

Jennifer Wallis

From: D Bengtson [REDACTED]
Sent: Tuesday, May 20, 2014 12:11 PM
To: Jennifer Wallis
Cc: Christine Steiner; John Toms; George Schmitt
Subject: P-14-0829 - George Schmitt Application

To: Jennifer Wallis, Associate Planner, City of Pleasanton

I received a notice that my next door neighbor, George Schmitt, has submitted an application for Administrative Design Review for major additions to his home at 554 Hamilton Way. Please be aware that I have concerns regarding the proposal and would like a Zoning Administrator Hearing.

I saw the plans today for the first time. While the proposed plans certainly will enhance the Schmitts' home and provide considerable additional space for their family, I believe it has severe impacts on my home and outdoor living spaces. At this time I was able to only do a quick review of the plans so, after reviewing them again later at the hearing, I may identify other concerns.

I purchased my home in 1987. One of the primary reasons I purchased the home was it had a wonderful view of Pleasanton Ridge from both the front and back yard. The additions proposed for the Schmitt home will block my view of the Ridge from the patio and back yard and change the character of my back outdoor living spaces by imposing a massive roof line into the view shed.

A second concern I have is the loft and balcony from the loft. It is difficult for me to tell if those on the balcony will be visible or not from my yard. I also question if the sound generated from the loft and its balcony will be heard in my back yard and in my bedroom, especially if the balcony doors are opened. I assume that the room will be used as a loft room for the children thus will have music and TV etc available

The Schmitt's are good neighbors. I hope we can find a solution that works for them and works for me.

I will be gone until May 28th. so perhaps a meeting can be scheduled some time after that date.

Thanks so much for your attention.

Dolores Bengtson 568 Hamilton Way
Pleasanton, CA 94566
[REDACTED]

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Jennifer Wallis

From: [REDACTED]
Sent: Wednesday, May 21, 2014 9:05 AM
To: Jennifer Wallis
Subject: p14-0829 additdion at 554 Hamilton

Ms Wallis-

My name is John Toms and I own the property at 575 Hamilton Way, diagonally across the street from 554 Hamilton. Though your notice about this was sent on May the 12th, I did not receive the notice until May the 17. I am concerned that the limited response window provided is inadequate for those of us concerned with the project.

Yesterday I was able to see the plans George and Jen have developed for a two story addition. to their home. The Rose Pointe development has remained a neighborhood of single family homes since the original design of the neighborhood. This was a major draw for me to purchase in the neighborhood in 1999 and has remained a selling point for those few houses that do come on the market in Rose Pointe. I am concerned that the intrinsic value provided by virtually all single family homes will be compromised to the economic detriment of area homeowners and especially to the to the aesthetics of the area. A single two story house in a neighborhood of one story ranch type houses does not maintain the established look and feel of the area. These are good neighbors and no animosity is felt for them.

Hopefully all involved can find a way to support their home remodel without raising roof lines above the remainder of the other homes in the area.

Regards,

John Toms
[REDACTED]

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Jennifer Wallis

From: christine steiner [REDACTED]
Sent: Thursday, July 10, 2014 4:42 PM
To: Jennifer Wallis
Subject: P14-2829 544 Hamilton Way

Dear Jennifer,

As a long time owner in the Rosepointe subdivision I want to express my distress at the proposed addition of a second story at 544 Hamilton Way. I have known George Schmidt since he was a small child and a friend of my children so it does upset me that I cannot support his proposed addition.

When we purchased our home we were the 5th homeowners in the development and we were told that only single story homes would be built in the neighborhood. The original subdivision did not include the parcel adjoining Sunol Blvd. A proposal to build condominiums on that parcel was rejected by the neighborhood. Within the original subdivision only two homes were two story. One was built without us knowing on Amber and a second story was added and the neighborhood was not aware of the plan until it was too late to object. Other proposed additions were objected to and denied approval.

As our community ages the demand for single story homes increases and our neighborhood has always attracted young and old as the lots are larger than most in the city and many people appreciate the lower profile the homes offer and the views of the Pleasanton Ridge.

In the case of the Schmidt property it is one of the homes with an extra large lot that could accommodate the desired additional square footage on one level. This was the option the property owner chose when they proposed a second story addition on their home on Stanton Court several years ago.

While I would hate to see the Schmidt family relocate. With Greenbriar and Carriage Gardens nearby offering mostly two story homes I do hope the city will deny their application and help ensure the integrity of our unique neighborhood.

Respectfully,

Christine Steiner
596 Hamilton Way
Pleasanton CA 94566
[REDACTED]

Sent from my iPad

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<https://www.mailcontrol.com/sr/QugykUSHGyzGX2PQPOMvUhbKkPHn4qwN83MSo3P7EnG19bJ1YuKo53bbFirEORjvr5jrCpNq6HKYO!6K2KUB+Q==> to report this email as spam.

Jennifer Wallis

From: Janis O'Rourke [REDACTED]
Sent: Friday, July 11, 2014 8:51 AM
To: Jennifer Wallis
Subject: 554 Hamilton Addition

Dear Ms. Wallis:

We were recently made aware of a second story addition that is in the planning stages for the house at 554 Hamilton Way. It is our understanding that the homeowner is requesting a 781 foot increase to the original footprint, plus an additional 614 square foot second floor.

We would like to express our deep concern and disapproval of this project, most particularly the second floor addition. (We have viewed the 'story poles' that mark what the new elevation would be.)

As you are probably aware, there is only one home in this whole area - on Hanover Court - that added a second story over 25 years ago. Since then there have been no second story additions approved – albeit a number of home owners have tried – due largely to the concerns expressed by the neighbors.

The most striking feature of the RosePointe Neighborhood is that the majority of the homes still have the original look from the initial development of over 35 years ago. Everyone takes great pride in the neighborhood - indeed many of the homeowners are the original owners - and everybody works hard to maintain and refresh their homes and yards on a regular basis. All of this makes the RosePointe neighborhood a highly desirable area.

To have second stories added to any of the homes would create a totally different look to the neighborhood and diminish the privacy we have all come to enjoy.

While I am sure the owners of 554 Hamilton have worked hard to design an attractive second story, approval of one such addition would undoubtedly lead to others also asking for the same consideration – and then the general look and feel of the neighborhood would be forever changed to the negative.

A 781 square foot ground level addition to the rear of the house is one thing, but a second story is something else and should not be approved.

Thank you,

Sincerely

Michael and Janis O'Rourke