

Re: Neighbor feedback on Trumark Homes General Plan Amendment P24-0724

From Igor Ginzburg [REDACTED]

Date Mon 2/17/2025 11:41 PM

To Emily Carroll <ecarroll@cityofpleasantonca.gov>; Ellen Clark <eclark@cityofpleasantonca.gov>; Jack Balch <jbalch@cityofpleasantonca.gov>; Craig Eicher <CEicher@cityofpleasantonca.gov>; Matt Gaidos <MGaidos@cityofpleasantonca.gov>; Julie Testa <jtesta@cityofpleasantonca.gov>; rmiller@trumarkco.com <rmiller@trumarkco.com>; Jeff Nibert <jnibert@cityofpleasantonca.gov>; Mike Tassano <MTassano@cityofpleasantonca.gov>

Cc Alyssa Hitomi Ginzburg <[REDACTED]>; Mahesh Mattupalli <[REDACTED]>; [REDACTED]; [REDACTED]; Luca Reni <[REDACTED]>; [REDACTED]; [REDACTED]; Harmit Toor <[REDACTED]>; [REDACTED]; [REDACTED]; [REDACTED]; Tracy Walthour <[REDACTED]>; Nita Trivedi <[REDACTED]>; Rupal Trivedi <[REDACTED]>; Phil Duncan <[REDACTED]>; [REDACTED]; [REDACTED]; Mohammad Hanif <[REDACTED]>; [REDACTED]; [REDACTED]; Jeff Alves <[REDACTED]>; [REDACTED]; [REDACTED]; [REDACTED]; Tony Brunetti <[REDACTED]>

2 attachments (5 MB)

June 2023 Letter from Residents of Neighborhoods next to the Neal Property.pdf; Proposed Compromise Location for Bollards.jpg;

[EXTERNAL MESSAGE] Be cautious with attachments and links from unknown senders

Dear Pleasanton Planning Commission, Pleasanton City Council, Trumark Homes and Pleasanton Traffic Engineer,

Nita Trivedi, Harmit Toor and I attended the 1/22/2025 Planning Commission meeting, where I made a public comment consistent with our previous emails.

Splitting the Open Space

It's great that the Planning Commission voted in favor of Trumark's request to split the open space and we hope the City Council does the same at the upcoming 2/18/2025 meeting. This will allow Trumark to place park amenities like the playground next to Old Vineyard Trail where they will be safer and more accessible, and away from the dangerous traffic of Vineyard Ave. This is consistent with our previous public comments, including point #5 in our June 2023 letter (attached), which was signed by 40 residents of the adjacent neighborhoods.

Adding Bollards

During the Planning Commission meeting we learned from city staff that the fire department had concerns with the proposed location of the bollards on Manoir Ln closing off the cul-de-sac.

We think having the access road behind Neal accessible to cars can create problems. There will not be any houses facing that access road, and we're concerned the bad activity (people parking and drinking, doing drugs, etc) on that access road will continue, spilling into the future park adjacent to it.

The access road is already closed off with bollards on one side. **As a compromise, would it be possible to keep the cul-de-sac accessible, but close off the access road itself with bollards?** Please see attached diagram.

For the cul-de-sac itself, the new houses facing Manoir Ln should help prevent misuse. Road segments along residential fence lines do not seem to deter misuse (indeed, most of the alcohol and drug paraphernalia we clean up is next to existing residential fences on the other side of the Manoir cul-de-sac). So, we're concerned that on the latest "Alternative Split Park Conceptual Design" it appears that the proposed house on Lot 1 is rotated in such a way that it'll have a long fence line along Manoir. **We ask Trumark to make sure that's not the case, possibly by placing the front yard along Manoir** (like is done with the house at the end of the Frog Hill Ln cul-de-sac).

Road Safety

During the Planning Commission meeting, the commissioners acknowledged the dangers of exiting from Manoir Ln and Thiessen St onto Vineyard Ave, and suggested we contact the City Traffic Engineer. Quoting commissioner Vivek Mohan, *"I agree these sideroads getting on to Vineyard, people are flying, instead of a 40 mile zone or whatever, people are going 60, 70 miles on that road."*

Here are some concrete steps we think the City can take to make it safer to enter and exit our neighborhoods and the neighborhood Trumark is building:

1. There is a "your speed" digital sign along Vineyard Ave coming out of town which is supposed to show the driver's current speed, but has been broken for many years. **Please fix the "your speed" sign.**
2. The trees in front of the adjacent neighborhoods along Vineyard Ave significantly reduce visibility for drivers trying to turn out of Manoir and Thiessen. The foliage of California Pepper trees naturally hang low and grow towards the ground like a weeping willow. In hindsight, they should have been placed much farther from Vineyard Ave. The current clear sightlines across Neal are very helpful for road safety. It would be great for the City to **enforce a large setback for any trees or other obstruction on Neal along Vineyard Ave going forward**, so that Trumark and the future homeowners association on Neal can't make the same mistake that was made on the adjacent parcels. After the most recent accident (3-car accident where one of the cars flipped over) we went out and trimmed the trees as best we could, but they've already regrown.
3. When we make the right turn from Vineyard Ave onto Manoir Ln or Thiessen St, it's hard to sufficiently slow down due to the impatient high speed tailgaters on Vineyard, who will pass on the left (into oncoming traffic) as we're trying to turn right. There is a shoulder on Manoir Ln that we try to use as a turn lane, but it's too narrow and too short to be safe. **It would be great for the**

City to widen that shoulder along Neal into a true turn lane as part of the Neal redevelopment. The turn lane into Thiessen can also be improved.

4. As more residential neighborhoods are added along this stretch of Vineyard, it would be great to add traffic calming measures, like **raised concrete medians**, similar to those that exist further into town. This would reduce speeds, prevent cars from passing over the double yellow, and also discourage cars from doing donuts in the area at night time.

Please see our previous emails and point #10 in our June 2023 letter for reasons for improving road safety at these intersections.

Sincerely,

Igor Ginzburg

On behalf of the residents that signed the June 2023 letter (cc-d)

On Mon, Jan 20, 2025 at 9:56 PM Igor Ginzburg <[REDACTED]> wrote:

Dear Pleasanton Planning Commission, Pleasanton City Council and Trumark Homes,

I'm writing on behalf of the 40 residents (cc-d) of neighborhoods next to the Neal property (including a majority of the households in the Reserve at Pleasanton and Winding Oaks neighborhoods) that signed the attached June 2023 letter, to provide feedback on the Trumark Homes General Plan Amendment for the Neal Property (P24-0724) for the January 22nd, 2025 Planning Commission meeting.

On April 16th, 2024, Trumark Homes had a very nice Neighborhood Outreach Meeting many of us attended where they presented an initial plan (attached) matching the *Single Park Project* in P24-0724.

We're happy to see that Trumark has incorporated suggestions we made during the April 16th, 2024 meeting into the *Alternative Split Park Design*. (These suggestions matched points in our June 2023 letter). In particular:

- In the April 16th, 2024 presentation Trumark proposed placing great amenities like a playground, a grassy field, a bocce ball court, and a shade-structure picnic area next to Vineyard Ave. That location is next to a dangerous high speed road and far away from the walkable Old Vineyard Trail. We're happy to see that the *Alternative Split Park Design* splits the open space, presumably placing these amenities next to Old Vineyard trail, where we believe they will be safer and more accessible. (This matches point #5 and the diagram in point #7 in our June 2023 letter). Having a safe, accessible playground similar to the one the City recently updated in Tawny Park, with a small structure for toddlers and a larger structure for elementary-aged kids, would be great for children in the Vineyard Corridor.
- The *Alternative Split Park Design* has more houses facing Thiessen St (two) than *Single Park Project* (one), which should reduce the nuisance uses of that street (matching point #7 in our June 2023 letter).

For the above reasons, **we ask the City to approve the General Plan Amendment P24-0724**, which will allow Trumark to pursue the *Alternative Split Park Design*.

We're concerned that the bollards on Manoir Ln roundabout that Trumark showed in the April 16th initial plan (attached) are missing in both park designs. **We ask Trumark and the Planning Commission to add those bollards back** as they should reduce the nuisance uses of that street and the secluded access road behind Neal. These nuisance uses have included:

- People sitting in the cars drinking and doing drugs, and leaving a mess behind when they leave. We've cleaned up empty alcohol bottles, drug paraphernalia, pornography, used underwear and condoms.
- People getting high and then walking into our neighborhoods to commit crimes.
- People repairing junky cars and leaving a mess.

The bollards are a great way to prevent these misuses from creating problems for the new development and park.

The designs in P24-0724 don't seem to improve the road safety of the intersections with Vineyard Ave. **We ask the Planning Commission to take steps to improve road safety at these intersections.**

Please see point #10 in our June 2023 letter for reasons why this is needed and suggestions for how it can be done. For more proof of the urgency of addressing this issue, after we wrote our June 2023 letter, there was a serious 3-car accident as one of the residents was trying to exit Manoir onto Vineyard (one of the cars flipped, another went into the oncoming lane).

At this point, more than 5% of the households of both adjacent neighborhoods have been involved in serious accidents while exiting onto Vineyard. These risks may not have been apparent when our neighborhoods were built, but now that they're well understood, it would be irresponsible to build a new neighborhood without mitigating the intersection safety issue.

Sincerely,

Igor Ginzburg

On behalf of the residents that signed the June 2023 letter (cc-d)