

Planning Commission Staff Report

September 25, 2013

Item 6.a

SUBJECT: P13-0336

**APPLICANT/
PROPERTY OWNER:** MD Roseberry, Inc.

PURPOSE: Work Session to review and receive comments on a Preliminary Review application to: (1) replace the existing auto service use with a 24-hour 7-Eleven convenience market and a drive-through carwash; (2) add approximately 700-square feet to the existing building; and (3) modify the existing site improvements at the existing Valero service station.

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

ZONING: C-N (Neighborhood Commercial) District

LOCATION: 3192 Santa Rita Road

EXHIBITS:

- A. Discussion Points
- B. Project Plans, Photo Simulations, Arborist Report, Survey of Service Station/Convenience Markets' Operation Hours and Number of Parking Spaces, Call for Service Data Sheets from Police and Fire Departments, and Applicant's Information Letter to Surrounding Residents/Business Tenants
- C. Public Comments
- D. Location Map and Noticing Map

BACKGROUND

Michael Roseberry has submitted a preliminary review application to convert the existing auto service building into a convenience market and a drive-through carwash, retain the existing gas pumps, and modify the existing site improvements at the current Valero service station. The convenience market would be a 7-Eleven store and its merchandise would include the sale of alcoholic beverages.

The subject property is zoned Neighborhood Commercial (C-N) where neither a convenience market nor a drive-through carwash is allowed. To pursue the proposed uses, the current zoning of the site would need to be changed, and a Planned Unit Development (PUD) development plan would need to be approved.

SITE DESCRIPTION

The subject site is approximately 33,812 square feet in area and is located northeast of the intersection of Santa Rita Road and W. Las Positas Boulevard. Please refer to the location map where the site is outlined in red.



Location Map

The site is bounded by Santa Rita Square/Meadow Plaza Shopping Center to the immediate south and east, residential uses beyond the shopping center to the east, and to the north except for the Fire Station located at the northeast corner of Santa Rita Road/W. Las Positas Blvd., to the west, and further south across Arroyo Mocho, and Valley Care Medical Center to the northwest.

The existing Valero service station has seven fuel islands under a canopy that is approximately 4,067 square feet, as well as an auto service building of approximately 2,604 square feet. Access to the site is presently provided by three driveways, two from Santa Rita Road and one from W. Las Positas Boulevard.



PROJECT DESCRIPTION

The project proposal consists of the following components:

Building:

- ◆ Convert approximately 862 square feet of the existing auto service building to a drive-through carwash;
- ◆ Remodel the remaining auto service building and construct a 700-square-foot addition for a 2,467-square-foot 7-Eleven convenience market;
- ◆ Modify the existing elevations; and
- ◆ Construct a new storefront tower element.

Operation:

- ◆ Operate a 24-hour convenience store;
- ◆ Include the sale of alcoholic beverages;
- ◆ Modify the existing hours of the gas station from the current 5:00 a.m. – 12:00 midnight to 24 hours; and
- ◆ Operate a drive-through carwash from 7:00 a.m. – 10:00 p.m.

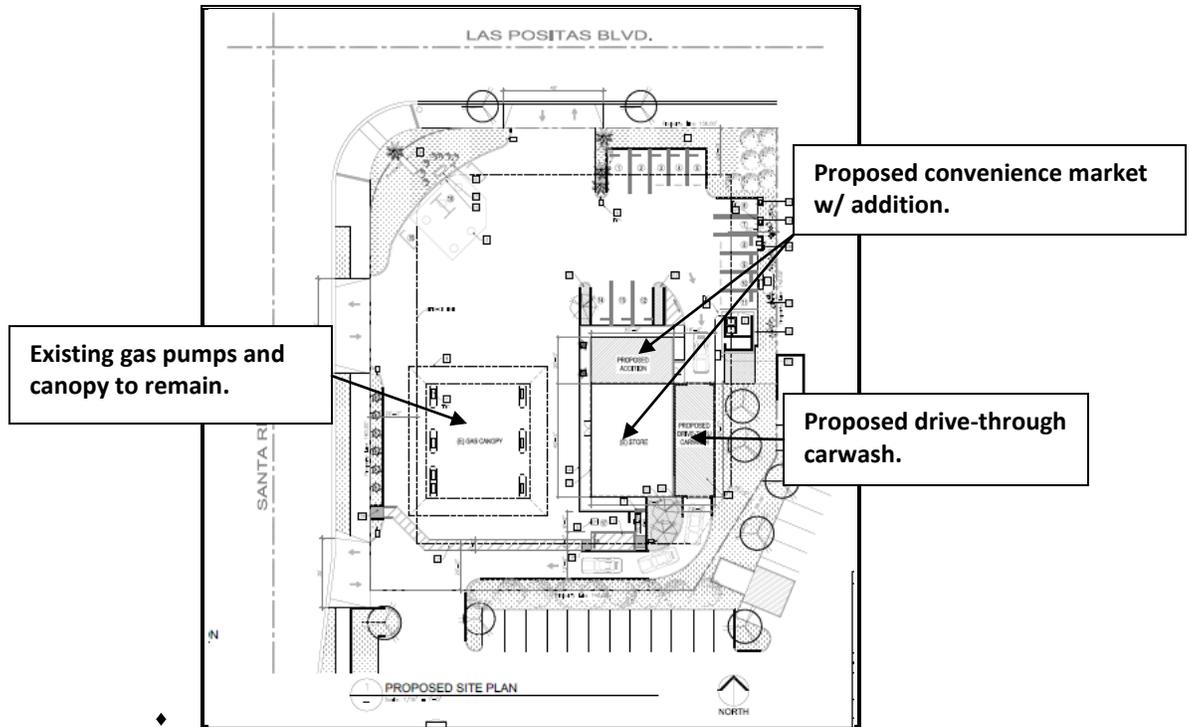
Site Development:

- ◆ Construct a new trash enclosure;
- ◆ Add additional planting, and other site improvements;
- ◆ Modify on-site circulation and parking; and
- ◆ Install a new propane tank to be used to refill portable propane canisters.

The drive-through carwash would be a “self-serve” carwash without attendants. The driver remains inside the vehicle as the vehicle is being shampooed, rinsed, and air dried. The proposed convenience market would have two employees at all times.

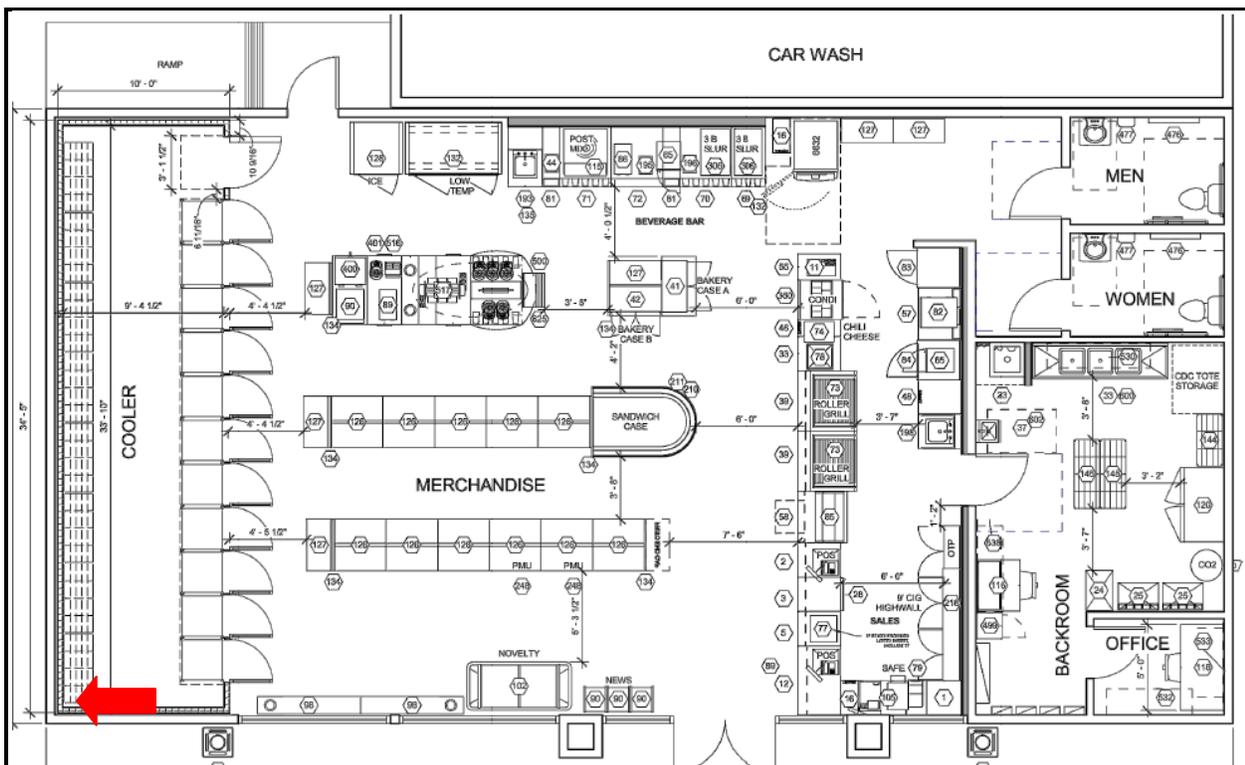
No changes are proposed to the existing gas pumps.

The applicant has also provided a noise study for the proposed drive-through carwash. However, the noise study will need to be revised to demonstrate whether the carwash complies with Pleasanton’s Noise Ordinance and whether noise mitigation will be required. As such, the noise study was not attached to this report. A noise study will be required with the formal application submittal.



The Proposed Site Plan

The floor plan of the convenience market, below, includes a sales area, merchandise display, coolers, a back area for storage, and restrooms.



The convenience market's exterior finishes include a two-tone stucco with stone veneer wainscoting. A tower element would be located at the store entrance. Additional planting would be added to the areas immediately surrounding the building and along the perimeter of the site.

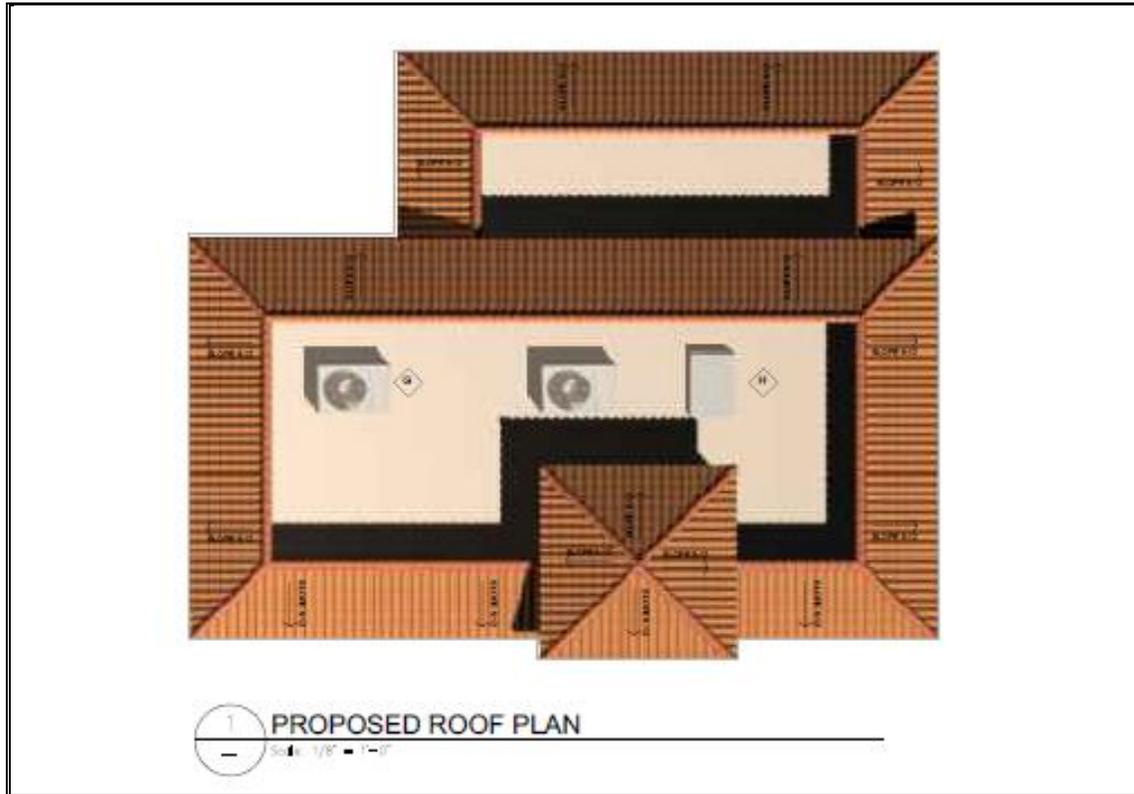
The existing auto service building is approximately 18 feet in height, measured from the grade to the peak of the roof. The proposed drive-through carwash would maintain the existing building height, but the height of the 7-Eleven convenience market would be increased to 22 feet, measured from the grade to the peak of the roof. The proposed tower element would be 26 feet.



Proposed West Elevation (Front)



The main roof is a mansard style. Heating ventilation and air conditioning (HVAC) units would be located on the roof and be screened by the parapet. No changes to the existing canopy at the fuel pumps are proposed. The convenience market would have 7-Eleven logo and signage.



An arborist report was prepared by Arbor Resources (dated July 8, 2013) which discusses the existing trees on the site. It surveyed 15 trees, including seven off-site to the south and east. Among the surveyed trees, five trees or 33% of the trees are coast redwood with the remainder comprised of raywood ash, London plane, American sweetgum, tulip, flowering plum, and camphor. One tulip tree (Tree No. 11), a non-heritage sized tree, would need to be removed due to the proposed development, and two coast redwood trees (Tree Nos. 9 and 10), both heritage-sized trees, would be severely impacted by the proposed development. The arborist report pointed out that the roots of the trees would be significantly impacted by the proposed excavation of the drive aisle for the drive-through carwash. The arborist report further states that if these two trees are to be retained with a reasonable degree of assurance for their survival and stability, the drive aisle needs to be located at least nine feet from the tree trunks. Unless the applicant changes the site layout, these two trees most likely would need to be removed. The aerial on the following page shows the locations of the trees that would be removed/impacted by the proposed development.



Aerial Map of Impacted Trees

CONSIDERATIONS FOR THE WORK SESSION

Staff seeks the Planning Commission's direction and comments on the proposed development. The items listed below are those for which staff would find the Commission's input most helpful. The Commission may also comment and provide direction on topics that are not included in this list.

Rezoning

Section 18.44 of the Pleasanton Municipal Code (PMC) includes six commercial districts. One of the purposes of having various commercial districts is to provide appropriately located areas for retail stores, offices, service establishments, amusement establishments, and wholesale businesses offering commodities and services required by residents of the city and its surrounding market area. As such, depending on the uses, some uses may be permitted in one commercial district but not in another commercial district.

Among the six commercial districts, service stations with a convenience market excluding the sale of alcoholic beverages and a drive-through carwash are conditionally permitted in the C-S (Service Commercial) District and C-F (Freeway Interchange Commercial) District. The zoning code limits the gross floor area of a convenience market to 2,500 square feet and allows a limited inventory of food, beverages and convenience items.

The following table shows the purposes of the C-S District, C-F District, and the C-N District of the subject the site:

| Zoning District | Special Purposes of the Zoning District (Section 18.44 of PMC) |
|--------------------------------------|--|
| C-N (Neighborhood Commercial) | <p>A.To provide appropriately located areas for retail stores, offices, and personal service establishments patronized primarily by residents of the immediate area;</p> <p>B.To permit development of neighborhood shopping centers of the size and in the appropriate locations shown on the general plan, according to standards that minimize adverse impact on adjoining residential uses.</p> |
| C-S (Service Commercial) | <p>A.To provide appropriately located areas for commercial uses having features that are incompatible with the purposes of the other commercial districts;</p> <p>B.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.</p> |
| C-F (Freeway Interchange Commercial) | <p>A.To provide appropriately located areas for establishments catering to freeway travelers and tourists;</p> <p>B.To enhance the appearance of certain entrances to the city, and to protect motel and restaurant patrons from nuisances by limiting or prohibiting certain commercial service uses that often are unsightly or have nuisance features;</p> <p>C.To provide appropriately located areas for establishments that generally require large sites and do not require close proximity to other commercial uses.</p> |

The subject site is located at the southeast corner of Santa Rita Road and W. Las Positas Boulevard in a shopping center. Businesses within the shopping center include restaurants, a supermarket, an urgent care medical clinic, an indoor recreational use, a music shop, and miscellaneous retailers and personal service businesses. The land uses beyond the shopping center boundaries are predominately residential uses except for a regional medical center located at the northwest corner of Santa Rita Road/W. Las Positas Boulevard and the fire station located on the northeast of Santa Rita Road/W. Las Positas Boulevard.

The applicant is seeking specific uses that are not allowed by the C-N District. Also, the sale of alcoholic beverages in conjunction with a gas station is not allowed in any of the commercial zoning districts. As such, rezoning the subject site from the current C-N District to a Planned Unit Development –Commercial district would be needed in order to facilitate the desired uses. In addition, a PUD development plan would also need to be processed for the proposed site and building changes.

Discussion Point No. 1: Would it be appropriate to rezone the site from the current C-N District to a PUD-C (Planned Unit Development –Commercial) District in order to allow a 24-hour convenience market with the sale of alcoholic beverages and a drive-through carwash in conjunction with the existing gas station?

Hours of Operation

The convenience store would be open 24 hours a day, seven days a week. The drive-through carwash would be open from 7:00 a.m. – 10 p.m.

The convenience market, while proposed to be open 24 hours a day, would be restricted by State law from selling alcohol between 2:00 a.m. and 6:00 a.m. (per California Business and Professions Code Section 25631).

There are potential adverse impacts which could occur as a result of locating a convenience market with 24-hour operation approximately 150 feet from residential uses. The PUD approvals for the adjoining shopping centers do not allow all night businesses. Thus, other than Valley Care Medical Center located at 5555 W. Las Positas Blvd., no surrounding businesses operate 24 hours. 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. Staff has received emails and calls from residents on Weymouth Court and W. Las Positas Boulevard, expressing concerns and objections to a 24-hour store. Staff has also received calls from other residents in the Fairlands Neighborhood expressing similar concerns.

The applicant has provided a survey of the operating hours of service stations and convenience markets throughout the city. This survey included 10 gas stations, two 7-Eleven stores, one AM-PM market, and three coffee shops (two Starbucks stores and one Pete’s store). Among the 10 surveyed gas stations, seven are open 24 hours and have either a convenience store or a snack shop. In addition, among the surveyed gas stations, five sell alcoholic beverages in the convenience store/snack shop. The applicant has also obtained “Call for Service” data from the Police Department for the two existing Valero service stations and two 7-Eleven stores. In addition, the applicant obtained service call data from the Livermore-Pleasanton Fire Department for calls responded by Fire Station No. 3, north of the subject site. Please refer to Exhibit B.

In 2010, staff conducted a survey of the hours of operation of the existing supermarkets and convenience markets in the City. Staff found a mixture of 24-hour and non-24-hour markets: Safeway, 7-Eleven’s two existing locations, and the gas stations within Pleasanton that have ancillary convenience markets (such as the Shell and Chevron service stations) operate 24-hours a day, while Lucky’s, Raley’s, Smart & Final, Trader Joe’s, and Gene’s Fine Foods do not. Most of the existing markets are located in close proximity to residences.

Discussion Point No. 2: Would a 24-hour operation for the convenience market and a 7:00 a.m. – 10:00 p.m. operation for the drive-through carwash be appropriate for this location?

Parking

If the proposed rezoning is supported by the Planning Commission, the applicant would also apply for a PUD development plan approval for the construction of the convenience market and the drive-through carwash. PUD development plan allows flexibility in development standards; hence, it allows the applicant to propose project-specific development standards in terms of building setbacks, parking requirement, etc.

The existing parking spaces located along the northern property line facing W. Las Positas Blvd. and along the eastern property line facing the adjoining shopping center would remain. The parking spaces located to the south of the existing building would be removed except for one accessible parking stall to accommodate the drive aisle for the drive-through carwash. The applicant proposes three parking spaces to be located to the north of the proposed building and two parking spaces located near the landscaped area at the corner of Santa Rita Road and W. Las Positas Blvd. As shown on the site plan, a total of 17 on-site parking spaces are proposed.

For comparison and discussion purposes, §18.88.030(C) of the Pleasanton Municipal Code (PMC) 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 two employees for the service station and the proposed convenience market at 2,467 square feet, a total of 18 parking spaces¹ would otherwise be required (two for the service station and 16 for the convenience market).

Discussion Point No. 3: Would it be acceptable to provide a total of 17 on-site parking spaces where a total of 18 on-site parking spaces would be required based on PMC?

Site layout and Circulation

The site plan for the proposed project shows the existing auto service building would be replaced by the proposed convenience market in the expanded building, and a drive-through carwash provided in the remodeled space. Specifically, one third of the existing auto service building would be modified to a drive-through carwash, and an approximately 700-square-foot addition be constructed on the north of the existing auto service building for a 2,467 square foot convenience market. Vehicles using the drive-through carwash would enter from the north and exit via a 12-foot wide drive aisle located parallel to the southern property line. Access to and from the site would remain the same.

¹ The Pleasanton Municipal Code Section 18.88.020.B. states that a fractional number of less than one-half can be rounded down.

The applicant proposes the following development standards. The development standards of the C-N zoning district are listed for comparison purposes.

| Development Standards | Proposed | C-N District |
|--|----------|--------------|
| Front Yard Setback (Santa Rita Road side/west side) | 88' | 20' |
| Side Yard Setback (south side) | 19'/107' | 20'/40' |
| Street-side Side Yard Setback (W. Las Positas Blvd./north side) | 98' | 20' |
| Rear Yard Setback (east side) | 13' | 10' |
| Building Height ² | 24' | 30' |
| FAR (Floor Area Ratio) | 9.6% | 30% |

The Traffic Engineering Division has reviewed the proposal and found that the on-site circulation with the proposed drive-through carwash is acceptable. The Traffic Engineering Division has analyzed the potential increase in vehicle trips due to the proposed convenience market and the drive-through carwash over and above the trips that are generated by the existing gas station and auto service business. It is estimated that the proposed project would generate an additional 118.92 trips in the pm peak; about 50% of these trips would be pass-by trips (i.e., motorists who are already on the road and making a stop on their way to another destination). As such, the Traffic Engineering Division did not require a traffic study to be provided. The applicant would be required to pay the required local and regional traffic fees.

Discussion Point No. 4: Are the proposed site plan, circulation, and parking layout acceptable?

Building Design

The exterior of the proposed building would consist of two earth-tone colors. The majority of the building would have a light cream color and the tower element of the building would have a light brown color. The building would also have cultured stone at the wainscot and the lower portion of the columns of the tower element, and score lines to break the building massing. A mansard roof is proposed for the main building except for the tower element. The applicant

² The Pleasanton Municipal Code Section 18.84.140 Height limits—Measurement states: except as otherwise noted in this chapter, the height of a structure shall be measured vertically from the average elevation of the natural grade of the ground covered by the structure to the highest point of the structure or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof.

intends to reuse the existing reddish-colored concrete roof tiles. A color/material board would be available at the meeting.

HVAC units would be mounted on the roof-top and screened by the roof. Wall-pack lights would be mounted on the building for illumination and security.

| |
|---|
| Discussion Point No. 5: Is the proposed building design acceptable? |
|---|

PUBLIC NOTICE

Notices regarding the proposed application 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*.

The applicant has contacted surrounding residential neighbors and business owners. Please see Exhibit B for applicant's letter regarding the proposal and the neighborhoods that the applicant has visited.

Staff has received emails and calls from residents on Weymouth Court, W Las Positas Blvd., Yuma Court, and in the Fairlands Neighborhood, expressing concerns regarding the hours of operation and potential crime to residential uses and their objections to the proposal. Please refer to Exhibit C.

ENVIRONMENTAL ASSESSMENT

Since the Planning Commission will take no formal action on the project at the work session, no environmental document accompanies this work session report. Environmental documentation will be provided in conjunction with the Planning Commission's formal review of the PUD application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the attached material, take public testimony, and make suggestions/comments to the applicant and staff regarding the development of the site.

Staff Planner: Jenny Soo, 925.931.5615 / jsoo@cityofpleasantonca.gov

EXHIBIT A

DISCUSSION POINTS

P13-0334

3192 Santa Rita Road

Discussion Point No. 1:

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

Discussion Point No. 2:

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

Discussion Point No. 3:

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

Discussion Point No. 4:

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

Discussion Point No. 5:

Is the proposed building design acceptable?

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

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

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

City of Pleasanton Website - Contact Us Online

Category: Mayor and City Council

Subject: 7eleven at santa rita and wes las positas

Comment:

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

Jenny Soo

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

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

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

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

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

Thank you

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

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

Additional Emails Received After the Completion of Staff Report

Jenny Soo

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

Dear Ms. Soo,

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

1. Increased Traffic

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

2. Increased Crime

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

3. Doesn't help surrounding businesses

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

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

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

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

Sharon Piekarski.

Jenny Soo

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

Hi,

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

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

Please let me know if you need anything else.

Sharon Piekarski

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Jenny Soo

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

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

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

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

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



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Jenny Soo

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

Hi Jenny,

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

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

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

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

Kind regards,

Rob

Rob Putman

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Jenny Soo

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

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

respectfully

Ron Simmons
3562 Churchill ct.
Pleasanton ca
94588

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Jenny Soo

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

Hi Jenny,

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

Ben Aguilar

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13-0336/3192 Santa Rita F

City of Pleasanton

GIS

Department

Location Map

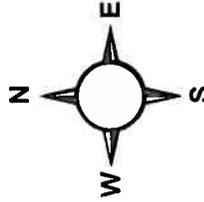
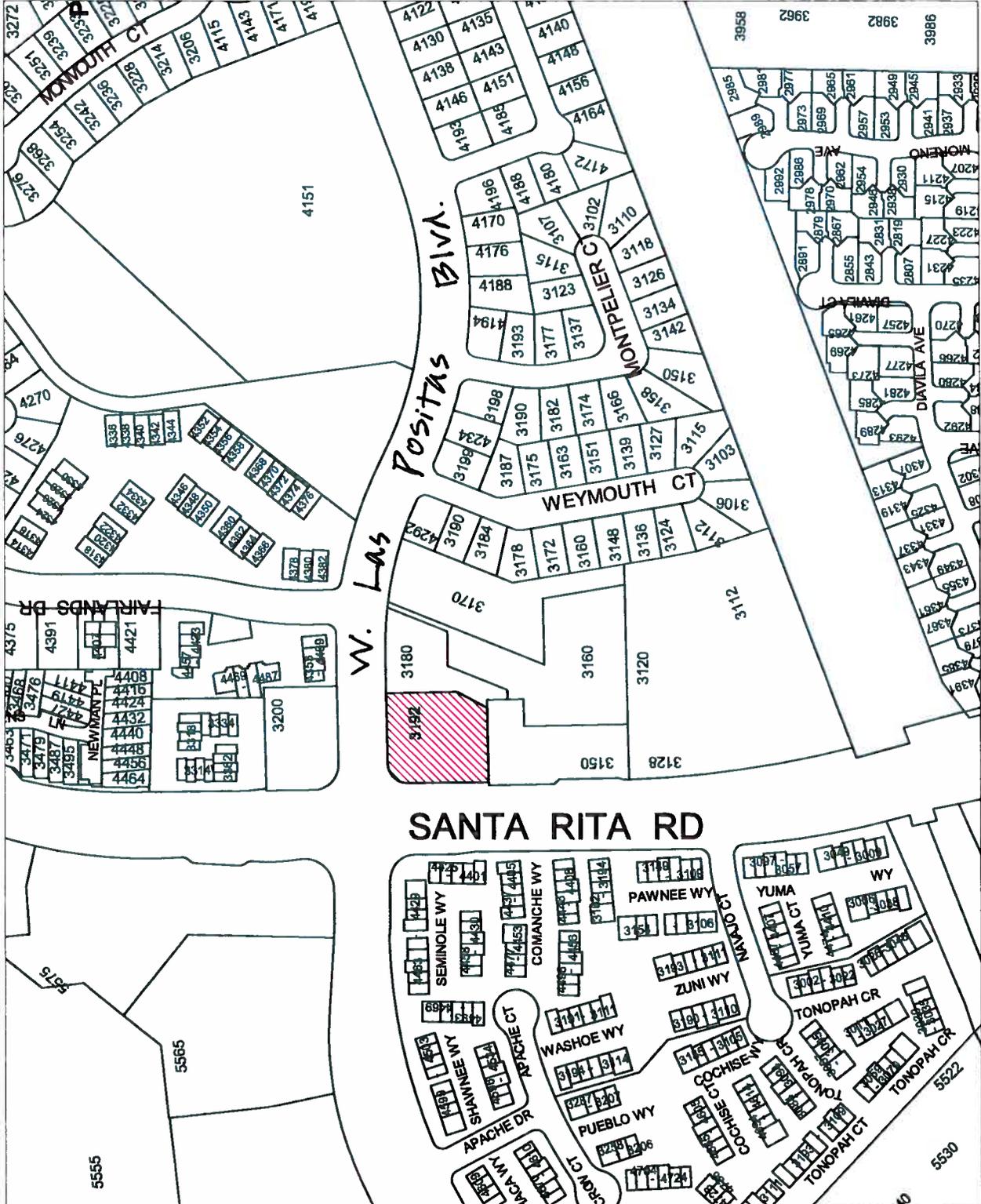


EXHIBIT D

Printed 9/19/2013



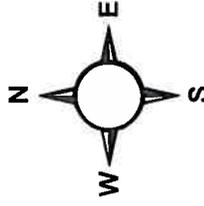
P13-0336, Roseberry

City of Pleasanton

GIS

Department

3192 Santa Rita Rd



Printed 9/19/2013

