

To: Planning Commission November 4, 2014
cc; Jennifer Wallis, Associate Planner
From: Dolores Bengtson, 568 Hamilton Way
Subject: P14-0829, Greg Munn, Design Tech Associates/George and Mary Schmitt

Planning Commissioners and Staff:

I appreciate the time and effort put forth to consider this application and receive the input provided by interested residents. It is never easy to review a project lacking unanimous support from the surrounding neighborhood.

New or Clarifying Information

- ✓ There has been no dialogue between the neighbors and the applicant regarding this application since August 13th. I was notified by George Schmitt by email on Oct. 13th. that the completed plans had been submitted to the City and was provided an overlay exhibit attachment.
- ✓ I do have a beautiful view of the Ridge from inside my home. My home is L shaped. The N/S alignment of the L has W facing windows. (window photo will be shown at meeting)
- ✓ The applicant does not have a pool. (Question asked at Aug. 13th. meeting.)
- ✓ Vegetation does not obstruct my view of the Ridge except those plantings provided to provide privacy between properties and to mask Schmitt's shed adjacent to the fence.
- ✓ Rose Point has 2 two-story homes, both built with little or no neighborhood notification. One home has created considerable fall-out. The three Rose Point homes on Arlington Court are split level, necessarily so due to land elevations. Only Tract 3659 is considered Rose Point.
- ✓ Many homes in Rose Point have been remodeled, enlarged and improved, all but two respecting the one story value. My home was enlarged by 450 square feet.

New Submittal

The new submittal is contrary to the General Plan Guidelines.

2005 Pleasanton Plan 2025

Community Character Element: page 2-27: last line: "The land Use Element would preserve scenic hillside and ridge views of the Pleasanton, Main, and the Southeast Hills ridgelands, would preserve the remaining agricultural open space in the ridgelands, preserve the character of the Downtown, and preserve and enhance the character of existing residential neighborhoods."

You are charged with evaluating projects before you based on the guidance of the General Plan via the Pleasanton Municipal Code. I believe the three *Scope of Review Criteria* below make it clear the submittal before you does not pass the “acid test” of being compatible in architectural style, in harmony with adjacent buildings or consistent with neighborhood character.

Scope of Review Criteria (excerpts)

2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, *and scale of building within its site and adjoining buildings.*

3. *Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character.*

4. *Preservation of views enjoyed by residents, workers, within the city, and passersby through the community.*

Discussion

It has been disappointing and surprising the applicant chose not to have dialogue with the neighborhood. Reviewing the minutes of August 13th. it seems clear the Planning Commissioners and staff believed such dialogue would take place.

The second story of the submittal has two windows overlooking my property. I have been told the windows would be inoperable and opaque. What process is required to change the windows to operable/clear glass? I have been told, no process is required.

The second story includes a balcony facing the residents on the west. While this does not impact my property, it seems contrary to good planning to consider approving a second story with a balcony serving an active room directly overlooking other properties.

The applicant appears to have made no attempt to address the neighborhood issues but rather designed a more imposing second story, more incompatible in architectural style, with less harmony to adjacent buildings and completely inconsistent with neighborhood character. While there is a slight improvement of my ridge view, the imposing bulk of the second story directly over the most used portion of my yard is distressing and most unacceptable.

Conclusion - Recommendation

The General Plan strongly supports preserving and enhancing the character of existing neighborhoods. Our neighborhood is comprised of one-story, ranch style homes. I urge you to preserve the character of this existing neighborhood by denying this application based on its inconsistency with neighborhood character and lack of architectural compatibility and/or harmony with the neighborhood.

November 5, 2014

To: Pleasanton Planning Commission

From: John Toms

Re: P14-0829, 554 Hamilton Way Proposed Remodel

After the initial Planning Commission Ruling on the proposed two story remodel earlier this Summer, I was hopeful that the suggestion to “work with the neighbors” was a positive middle position on the issues. Disappointingly, that process did not occur.

My take away from reviewing the revised plans is that they are a step in the wrong direction with a more definitive two story presentation to Hamilton Way. I do not feel that this plan as currently configured matches the one story look and feel of the Rose Point designs.

In fact it seems even more out of sync than the original designs presented. The mass presented by the new design, it's style, and height are all incompatible with nearby architectural designs and would stand out starkly in relation to the other homes.

Please reject these plans as currently presented and suggest a new pathway to a remodel that better respects the designs and history of the neighborhood.

Best Regards,

John Toms

Jennifer Wallis

From: Forrest Sass [REDACTED]
Sent: Wednesday, November 05, 2014 10:08 AM
To: Jennifer Wallis
Subject: Objection to P14-0829

RE: P14-0829, Greg Munn, Design Tech Associates/George and Mary Schmitt

Dear Ms. Wallis,

I'm writing to oppose the resubmitted permit for construction at 554 Hamilton Way as described in the flyer I received from Adam Weinstein, Planning Manager.

My specific objection is the second story addition to the house. Rosepointe CCRs established this community as single story residences. It must remain single story. To allow this addition would be to allow the proverbial camel's-nose-in-the-tent. Once allowed, there is no stopping "him". And the second story will be not harmonious with the rest of the neighborhood.

I have seen the effects of second story additions in an Alameda community where my folks lived for 50 years. Originally single story, residents were allowed to build second-story additions over the years. The area now looks overbuilt and ugly, in my opinion.

Sometime prior to year 2000, my ex-wife, two other neighbors and I objected to a second story addition proposed by Dave Laver at 6446 Arlington Dr. Our objection was based on the original Rosepointe CCRs which we all agreed to follow and which preclude ANY second story addition. We prevailed, and the Lavers did not add any second story to their house. I similarly object to George and Mary Schmitt's request for a deviation from the one-story limit in this neighborhood.

PLEASE ASK THE CITY COUNCIL TO DENY THIS PERMIT.

Sincerely,
Forrest Sass

[REDACTED]

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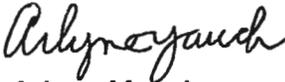
NOV 06 2014

CITY OF PLEASANTON
PLANNING DIVISION

From: Arlyne Yauch
Date: Nov. 3, 2014
To: Jennifer Wallis, Associate Planner
Re: Public Hearing Notice: P14-0829, Schmitt Project

I have lived in my home since 1976. I am saddened when a project comes to the City seeking to modify the character of our lovely neighborhood by applying to change a one story ranch style home into a contemporary two story home. We are a one story community of ranch style homes. Please deny the application but encourage the applicant to consider returning with a one story plan in harmony with ranch style architecture.

Most sincerely,



Arlyne Yauch