



PROFESSIONAL
ASSOCIATION
SERVICES, INC.

September 23, 2013

Ms. Sally Barros
Building Department
City of San Leandro
835 E. 14th Street
San Leandro, CA 94577-3767

PLN2014-00007

Applicant's Supporting Statement

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May 15, 2014

Re: Request for Positive Approval of Plans for Security Gates
Heron Bay HOA

Dear Ms. Barros,

I am writing to you to request your favorable response on the application being submitted by Peter Hartzell of Bay Cities Gate on behalf of Heron Bay HOA.

As you may be aware on or about May 1 of this year the Heron Bay community sustained the loss of a community member due to perpetrators from outside the Community coming in and committing homicide on the homeowner's driveway on the interior of the Community.

Based on this and ongoing issues concerning unwanted solicitors, package theft, vandalism and other issues, the Board of Directors placed a ballot out to the homeowners asking if they would agree to pay, via a special assessment, for security gates and fencing to reduce the ability of parties from outside the Community gaining unauthorized access. On September 3 that ballot passed by a majority, and actually represents the best vote response we have ever received for Heron Bay since the Community was built in 1997. The Board and Management have also received telephone calls and emails, and have had personal conversations with many homeowners who are strongly in favor of these gates.

Based on this call to action by the Community the Board selected a contractor, Bay Cities Gates, who has worked successfully with the City on another Community, to obtain approval to install security gates.

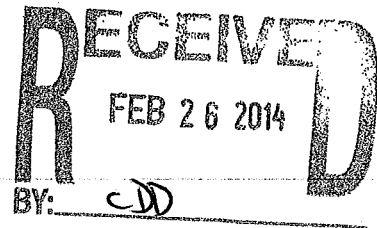
On behalf of the Six Hundred and twenty nine homes at Heron Bay, we ask the City to please approve the plan and issues permits to Bay Cities Gates as soon as possible.

Should you have any questions, please contact me at 800-371-5598 x 107.

Sincerely,


Susan L. Hoffman

Agent for Heron Bay Homeowners Association Inc.



42612 CHRISTY STREET, FREMONT, CALIFORNIA, 94538-3135
510-683-8614 OR 1-800-371-5598 PHONE • 510-868-2886 FAX

Heron Bay HOA Security Upgrade Project

Bay Front Drive, San Leandro, CA

Scope of Work:

- Install vehicle and pedestrian gates across Bay Front Drive and Anchorage Drive to control vehicular and evening pedestrian traffic into Heron Bay HOA.
- Install fencing, manual vehicle gates and a pedestrian gate into the park to control pedestrian access to this area while allowing emergency vehicle access.
- Replace the existing Pedestal "Heron Bay" sign on Lewelling median.
- Install an LED sign.

Applicable Ordinances:

Content and Attachments:

Page	Subject
1	Scope overview, table of contents
3	Proposal and access by visitors
4	Landscaping
4	Equipment
5	Letter from Agent for Heron Bay
6	Green Point Rated Checklist (Existing Multi-Family) <i>not applicable s/b</i>

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Written Project Description:

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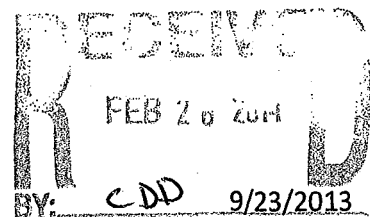
May 15, 2014

The project will include the following scope elements:

1. Heron Bay New Pedestal Sign on Lewelling Blvd.
 - a. The existing sign will be removed.
 - b. A new pedestal with matching stone facing will be installed with a "HERON BAY" sign centered. The existing lighting will remain and be used to illuminate the sign.

2. On Bay Front Drive:
 - a. A new double automated vehicle swing gate system. The entry gate will be for residents and emergency vehicles only. A Knox emergency key switch (or equivalent as prescribed by the Fire Department) will be located on the right column. It will open the entry gate.
with free exit at all times
 - b. Provide and install a pedestrian gate which will be timer-open during the day to allow free pedestrian access to the bay trail. It will lock after sunset and will have card-reader access for residents. The exit gate will be free-exit using an in-ground vehicle detection loop to open the exit gate for leaving vehicles.
 - c. Stone columns for decoration.
 - d. Fencing to control access to this area of the property.
 - e. Cameras will record the entering and exiting vehicles, their license plates and pedestrians.

3. On Anchorage Drive:
 - a. A new double automated vehicle swing gate system. The entry gate will be for residents, visitors and emergency vehicles. The exit gate will be free exit using an in-ground vehicle detection loop.
 - b. A pedestrian gate which will be locked and accessible only to residents with card access. The gate will open freely from the inside for exiting the property.
 - c. Provide stone columns and fencing to close off this area of the property. On the east side the fence will end in the building.
 - d. A phone entry system will be mounted in a pedestal in the roadway. From this phone entry visitors can call their host and package delivery services can punch in a key-code.
 - e. A second phone entry system will be mounted on the side of the column next to the pedestrian gate for pedestrian visitors to call their host.
 - f. Cameras recording the entering and exiting vehicles and pedestrians and capturing license plates.



4. At the park:

- a. A manual bi-parting vehicle gate will be installed to replace the function of the existing bollards. The gates will be locked shut with a padlock on each cane bolt.
- b. A pedestrian gate will be timer-open during the day for free pedestrian access to the Bay Path and locked at night with a card reader access for residents. The gate will open freely from the inside for exiting the property.
- c. 6' tall ornamental fencing will be installed behind the curved, thick hedge and will connect in the East to the chain link fencing near the rail road track to the West the 9' wall of the community.

5. LED Sign:

- a. A 2' x 6' LED sign will be installed on top of a stone pedestal near the manual swing gates. Upon it will be scrolled greetings and announcements for the community.

6. Electrical Scope:

- a. Power will be pulled from the east side of Anchorage Drive near the building.
- b. 110V power will be run to each of the four gate operators, the CCTV head-end DVR system and the LED sign.
- c. Low voltage power will be run to each of the pedestrian gates and the phone entry system from the gate operators. CCTV low voltage power will be run from the DVR or the gate operators.
- d. Phone line will be pulled to the phone entry system on Anchorage Drive.

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Property Access by Various Visitors:

Residents: Each resident will be issued Vehicle ID tags which will identify their vehicle and be "read" by the antenna at the resident (Bay Front Drive) and visitors' (Anchorage Drive) gates. They will also be issued key fobs which will open the three pedestrian gates.

Residents' visitors: Visitors will not be able to use the residents' (Bay Front Drive) gate. They will use the Visitors' gate by calling their host on the Phone Entry system. The phone entry will call the number given by the resident host, this can be a cell phone or land line number.

Frequent Visitors: Frequent, authorized visitors (post office, FedEx, landscaper, household helper, San Leandro Police) may be given a four-digit code that they can punch into the phone entry system or they may be given a fob by the home owner that they can use in the phone entry system.

Emergency Vehicles: Emergency vehicles will use their San Leandro Fire Department Knox Key in the Knox switch at either the Bay Front Drive or Anchorage Drive entrance. When they turn the switch the

both the entrance and exit gates will be held open until they turn the switch back. If the Fire Department specifies a Klik2Enter system this will allow ambulances and police to enter as well.

Pedestrians Using the Bay Trail: Pedestrians will be able to open the pedestrian gate on Bay Front Drive during daylight hours so they can gain access to the trail. They will not be permitted into the property in vehicles.

Landscaping:

This project will have little or no effect on the existing landscaping.

Equipment:

The two pieces of key outdoor equipment will be the phone entry system and the gate operators. Both are proven to be very reliable and durable in multi-family applications. Please see the attached specification sheets.

DoorKing 1835

HySecurity SwingSmart

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