

Mogensen, Andrew

From: Liao, Thomas
Sent: Friday, December 21, 2018 9:28 AM
To: Mogensen, Andrew
Subject: FW: Silva Development

-----Original Message-----

From: Bowman, Katie
Sent: Friday, December 21, 2018 9:17 AM
To: Liao, Thomas <TLiao@sanleandro.org>
Subject: FW: Silva Development

Katie Bowman
Economic Development Manager
Community Development Department
City of San Leandro
510-577-3327

-----Original Message-----

From: Patty Breslin <patty@workpie.net>
Sent: Thursday, December 20, 2018 7:53 PM
To: Cox, Deborah <DCox@sanleandro.org>; Hernandez, Ed <EHernandez@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>; Cutter, Pauline <PCutter@sanleandro.org>; amogenson@sanleandro.org; Lee, Benny <BLee@sanleandro.org>; Lopez, Corina <CLopez@sanleandro.org>; Bowman, Katie <KBowman@sanleandro.org>; Thomas, Lee <LThomas@sanleandro.org>; Sargent, Maryann <MSargent@sanleandro.org>; Ballew, Pete <PBallew@sanleandro.org>
Subject: Silva Development

Dear Mayor, Council-members and City Staff,

I am writing to express my strong support for the Silva development and all developments which will bring densification to San Leandro. We need to advocate for new development because of climate warming, the impact to housing prices and our responsibility to future generations.

San Leandro has 88,000 people, with 40% of those making less than \$50,000 a year, most who struggle with the cost of housing. We all know the statistics on housing in California and yet we persist in blocking development "in our own backyard". We need supply at all levels-market rate and affordable- in EVERY neighborhood and on all available parcels, to help to drive the price of housing down. I urge you to think of the whole community, and not pander to the few who "have theirs" AND have the time to organize community meetings and monopolize the public discourse.

We need sustainable solutions. If we are a community interested in climate change mitigation, densification is one of the best ways to impact carbon. Dense housing with less parking creates housing that uses less water and energy, lowers vehicle miles traveled (VMT in transit parlance), and improves access to public transit. We need all of these things NOW to even begin to scratch the surface of the immense challenges of climate change.

Building dense increases opportunities for social interaction, walking and biking, makes transit more efficient (and brings more of it), and attracts more culture, arts and yes -eateries to the community.

We need to acknowledge that the status quo of how we have operated is not working, we need to accept change and work toward being a thriving, equitable community that serves all of its citizenry. If not now, when?

Please council members and city staff, let's lead the Bay Area in our development of market rate and low income housing, raise height and lower parking ratios. It's time to stand up and do what's right for all San Leandrans.

Patty Breslin
796 Cary Drive
510 289 3891

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Sent from my iPhone

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: Aaron Bukofzer <aaron.bukofzer@gmail.com>
Sent: Monday, December 17, 2018 4:33 PM
To: _Council; kponcpa@sprynet.com; tony.breslin@flysfo.com; ddabero@gmail.com; jrhussey@me.com; tomnsfbay@gmail.com; rbrennanslpc@gmail.com; joeandesther@att.net
Cc: Kay, Jeff; Liao, Thomas; Mogensen, Andrew
Subject: December 20th Planning Commission Meeting

To the San Leandro City Council and Planning Commission:

I am writing to express my objections to the current development plans for 1388 Bancroft. In short, what is being proposed is too dense for the neighborhood, is taller than it needs to be for the density it is supposed to have under current ordinance, has insufficient parking, and fails to create a meaningful number of affordable housing units. I believe city staff has failed to obtain the best proposal possible for this city and this neighborhood, and they should be directed to go back, obtain genuine input from the surrounding community, insist on improvements to the plans, and return in 2019 with a proposal that has neighborhood support.

My initial objection to this is procedural. The timing of this process has been unacceptable. Mr. Silva only presented his plans to the community at a poorly-publicized meeting at the library on December 6th. No mailer was sent to nearby property owners about this meeting. No information was posted on Nextdoor. The library itself had no record of the meeting the morning prior to the event; it took a neighbor of mine, who had found out about the meeting from city staff just one day prior, pointing it out to the library before this was corrected. This wasn't a genuine attempt at community outreach; this was a check-the-box, barely-publicized meeting held just two weeks before the Planning Commission is going to hear the proposal. Given the short time between the community meeting and the hearing, Mr. Silva obviously had no intention of making any material changes to his proposal based on feedback he got from neighbors; there simply wouldn't have been any time! City staff should never have scheduled a hearing until Mr. Silva undertook genuine community outreach where he was required to take input and make adjustments accordingly. Additionally, scheduling the Planning Commission hearing with short notice (the hearing was not listed on San Leandro Meeting Central until two weeks beforehand), merely five days before the Christmas holiday when many people have pre-arranged holiday plans or are out of town, looks very much like an attempt to minimize community involvement in the process.

As noted above, I have several substantive objections to the project. Mr. Silva is looking to build a development that is significantly inconsistent with existing city ordinances. If something of this sort is to be approved, city staff should have been fighting for the best possible deal for the neighborhood. Instead, to me it looks like staff has merely been looking to obtain the minimum amount of concessions from Mr. Silva necessary to get four votes on the City Council. Here are some examples:

1. The staff findings indicate that the height of the building does not exceed the maximum height allowable in the P District. While from a very technical perspective this may be true, it is only so because in the 2016 zoning code revisions, city staff failed to accurately capture the intended maximum allowable height in the P District. Staff presented it to the City Council as having a 30-foot maximum height, but instead through a bad cross-reference created a 50-foot maximum height for multifamily residential purposes. We have spent the better part of a year waiting for this error to be corrected at the direction of the City Council, something that could have been done quickly back in January, before this proposal was submitted. But now city staff is attempting to use their own mistake as a justification for allowing a

building that is taller than what was intended for the site. This should have been pointed out in the staff findings and should have been a point against the proposal, not for it.

2. The staff findings attempt to justify a nearly 50% increase in density above what is allowed under the existing ordinance, in part, on the basis that it is consistent with the General Plan designation for the site as Downtown Mixed Use. However, this argument is disingenuous in that it ignores some very important facts from recent history. In 2016, city staff wanted to upzone all P District lots to DA-2 (downtown area 2), which would have allowed for significantly higher density and taller structures. After strong community outrage over this proposal, city staff rescinded it and instead proposed that the P District permit housing at up to 24 units per acre. The reason why the General Plan considers the P District to be Downtown Mixed Use is an artefact of the rescinded proposal. City staff assured us during public meetings not to worry about the General Plan designation, that the General Plan was nonregulatory and that the zoning code was what would control the use of the site. But now we are being presented with a bait-and-switch, where the nonregulatory General Plan is being used to substantively justify a density that was considered and rejected just two years ago. The city had this debate as to what is the appropriate density for this site, and the City Council unanimously approved 24 units per acre. Why is a nearly 50% increase being justified now?

3. The staff findings further attempt to justify the increased density on the basis that the city needs more housing. This is a circular argument that, if taken to its logical conclusion, would mean that density limitations anywhere in the city are merely suggestions. Of course the entire Bay Area needs more housing, but we could have more housing at 1388 Bancroft if Mr. Silva would propose a building that would comply with the zoning regulations approved just 2 years ago. It is not as if 1388 Bancroft is the only location in San Leandro where more housing could be achieved. Higher density is already allowed in the Transit Oriented Development zone, and higher-density structures like Marea Alta are already being built closer to BART.

4. The staff findings attempt to justify woefully inadequate parking on the basis that the project has a managed parking program (i.e. unbundled parking) and accommodates active transportation modes that provide an alternative to driving. This ignores the important fact that San Leandro is a suburb, not a city like San Francisco. In San Francisco, charging residents for a parking spot works because they have no other parking alternative. In San Leandro, charging residents to park onsite will just result in parking on the streets, clogging up further an already congested intersection and burdening our community. Further, the fact that the building accommodates alternate forms of transportation does not mean that residents will not also use cars. Residents may use BART or a bus to commute to work, but this may not be always feasible. I, for example, work at a location on the peninsula for which public transportation is not a realistic option. Moreover, many residents will want a car for weekend and other activities. We are not San Francisco; San Leandro does not have the public transportation network to easily accommodate all the transportation needs of people who do not own a car. Moreover, consider the cost Mr. Silva proposes to charge residents for a 2-bedroom apartment, \$4000-\$5000 per month, plus extra for the parking spot. At that price, he will be attracting pairs of single professionals to split the cost, meaning that likely each will have one car. With the cost of housing already high in the Bay Area, many of these professionals will want to share the space with significant others. As a result, it is not unreasonable to believe many of these units will house four adults, no two of which are related to each other. A parking ratio of 1.2 is simply not adequate for this space.

5. The staff findings attempt to shine a positive light on the project on the basis that the city will have two new affordable units and in-lieu fees for five others. However, there are two problems with this that staff attempts to gloss over; first, under the conditions of approval, the two affordable units do not need to be located at 1388 Bancroft. They can be at any two-bedroom units within the city. Mr. Silva can easily select any inconvenient location he likes from the properties he already owns, or purchase a new one, potentially low quality and/or far away from any public transportation, and designate it as his affordable units. If 1388 Bancroft is so fantastic for multifamily living, staff should have insisted that the affordable units be onsite. Moreover, since Mr. Silva is asking for a Planned Development rather than submitting a zoning-compliant proposal, city staff had tremendous leverage to insist that Mr. Silva provide the full required complement of affordable units (7 under applicable law). Instead, they accepted in-lieu fees for five of them. The city is accepting money instead of actual, usable affordable housing that the Bay Area so desperately needs. I am appalled that the city would agree to be paid off in this manner instead of insisting on a tangible benefit for its residents.

Under the conditions necessary to approve such a project, there must be a finding that the proposal will provide superior urban design in comparison with the development under the base district zoning regulations. For the proposed development, notwithstanding staff's assertions, this is simply not the case. Let's please take a step back and rethink the proposal. According to Mr. Silva himself, he supposedly won't be constructing the building for three years, so why the sudden rush? If the city is going to bend its recently-enacted and widely-supported rules for Mr. Silva's benefit, he needs to work on a compromise with the community that is going to have to live with this development in its back yard for decades to come. There is nothing magic to the numbers: 45 units and 55 parking spaces. We can negotiate these numbers for the better. Bear in mind that the density and parking problems go hand-in-hand. For each fewer unit in the development, space is freed up for more parking and fewer parking spots are needed to accommodate the residents. Let's all strive toward a workable compromise. I know that, for our part, we in the neighborhood are ready to do that. I urge you to tell Mr. Silva he needs to actually engage with the community before anything will be approved. If you speak with a unified voice, he will have no choice but to listen.

Sincerely,
Aaron Bukofzer

Mogensen, Andrew

From: Liao, Thomas
Sent: Thursday, January 10, 2019 11:11 AM
To: Cox, Deborah; Kay, Jeff
Cc: Mogensen, Andrew
Subject: RE: Community Meeting this Saturday on 1388 Bancroft Planned Development

Thanks Deborah

From: Cox, Deborah
Sent: Thursday, January 10, 2019 11:08 AM
To: Kay, Jeff <JKay@sanleandro.org>; Liao, Thomas <TLiao@sanleandro.org>
Subject: FW: Community Meeting this Saturday on 1388 Bancroft Planned Development

In case you aren't on this email list. . .
Deborah

Sent from [Mail](#) for Windows 10

From: Stephen Cassidy <stephenhcassidy@gmail.com>
Sent: Thursday, January 10, 2019 10:33:25 AM
To: Mayor Cassidy Friends
Subject: Community Meeting this Saturday on 1388 Bancroft Planned Development

There will be a community meeting this Saturday, January 12th, concerning the proposed planned development at 1388 Bancroft Avenue (at Estudillo and immediately across from Bancroft Middle School). The meeting will be hosted by Evan Adams and Aaron Bukofzer, San Leandro residents who live next to the project. The meeting will start at 10 a.m. at the San Leandro Main Library in the Estudillo Room.

Adams and Bukofzer will discuss the project's history, the current proposal, details about what a Planned Development is, and how the proposal fails to comply the city zoning code. There will be time for questions and answers.

The proposed project will be reviewed by the City Council on Monday, February 4th.

e: stephenhcassidy@gmail.com
m: [510-414-2145](tel:510-414-2145)

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120 Estudillo Ave.
San Leandro, CA 94577
P: 510.317.1400
sanleandrochamber.com



December 20, 2018

The Honorable Pauline Russo Cutter
Council Members

Mr. Jeff Kay, City Manager
835 E. 14th Street
San Leandro, CA 94577

Subject: 1388 Bancroft Ave. Development

Dear Mayor Cutter,

The San Leandro Chamber of Commerce recognizes the importance of addressing the regional housing shortage in the bay area. We also recognize the importance of development in San Leandro as it effects the local economy. As part of the mission of the organization is to create a strong local economy and promote the community, we feel it is imperative to support the 1388 Bancroft Avenue development project.

On November 16, 2017, the San Leandro Chamber of Commerce accepted a set of guidelines that could be applied broadly to requests for support of housing and development proposals; this development project satisfies that guiding criteria. In general, all housing types at all income levels are currently needed in San Leandro and this project will help achieve the needed housing goals of the City of San Leandro’s Housing Element as stated in the City’s General Plan.

The local economy will be enhanced as the demographics of the city changes. As we have learned from the city’s community development department, retail follows after the demographics shift. As the San Leandro community has consistently voiced the need for a specialty grocery store, more restaurants and retail stores, a housing development of the caliber presented by the developer of 1388 Bancroft Ave., will encourage the data needed to attract those types of new businesses.

There is a competitiveness among Bay Area cities to attract and retain business; we support development that will lead San Leandro to becoming a world class city in which to invest. The San Leandro Chamber of Commerce is committed to working for a thriving, attractive and lively San Leandro.

Sincerely,

Emily Griego, Pres. / CEO
San Leandro Chamber of Commerce

San Leandro Chamber of Commerce
Board of Directors

Mogensen, Andrew

From: Kay, Jeff
Sent: Wednesday, December 19, 2018 8:38 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

-----Original Message-----

From: Donna Chamberlin <donnamc1313@icloud.com>
Sent: Tuesday, December 18, 2018 1:47 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

Please allow the community their opinion in the matter of 1388 Bancroft. Please don't use the holidays and zero communication to the community/share holders in the building of this project.

Thank you. Hope this will be delayed till January so we can all have a voice.

Donna Chamberlin

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 19, 2018 12:07 PM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

-----Original Message-----

From: Paul and Jane <paul-and-jane@comcast.net>
Sent: Wednesday, December 19, 2018 10:09 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

I expect the city to do better than this in representing constituents interest. A community forum with little notice, meetings on December 17 and 20th? I assure you, voters take notice. Please do the right thing and reschedule voting on this monstrous project.

Jane Davis
1333 Glen Drive
Sent from my iPad

Mogensen, Andrew

From: Kay, Jeff
Sent: Wednesday, December 19, 2018 8:38 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: Proposed development at 1388 Bancroft Ave.

From: Melisa Di Tano <mditano@sbcglobal.net>
Sent: Tuesday, December 18, 2018 9:17 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: Proposed development at 1388 Bancroft Ave.

Greetings,

I am a San Leandro resident and parent of a 6th grader at Bancroft Middle School. I have many concerns about the proposed development at 1388 Bancroft Ave. The intersection of Bancroft and Estudillo is already very busy. Adding a large complex will make the intersection less safe for our kids and negatively impact our quality of life. Please do not approve any proposal that does not meet current zoning requirements.

Thank you,
Melisa Di Tano
890 Collier Dr.

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: Wednesday, December 19, 2018 8:38 AM
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: Tuesday, December 18, 2018 3:00 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: Re: Planning Commision's Nov 15th proposal for zoning code amendment and exception

Dear San Leandro City Council,

Thank you for your due diligence with the unanimous vote in keeping the zoning code to 30'.

It has now come to our attention that the developer is planning to present a "Planning Community" proposal on Dec. 20th to introduce the 3-story, 45-unit apartment complex with 47 parking spaces on 1388 Bancroft. With many of the residents in the throes of the holiday season and the short notice, many of the community will not be able to attend because they were not aware and/or have a prior commitment.

On behalf of my neighbors and for myself, I am respectfully asking to postpone this meeting and provide reasonable notice to the community so we can attend.

Thank you!
Yvonne

On Wed, Dec 12, 2018 at 12:14 PM yvonne gee <yvonne.gee@gmail.com> wrote:

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..

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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:

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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: yvonne gee <yvonne.gee@gmail.com>
Sent: Thursday, December 20, 2018 3:55 PM
To: Miguel, Leticia; Mogensen, Andrew
Subject: Fwd: Planning Commision's Nov 15th proposal for zoning code amendment and exception

Hello there,

It has come to our attention that the developer is planning to present a "Planning Community" proposal on Dec. 20th to introduce the 3-story, 45-unit apartment complex with 47 parking spaces on 1388 Bancroft. With many of the residents in the throes of the holiday season and the short notice, many of the community will not be able to attend because they were not aware and/or have a prior commitment.

Please include my email as part of the records for tonight's meeting as it details our concerns.

Thank you,
Yvonne

On Wed, Dec 12, 2018 at 12:14 PM yvonne gee <yvonne.gee@gmail.com> wrote:
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, January 11, 2019 10:59 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: Wireless Communication facility question...

From: Carol <whoareu17@aol.com>
Sent: Tuesday, January 08, 2019 7:02 PM
To: _Council <CityCouncil@sanleandro.org>
Subject: Wireless Communication facility question...

Dear Mayor Cutter and San Leandro City Council Members,
I was a little surprised when I heard about the "monopole cell tower" which is planned to be part of (on top of) the proposed development at 1388 Bancroft Avenue.
I have now spent several hours reading about monopole cell towers, wireless communication facilities, potential health risks both short and long term, California cities that have banned towers in residential neighborhoods, FCC thoughts, cancer associations thoughts, etc. All of my reading has brought up even more questions and concerns...
I have no idea how/when this new addition to the proposed development was brought into the picture. It is, for sure, something in the newest plans. I would like to know - Has the city of San Leandro done any real research on a "wireless communication facility"? Does the city of San Leandro have any type of ordinance relating to adding "monopole cell towers" or a "wireless communication facility"? Does the city of San Leandro have any guidelines for the installation/use of/potential hazards, etc. of cell towers? How many monopole cell towers are now in residential neighborhoods in San Leandro? Which studies have the city of San Leandro based their decision to add a wireless communication facility to the 1388 Bancroft Avenue on?
Thank you for your time.

Sincerely,

Carol Jewell
645 Joaquin Ave.
San Leandro, CA 94577

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

Get [Outlook for Android](#)

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

Get [Outlook for Android](#)

Mogensen, Andrew

From: Kay, Jeff
Sent: Wednesday, December 19, 2018 8:36 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

From: Claudia McHenry <claudia.mchenry@comcast.net>
Sent: Saturday, December 15, 2018 7:33 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

I would like to add my NO vote on the proposed development of the property at 1388 Bancroft and encourage all of the Council members to do the same. The 30 foot zoning requirements in the P Districts needs to remain the same. And, though I support and understand the need for additional housing in San Leandro, I do not wish to see our residential areas drastically changed because of the wants of property owners.

Thank you for your support.

Claudia McHenry

Mogensen, Andrew

From: Kay, Jeff
Sent: Wednesday, December 19, 2018 12:10 PM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

From: Geri Navarro <gerinarro45@gmail.com>
Sent: Wednesday, December 19, 2018 8:38 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

My family and I wholeheartedly oppose the project in its entirety!

That property is zoned for Commercial. Why the City entertained Silva to begin with is baffling.

The city council need to do the right thing and not allow someone like Silva to bully, intimidate, threaten you. The community will support you in good conscience and what is good for the community as a whole.

Mogensen, Andrew

From: Message Line, Planner
Sent: Wednesday, December 19, 2018 4:00 PM
To: Mogensen, Andrew
Subject: FW: Proposed Silva apartment complex

From: Vanessa Klein <lisklein29@yahoo.com>
Sent: Wednesday, December 19, 2018 12:28 PM
To: _Council <CityCouncil@sanleandro.org>
Cc: Message Line, Planner <Planner@sanleandro.org>
Subject: Proposed Silva apartment complex

As most home owners in the area we are opposed to the company construction of the Silva Apartment complex.

If you take a drive along Bancroft you will find no shortage of apartment buildings for rent many of them, near Safeway, run-down. Unfortunately, for the homes that are immediately around these buildings it has negatively impacted the value of the homes and ultimately the neighborhood desirability. If you stand in the backyard of a home on Dowling or Broadmoor that backs or is next to an apartment building you will understand why It's value is affected by the buildings behind them. I sincerely doubt it any of the apartment rentals along Bancroft started out in its present conditions, but as the years pass, and owners change the upkeep of the building was not maintained. There is a reason why a project this size is not permitted/zoned at proposed Bancroft location, it is because of its potential negative impact on hundreds of current homeowners now and in the future. What Mr. Silva is proposing will be better suited for the corner of E14th and Callan/Davis, the old CVS site. He simply bought the wrong property. In pressing on with his development plans on Bancroft Street despite community opposition, Mr. Silva is showing his true colors. He does not care about the community, making a profit is more important to him. He should sell the site "as is" and move on to another location. We need the city to protect our community. It has been a long time since they've invested in cleaning up signs, improving the lighting, etc. Estudillo is beautiful because the people who live in it care and maintain their homes. It is time that the city starts investing more in its neighborhoods rather than support projects that will hurt it in the long run.

Thank you for listening to our voices, but more importantly we need you not to approve any apartment rentals in this site now or in the future.

Vanessa Pineda-Klein
1138 Begier Avenue
(510)258-2924
Sent from my iPad

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: Liao, Thomas
Sent: Monday, January 07, 2019 6:47 PM
To: Meyer, Teresa; Kay, Jeff; Mogensen, Andrew
Subject: RE: City Planning Commission Meeting 12.20.18 - from CityComments inbox

Thanks Teresa

-----Original Message-----

From: CityComments
Sent: Monday, January 07, 2019 4:32 PM
To: Liao, Thomas <TLiao@sanleandro.org>; Kay, Jeff <JKay@sanleandro.org>
Subject: FW: City Planning Commission Meeting 12.20.18 - from CityComments inbox

Jeff and Tom -

Below is an email from a concerned resident regarding the Dec. 20th Planning Commission.

Teresa

-----Original Message-----

From: Patrick Richter <richter_p@sbcglobal.net>
Sent: Friday, December 21, 2018 8:58 AM
To: CityComments <CityComments@sanleandro.org>
Subject: City Planning Commission Meeting 12.20.18

Last night I attended the City Planning Commission meeting to participate in the discussion about the proposed apartment project for the corner of Estudillo and Bancroft Avenues across from Bancroft Middle School.

I was appalled near the end of the meeting when Commissioner Brennan proceeded to "chew out" the attending concerned residents and refer to us as NIMBYs. It was derogatory and discriminatory and completely unfounded.

No one at this meeting said anything about not allowing a project that properly meets the current zoning requirements and provides adequate parking so the surrounding neighborhood of single family residences is not further impacted.

I think Commissioner Brennan should get his facts straight and refrain from insulting the residents of San Leandro. I was also disappointed that Chairman Pon allowed him to continue to rant and berate the attendees. It was all very unprofessional.

I would hope the San Leandro City Council will address this behavior.

More importantly, I hope the San Leandro City Council will oppose the 1388 project as currently presented and require the developer to adhere to the current zoning regulations including the height and density restrictions, as well as providing the required on site parking.

Kristine Richter
San Leandro Resident

Sent from my iPhone

Mogensen, Andrew

From: Kay, Jeff
Sent: Wednesday, December 19, 2018 8:39 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

From: Heather Ripley <heather_ripley@yahoo.com>
Sent: Wednesday, December 19, 2018 7:45 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

Dear San Leandro City Council,

As a resident of San Leandro for over 10 years, I very much oppose Mr Silva's proposed construction plan at 1388 Bancroft. While I agree we need more housing, his latest plan does not meet code requirements and not provide enough ample parking for residents. And I am worried about traffic so close to the school. Fewer units would make more sense at that location.

Thank you for listening.

Heather Ripley
81 Dutton Ave
650-906-5247

[Sent from Yahoo Mail on Android](#)

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: Wednesday, December 19, 2018 12:10 PM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft

-----Original Message-----

From: Monica Grady <gradymd@gmail.com>
Sent: Wednesday, December 19, 2018 9:05 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft

I think the planned development should follow zoning regulations because we have those in place for a reason. The public has spoken very strongly about wanting to keep the 30 foot restriction in place. Approval of a 50 foot structure will indicate to your constituents that you have sold us out to developers. Orinda and Piedmont are both successful, small communities neighboring the Bay Area that have resisted extreme growth in order to maintain the feeling of a neighborhood.

I'm all for some nicer housing to get the developer some good income and to help bring better retail to our community. I don't think it's fair to the immediate neighbors to have a noisy car stacker right behind their bedroom when they bought their house with the understanding of the current zoning.

The lack of adherence to the zoning will also create more chaos at an already chaotic intersection, endangering the lives of our children trying to get to school.

The type of apartment Mr Silva indicated at his first meeting was primarily designed for 2 working individuals to each have an equal sized room and bathroom. This housing is still a distance from BART, so I'm sure that most of the residents will require a car. I would want one if I lived there. To assume otherwise is unrealistic. Having insufficient parking will cause our streets to be overcrowded, once again making it dangerous for children at Bancroft.

A better alternative would be a development similar to the one near Starbucks. Was that development unable to turn a profit?

Mr Silva says that he needs to get that many units to turn a profit. If that's truly the case, which I highly doubt, why would he have purchased this property knowing the zoning codes would prohibit his intended structure?

Please don't sell us out to Mr Silva. We voted you all in to office to look out for your constituents best interests and we have very clearly voiced our opposition against this development as proposed.

If Mr Silva doesn't like the zoning he bought into, he can sell the property again. I'm pretty sure it's worth more now than it was at the time he purchased it.

Respectfully,
Monica and Mark Tanioka
1302 Oakes Blvd
San Leandro residents since 2011

Sent from my iPhone

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: jacques@verdier.com
Sent: Thursday, December 20, 2018 6:01 PM
To: Message Line, Planner; Mogensen, Andrew
Subject: 1388 Bancroft - Latest proposal that includes monopole for Cell Services
Attachments: IMG_6307.jpg; IMG_6310.jpg

Regarding: 1388 BANCROFT

- Cell MONOPOLE is shown in the middle of the structure.

No antennas are shown on the 1388 Bancroft proposed monopole.
(Cell site antennas that are on square / rectangular structures are typically placed on corners and come in multiples, usually three per corner per carrier. >

Height is not the issue, coverage is the issue. <See attached 6307 picture for mounting height over roadway. >

- (1. Is there a cell coverage issue in the Bancroft / Estudillo area?
2. Where are the existing cell sites covering the city of San Leandro located?
3. Cell sites are typically installed adjacent to major freeways like I-580.
4. What company(s) is(are) willing to spend the \$350,000 to install a cell site at 1388 Bancroft.

WARNING SIGN(S)

Being too close to the radiating elements requires a posted warning sign. <See attached 6310 picture.>

The proposal for 1388 Bancroft shows a roof garden not many feet from the proposed cell Monopole.
(Imagine the roof of 1388 is the roadway shown in picture 6307. The trees shown in that picture are essentially the 1388 roof garden.

WHERE will the warning signs be posted?

This email discusses just the proposed cell tower (monopole). It does NOT address Traffic Issues, Parking Issues, Living Unit count, on site Laundry facilities, etc.

The big question is credibility - - -

If the proposal has serious issues regarding Cell Service, what else has been glossed over?

Sincerely - Jacques Verdier

NOTICE



Stay back!
Radio-frequency energy
May exceed exposure limits
If questions, contact facility owner



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

Mogensen, Andrew

From: Kay, Jeff
Sent: Wednesday, December 19, 2018 8:36 AM
To: Liao, Thomas; Mogensen, Andrew
Subject: FW: 1388 Bancroft proposal. Please limit structure to 30 feet

-----Original Message-----

From: Leona Wong <leona50wong@gmail.com>
Sent: Friday, December 14, 2018 1:16 AM
To: _Council <CityCouncil@sanleandro.org>
Subject: 1388 Bancroft proposal. Please limit structure to 30 feet

Hello City Council,

My home is located at 661 Joaquin Avenue. I am writing to express my disapproval of the 50 feet proposal at 1388. I am okay with the current zone restriction of 30 feet.

Here are my reasons for limiting the building height to the current zoned 30 feet at 1388 Bancroft instead of the proposed 50 feet.

1. Currently heavy congestion on the corner of Bancroft and Estudillo during commute / school drop off and pick up hours WITHOUT any new development is already causing delay. Additional units increasing the structure from 30 to 50 feet will cause MAJOR congestion and safety concerns for students directly across the street.
2. Once the structure is completed, parents currently parking in the 1388 lot to drop off and pick up their children will gravitate parking onto adjacent streets such as Joaquin. Since most tenants typically own two cars and the new structure will only provide one space per unit, the overflow will end up on adjacent streets such as Joaquin. I already have difficulty finding a parking space on a daily basis both am and pm without additional units added in the area.
3. I do not wish my whole neighborhood to be re-zoned to commercial and no longer considered a quiet residential area. Commercial properties tend to increase the crime rate.

Please limit the proposed plan for the structure to 30 feet due to safety concerns for the school kids, increased congestion, limited parking, and increased crime rate.

Sincerely,
Leona Wong
661 Joaquin Avenue

Sent from my iPhone