly, the way people have played political favors to justify further streching of the parking developing rules is also appalling. The last thing needed is to try to jam more parking into an already "stressed for lack of parking" area, especially for a high traffic business like a 7-11 store. Surely the City will not approve such a rediculous plan.

WHAT ARE YOU THINKING?!!

Charles H Stoll

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

From: Shweta Bonn

Sent: Tuesday, December 04, 2012 1:49 PM

To: Katie Brunner

Subject: RE: Proposed 7-eleven at the intersection of Ray and Stanley

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Katie Brunner

Sent: Tuesday, December 04, 2012 11:08 AM

To: Shweta Bonn

Subject: Proposed 7-eleven at the intersection of Ray and Stanley

Dear Members of the City of Pleasanton Planning Commission:

I am writing to express my opposition to the proposed 7-eleven convenience store at the intersection of Ray and 1st Streets.

I fear that this store will take business away from many locally-owned small businesses that serve a similar purpose in our community, including Cole's Market, Meadowlark Dairy, and Main St. Spirits and Deli, which are all within 1/2 mile of the proposed location. Also, particularly if the new store were to remain open 24 hours, I believe our neighborhood would see an increase in both traffic and crime, which would have a negative impact on the safety of our neighborhood, which is full of school-age children, including my own.

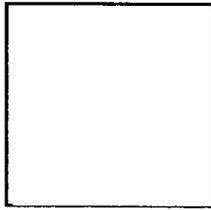
The existing businesses provide those who live and work in the neighborhood with the services that we need when we need them. There is no need for another convenience store at the proposed location or for the negative impact that such a business might have.

Thank you,
Katie Brunner

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:48 PM
To: Cheryl Benson
Subject: RE: 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Cheryl Benson
Sent: Tuesday, December 04, 2012 10:55 AM
To: Shweta Bonn
Subject:



John and I are opposed to a 7-11 being brought onto First Street area..... we live on . enjoy our neighborhood Cole's, etc..... and would like to keep as is. thank you cheryl & john benson

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 2:18 PM
To: Yahoo
Subject: RE: proposal for store

Yes, a public hearing is scheduled for the December 12, 2012 Planning Commission meeting. The meeting will start at 7:00 p.m. (although the order in which this item will be heard will be posted on the agenda for the meeting) and will be heard in the Council Chambers, 200 Old Bernal Avenue.

The agenda for the December 12th Planning Commission meeting will be posted online after 5:00 p.m. on Friday, December 7, 2012: <http://www.cityofpleasantonca.gov/Agenda-12-12-2012.pdf>

From: Yahoo
Sent: Tuesday, December 04, 2012 2:02 PM
To: Shweta Bonn
Subject: Re: proposal for store

Thank you for responding. Do you know whether a public hearing will be set on this matter?

Sent from my iPhone

On Dec 4, 2012, at 1:47 PM, Shweta Bonn <sbonn@cityofpleasantonca.gov> wrote:

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Matt Gaidos
Sent: Tuesday, December 04, 2012 10:54 AM
To: Shweta Bonn
Subject: proposal for store

Mrs./Ms. Bonn,

Please excuse the unexpected e-mail, and please do not take this e-mail as coming from or on behalf of my professional capacity as a Deputy DA.

However, I have been informed that talk of a 7-11 store being built at the corner of first and vineyard in Pleasanton. As a resident at _____ I have concerns about that. That intersection is already hard to navigate, whether in a vehicle or walking. I actively try to avoid crossing the street at that intersection while walking with my young kids, and worry for all the residents that do. In my personal and professional experience, with 7-11 stores (and other similar convenience stores which are open extended hours) come problems. I have prosecuted multiple cases involving armed robberies of 7-11 stores, assaults, and drug exchanges which have had 7-11 as their location. This is not to say that these things don't happen elsewhere, because they will, but "lets meet at 7-11" seems to show up disproportionately on text messages for drug exchanges.

In addition, the location proposed for this store already has businesses which are sufficient for the needs of the area. Coles market and express liquors, and meadowlark dairy are businesses which are run by nice people and serve the needs of the community. I would hate to see their business threatened by a superfluous 7-11 store.

Should you have any questions or concerns please do not hesitate to contact me.

Matt Gaidos

Deputy District Attorney

Alameda County District Attorneys Office

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:44 PM
To: David Aimar
Subject: RE: 7-11 on First Street

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: David Aimar
Sent: Tuesday, December 04, 2012 10:39 AM
To: Shweta Bonn
Subject: 7-11 on First Street

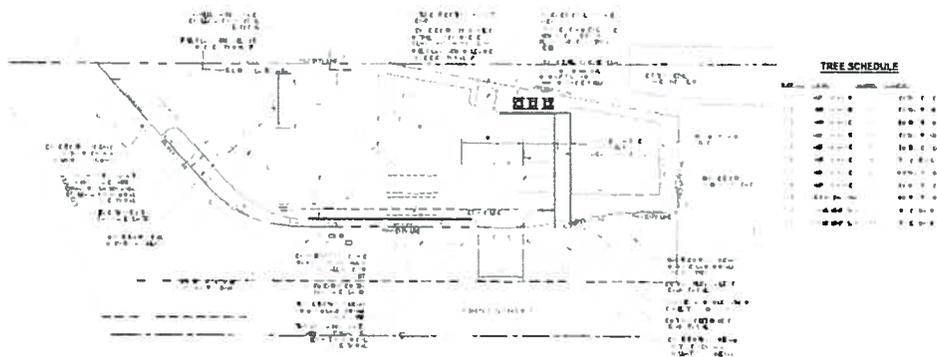
Dear City of Pleasanton,

It has come to my attention that the city is considering allowing a 7-11 store to be placed on First and Vinyard. I am not in favor of this as I believe it would impact some of the long standing Pleasanton icons in the vicinity. Specifically the Dairy and Coles market would suffer economically as they rely heavily on patrons picking up odds and ends. They are Pleasanton's convenience stores. So I oppose.

David Aimar

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:43 PM
To: Kathi Meier
Subject: RE: 7-11 proposal on Ray & First St Pleasanton

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration. In reply to your question, the convenience market is proposed near the northern area of the property located at 4191 First Street - please see the below site plan in the event it helps to clarify. The 76 Conoco Phillips service station would remain on the site.



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

From: Kathi Meier
Sent: Tuesday, December 04, 2012 10:38 AM
To: Shweta Bonn
Subject: 7-11 proposal on Ray & First St Pleasanton

Dear Planning Commissioner,
 I heard that there was a proposal to build a 7-11 on the corner of Ray & 1st. I couldn't figure out where it would be so I walked over there and am still wondering where it would be. Are they going to tear down the house next to the church, the 2 gas stations, or the mall or occupy the vacant lot? We already have Cole's market, the liquor store on 1st and the Dairy, I don't think we need a 7-11. We are not a 7-11 type neighborhood. I worry that it will have a negative impact on the businesses we already have and are locally owned small (non-francised) businesses.

I live on _____, have lived here for nearly 17 years, and, thankfully, I have all that I need in walking distance. In my opinion, by allowing this 7-11 'convenience market' open after midnight selling liquor is just inviting trouble and transients passing through the 1st St/Stanley Blvd corridor to our neighborhood.

So I just have to ask this: Would you let 7-11 join the businesses on Main street? If you want to allow access to alcohol after midnight, why don't you license one of the bars on Main street to do it?

I don't think it is a good fit for our neighborhood. We don't need it, and it could, in my opinion, invite trouble. I urge you to deny this proposal.

Kathryn Meier

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:41 PM
To: Julie Skidmore
Subject: RE: Proposed 7/11 for Ray and 1st

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Julie Skidmore
Sent: Tuesday, December 04, 2012 10:06 AM
To: Shweta Bonn
Subject: Proposed 7/11 for Ray and 1st

Hi,

I live at _____ I have some concerns about having a 7/11 being allowed on the corner of Ray and 1st Streets. First, there is a risk of increased in crime. For example, my old neighborhood had a 7/11 and there was a murder that took place there (Fremont) and it really upset a quiet neighborhood. For some reason the 7/11's at night seem to attract the wrong crowd. With this comes the potential increase in noise/loitering and increase in littering.

I think Pleasanton really wants to encourage the local businesses, such as Cole Market and Meadowlark Dairy who both sell convenience items. I think having a big chain store brand such as 7/11 near downtown will take away from their business.

Thanks,

Julie Skidmore-Lewman

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:40 PM
To: Jacqueline Barnes
Subject: RE: 7-11 Project in Pleasanton

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Jacqueline Barnes
Sent: Tuesday, December 04, 2012 9:58 AM
To: Shweta Bonn
Subject: 7-11 Project in Pleasanton

To Whom This May Concern,

As a young adult and resident of Pleasanton, I have always felt safe in the city as well as the downtown area. Living very close to downtown, I am able to explore the restaurants and shops on my own, both during the day and evening, without having fear of my safety. **I am not in favor** of the 7-11 project to replace the current 76 gas station. I live very close to this area and know that only bad things can come by placing a 24 hour convenient station. A 24 hour convenient store will allow people to loot around the area late hours of the night, buy alcohol, and ultimately cause more trouble and damage than good. I already feel unsafe going to the Pleasanton plaza store as well as the Bob Giants burger area because of the suspicious people that hang around this area. My family and I have already had to call the police to notify them of the behavior and things that happen in the Pleasanton Plaza area. Adding a 7-11 will only increase this. A 7-11 does not give a "family, close nit community" feel that Pleasanton stands for.

Regards,

Jacqueline Barnes

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:40 PM
To: Machuca, Lisa
Subject: RE: Oppose proposed 711

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Machuca, Lisa
Sent: Tuesday, December 04, 2012 9:19 AM
To: Shweta Bonn
Subject: Oppose proposed 711

Dear Planning Commission,

I oppose the proposed project near First St. and Vineyard. The hours of operation seem to well exceed any other business in this highly residential area making it potentially disruptive for local residents during the evening as well as increasing traffic in an area that is already congested during peak travel times.

Regards,
Lisa Machuca

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:40 PM
To: Doug Christison
Subject: RE: 7-11 Store Application - First Street and Vineyard

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Doug Christison
Sent: Tuesday, December 04, 2012 9:18 AM
To: Shweta Bonn
Cc: 2ndstreetneighborhoodwatch
Subject: 7-11 Store Application - First Street and Vineyard

I am an owner of our home at . I have been notified by a neighbor encouraging us to oppose the application.

I WANT TO MAKE IT VERY CLEAR THAT I OPPOSE MY NEIGHBORS "OPPOSITION."

THIS IS A FORM OF ANARCHY. I DOUBT ANY OF THE OPPONENTS WOULD APPRECIATE BEING JUDGED BY THEIR NEIGHBORS. EVERYONE'S RIGHTS ARE PROTECTED BY RECOGNIZING "EQUAL JUSTICE" AND "EQUAL TREATMENT"; INCLUDING BUSINESSES.

THE OPPONENTS (MY NEIGHBORS) CANCEL THE PROTECTIONS AFFORDED BY THE LAWS WHEN THEY ELEVATE THEMSELVES INTO JUDGING OTHERS. WE ARE ALL PROTECTED BY LAWS AND WE ARE NOT WHEN JUDGED BY AN UN-INFORMED GAGGEL OF NEIGHBORS HAVING "NO DUTY" TO PROTECT EVERYONE'S INTERSTS.

WHILE NOT EVERYONE IS INFORMED AND EVERYONE WHO IS ELECTED TO GOVERN RECOGNIZES THAT ALL PERSONS, INCLUDING BUSINESS, MUST BE JUDGED AGAINST THE LAW, NOT THE PERSONAL ANNIMUS OF AN UNINFORMED AND MANY-TIMES SELFISH INDIVIDUAL.

Business are and have the same rights to exist as does the individual. Treating a business differently than you would treat a person is an affront to the fundamentals of America.

Yes, I am a small business owner. The idea that my neighbors have some constitutional protection to oppose business is not a matter FOR CONSIDERATION BY NEIGHBORS. THIS AUTHORITY HAS BEEN GRANTED BY THE CITIZENS TO THE GOVERNMENT AND TO THE LAWS AND THUS ARE reserved to the government. Equal protection is a fundamental guaranteed BY THE HIGHEST LAWS OF THIS LAND.

Yours Truly

Douglas B. Christison, CCAM, PCAM | President **CHRISTISON COMPANY** Association Services
Providing Excellent Service to Communities for over 30 years!

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:39 PM
To: Pat Fragassi
Subject: RE: Against 7-11 at the corner of First and Vineyard

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Pat Fragassi
Sent: Tuesday, December 04, 2012 8:39 AM
To: Shweta Bonn
Subject: Against 7-11 at the corner of First and Vineyard

Pat Fragassi
Ted Judd

Please be advise we are opposed to the 7-11 being built. This will bring increased traffic, potential increase in Crime and will hurt the local existing business such as Meadowlark Dairy and Cole Markets. There is potential increase to noise/loitering and littering.

Pat Fragassi

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:39 PM
To: Anne Messenger
Subject: RE: 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Anne Messenger
Sent: Tuesday, December 04, 2012 8:15 AM
To: Shweta Bonn
Subject: 7-11

Please do not allow the 7-11 to go in on First and Vineyard. We already have convenience stores in the area and do not need more.

Thanks,

Anne Messenger

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:39 PM
To: Theresa Golden Aimar
Subject: RE: No 7-11 on First & Vineyard Pleasanton

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Theresa Golden Aimar
Sent: Tuesday, December 04, 2012 8:13 AM
To: Shweta Bonn
Subject: No 7-11 on First & Vineyard Pleasanton

To Whom It May Concern,

I have been a resident of _____ for over 20 years. I am appreciative of the work the city has done to bring in, new, controlled, growth to the downtown area.

Please do not allow a 7-11 store to go in to the area of First and Vineyard. Would you like a 7-11 a few doors down from where your children sleep?

This area proudly does not have any franchised stores as it is an "historic area." It will ruin the areas sense of character. Also a store open 24 hours is not a smart move in a bedroom/residential community.

Sincerely,

Theresa Golden Aimar
resident of 20+years

From: Shweta Bonn

Sent: Tuesday, December 04, 2012 1:39 PM

To: Russell Davis (rusdavis)

Subject: RE: Planning Commission Notice of Public Hearing P12-0556, P-12-0557, and P-12-1790 Terry Grayson/Ironhorse Development

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

Please note that the service station on the site will remain (two fuel dispensers outside the canopy and the sales/restroom building will be demolished and two fuel dispensers where the sales/restroom facility is located will be added).

From: Russell Davis (rusdavis)

Sent: Tuesday, December 04, 2012 7:50 AM

To: Shweta Bonn

Subject: RE: Planning Commission Notice of Public Hearing P12-0556, P-12-0557, and P-12-1790 Terry Grayson/Ironhorse Development

This message is about the 7-Eleven store going in replacing the 76 Gas station.

I live at _____, Pleasanton 94566, 925-XXX-XXXX

The issues I have:

1. 24 hours operations so close to a private neighborhood.
2. There are 2 other 7-Eleven stores two miles apart, this will be the third.
3. Possible down grade of market worth for houses on Tessa Place.
4. Increased potential for neighborhood crime.
5. Increased garbage along the old train tracks behind the new store.

Please let me know if you need more information

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

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:37 PM
To: Debbie Ayres
Subject: RE: 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Debbie Ayres
Sent: Monday, December 03, 2012 10:34 PM
To: Shweta Bonn
Cc: faircudal
Subject: 7-11

Strong "No"!

Reasons why:

Increase of crime as seen in the parking lot (drug sales & loitering) of the cigarette store on First Street.

Quality of people who hang out in the parking lots of 7-11.

Image of Pleasanton.

Additional traffic during commute hours.

Prefer to support long standing businesses in our community (i.e., Meadowlark Dairy).

Allowing Walmart Grocery into Pleasanton has already posed a threat to other grocery stores in town. We don't need another similar decision.

Debbie Ayres
Sent via BlackBerry from T-Mobile

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:36 PM
To: Shanon Craun
Subject: RE: Proposed 7-Eleven in Pleasanton

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Shanon Craun
Sent: Monday, December 03, 2012 9:43 PM
To: Shweta Bonn
Cc: Will Craun
Subject: Proposed 7-Eleven in Pleasanton

Dear Planning Commissioner,

I am in direct opposition to the proposed 7-Eleven at the corner of Ray and First Streets in Pleasanton. I have many concerns, a few of which are highlighted in this email:

- (1) Crime seems to increase in areas where a late-night convenience store is located. The other 7-Eleven on Valley (1.3 miles away) has proven to be a draw for robbery, drugs and other unsavory activities such as under aged drinking. Selling alcohol until 2 AM in a residential neighborhood is a bad idea and will negatively impact our neighborhood.
- (2) Traffic will likely increase in an already congested area. The ingress and egress is already tight on that corner.
- (3) Local markets and liquor stores in the vicinity will be adversely affected by a national chain.
- (4) There is already two other 7-Eleven's in Pleasanton, making a need for a third establishment unnecessary.

Thank you for your consideration. We will likely attend the public hearing on this topic to voice our concerns.

Please contact me should you have any questions.

Regards,

Shanon Craun

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 5:34 PM
To: Matt and Maria Tracy
Subject: RE: Additional Information for 76 Gas Station 7-Eleven development

Thank you for your follow-up email, Maria. It will be provided to the Planning Commission.

From: Matt and Maria Tracy
Sent: Tuesday, December 04, 2012 5:28 PM
To: Shweta Bonn
Cc: bosuegoFamily; andreamcfarlane743; micasita0203; Cody Barnes; Jacqueline Barnes; Justin Kinser; Caroline Barnes; Caroline Barnes
Subject: Re: Additional Information for 76 Gas Station 7-Eleven development

Hello Shweta,

From our conversation this morning I understood that the owners of the proposed 7-Eleven development are planning not to sell alcohol. I believe this is a case of bait and switch. Today I called **EVERY** 7-Eleven in the cities of Pleasanton, Dublin, San Ramon, Livermore, Danville, Fremont, Castro Valley and Union City. I made a total of 24 calls. I had 1 no answer and the other 23 stores **ALL sold beer and wine**. I ask the City Planning Commission to consider it highly unlikely that this establishment will continue not to sell alcohol. If a permit to build is given to the owner it is only a matter of time before the liquor license application will appear and the promises forgotten. It seems unreasonable to think that this 7-Eleven would be the only store in the whole Tri-Valley area to not sell alcohol. I ask that the Commission decline this project.

Shweta, please forward a copy of this e-mail to the members of the planning Commission for their consideration.

Respectfully submitted,

Maria Tracy
Homeowner

Pleasanton

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:36 PM
To: Matt and Maria Tracy
Subject: RE: Terry Grayson/Ironhorse development 76 Gas Station

Thank you for your email, Matt and Maria. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Matt and Maria Tracy
Sent: Monday, December 03, 2012 9:32 PM
To: Shweta Bonn
Cc: Justin Kinser; bosuegoFamily; andreamcfarlane743; micasita0203; Caroline Barnes; Caroline Barnes
Subject: Terry Grayson/Ironhorse development 76 Gas Station

To: Shweta Bonn, Associate Planner, City of Pleasanton

Regarding: P12-0556, P12-0557 and P12-1790, Terry Grayson/Ironhorse Development

I am writing in response to the Notice of Public Hearing for development of the property that is commonly known as the 76 Conoco service station at 4191 First Street. I am writing to state that I am strongly against the development, modification and re-zoning of that site to make way for a 7/11 convenience store and gas station. I am a homeowner in the adjacent development at

Our neighborhood property values will be seriously harmed by the addition of a business that is open at all hours of the day and night. That corner is already an attractive nuisance due to the burger shop and Coles Market. We deal with nonstop noise during business hours and trash in the easement space between the station and our houses. To add a 24 hour mini market that will sell alcohol, cigarettes and gas all night is just too much. I suspect that 7/11 is saying they won't sell alcohol but I would bet money that a year from now a liquor license application will show up downtown. We do not want this store next to our homes!

Additionally, a 7/11 mini market is an eyesore to our developing downtown. We do not want or need First street to look like every other strip mall lined avenue in America. Downtown merchants have been working hard to make our downtown an attractive destination to shop and dine. A 7/11 market is a

detriment to that goal. Further, the mini market will likely harm the existing business at Cole's and the other liquor store already on First Street. Why duplicate what already exists further down the street. (And more removed from residential areas)

No where in your notice does the city address the ongoing and as of yet, incomplete, clean up caused by the gas station tanks leaking into the ground surrounding the station. That cleanup is long overdue and also needs to be addressed immediately.

I strongly disagree with the plan to modify the station to accommodate more parking and a 7/11 mini market. I ask that the council vote against such a plan. I plan on attending the meeting on Dec 12th.

Thank you,

Maria and Matt Tracy
Homeowners at

Pleasanton, Ca 94566

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

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:35 PM
To: Lisa Green
Subject: RE: No 7-11 on 1st St

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Lisa Green
Sent: Monday, December 03, 2012 9:16 PM
To: Shweta Bonn
Subject: No 7-11 on 1st St

We live on _____ and just heard of a new 7-11 possibly being built on 1st. I am inherently against this store being built near my home. We already have an issue with traffic on First st at all hours, and adding this store would make it worse.

I am also against the foot traffic this new store would bring to our neighborhood. We've seen a huge increase in crime in our area over the last two years and this kind of 24 hr store would only add to the growing crime issue we have.

Please, vote against this store being built in our neighborhood and please try to keep some kind of semblance to the "greatest street in Pleasanton." Vote NO on the new 7-11

Lisa Green

Thank you!

Sent From My iPhone

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

From: Katherine Nissen
Sent: Tuesday, December 04, 2012 2:14 PM
To: Shweta Bonn
Subject: Re: possible 7-11

Thank you.
Katherine

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

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:35 PM
To: KC Nissen
Subject: RE: possible 7-11

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: KC Nissen
Sent: Monday, December 03, 2012 6:29 PM
To: Shweta Bonn
Subject: possible 7-11

Hi there,

My name is Katherine Nissen and I just received notice of the possibility of a 7-11 going up on the corner of Vineyard and First. We live off _____ and oppose this for several reasons.

1. This is already a busy intersection and the traffic, especially coming from Ray, would make getting through this intersection much more difficult.
2. Loitering. In my experience, 7-11 attracts a crowd that tends to loiter. Would love to see a facelift to the Cole Center shopping center and a nicer business, if any, coming to that corner. A flower shoppe, coffee shop, etc...definitely not a 7-11. Cole's Market across the street, already sells convenience items...

Thank you,
Katherine

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:34 PM
To: Dawn Chatham
Subject: RE: Opposition to 7-11 proposal

Thank you for your email, Dawn. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Dawn Chatham
Sent: Monday, December 03, 2012 6:13 PM
To: Shweta Bonn
Subject: Opposition to 7-11 proposal

Hi there,

Thanks so much for your quick response this morning. My neighbors and I greatly appreciate it. As I mentioned over the phone today, I completely oppose the idea of opening a 24 Hour 7-11 on the corner of Vineyard Ave. and First St. My concerns are that there will be an increase of traffic issues (that intersection is already difficult to navigate with the "Pleasanton Plaza" driveway just across the street with no turn lanes; there will be an increase of crime, loitering, noise and littering/defacing of property in the vicinity; there will be a decrease of business/patronage to local markets such as Coles Market, Meadowlark Dairy, and the specialty market located on Spring St.

Please take these concerns into consideration as you make your decision.

best,
Dawn Chatham

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:34 PM
To: Cris Byers
Subject: RE: 7-11 on First St.

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Cris Byers
Sent: Monday, December 03, 2012 5:18 PM
To: Shweta Bonn
Subject: 7-11 on First St.

Dear Ms. Bonn,

I am a concerned neighbor of the proposed location of a 7-11 on the currently occupied Conoco/76 Station land of First & Ray St. Another 7-11 is NOT NEEDED IN PLEASANTON. If you want to have a lucrative business in this corner that would promote a healthier (in the sense of safety, and Pleasanton appeal) type of business, perhaps Starbucks or Pete's Coffee may be better served. With the number of cars that come down First St. from/to Livermore in the morning and evening, this would make for a great location for that type of business without the inherent risk of attracting the wrong crowd (i.e. Robbers, Loiterers). It also would not infringe upon the local businesses already located in the general vicinity of that corner/route.

We must preserve the safety of this community by attracting the right types of businesses that increase our city coffers, and not deplete them by needing additional police protection due to the clientele a business attracts. Not every business venture is the right one for our community which is already threatened every day by individuals that come into our town to perpetrate criminal activity. Having a 7-11 would be like an OPEN INVITATION for such activity. I urge a NO VOTE on this business for this location.

Sincerely,
Cris Byers

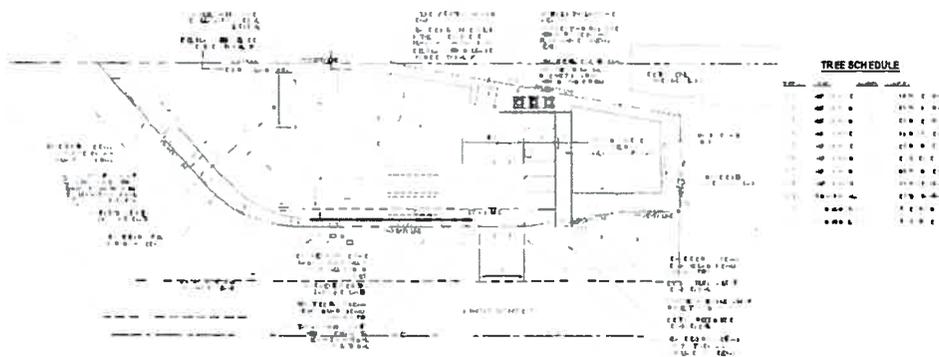
From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:32 PM
To: Bev's Email
Subject: RE: 7-Eleven

Bev,

I do not have all of the plans in electronic format yet, but please find below the site plan for the project. You are welcome to come in to our office to review a paper copy of the plans if you like.

The remainder of the plans (as well as the staff report), will be posted in electronic format on the website noted on the yellow notice card after 5:00 p.m. on Friday.

Shweta.



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

From: Bev's Email
Sent: Monday, December 03, 2012 12:38 PM
To: Shweta Bonn
Subject: RE: 7-Eleven

Hi,

Thanks for response. I am interested in the plans.

Thank you,
 Bev. Gill

Shweta Bonn wrote:

>Thank you for your email, Bev; a copy will be provided to the Planning Commission for their consideration.

>

>Just to clarify - the convenience market is not in place of the gas station. The 7-Eleven convenience market is proposed on the same property as the 76 Conoco Phillips gas station. The gas station will remain and will be modified (e.g. two fuel dispensers will be removed and two will be added where the existing

sales/restroom building is located, brick is proposed to be added to the canopy columns, etc.). If you are interested, I can show you a copy of the project plans.

>

>

>-----Original Message-----

>From: Bev's Email

>Sent: Saturday, December 01, 2012 6:11 PM

>To: Shweta Bonn

>Subject: Fwd: 7-Eleven

>

>

>

>----- Original Message -----

>Subject: 7-Eleven

>From: Bev's Email

>To: sbenn@cityofpleasanton.gov

>CC:

>

>Dear Ms Bonn:

>

>I am writing to you to voice my concerns about the application by Grayson/Ironhouse Development to construct a 24-hour 7-Eleven at 4191 First Street in place of the gas station currently located at that site. There are a number of reasons why I am opposed to the approval of this application:

>

>1) There are plenty of shopping establishments on First Street which are open for many hours each day: Cole's Market, the Shell Gas Station with its mini mart, the First Street Liquor Store, the Cigarette Shop, and finally Raley's and the surrounding shopping center. There is no shortage of shopping opportunities on First Street.

>

>2) People who wish to patronize a 7-Eleven can shop at the one located on Valley Avenue, 5 minutes' driving time from the proposed site of this additional 7- Eleven.

>

>3) Vineyard Avenue is a residential area. It is heavily traveled. Having a 24-hour convenience store located at Vineyard Avenue and First Street will likely result in even more traffic flow, including late at night, a time when residents want quiet neighborhood conditions.

>

>4) Of great concern is the potential for a 24-hour 7-Eleven generating a milieu of loitering. Individuals who have nothing better to do may use the location as a hangout.

>

>5) My observation of 24-hour convenience store locations is that they are often full of litter and that the nearby streets are littered by junk food wrappers and drink containers, presumably from items purchased at the 7-Elevens. Do we really want to encourage this type of environment in own town?

>

>6) It is a well-known fact that 24-hour convenience stores and gas stations are often targets of crimes, such as graffiti, shoplifting, and even burglary.

>

>The residents of Pleasanton don't need a 24-hour convenience store on First Street! There are plenty of existing stores along the street, which are open many hours each day. We don't need to invite additional traffic in the area, especially at "odd" hours of the night. We do not want to encourage loitering, nor do we want the increased littering of our streets. Finally, convenience stores and the crimes associated with them are unwelcomed in Pleasanton.

>

>Please deny the application for this 7-Eleven store! Keep Pleasanton pleasant!

>

>Thank you!

>

>Bev. Gill,

>39-year resident of Pleasanton and retired PUSD teacher Sent from my NOOK

>

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

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:28 PM
To: Laura
Subject: RE: 7-12

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Laura
Sent: Monday, December 03, 2012 4:07 PM
To: Shweta Bonn
Subject: 7-12

My name is Laura Constantine and I live off of _____ and I am hearing about a 7-11 going in near my home. I am very much opposed to this. I want to support the current business' like Cole's and the Diary. I am also concerned about the crime rate.

Thank you very much,

Laura

Sent from my iPhone

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:28 PM
To: Brian Crosby
Subject: RE: 7-11 @ First St and Vineyard Ave.

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Brian Crosby
Sent: Monday, December 03, 2012 3:51 PM
To: Shweta Bonn
Subject: 7-11 @ First St and Vineyard Ave.

Hello,

I received an email earlier today informing me that the city may possibly permit a 7-11 be built on the corner of Vineyard and First St, I believe this would be a bad decision for my neighborhood for a number of reasons.

The First and Vineyard intersection is already a major bottle neck for traffic, both commuters from Pleasanton and Livermore come through there from the surrounding neighborhoods and Stanley blvd. With the two current gas stations and the shopping center that are currently occupying the corners, there are a lot of cars entering and exiting the parking lots, along with the merge onto First street from Stanley. The intersection is already a very dangerous place. Adding a convenient store right on the corner that will likely bring a lot more foot and bike traffic will eventually become deadly.

Coles Market is already across the street for people that are looking for a convenient store, seems like a bit much to have another one so close. If a 7-11 is built, with the 7-11 or the Coles will go out of business, leave one of the buildings empty and giving the neighborhood/city look less appealing.

I also believe that a 7-11 type store being open 24-7 can often bring a lot of crime and loitering that will have a negative impact on my neighborhood. I ask the city to deny the building of a convent store at this location.

Thank You

Brian Crosby

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:26 PM
To: Lynn Dimas
Subject: RE: proposed 7-11 Vineyard and first Street

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Lynn Dimas
Sent: Monday, December 03, 2012 3:31 PM
To: Shweta Bonn
Subject: proposed 7-11 Vineyard and first Street

My husband and I reside on

We are very much opposed to the idea of a 7-11 convenience store being at the corner. This would be a detriment to the neighborhood due to a potential increase in crime, increase in traffic and loitering and increased noise. I truly believe that downtown charming Pleasanton is NOT the place for a 7-11.

Lynn and Ed Dimas

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:25 PM
To: Carolyn Crosby
Subject: RE: Possible 7-11 on First and Vineyard

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Carolyn Crosby
Sent: Monday, December 03, 2012 3:04 PM
To: Shweta Bonn
Subject: Possible 7-11 on First and Vineyard

Hello,

I wanted to share my concerns for the construction of a 24 hour 7-11 at the aforementioned location. We are beyond the 1000 ft radius that this store would be located, but are located directly behind Valley View Elementary school.

My primary concern would be that this type of store would take away business from smaller stores such as Meadowlark Dairy or Cole's Market. However, I also feel that, as the saying goes, "nothing good happens after midnight". That said, there are plenty of options available in the event that one needs milk at 1am. As a mother to two young children, I certainly know!

Thank you for your time,
Carolyn Crosby

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

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:24 PM
To: Brandi Collins
Subject: RE: 711 to go on first and vineyard

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Brandi Collins
Sent: Monday, December 03, 2012 2:34 PM
To: Shweta Bonn
Subject: 711 to go on first and vineyard

to whom it may concern,

I have many concerns regarding adding a 711 to our neighborhood.

- *they would offer a significant challenge to our dairy and khols market.
- *it would encourage loitering and mischief as a place to go and hang out.

- *encourages an excess of traffic that is not going to provide more income for our local business. but rather more dangers as non residents who dont care about the neighbors via loud radios or ignore our slow children playing signs.

- *alcohol consumption is a fear even if not selling there as a resident of _____, I have seen people drink in their cars before going to the bars, I am certain they will feel more free to do so in a parking lot.

Our neighborhood is not a 24 neighborhood. its safe to walk your dog at night. to walk /bicycle without major concerns of traffic and strangers sitting in they car watching you as they walk by.

Please preserve the community by rejecting this 711 and any other corporate business that wants to be open 24 hours a day.

As my mother used to say; Not all money is good money" and personally I cant see bringing in a franchise that could potentially put local long standing businesses into chapter 11 and threaten the saftety and familiarity of our neighborhood as good money. Can you?

Regards
Brandi Collins
resident of _____ for 9 years.

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

From: Shweta Bonn
Sent: Tuesday, December 04, 2012 1:26 PM
To: Tracy Dunne
Subject: RE: 7-Eleven Opposition Memo

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

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

From: Tracy Dunne
Sent: Monday, December 03, 2012 3:40 PM
To: Shweta Bonn
Cc: Tracy Dunne
Subject: 7-Eleven Opposition Memo

Ms. Bonn,

Please find the attached memo of opposition to the proposed 7-Eleven at First and Vineyard.

Thank you and do not hesitate to contact me if you have any questions.

Tracy Dunne

TO: Shweta Bonn
Associate Planner, City of Pleasanton

FROM: Tracy Dunne
Resident, City of Pleasanton

RE: P12-0556, P12-0557, and P12-1790, Terry Grayson/Ironhorse
Development (24-hour 7-Eleven and 4191 First Street)

DATE: December 3, 2012

I write in strong opposition to the application for a 24-hour 7-Eleven, proposed to be located at First and Vineyard Streets.

As a resident who lives in the neighborhood, I believe that a 24-hour convenience store will have a deleterious impact not only on the immediate neighborhoods, but also on the whole of the downtown Pleasanton area, especially if alcohol will be sold.

Pleasanton's leaders have worked hard over the years to maintain its personality, particularly in the downtown area. While the local downtown hospitality ordinance recognizes that certain businesses should benefit from remaining open later into the evening, I disagree that this should extend to retail operations in the downtown, mixed-use neighborhoods.

The City has carefully identified where 24-hour retail is appropriate; for example, the location of the two Safeways in town are both contained within shopping centers with appropriate traffic flow and security. With these, one might believe Pleasanton residents are sufficiently covered for any 24-need that might arise.

Should alcohol ever be sold, and its availability extend beyond what is currently allowed at Cole's, Express Liquors, and Arco AM/PM, this would create an embarrassment of riches for drinkers; And if alcohol is permitted at the 7-Eleven, I would question the need for one more liquor store in such a small geographic area.

I wonder if the developer has been asked to justify the need for such an establishment other than making for a successful business. If business is the only justification, what about the impact on locally-owned, non-franchised businesses such as Cole's and Meadlowlark Dairy?

A quick Internet search demonstrates that the siting of 7-Eleven stores is often contentious with neighbors. One would think that the developers proposing this Pleasanton 7-Eleven would care enough about its potential new neighbors that some, even modest, outreach would have occurred prior to bringing the matter to the Planning Commission. Given that no effort has been made, it is easy to question how much

concern will exist if the 7-Eleven exists and neighborhood problems arise. Better to avoid the creation of problems than attempt to fix them after the fact, particularly with a developer with no demonstrated concern.

Finally, violent crime appears to be on the rise in Pleasanton. I ask that the City recognize what attracts new crime and how to avoid it. As I understand it, 24-hour convenience stores, with their assumed large amounts of cash, attract robberies, even more than the ones that have already occurred at gas stations in Pleasanton. Why would Pleasanton want to change the relatively low crime rates we enjoy by allowing for businesses that are known to generate increased crime?

I do not believe that downtown Pleasanton residents' lives would be enhanced by the convenience that a 7-Eleven franchise purports to offer.

From: Shweta Bonn
Sent: Wednesday, December 05, 2012 1:02 PM
To: Valentini, John
Subject: RE: Stupidity and Art of Poor Planning

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Valentini, John
Sent: Wednesday, December 05, 2012 9:42 AM
To: Shweta Bonn
Cc: Tracy Quijada
Subject: Stupidity and Art of Poor Planning

Shweta Bonn

How are you doing?

I am sure you have received lots of email on this subject. Just venting my thoughts on the subject line; no offensive given.

Please add mine to the growing stack of outraged Pleasanton residents.

Have a good day.

John Valentini

December 5, 2012

Janice Stern, Planning Manager
City of Pleasanton,
200 Old Bernal Avenue

Re: Grayson Proposal at First St and Vineyard

I am resident at Walnut Drive, Pleasanton, CA 94566

I am concerned with the proposal to add a 24Hr. 7-eleven that is located close to residential neighborhoods which are adequately served by Coles, Meadowlark, and Express Liquor. I am sure you have received plenty of email detailing the increase in crime and the expected loitering and drug exchanges that will come as a result of this project. I want to add my dissenting voice to all the others.

I expect to be in attendance on Dec 12 to speak out against this proposal.

Regards



John Valentini

ARTHUR ROMERO
CERTIFIED PUBLIC ACCOUNTANT

MEMBER OF AMERICAN INSTITUTE OF
CERTIFIED PUBLIC ACCOUNTANTS
CALIFORNIA SOCIETY OF CERTIFIED
PUBLIC ACCOUNTANTS

December 3, 2012

RECEIVED

DEC - 6 2012

CITY OF PLEASANTON
PLANNING DIVISION

Janice Stern, Planning Manager
Planning Division
City of Pleasanton
200 Old Bernal Ave
Pleasanton CA 94566

Grayson Proposal for First St and Vineyard Ave

I am a resident of 1 Walnut Drive, Pleasanton CA 94566.

Recently, a flyer came in the mail from your office regarding a proposal by a Mr Grayson to build (apply for a permit) a 7/11 convenience store at the corner of First Street and Vineyard Ave.

The first thing that came to my mind when I read your flyer was the sight of **loitering by young men** in front of this 7/11 store.

This project should be rejected outright for the following reasons:

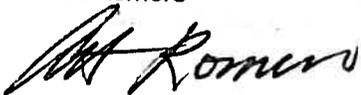
- Loitering.
- Increase in crime.
- Another opportunity to sell liquor to under-aged minors.

There are many other reasons too numerous to list. This project if allowed to go through would be a complete and utter mistake by this City.

The last thing the City of Pleasanton needs is another **24 hour convenience store** especially one located so near residential neighborhoods.

If you have any questions about these reservations please do not hesitate call me at 408-

Sincerely,
Art Romero



From: Shweta Bonn
Sent: Friday, December 07, 2012 1:04 PM
To: Stephanie Ferreira
Subject: RE: Proposed 7-Eleven

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Stephanie Ferreira
Sent: Friday, December 07, 2012 11:40 AM
To: Shweta Bonn
Subject: Proposed 7-Eleven

Hello,

I am one of the original owners at Townsquare of Pleasanton. The property line runs next to the 76 gas station where it is proposed to build a 7-Eleven. This is absolutely unacceptable. First of all it is well known that the "element" west of First Street on vineyard has continued to deteriorate over the past few years. There is known gang activity, drug activity and police involvement on a daily basis. It is no longer to safely walk on Ray Street in the evening. The types of people that "hang out" in the Coles parking lot already are frightening. Again, the police department is already called there frequently. Why in the world would the city consider allowing a 7-Eleven to open in an area of the city that is already crime ridden? I think Pleasanton residents have a false sense of security. Pleasanton is NOT the sleepy little town of yester year. Its time the city managers get their head out of the sand and refuse to allow another convenience store in our city. It simply does not make sense.

Stephanie Ferreira, RN BSN - Office Manager, Pleasanton
Pleasanton, CA 94588

From: Shweta Bonn
Sent: Friday, December 07, 2012 1:04 PM
To: Tom Fields
Subject: RE: 7/11 12-12-12

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Tom Fields
Sent: Friday, December 07, 2012 12:48 PM
To: Shweta Bonn
Subject: 7/11 12-12-12

Shweta Bonn,

City planners made a mistake many years ago. Why is this the only piece of property on the east side of First St zoned (C-S)? Now is the time to correct the mistake and zone the property the same as the adjoining properties. The City should buy this property, at the same price that 7/11 is paying, and rezone it properly. Remove the existing improvements and rezone now.

Sincerely,

Tom Fields



March 29, 2012

Mr. Terry Grayson
IronHorse Development
PO Box 7022
Folsom CA 95763

Subject: **Arborist Report**
4191 First St., Pleasanton

Dear Mr. Grayson:

IronHorse Development is planning to redevelop the 4191 First St. property, in Pleasanton CA. Currently, the site contains a gas station, with a small kiosk building, fuel dispenser islands, and a storage shed in the northwest corner. The City of Pleasanton requires an **Arborist Report** be prepared as part of the project submittals. HortScience, Inc. was asked to visit the site, inspect the trees, and assess the potential impacts of the proposed construction. This letter responds to that request.

Description of Trees

I visited the site on March 14, 2012. Eleven (11) trees were assessed on the site. Descriptions of trees are provided in the ***Tree Assessment Form*** and locations are shown on the ***Tree Assessment Map*** (see attachments)

The site was a gas station on the corners of First and Ray Streets. Trees were concentrated in perimeter landscape beds, with Calif. sycamore dominating the Ray St. and First St. frontages. One (1) tree was planted at the north end of the site and the remaining three (3) along the western property line.

Following are brief descriptions of the trees:

- Trees #101 - 108 were California sycamores (*Platanus racemosa*) planted in small to medium sized landscape beds around the perimeter. This is an unusual species to find growing in a gas station landscape. The trees were in fair (5 trees) to good condition (3 trees). All had twig dieback associated with the fungal disease anthracnose. Anthracnose is caused by several fungal pathogens (*Apiognomonium sp.*), affecting developing shoots and expanding leaves. Roots from seven (7) of the Calif. sycamores had displaced the surrounding asphalt from 1-3" (Photo 1, following page).
- Mexican fan palm (*Washingtonia robusta*) #109 was located along the western property boundary. The tree was in good health with good structure.
- Trees #110 and 111 were purple-leaf plums. These too had been planted in the landscape bed along the western property boundary. Purple-leaf plum #110 was in poor condition. The tree had failed at the base and was leaning against the retaining wall to the west. Purple-leaf plum #111 was also in poor condition, with extensive twig and branch dieback.

Photo 1: California sycamore #101 was growing in a small landscape bed on the south edge of the site, along Ray Street. The tree was in good condition, with anthracnose related twig dieback typical for the species.

Inset shows the base of the tree. Root pruning had occurred on the south side for a new sidewalk (red arrow) and roots were causing minor displacement of the asphalt (yellow arrow).



Five (5) of the trees assessed at 4191 First St. met the City of Pleasanton criteria for a Heritage tree, per City of Pleasanton Tree Preservation Ordinance, Chapter 17.16 (18" in diameter and larger, or 35' in height or greater). These included four (4) of the California sycamores (#101 and 106-108) and Mexican fan palm #109.

Evaluation of Impacts

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Potential impacts from construction were evaluated using the Conceptual Site Plan prepared by TAIT (dated February 2012). Building, driveway, underground fuel tanks, fuel islands and parking stall footprints were shown on the plan but accurate trunk locations, grading, drainage and utility information were not included.

The plan proposed the following improvements:

- The existing kiosk and driveway on First St. will be demolished.
- A new building is proposed at the north end of the site.
- Install new fuel dispenser islands and relocated others.
- Install two new underground fuel storage tanks.
- Construct a new driveway on First Street.
- A new trash enclosure and mechanical equipment will be constructed along the western boundary.
- New parking stalls will be installed across the site.
- Expand existing landscape beds along Ray St. and install new landscape beds on First Street.

Impacts from the proposed changes were estimated for each tree. Even without accurate trunk locations, it is clear where trees are located relative to the improvements, with the exception of Mexican fan palm #109. Recommendations for tree #109 must be considered preliminary until the trunk is located and plotted on the plans. Once the trunk is shown on the plans and plans forwarded to the Consulting Arborist, a final assessment of impacts can be made.

Based on my assessment of the plans, I recommend removal for four (4) trees, including one (1) impacted by the new driveway (#106), one (1) impacted by the new building and pedestrian path (#107), and two (2) due to poor health (#110 and 111). Two of the trees recommended for removal met the City's criteria for Heritage tree status (#106 and 107).

I recommend preservation for the remaining seven (7) trees, provided recommendations included in the **Tree Preservation Guidelines** (page 5) can be followed. Recommended actions for each tree are provided in Table 1.

Preserved trees may require some amount of root and/or crown pruning once the existing concrete is removed and to provide construction clearance. Pruning recommendations are provided in the **Tree Preservation Guidelines**.

**Table 1. Recommendations for Action
 4191 First St., Pleasanton CA**

Tree No.	Common Name	Trunk Diameter	Heritage?	Recommendation for Action
101	Calif. sycamore	17	Yes	Preserve , curb and asphalt demo and landscape expansion
102	Calif. sycamore	15	No	Preserve , curb and asphalt demo and landscape expansion
103	Calif. sycamore	12	No	Preserve , curb and asphalt demo and landscape expansion
104	Calif. sycamore	14	No	Preserve , curb and asphalt demo and landscape expansion
105	Calif. sycamore	15	No	Preserve , curb and asphalt demo and landscape expansion
106	Calif. sycamore	19	Yes	Remove, impacted by new driveway and storage tanks
107	Calif. sycamore	23	Yes	Remove, impacted by new building, path & landscape improvements
108	Calif. sycamore	21	Yes	Preserve , outside impacts
109	Mexican fan palm	19	Yes	Preserve , outside impacts
110	Purple-leaf plum	6	No	Remove, failed at base
111	Purple-leaf plum	6,5	No	Remove, declining health

Appraisal of value

As part of their development application requirements, the City of Pleasanton requires the value of all the trees be established. In appraising the value of the two trees, I employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The **Species Classification and Group Assignment** lists recommended species ratings. Condition reflects the health and structural integrity of the individual tree and reflects the condition as documented during my June site visit. The location factor considers the site, placement and contribution of the tree in its surrounding landscape. In this case, the trees are growing in a desirable residential area of downtown Pleasanton.

Based upon the factors listed above, I appraised the value of the seven (7) trees recommended for preservation at \$ 13,000 (Table 2), and the value of the four (4) trees recommended for removal at \$7,200 (Table 3).

**Table 2: Appraised value of trees to be preserved
4191 First St., Pleasanton**

Tree No.	Species	Trunk diameter (in.)	Appraised value (\$)
101	Calif. sycamore	17	2,750
102	Calif. sycamore	15	1,550
103	Calif. sycamore	12	1,000
104	Calif. sycamore	14	1,350
105	Calif. sycamore	15	1,550
108	Calif. sycamore	21	4,150
109	Mexican fan palm	19	650
Total			\$13,000

**Table 3: Appraised value of trees to be removed
4191 First St., Pleasanton**

Tree No.	Species	Trunk diameter (in.)	Appraised value (\$)
106	Calif. sycamore	19	3,400
107	Calif. sycamore	23	3,550
110	Purple-leaf plum	6	50
111	Purple-leaf plum	6,5	200
Total			\$7,200

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained at 4191 First St. that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading and the construction methods.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. Any changes to the plans affecting the trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, site plans, improvement plans, utility and drainage plans, grading plans, and landscape and irrigation plans.
2. Have the vertical and horizontal locations of tree #109 identified for preservation established and plotted on all plans.
3. A **TREE PROTECTION ZONE** shall be established around each tree to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone. The following table defines the **TREE PROTECTION ZONES (TPZ)** for each tree identified for preservation:

Specific Tree Protection Zones

Tag No.	Species	Diameter	TPZ
101	Calif. sycamore	17	5' N., 3' W., DL in all other directions.
102	Calif. sycamore	15	5' N., DL in all other directions.
103	Calif. sycamore	12	3' N., DL in all other directions.
104	Calif. sycamore	14	5' NW., DL in all other directions.
105	Calif. sycamore	15	5' NW., DL in all other directions.
108	Calif. sycamore	21	Ex. Curb E., DL in all other directions.
109	Mexican fan palm	19	Ex. Curb E., DL in all other directions.
111	Purple-leaf plum	6,5	Ex. Curb E., DL in all other directions.

4. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. Irrigation systems must be designed so that trenching will not occur within the **TREE PROTECTION ZONE**. Design irrigation to be placed as far from trees as possible, ideally immediately behind the new curbs defining the planter areas.

Pre-construction treatments and recommendations

1. Tree Protection Fencing should be established following demolition of the existing curb and asphalt north and northwest of trees #101-105 and south of tree #108. Once existing curb and asphalt has been removed, Tree Protection Fencing shall be established at the limit of the TPZ.
2. To protect tree trunks from incidental damage during demolition of the asphalt and curb north and northwest of trees #101-105 and south of tree #108, wrap tree trunks to a height of 8' with straw wattle and orange snow fencing to provide a visual cue and protection from incidental contact.
3. Fence all trees to be preserved to completely enclose the **TREE PROTECTION ZONE** prior to grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading, construction, utility installation and landscaping is completed.
4. Prune the trees to provide demolition and construction clearances. Pruning should focus on clearance and avoid removal of live material. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices – Tree Pruning* published by the International Society of Arboriculture.

Recommendations for tree protection during construction

1. Demolition of the existing curb and asphalt north and northwest of trees #101-105 and south of tree #108 will require careful and considered approach to minimize damage to trees identified for preservation. Equipment shall operate from on the asphalt, working slowly to pull concrete and asphalt away from the trees. Once the concrete and asphalt have been removed, the Tree Protection Fencing shall be established at the limit of the TPZ.
2. No grading, construction, demolition or other work shall occur within the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
3. Trees #101-105 and 108 are expected to require some amount of root pruning following the removal of the existing curb and asphalt. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
5. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
6. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

If you have any questions regarding my observations or recommendations, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "John Leffingwell". The signature is written in a cursive style with a large, looped "J" and "L".

John Leffingwell
Board Certified Master Arborist #WE 3966B
Registered Consulting Arborist #442

Attached: ***Tree Assessment Form***
Tree Assessment Map

Tree Assessment

4191 First St.
Pleasanton, California
March 2012



HORT SCIENCE

TREE No.	SPECIES	SIZE DIAMETER (in inches)	HERITAGE?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
101	Calif. sycamore	17	Yes	4	Moderate	Good form and structure; anthracnose; root pruned S. for sidewalk; in small island & displacing asphalt 2".
102	Calif. sycamore	15	No	3	Moderate	Lost top; anthracnose; in small island & displacing asphalt 1".
103	Calif. sycamore	12	No	3	Moderate	Lost top; anthracnose; in small island & displacing asphalt 2".
104	Calif. sycamore	14	No	3	Moderate	Lost top; anthracnose; in small island & displacing asphalt 2".
105	Calif. sycamore	15	No	3	Moderate	Leans NE.; lateral W.; anthracnose; in small island.
106	Calif. sycamore	19	Yes	4	Good	Good form and structure; anthracnose; in medium island & displacing asphalt 2-3".
107	Calif. sycamore	23	Yes	3	Moderate	Codominant trunks at 20'; girdling rope on eastern stem @ 20'; anthracnose; in medium island & displacing asphalt 2-3".
108	Calif. sycamore	21	Yes	4	Moderate	Good form and structure; large surface roots; anthracnose; in small island & displacing asphalt 2-3".
109	Mexican fan palm	19	Yes	5	Good	Good form and structure; 20' of brown trunk; pilloving over curb.
110	Purple-leaf plum	6	No	1	Poor	Failed at base and hanging over retaining wall.
111	Purple-leaf plum	6.5	No	2	Poor	Codominant trunks at 3'; extensive dieback.

Tree Assessment Map

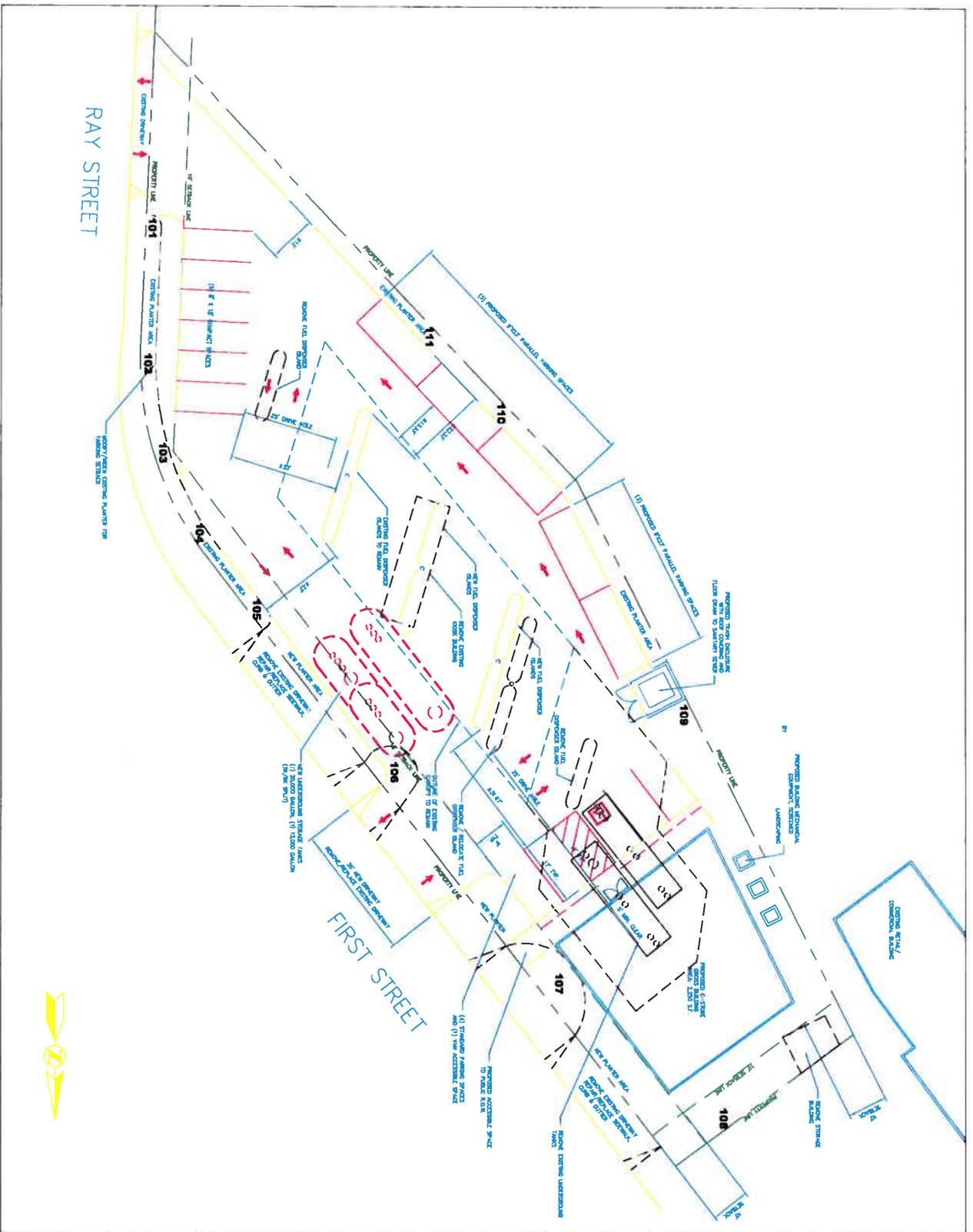
**ConocoPhillips
Wrap Program**
4191 First Street
Pleasanton, CA

Prepared for:
IronHorse Development
Folsom, CA

March 2012

No Scale

Notes:
Base map provided by
Tilt
Rancho Cordova, CA
Numbered tree locations
are approximate.



325 Ray Street
Pleasanton, CA 94566
Phone 925.484.0211
Fax 925.484.0299
www.tiltscience.com



EXHIBIT D**Hopyard Road 7-Eleven**

Call type	2007	2008	2009	2010
Petty Theft	4	4	6	3
Battery				2
Vandalism				1
Burglary				1
Narcotic Violation				1
Pedestrian stop	6	8	18	8
Bicycle Stop		1		
Welfare check	1	1	2	
Business check	2	2	8	2
Suspicious person	3		1	2
Intoxicated person	1			
Hit and run	1			1
Mental Commitment				1
Tobacco/Alcohol violation			1	
Trespassing			1	
Disturbance	1	3	2	1
911 call	2	2		1
Special Enforcement			1	
Fire call	1		1	
Citizen assist	1			1
Bike Stop	1			
Juvenile Problem	1	2	9	3
Suspicious vehicle	2	1		
Hail by Citizen	1	2	1	2
Penal Code Violation	1	1		
Citation sign off	1	1		
Traffic Collision		1		
Suspicious Circumstance		1	1	4
Occupied Vehicle		3	4	5
Found/Lost Property		2		1
Graffiti		1	2	
211 Alarm		1		1
Follow up investigation				2
Misc Incident				1
Vehicle Code Violation				1
Total	30	37	58	45

Valley Avenue 7-Eleven

Call type	2007	2008	2009	2010
Petty Theft			1	4
Battery	1	1	1	
Vandalism		3		
Graffiti			2	
Burglary				
Robbery			1	
Narcotic Violation		1		1
Pedestrian stop	2	1	4	2
Bicycle Stop	2			
Welfare check				
Business check	2	1	2	
Suspicious person	1	1	1	2
Suspicious Circumstance		1		
Intoxicated person	1			
Suspicious vehicle				
Hit and run				
Mental Commitment				
Tobacco/Alcohol violation				
Trespassing				
Disturbance				3
911 call	6	2	2	4
Special Enforcement				
Fire call				
Citizen assist				
Bike Stop				
Juvenile Problem	1		1	
Hail by Citizen	1			
Penal Code Violation				
Citation sign off				
Traffic Collision				
Occupied Vehicle	1			
Found/Lost Property	1			2
Silent Panic Alarm		1	3	
Follow up investigation			1	
Misc incident				
Vehicle Code Violation				
Illegal Parking		1		
Stalled Vehicle			1	
Vehicle Repossession			1	
Animal Service Call				2
Medical Assist				1
Total	19	13	21	21

Count of Incident Number	7-11 3760 HOPYARD RD, PLS	7-11 4307 VALLEY AV, PLS	Grand Total
Row Labels			
2011	83	9	92
20002 VC- HIT AND RUN	1		1
242 PC- BATTERY	1		1
415 PC- DISTURBANCE	2	2	4
484 PC- PETTY THEFT	4		4
647(F) PC- DRUNK/DRUGS	1		1
911 CALL		1	1
BIKE STOP	2		2
FIELD INTERVIEW	3		3
FOLLOW-UP	1		1
GRAFFITI	2	1	3
H&S (Drug Related)	4		4
INCIDENT	9	2	11
JUVENILE PROBLEM	7	1	8
MEDICAL ASSISTANCE	1		1
PATROL CHECK	3		3
PEDEDSTRIAN STOP	16		16
SUSPICIOUS PERSON	2		2
SUSPICIOUS VEH.	22	1	23
TRAFFIC COLLISION	1	1	2
WARRANT - SUBPOENA SERVICE	1		1
2012	43	12	55
415 PC- DISTURBANCE		1	1
470 PC- FORGERY		1	1
484 PC- PETTY THEFT		1	1
911 CALL		1	1
BIKE STOP	1		1
FIELD INTERVIEW	1		1
FOLLOW-UP		1	1
H&S (Drug Related)	2		2
INCIDENT	7	4	11
JUVENILE PROBLEM	2		2
LOST PROPERTY		1	1
MEDICAL ASSISTANCE	1		1
PATROL CHECK	2	1	3
PEDESTRIAN STOP	14		14
SUSPICIOUS PERSON	3	1	4
SUSPICIOUS VEH.	10		10
Grand Total	126	21	147

	JAN 1 - DEC 12 2011			JAN 1 - DEC 5 2012		
CALL TYPE	76 GAS STATION, 4191 FIRST ST	COLE'S MARKET, 4277 FIRST ST	SHELL GAS STATION, 4212 FIRST ST	76 GAS STATION, 4191 FIRST ST	COLE'S MARKET, 4277 FIRST ST	SHELL GAS STATION, 4212 FIRST ST
211 PC- ROBBERY	1				2	
23152 VC- DUI						
242 PC- BATTERY		1				
415 PC- DISTURBANCE		4				
459 PC- BURGLARY					1	
470 PC- FORGERY					1	
484 PC- PETTY THEFT		2		1	2	
487 PC- GRAND THEFT	1					
602(L) PC- TRESPASSING		1				
647(F) PC- DRUNK/DRUGS		1				
911 CALL					1	
ALARM		2				2
BIKE STOP		2				
FIELD INTERVIEW CONTACT		1	1			
FOLLOW-UP					1	
HEALTH & SAFETY VIOLATION					1	
ILLEGAL PARKING		1				
INCIDENT	1	2	2	2	4	3
IN-CUSTODY					1	
PATROL CHECK		2	1			
PEDESTRIAN STOP	1	7		2	2	
PMC VIOLATION					1	1
SUSPICIOUS PERSON			1		1	
SUSPICIOUS VEHICLE		6		1	1	
TRAFFIC COLLISION					2	
VEHICLE CODE VIOLATION		1			1	
TOTAL	4	33	5	6	22	6