

Eric Luchini

From: George Dunder <george@pleasantonstation.com>
Sent: Friday, August 15, 2014 3:09 PM
To: Eric Luchini
Cc: george@pleasantonstation.com
Subject: P14-1139 McKay's Tap house

P14-1139
7/15/14
GEORGE DUNDER
PLEASANTON STATION
P14-1139

Hi Eric,

This e-mail is in regard to P14-1139 McKay's Tap house and Beer Garden. My name is George Dunder. I'm the General Partner of Dunder First Street Partnership II, which is the owner of 4713 First Street.

It's my understand that 252 Main Street is underway for zoning changes and has applied for a conditional use permit. While I'm completely in favor of improving this end of Main Street and McKay's Tap house could be an excellent addition it concerns me greatly that there appears to be no additional parking planned. There is public parking behind the property in what used to be the transportation corridor – but this area has not been improved to its capacity and the existing parking here is almost completely filled on a daily basis. During downtown events the parking is impacted to the point that people double park on our private parking area and also park illegally on First Street in front of 4713 & 4725 creating a dangerous situation for people leaving that parking lot. Even on most nonevent days, since the stairway was installed leading to Main Street most of this area is full and overflows onto private parking areas. Increasing the traffic/parking loads by installing a bar, and eventually expanding to accommodate 230 people would have drastic impacts on many of the local business. I would strongly oppose any of these changes without the addition of adequate parking resources especially since some existing resources are currently underutilized. I'll be happy to discuss this further with you or anyone involved in this project.

Thank you,
George Dunder
4713 First Street, Pleasanton

(925) 417-2224

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