

Ms. Karaboghosian,

Thank you for replying to my voicemail. I was hoping to speak with you in an effort to provide your office with sufficient information about our proposed project so that we could move into the more formal permit/plan submittal process.

The City of San Leandro General Plan excerpt that was cited in your email stated "Unless overriding public safety considerations exist, discourage the development of "gated" communities or the gating of already developed neighborhoods or subdivisions." As current Board President of the Floresta Gardens Homeowners' Association and resident of San Leandro for over 14 years, I wanted to have the opportunity to give some examples of why our Association is looking to install a matching front gate to our already existing rear gate.

To start with, our back gate has been in place for approximately 34 years. The original model, a dual lift-arm style, was repeatedly damaged by vehicles driving through the barrier arms or vandals breaking them off. This caused us significant expense in the constant repair of this style. We decided two years ago to replace it with a remote controlled dual swing-gate style made of wrought iron with a keyed pedestrian entry. During the time our gate was out of commission before it was replaced, neighbors from the surrounding complexes and housing areas started using our passage from Washington Ave to Fremont Street and vice-versa as a short cut to avoid the traffic and signals at Floresta and Washington Avenue. On one Friday, in a three hour time frame, I counted 53 non-resident vehicles driving from one entrance to the other to avoid the traffic on the main streets. Though now, they cannot enter our complex from Fremont street side, they can still bypass the signals by entering on Washington Avenue through our open driveway and exit out the back by driving up to our rear gate on Fremont Street.

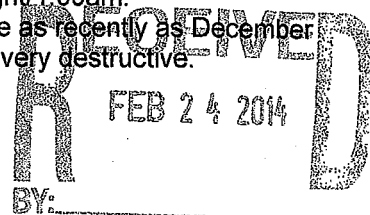
We have a posted 10 mile per hour speed limit within our complex but it is regularly ignored by non-residents. We have authority to fine speeders who live here but can take no action with non-residents except to yell "slow down" as they whiz past, thus receiving a high flying finger in return. The police are not going to sit and write tickets inside our complex because it is private property on a private drive. I have personally measured non-residents, using my radar gun, driving through our complex heading out the back gate traveling at speeds as high as 35 mph. Our association recently completed a paving project where we included three additional speed bumps to our previous six in an effort to slow down the cross traffic.

Our condominium complex consists of 21 buildings, 4 units in each building for a total of 84 units. In those 84 units, we have approximately 168 citizens. Of the 84 units, 42% have one or more individuals over the age of 60. A long term resident recently passed away and he was an active 105 year old. We also have 21% of our households who have children ranging in age from infant to 16 years of age. Children play ball, play soccer, ride their bikes and skateboards within the confines of our complex, mainly on the roadways. I have seen many close calls with cars.

Besides the obvious safety concerns, let me list some additional examples of problems which we feel will be either remedied or significantly reduced with the installation of a sister gate to our rear entrance.

- In the past five years, we have had two resident's vehicles stolen.
- Three stolen vehicles were found dumped in our complex.
- 2011, seven carport storage units were broken into in broad daylight and belongings stolen.
- 2011, a unit owned by a 92-year old woman was broken into and a big screen tv was stolen. She lives on the ground floor at the back of the complex in full view of everything. The burglars had to have a vehicle to get the tv out without notice.
- August 2013, a vehicle was broken into and personal belongings including the car stereo were stolen from right in front of the owners home in plain view of his window.
- October 2013, three carport storage units broken into and personal belongings stolen.
- October 2013, upstairs unit broken into through sliding glass door.
- This past summer, I personally reported three episodes of a prowler at midnight/1:00am.
- Within the past year, our complex mailboxes have been broken into twice, one as recently as December 26, 2013. Both occurrences took place in broad daylight. Identity theft can be very destructive.

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- Various sessions of Driver's Education classes using our complex as a training ground.
- Transients regularly rummaging through our recycling bins.
- During our swim season, we have numerous episodes of unchaperoned non-resident children, non-resident adults and former residents utilizing our pool.
- Numerous cases of graffiti.
- Numerous cases of furniture and household waste dumping.
- Non-residents not cleaning up after their pets that they walk in our complex.
- We have had an episode of a non-resident living in their car which they parked at the rear of our complex each night.

With a front entrance gate in place, we will stop the drive through traffic, provide a safer roadway for children, seniors, exercisers and pets, remove the unauthorized access of pedestrians and transients, cut out furniture dumping, unauthorized pool use by walk-ins, and give us a better ability to police our own residents for compliance of our rules.

So, in closing, we, the Floresta Gardens Homeowners' Association residents, all of whom are citizens of the City of San Leandro, ask that you move forward with our request to install a front gate entrance at Washington Avenue. We want to protect our investments and ourselves in the least offensive way possible. We do not seek to pull away from the local environment or the vast multicultural qualities that make up our City's tapestry. The demographics of our complex is made up of Asians, African Americans, Eastern Europeans, Hispanics and Caucasians which is a mirror image of the surrounding community. Once we step out of our homes and drive into downtown, we bring our family, our friends, our wallets and our tax dollars just like our neighbors. We do business here, we frequent local stores, local eateries, local activities. Our residents have children who go to school here and adults who are employed here. Though the General Plan may "discourage" gated communities, we do not ask for this for any other reason than safety and peace of mind. We take pride in where we live, we take pride in being citizens of San Leandro and hope that you will show your support by honoring our request.

Respectfully,

[Redacted Signature]

Karen Williams
President, Floresta Gardens Homeowners' Association
282 Caliente Circle
San Leandro, CA. 94578
(510) 351-5434
Kjw282@comcast.net

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