

Jennifer Wallis

From: [REDACTED]
Sent: Thursday, May 22, 2014 12:15 PM
To: Jennifer Wallis
Subject: Conditional Use Permit Application from Shilpa and Shrenik Parek (P14-0191)

Jan Wallis:

I am a 14 year resident of Siena at Hacienda condominium complex. I live at [REDACTED] Pleasanton, not far from address 4034 San Giorgio Ct., where there is a request to operate a large family daycare facility for a maximum of 10 children at their residence.

I am concerned about this proposal and I object to the approval of the permit for the following reasons:

1. The CC&R's (section 4.1.8) state that **a residence shall be used solely for residential purposes**. A large daycare facility is not a residential purpose; it is a business purpose.
2. CC&R's (section 4.8.3) state that **no garage may be used for any type of commercial activity**. I am concerned that they will use their garage as part of their daycare facility and not for parking vehicles, the intended purpose.
3. **Parking** in the common areas of this complex has been a big problem. In early mornings and evenings, there are usually no parking places available for guests of residents. The homeowner's association as sent out many reminders to residents to park in their garages so as to make sure their are parking spots available for guests. A daycare facility will bring in more people, they will try to find parking in the public areas and there won't be parking.
4. When people can't park in the public areas, they park in front of garages in the courts. These courts are **ONLY** to be used by residents getting into and out of their garages; **they are fire lanes**. When people park in front of garages, as they would have to do to drop of and pick up children, this creates a **public safety problem**.
5. There will be **too much traffic**. There already is a lot of traffic, especially during morning and evening times. The large daycare facility will worsen this already difficult situation.
6. The largest of the units in this complex is under 1500 square feet. I believe that this is **not large enough to accommodate a daycare facility of 10 children plus the adult caregivers** this would entail. I believe this use will negatively impact the common areas (parking, roads, noise to nearby units) and should not be allowed. This type of business should be run out of a larger space.

Please take the above concerns into consideration when reviewing the application for the daycare facility. I object to the approval of the permit.

Thank you,
Margaret P. Bryant

Jennifer Wallis

From: [REDACTED]
Sent: Thursday, May 22, 2014 2:12 PM
To: Jennifer Wallis; [REDACTED]
Subject: Deny application for a large family daycare facility

Signature - SIENA at Hacienda Owners' Association is a confined condominium community with residents living in close proximity and limited parking

CONDO

The daycare condo is a small two-bedroom unit

There is no outdoor play area for the children

Children play in the garage all year with no heat or air conditioning

NOISE

Other residents' windows are within 10 feet of daycare front door and loud talking from parents can be heard at all times of the day

Daycare is currently licensed for 6 children – 10 children would make it impossible to control parking or noise

PARKING

Limited parking area for 4 buildings of 24 residents and guests is taken up by daycare parents during drop off and pickup all times of the day

TRASH

Daycare disposes of large amounts of trash, has a small can with overflowing trash each week for collection and should pay for a large can

Daycare also puts excess trash in other residents' cans

NO PLAYGROUND for children – children play in the garage

Daycare in Siena is an inconvenience for residents and should not be allowed

It was voted down in an area of much larger homes several years ago and ended up in Siena

The California State Licensing Board should be required to observe the conditions of this daycare facility

A large family daycare facility for 10 children is not safe for children or residents in Siena

PLEASE DO NOT APPROVE THIS APPLICATION!

Jennifer Wallis

From: [REDACTED]
Sent: Saturday, May 24, 2014 11:25 PM
To: [REDACTED]
Cc: Jennifer Wallis; [REDACTED]
Subject: Re: Deny application for a large family daycare facility

Sorry John,
We are not always kept up to date with the latest information, and most of those responsible seem to be part of a witness protection program.

All,

The approval of this type of daycare is not appropriate, and should be declined. A condominium community is simply not the right place for this.

Regards,

Ben Heine

Jennifer Wallis

From: [REDACTED]
Sent: Thursday, May 22, 2014 10:05 AM
To: Jennifer Wallis
Subject: proposed daycare facility at 4034 San Giorgio Ct.

Dear Ms. Wallis:

The referenced address is a member of the Signature at Hacienda Owners Association. The proposed daycare facility raises concerns for the residents of the association:

the business may impact the common area parking, as the daycare may have employees that supervise the 10 children who park their vehicles in common parking areas that are already crowded;

there is limited parking in the neighborhood, so parent dropping off or picking up children may have to double park or park in fire lanes – all streets are narrow and designated as fire lanes;

the driveway for 4034 San Giorgio Ct. is shared by 12 residences with garages – those residents may experience difficulty entering or exiting their garages or residences during the hours of operation of the daycare;

the residences are attached, which means higher density living conditions – noise from the daycare may affect those living nearby;

should the children from the daycare play in the driveway, street or common areas, there are liability concerns – the residence has a very small enclosed patio.

Please let me know if there are any questions regarding these concerns.

Thank you.

Mike Utic

Mike Utic
Walsh Property Management



Jennifer Wallis

From: [REDACTED]
Sent: Saturday, May 24, 2014 12:58 PM
To: Jennifer Wallis
Cc: [REDACTED]
Subject: (P14-0191)
Attachments: city of pleasanton.pdf

Hello Jennifer,

I am a residence here at [REDACTED] Pleasanton & recently received a notice of this proposal. This proposal will cause and already have cause problems in our community due to parking issues. This family has already been running there illegal business before I moved in here 4 years ago. We have HOA restrictions on parking within this community yet some residencies here do not follow these HOA regulations. If parking wasnt so limited then it wouldnt pose a problem..but parking is extremely limited. Due to the limitation, many residencies would have no choice but to go to park at surrounding communities only to pose more problems with the residencies there. They had to put up parking restrictions there now. Residence there have placed notes on car windows to not park in their community. There are no street parking available either. Parking in our community is a growing problem as new homeowners move in especially just within the past year alone. Now although their customers may not park here for a long period of time, their customers will some time park right in front of our garage or our neighbors to drop off & pick up their children. Also whenever we temporary park our car in front of our garage, they complain because it gets in the way of their business they're trying to run.."illegally". Other than parking, I just can not see how 10 children can be housed appropriately let alone safely in a town home. Using their garage as a day care is already unsanitary and completely against HOA regulations.

Pls see attach...

Dao T. Pham

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Jennifer Wallis

From: [REDACTED]
Sent: Wednesday, May 21, 2014 7:55 PM
To: Jennifer Wallis
Cc: [REDACTED]
Subject: Application for Conditional Use Permit to Operate a Large Daycare Facility for a Maximum of 10 Children - P14-0191

Dear Ms.Wallis:

We are residents of the Siena development where the proposed large daycare facility would be located.

We are opposed to having that many children in a townhouse used as a daycare center. The Homeowners' Association does not have any guarantees from the applicants that the garage will be used for parking - not as a playroom, which is a violation of our Association's CCRs.

We can't believe that they will keep ten children inside the townhouse or in the small backyard. We certainly don't want them playing in the street either -all of our streets do not have sidewalks and are designated fire lanes.

Additionally, there are also possible problems with parking, traffic, safety, and noise.

Sincerely,
Carla & Christine Schengel

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Jennifer Wallis

From: [REDACTED]
Sent: Wednesday, May 21, 2014 6:57 PM
To: Jennifer Wallis
Subject: Daycare facility

Hi Jennifer,

I am writing in reference to the design plan I received today for a Use Permit from **Shilpa and Shrenik Parekh residence at 4034 San Giorgio Court**. I own the property at [REDACTED] which I believe is directly across the court from the above address. As you can see I am in the childcare business and have been for 25 years. My business is located in Brentwood so this is not competition to me but I have a lot of experience. The townhouses in Siena is not a proper location for a childcare. The homes are too small to properly host them. Where are they going to play?? In the street?? The drop-off is directly by my home, which is a rental. Ten autos dropping off and picking up every day is outrageous! Parking is now at a premium without running a business out of the home. This is going to cause a nuisance for everyone in the neighborhood. I properly maintain my home and have had lovely tenants for the past 8 years. No one will want to rent beside a daycare considering the noise, traffic congestion, kids in the street, and no parking. I want to protest this daycare Use Permit because their plans for a daycare will cause my property to be less valuable and much more difficult to rent. I do not believe their business should inhibit my ability to rent my property nor cause the parking issue to become even more troublesome that it currently is. This will be a nuisance to the neighborhood! I feel we should have a hearing on this issue. I will be out of town for the weekend returning on Tuesday and I will call to speak with you on this matter. Thank you!

Sandra Simpson, President



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Jennifer Wallis

From: [REDACTED]
Sent: Thursday, May 22, 2014 11:05 AM
To: Jennifer Wallis
Subject: 4034 San Giorgio Ct

Hi Jennifer,

I am writing to express my concerns about the permit that "Golden Future Montessori" has applied for, through the City of Pleasanton. I understand that they now want to bump up the amount of kids in day care from 6 to 10. I, along with many of my neighbors, are extremely concerned about this.

This is a fairly small community, with small streets, VERY limited parking, and townhome units on the high-end of the scale that are only approximately 1,500 square feet, and at the lower end, approximately 1,064 square feet. In other words, these are not large homes. Stuffing—literally "stuffing"—10 kids into one of these units for day care purposes is absolutely ridiculous. We already have a day care facility in a neighbor's home which is just one block away (the next street over within this complex) that creates enough traffic as it is. With the additional traffic that this expansion will create, it will become a fire and public safety danger for the residents of this community. This is because the ENTIRE community is "NO PARKING" with the exception of the clearly marked parking spaces. There are a limited number of those, and they are always full in the mornings and evenings as residents drive around trying to figure out where to park. You can not park on your street, you can not park in front of your house (nor can parents who are dropping off, picking up, or waiting for kids)—they are all designated FIRE LANES. Assuming that each client brings one child to day care per day, that's 20 cars in the morning, and 20 cars in the evening—or FORTY extra cars in here per day. This little complex is not built to handle this type of commercial activity. If they want to handle 10 kids, then they are more than welcome to go and rent commercial space and have their business there—but not here in our homes, where we all live and want to come home to peace and quiet.

I believe this business also uses its garage as part of its business. Because of this, that's two additional cars that are taking up parking spaces in our small lot (Our CC&Rs requires homeowners to have two cars in a two car garage, and one car in a one car garage—your garage can NOT be used for purposes other than parking your car and storing normal garage-type of items).

There is also the noise factor. I am an original owner—I purchased my home (put a down payment) in 1996 while it was still a big chunk of dirt. I closed escrow and moved in in October of 1997. Having a day car center next door was not part of my original deal—this is an "add on" that is not desirable. Kids make noise, kids scream, kids yell, kids laugh—kids are kids. But this is not the place to have a BUSINESS with kids. A commercially-zoned area is where they should be if they want to watch 10 kids.

For these reasons (noise, traffic, parking availability, public safety/blocking of fire lanes) and more, I respectfully submit that this application be DENIED. This is the reasonable thing to do. Nobody wants it—it will disrupt our homes way too much.

Thank you very much.

Sincerely,

Andrew J. Smith



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Jennifer Wallis

From: [REDACTED]
Sent: Thursday, May 22, 2014 9:50 AM
To: Jennifer Wallis
Cc: [REDACTED]
Subject: Opposed to daycare at 4034 San Giorgio Court

Hello Jennifer,

My name is Cherith Tsukada. I am a home owner in the Siena town homes, where a application for a residential daycare facility (4034 San Giorgio Court) has been requested. I am extremely concerned about the liability for the HOA, in which I belong.

I have spoken to our Property Manager, Mike Utic of Walsh Property Management to voice my concerns. He has voiced his concerns to the city of Pleasanton as well.

I would like it on record that I strongly oppose this proposal. This could potentially open up liabilities for my community and children in the residential daycare. I do not approve of this proposal.

Cherith Tsukada
[REDACTED]

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