

Las Positas Property, LLC
2121 Rosecrans Avenue, Suite 4325
El Segundo, CA 90245

April 7, 2014

Brian Dolan
Director of Community Development
City of Pleasanton
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, CA 94566-0802

RE: Residential Overlay of 5758 & 5794 West Las Positas

Dear Mr. Dolan:

We are writing to you to express our desire to maintain the existing zoning (PUD-MU) at 5758 W. Las Positas Boulevard that was approved by the Pleasanton City Council with the adoption of Ordinance Number 2030 on January 4, 2012.

We see the potential viability for residential uses on this site and within the business park as a whole. Therefore, we would like to request that this zoning overlay be maintained and nothing changed to prevent our redevelopment of the site as residential in the future.

We know that the previous owners went through a cooperative and public process with the City of Pleasanton to select this site for rezoning as part of the Housing Element update process. We purchased the property as a site that fit both its present commercial use and a potential redevelopment and we still believe that this property is still a good site for housing in conjunction with Summerhill's development.

Please feel free to contact me if you have any questions or would like to discuss.

Sincerely,



Jay Atkinson

cc: James Paxson, Hacienda Business Park

CHRISTOPHER P. SCHLIES
ATTORNEY AT LAW
699 PETERS AVENUE, SUITE B
PLEASANTON, CALIFORNIA 94566

(925) 462-0444
FAX: (925) 462-0837
EMAIL: CHRIS@SCHLIESLAW.COM

March 31, 2014

RECEIVED

MAR 31 2014

CITY OF PLEASANTON
PLANNING DIVISION

Janice Stern
Planning Manager
Department of Community Development
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Re: Pleasant View Church of Christ Property,
11300 Dublin Canyon Road, Pleasanton, APN 941-1600 -0703

Dear Ms. Stern:

Thank you for taking my call on March 19th and providing me a cogent overview of the update of the Housing Element of Pleasanton's General Plan, a project which I understand you are coordinating.

On behalf of the Pleasant View Church of Christ, I request that the subject property (maps enclosed) be included in the upcoming update process for the Housing Element of Pleasanton's General Plan. The Church would request the City's review and consideration of a re-designation of the property from Rural Residential (current General Plan designation) to a density designation consistent with the Canyon Creek and Canyon Meadows projects immediately to the west of the Church's property.

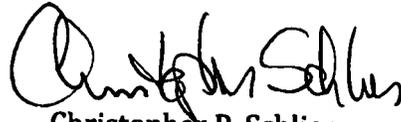
The Church appreciates that different planning logic might apply to the portion of its land to the south of Dublin Creek, immediately adjacent to Dublin Canyon Road, an area of approximately 3.5 – 4.0 acres; we note that the Canyon Creek project already has some single family home product. Perhaps it is premature to mention, but the Church believes that it would be particularly appropriate for any development project on its property to contribute towards a community benefit and is prepared to enter into a discussion as to what amenity might be desirable from Pleasanton's perspective.

In the end, we respect that the City of Pleasanton has well-developed land use policies, as well as related processes and procedures, which will be applied to determine how the City might optimally "in-fill" the spare land which the Church might make available. We expect to become far more knowledgeable as to how the

City views and considers such matters as the Housing Element update process moves ahead.

Please feel free to contact me regarding any further information or input you might require at this time. The Church looks forward to participating in and learning from the update process.

Sincerely yours,



Christophex P. Schlies

CPS:hs

cc: client, Guy Houston

ASSESSOR'S MAP 941

Code Area Nos. 19-066

1600

For Section 2.
T.S.S. R.I.W.

SUBDIVISION OF PLOT A OF THE DOUGHERTY RANCH (Bk.15 Pg.17)

P. M. 1671 (Bk.88 Pg.94)

P.M. 5295 172/47

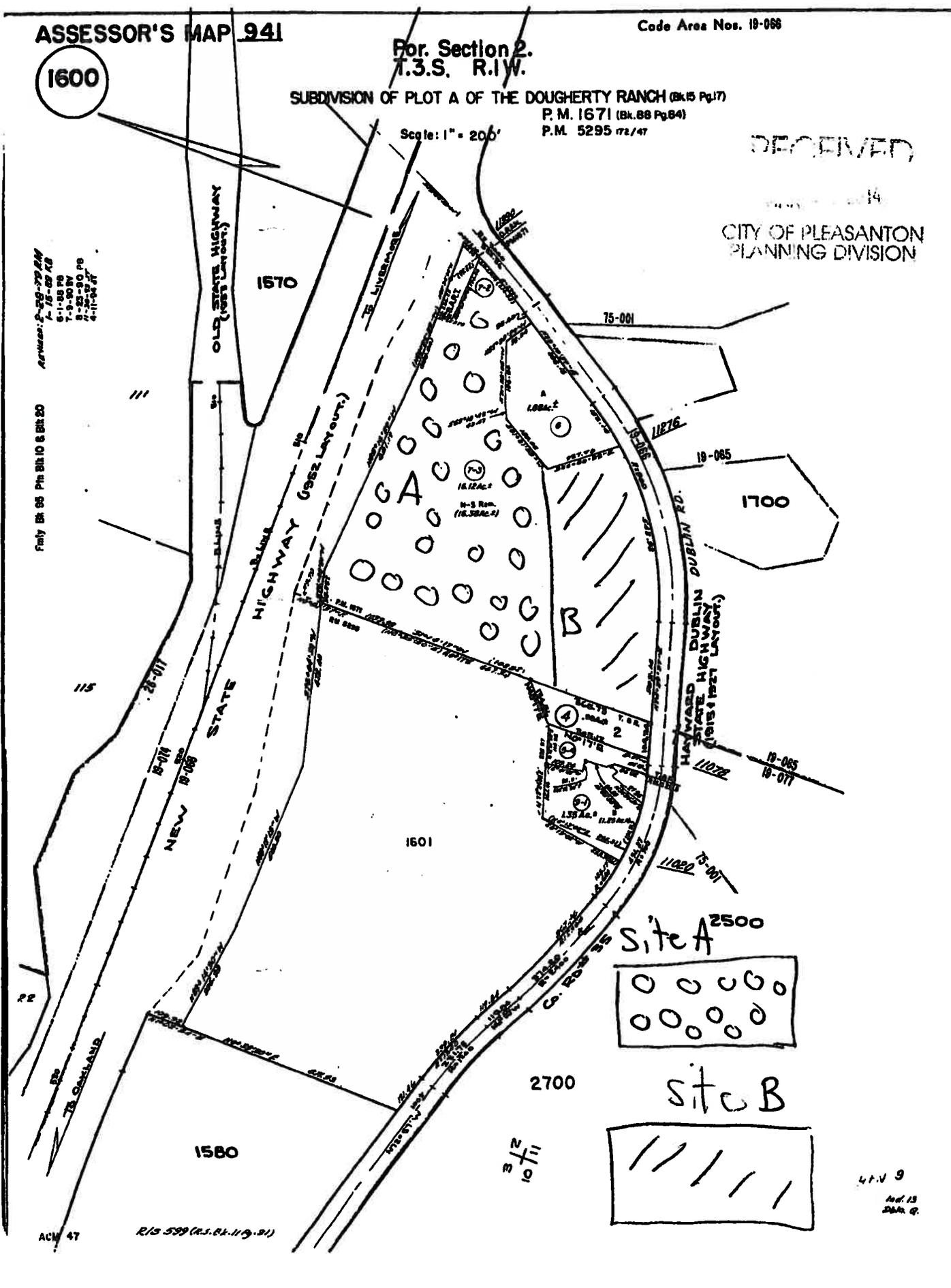
Scale: 1" = 200'

RECEIVED

CITY OF PLEASANTON
PLANNING DIVISION

Amended: 2-29-77 BM
4-15-89 KB
6-1-88 PB
7-9-90 BV
9-23-90 PB
4-11-91 BT

Final Bk. 85 Pth Bk. 10 & Bk. 20



ACM 47

R/S 599 (R.S. 21-119-91)

4.1.9

April 13
2004

PONDEROSA HOMES

April 9, 2014

Mr. Brian Dolan
Director of Community Development
CITY OF PLEASANTON
200 Old Bernal Avenue
Pleasanton, CA 94566

RE: Lester Property and Housing Element Update

Dear Mr. Dolan:

As we have discussed, Ponderosa Homes is in contract to purchase the Lester Property, consisting of 3 parcels located at 11033 Dublin Canyon Road. The property consists of approximately 123 acres, about two-thirds of which lies within the Urban Growth Boundary for the City of Pleasanton. That portion of the property within the UGB has a Pleasanton General Plan designation of Low Density (less than 2 du/ac). The property requires annexation to the city and is currently rezoned A. Our analysis of the property indicates that it can be developed with up to 42 units.

We are currently preparing an application for a PD rezoning of the property to create a residential subdivision. We hereby request that this property be included in the list of properties to be considered by the City of Pleasanton in the Housing Element Update. We are also in conversation with the owners of the adjacent 12 acre parcel. This property, which fronts on Dublin Canyon Road, has identical GP and zoning designations. The property is owned by the Shriner's Hospital for Children and it should also be included in the Housing Element Update discussion.

Thank you for your consideration and please let me know the next steps in the process and if you have any questions or comments.

Respectfully,

PONDEROSA HOMES II, INC.



Jeffrey C. Schroeder
Senior Vice President, Land Acquisition & Planning

The DeSilva Group

April 10, 2014

Mr. Brian Dolan
Director of Community Development
Community Development Department
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

VIA e-mail and Hand Delivered

Re: Property located at 4131 Foothill Road, Pleasanton

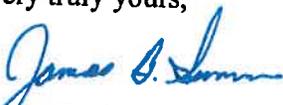
Dear Mr. Dolan:

We are the owners of approximately 30 acres located at 4131 Foothill Road in Pleasanton. The total property located at this site is approximately 46 acres consisting of four parcels. Two of the parcels consisting of approximately 30 acres are owned by The DeSilva Group. One parcel consisting of approximately 2.8 acres is owned by the Merritt family, and the remaining parcel consisting of approximately 12.8 acres is owned by Merritt Farms.

The property currently has a Pleasanton General Plan designation of Low Density residential, up to 2 units per acre. The property is essentially a County island of property surrounded by the City of Pleasanton, with existing residential development on both the north and the south, Foothill Road on the west, and I-680 on the east. We hereby request that the City continue to include the entire 46 acres in the list of properties for the current Housing Element update and that the property continue to be designated for residential development and annexation into the City of Pleasanton.

Please call if you have any questions.

Very truly yours,


James B. Summers
President

cc: James Merritt

PONDEROSA HOMES

April 9, 2014

Mr. Brian Dolan
Director of Community Development
CITY OF PLEASANTON
200 Old Bernal Avenue
Pleasanton, CA 94566

RE: Centerpointe Presbyterian Church and Housing Element Update

Dear Mr. Dolan:

As we have discussed, Ponderosa Homes has reached an agreement to purchase a portion of the Centerpointe Presbyterian Church located on Busch Road and Ironwood Drive in Pleasanton. The Church will retain ownership of the existing day care facility. Ponderosa Homes proposes to develop the remainder of the site with residential uses including single-family and some additional units for the Gardens at Ironwood plus additional parking for the Gardens to increase the parking capacity of the project.

We hereby request that this property be included in the list of properties to be considered by the City of Pleasanton in the Housing Element Update. Thank you for your consideration and please let me know the next steps in the process and if you have any questions or comments.

Respectfully,

PONDEROSA HOMES II, INC.



Jeffrey C. Schroeder
Senior Vice President, Land Acquisition & Planning