

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:33 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: Dec 20th Planning Commission Meeting: 1388 Bancroft

From: Erika and Richard [mailto:radbruce@earthlink.net]
Sent: Thursday, December 06, 2018 11:20 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: Dec 20th Planning Commission Meeting: 1388 Bancroft

Dear Planning Commission ~ Really? You all need to get outside during the start and end of school to evaluate the current hazards at the intersection of Bancroft and Estudillo. If you have not done so, please do check out the existing road hazard during drop off mornings or afternoon pick-ups? It is already so congested with traffic (foot and cars) that it is unsafe for all.

I and others want San Leandro to be a safe and to be able to enjoy our community. We do not want to increase the current traffic nightmare, due to the interest of builders that do not live in or care about the quality of life in San Leandro. Come on Planning Commission, get the contractors out of your pockets and use your brains. We want a destination city that is a great place to live and enjoy life, not just for low income, or subsidized living or for the well-being of certain contractors. I understand balance and we currently have somewhat of a balance, but think long term!!

So the Planning Commission wants to have a meeting on Dec 20th, in the midst a busy holiday season, to be presented with and embrace a building proposal -- 3-stories, 45-units, 47 parking spaces at an intersection that is already a hazard. Again, this should be put to bed. Why are we wasting our time, energy, money to create a horrible nightmare. This is not a miracle on Bancroft for the people of San Leandro. Let us be progressive not destructive.

Regards,
Erika Bruce
955 Ramona Way
San Leandro, CA 94577

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:32 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

Importance: High

From: Dorene Chin [mailto:dchinonfaz@hotmail.com]
Sent: Thursday, December 06, 2018 2:16 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft
Importance: High

Dear city council members,

We are very passionate about the impact of any new proposal changes to the original plan for The zoning code changes to limit P-zoned properties to 30-ft structure on 1388 Bancroft. The new proposal changes will not be in the interest of the residents (due to traffic congestion and parking issues) with new 50 ft or more and less parking spaces.

Please reject the new proposal and we want your **approval for the original commitment of a 30-ft limit fulfilled**. Your thoughtful consideration and your cooperation will be greatly appreciated for the seniors living in very close proximity to 1388 Bancroft.

Dorene Chin

Mogensen, Andrew

From: Kay, Jeff
Sent: Monday, December 10, 2018 10:52 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft proposal

From: Dorene Chin [mailto:dchinonfaz@hotmail.com]
Sent: Friday, December 07, 2018 2:59 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft proposal

Dear city council members,

We would like to request a postponement/reconsider of the 12/20 meeting and ask that it be rescheduled for after the first of the year due to the holidays. It is very important to allow other residents for their inputs and their views outside of the holiday season on this 1388 Bancroft proposal plan which will affect the surrounding areas of Bancroft/Estuillo/and Joaquin.

Your kind cooperation and your assistance will be greatly appreciated.

Thank you for your time.

Respectfully yours,

Dorene Chin

Mogensen, Andrew

From: Kay, Jeff
Sent: Wednesday, December 12, 2018 1:38 PM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: Planning Commision's Nov 15th proposal for zoning code amendment and exception

From: yvonne gee <yvonne.gee@gmail.com>
Sent: Wednesday, December 12, 2018 12:15 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: Planning Commision's Nov 15th proposal for zoning code amendment and exception

Dear San Leandro City Council,

First, I'd like to thank you for faithfully serving our city.

I am a 40+ year San Leandro resident as my family moved to Creekside in 1976, and aside from my time away at college have remained a San Leandro resident and taxpayer. My mother and brother also have homes in San Leandro. We love our city.

I am disturbed to learn that the Planning Commission proposed a Zoning Code amendment at a Nov 15th public hearing. I believe you are considering their recommendation on Mon., Dec. 17th. The recommendation is to allow an exception for any property zoned Professional Office (P) over 10,000 square feet in size and surrounded by adjacent zoning districts with a 50-foot height limit to develop up to 50 feet in height. This exception is regarding the proposal to build a new apartment complex and parking structure at 1388 Bancroft Ave. 1388 Bancroft is larger than 10,000 sq. ft., and I believe the amendment's intent is to allow 50-ft structures if there is an adjacent lot that is zoned for 50-ft or if the lot itself is larger than 10,000 sq. ft..

As I understand it, there will also be a proposal on Dec 20 to the Planning Commission regarding an apartment complex at 1388 Bancroft. The latest proposal details are:

- 3 stories
- 45 units
- 47 parking spaces + 8 visitor spaces
- No car stackers

I live nearby the Middle School and am quite familiar with this area Bancroft is part of my daily commute. This is too large of a structure for that property. Bancroft Ave. is already a popular, well-trafficked road, it is fairly congested, especially with the middle school traffic. Adding an apartment complex would further complicate the traffic and exacerbates the safety of pedestrians and drivers -- especially during the school year.

While I am unable to make either meeting, I do have questions and serious concerns:

Parking: By code, 102 parking spots are required but the plan details 47 parking spaces for residents & 8 for guests/visitors. With not enough parking spaces for the would-be residents and guests, where will the overflow go? 1388 is a corner spot with bus stops and major traffic light intersection so it is expected that overflow would

go to the residential neighborhoods. Those streets are already packed. How will the city manage this? Zoned parking and issuing parking stickers like Oakland? Towing for un-zoned parkers? We'd like a detailed plan.

of units: When 31 are allowed by code, why propose 45 units? This will obviously require the building to be above 50ft in height and that is not allowed by code. As a resident, I do not support building a structure that goes beyond 50-ft in height. That area cannot support the traffic and it'd be an eyesore to the neighborhood while obstructing views for the other residential property owners whose structures are primarily single or dual story homes that are about 15' tall. It would lower the home values in Creekside.

I do not love this proposed zone change nor the proposal for a new apartment complex to be built on 1388 Bancroft.

While I am unable to attend due to the short notice of these hearings/public meetings (especially in light of holiday season), please consider denying this builder's proposal and the Planning Commission's proposed amendment.

Being forced to live with a complex we didn't want forces us to consider moving outside of San Leandro.

Thank you for your time.

Sincerely,
Yvonne Gee

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:32 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft Ave. - City Council Meeting

From: Jennie [mailto:jennie@designsrc.com]
Sent: Thursday, December 06, 2018 12:54 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft Ave. - City Council Meeting

To whom it may concern,

I am opposed to a structure of this size and scope on the corner of Bancroft & Estudillo

Jennie Gisslow

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:33 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

From: steve katz [mailto:katz_steve@hotmail.com]
Sent: Thursday, December 06, 2018 7:27 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

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It's clearer now than ever that Tom Silva has the Planning Commission in his pocket. At your upcoming meeting on December 20th it is your responsibility to uphold our recently updated and corrected City Charter which limit the height of structures like the one Silva has proposed to 30'.

Mr. Silva makes clear each time he has submitted an amended proposal that he expects to successfully bully City Council, this time to ratify a Planning Council approved waiver.

It's your responsibility as our elected representatives, particularly you Mayor Cutter and Council Member Cox as we the voters recently endorsed extending your tenures, to stand firm on behalf of our City Charter.

Insist that Mr. Silva comply, or risk losing the support of your constituents. Don't betray our confidence in you.

Steve Katz
817 Dolores

Mogensen, Andrew

From: Kay, Jeff
Sent: Monday, December 10, 2018 10:50 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

From: steve katz [mailto:katz_steve@hotmail.com]
Sent: Monday, December 10, 2018 9:01 AM
To: _Council <CityCouncil@sanleandro.org>
Cc: evan.w.adams@gmail.com; OB Badger <orvaleone@aol.com>; ileana soto <laniluisa@comcast.net>
Subject: 1388 Bancroft

Mayor Cutter, and members of City Council:

I've been observing this process for awhile beginning a year ago. I've watched the Planning Commission give in to Mr. Silva, the City Council unable to reach a decision, Mr. Silva withdraw a second still at odds with city zoning requirements proposal when he didn't have the votes, and now a year later come back to the Planning Commission with a revised proposal where he was somehow able to secure a waiver.

Meanwhile, pressured by Evan Adams neighborhood group the City has cleaned up zoning irregularities on its Charter, apparently to no avail as the Planning Commission has approved Mr Silva's latest request to move ahead. A final decision now rests with City Council.

Mr. Silva clearly exerts considerable influence as regards County and City policy and practice, including having been appointed to a City development oversight committee by Mayor Cutter, and having pushed Council to a stalemate a year ago.

I think the time has arrived for members of the City Council to stand firm and reject Mr. Silva's latest proposal. As I've watched the discussions regarding 1388 develop, I see an influential developer who is convinced he can wear City Council down, and win the swing vote(s) he needs to have his latest proposal approved over vehement objection by concerned neighbors.

I am not opposed to additional housing so long as it meets existing City zoning standards. I am appalled that City Council may capitulate to Mr. Silva's relentless bullying.

I hope that when the time comes to cast their votes a majority of Council members will insist Mr. Silva play by the rules, which as I recall Mr. Silva himself insisted when challenging alleged irregularities by the Clean Slate candidates during the run up to November's election.

Steve Katz
817 Dolores Avenue

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Juarez, Lourdes

From: Maria Raymundo <mraymundo78@gmail.com>
Sent: Wednesday, November 07, 2018 9:10 AM
To: planning@sanleandro.org; Message Line, Planner
Subject: Re: Planning Division/ Attn: Planning Manager

On Nov 7, 2018, at 9:07 AM, Maria Raymundo <mraymundo78@gmail.com> wrote:

My name is Maria Raymundo and I am the owner of the home in 1201 San Jose Street in San Leandro. I would like to express my opinion about the proposed project in 1388 Bancroft Avenue. I firmly **oppose** in rezoning the mentioned district. I bought my house in 2011 in San Leandro because I have fallen in love of the simplicity but charming area of Estudillo area. Me and my children enjoy our walks and the quietness of the area. Placing a four story building right across the middle school will not only increase the noise level and traffic in the area but will also affect the safety of the children who attend the Middle school across the proposed area.

I am deeply concern that the 73 unit residential building will compromise the safety of my children and the rest of the neighborhood. My son attend Bancroft Middle School and he currently feel safe walking to and from school.

I firmly oppose this rezoning and I hope that the Planning Commission take my opinion in consideration.

Maria Raymundo



December 6, 2018

San Leandro Planning Commission
San Leandro City Hall
835 E. 14th Street
San Leandro, CA 94577

Sent via email

Dear Chairman Pon, Vice Chair Brennan, and Commissioners Abero, Baker, Breslin, Collier, and Hussey:

On behalf of the Community and the 600 members of the Rental Housing Association, we are urging your support and approval of the housing project at 1388 Bancroft Avenue.

As the housing shortage continues to plague the Bay Area and specifically San Leandro, it goes without saying that every unit counts, that every unit provides somebody a home. Adding 45 well-planned units to the rental housing stock is just one more step the city can take to ameliorate the pressures on rents and displacement. This project has much to offer the City of San Leandro through its innovative design, optimized parking, and central location.

We are especially supportive of the project's GreenTRIP Certification which we see as a tremendously innovative way for cities to embrace the parking requirement evolution that will be required as we collectively move toward fulfilling our housing build responsibilities. Our understanding is that San Leandro already has some positive experience with the GreenTRIP Certification through Marea Alta.

The other elements of this project that we respect are the zoning consistency, the favorable CEQA Report and the commitment to use local union contractors for all construction.

Thank you for your consideration. We are confident that you will support the project and confer the many benefits this project offers to the renters and community of San Leandro, while taking a very positive step into the future of urban parking and transportation management. Please let me know if you have any questions or concerns.

Respectfully,

Bill Mulgrew
Executive Director

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:32 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft Development Proposal

From: Regine Serrano [mailto:rsinging3@yahoo.com]
Sent: Thursday, December 06, 2018 12:49 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft Development Proposal

Good afternoon members of San Leandro City Council,

I am writing to you as a resident of San Leandro. I understand that there are proposals before you to change the zoning rules for our beloved city, and to approve a larger scale apartment building at 1388 Bancroft. I am asking that you would please require any proposals for this and other local sites to be scaled to conformity within current zoning rules.

This is a lovely residential area that is already feeling the squeeze of limited parking without having a large apartment building with inadequate parking spaces. Please help keep San Leandro the prize jewel that it has been known as in past years. Growth allows for more people to live within our community but it definitely has disadvantages including overcrowding, space frustrations leading to stressed neighbors, increased crime, and altogether losing the feeling of a lovely town that has made San Leandro so popular.

I understand the pressures you must be facing but I ask that you would please hold fast to quality over quantity.

Sincerely,

Regine Serrano
1922 Evergreen Avenue
San Leandro, CA 94577
(925) 548-5573

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:33 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

From: Caren Tereck [mailto:carentereck@att.net]
Sent: Thursday, December 06, 2018 7:30 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

We have just received notification that the planning commission and city council will begin discussion on Tom Silvas project at 1388 Bancroft. First of all his proposal is over the allowed required amount of units and we are opposed to this. Also we want to state that this is the holiday time and it is difficult for people to make these meetings. We are requesting at this time, you take into account the time of year and postpone any discussion on this subject till next year.

Thank you,

Caren and Leslie Tereck
510 Joaquin Ave
San Leandro, Ca 94577

510-878-1684

Mogensen, Andrew

From: Caren Tereck <carentereck@att.net>
Sent: Friday, December 07, 2018 2:54 PM
To: Mogensen, Andrew
Subject: 1388 Bancroft

Mr. Mogensen, I just received in my email the notification of the notice of hearing for the rezoning of 1388 Bancroft. First of all I want to say that we are opposed to the meeting date of December 20, 2018. We find it odd that you would hold a hearing on such a hot subject so close to Christmas, when people are getting ready or out of town for the holidays. We are asking that you consider rescheduling this meeting till after the first of the year.

Last night we attended a meeting at the library with Mr. Silva. It all looks nice on paper, but he was not listening to the concerns of the people who live in the neighborhood. Parking is a big issue. Not enough and it will spill out onto crowded city streets now. Also the height of the building is high, too many units in one space and a cell phone tower that brings the elevation to 60feet. All wrong. And that is just not all of it. Renting units for \$4000 to \$5000 dollars. Do you really think it will all be rented at that cost? Do you really think that every unit will have millennials with one car and a bike? Do you think all these people will be working in San Leandro? We do not think so..

It is wrong project for the established neighborhood.

Also our concern is that this opens the Estudillo corridor for building upwards, disrupting the lives of those who are long time residents.

But first reconsider rescheduling the meeting. Mr. Silva even said last night it would be three years till he does anything with the property. Tell me why the rush on the 20th?

Thank you,

Caren and leslie Tereck
510 Joaquin Ave
San Leandro, Ca 94577

510-878-1684

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:32 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft -- Meeting Date

From: judyverhoek@aol.com [mailto:judyverhoek@aol.com]
Sent: Friday, December 07, 2018 8:29 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft -- Meeting Date

I would like to attend this very important meeting which affects the future of my neighborhood,

but I can't

because it sits right on top of the Christmas holiday.

I am not alone here - many will be unavailable, even out of town. This does not serve the best interest of our community, yet it seems to tip things unfairly in the developer's favor.

Might you please reschedule for sometime in January ? Thank you.

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:31 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft proposal

From: judyverhoek@aol.com [mailto:judyverhoek@aol.com]
Sent: Friday, December 07, 2018 8:42 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft proposal

I hope the 12/20 meeting can be rescheduled to January.

In the meantime, after sitting in on previous meetings on this matter it boils down to two things for me and my family:

1. The planning code error was to be fixed.
2. Development should comply with the corrected code.

The character and integrity of existing neighborhoods should be preserved with these safeguards, so we move forward with what's best for the citizens. Denser projects have their place, but it's not on top of a middle school and plopped into established single-family neighborhoods.

Please be fair. This is permanent and far-reaching.

No developer should get special treatment. Thank you, Judy Verhoek

Mogensen, Andrew

From: Kay, Jeff
Sent: Friday, December 07, 2018 9:33 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

From: Barbara Vester [mailto:barbsfelines@aol.com]
Sent: Thursday, December 06, 2018 8:20 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

Dear City Council,

I have expressed my concern that a large complex is proposed for the above address. The traffic at that Intersection is horrendous, and certain times of the day, it is indeed life-threatening when parents in cars and on foot are attempting to drop off or pick up adolescent kids who are trying to cross streets.

I am opposed to ANY lessening of building codes to further ease such a structure. Meetings are being held at very bad times with the holidays (personally I will be out of town then) and holiday travel. I would hate to think this was done to reduce the ability of our neighbors to appear at the meetings. PLEASE reconsider what you are scheduling and do it at a time when EVERYONE who is impacted will have an opportunity to give input.

PLEASE DO NOT SELL US OUT for whatever this developer is offering. This is not an appropriate location for a massive structure which according to my understanding, will not even meet the requirements currently in place.

Barbara Vester
520 Pala Avenue
San Leandro

Sent from [Mail](#) for Windows 10

Mogensen, Andrew

From: Kathy Wolff <kathylovespottery@aol.com>
Sent: Tuesday, December 11, 2018 2:00 PM
To: Mogensen, Andrew
Subject: 1300-1388 Bancroft Development

Dear Mr. Mogensen:

I am VEHEMENTLY OPPOSED to Tom Silva's proposed development at 1300-1388 Bancroft. It violates the current updated 2016 professional office (P) zoning district. His proposal in 2016 was rejected by staff and thus (P) was changed to reflect some housing but not DA-2 as he originally wanted. The Third time is NOT THE CHARMThis project will have a devastating effect on Estudillo, Bancroft Middle School, and the neighboring streets. I hope the city building department will uphold the 2016 updated code. Thank You for your consideration in this matter. Kathleen M. Wolff, 868 Rodney Drive, San Leandro, CA.

Mogensen, Andrew

From: Kay, Jeff
Sent: Monday, December 10, 2018 10:52 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft proposed plan

From: gary wong [mailto:gjwong94577@gmail.com]
Sent: Friday, December 07, 2018 3:10 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft proposed plan

Dear city council members,

We would like to request a postponement/reconsider of the 12/20 meeting and ask that it be rescheduled for after the first of the year due to the holidays. It is very important to allow other residents to express their inputs and their views outside of the holiday season on this 1388 Bancroft proposal plan which will affect the surrounding areas of Bancroft/Estuillo/and Joaquin.

Your kind cooperation and your assistance will be greatly appreciated.
Thank you for your time.

Respectfully yours,
Gary Wong