

PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, May 13, 2026
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers: Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesies to all those wishing to testify on all cases by being quiet while others are speaking.

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Assistant Director of Community and Economic Development Derek Farmer by phone at 925-931-5605 or by email at dfarmer@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the City Council
2. Approve the minutes of April 22, 2026

MEETING OPEN TO THE PUBLIC

3. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

PUBLIC HEARINGS AND OTHER MATTERS

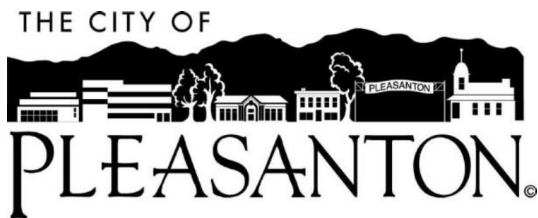
4. **P26-0136, 2986 Liberty Drive** - Appeal of the Zoning Administrator's approval of a Single-Family Design Review application to construct an approximately 816-square-foot single- and two-story addition on the west street-side elevation of the two-story residence located at 2986 Liberty Drive (Assessor Parcel No. 946-4569-91). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301, Class 1, Existing Facilities.
5. **P25-0300, 4191 First Street** - Appeal of staff's denial of an application for Sign Design Review to rebrand an existing 76 Gas Station and Circle K Market to Shell Gasoline and FastFill Market located at 4191 First Street (Assessor Parcel No. 94-110-12-6). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270, which statutorily exempt projects that a public agency intends to deny.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
7. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT



Planning Commission Agenda Report

May 13, 2026

Item 1

SUBJECT: Actions of the City Council

April 21, 2026

Wireless project: Introduce an ordinance amending Chapter 18.110 of the Pleasanton Municipal Code, and adopt a resolution adopting new policies related to applications for wireless facilities (macro towers, small cells, and modifications to existing facilities), and adopt a resolution updating the Master Fee Schedule by adding wireless application fees.

The City Council approved the project as recommended by the Planning Commission.

May 5, 2026

No items to report

Wednesday, April 22, 2026

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Pace called the regular meeting of the Planning Commission to order at 7:00 p.m. from the City Council Chamber located at 200 Old Bernal Avenue.

Commissioner Morgan led the Pledge of Allegiance.

Present: Commissioners Dave Jagoe, Anurag Jain, Ken Morgan, Stephanie Wedge and Chair Brandon Pace

Absent: None

AGENDA AMENDMENTS

None

CONSENT CALENDAR

1. Actions of the City Council

Recommendation: Receive the report.

2. Approve the meeting minutes of March 25, 2026

Recommendation: Approve the meeting minutes.

MOTION: It was m/s by Jain/Jagoe to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Jagoe, Jain, Morgan, Wedge, and Chair Pace
Noes: None
Abstain: None
Absent: None

MEETING OPEN TO THE PUBLIC

3. Public comment regarding items not listed on the agenda.

Chair Pace opened the public comment. There being no speakers, Chair Pace closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

4. P18-0078, P18-0079, P18-0081, PUD-130, and TRACT 8569 / Ponderosa Homes II Inc. (Hidden Canyon Residences and Preserve)

Recommendations to the City Council for: (1) Certifying the Final Environmental Impact Report (FEIR); (2) Annexing (P18-0078) parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (3) adopting General Plan Amendments (P18-0080) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (4) Rezoning (P18-0081) parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD–OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (5) approving a Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; (6) approving a Vesting Tentative Tract Map (Tract 8569) to subdivide parcels totaling 128.5 acres into either single-family lots or private and public open space; and (7) approving a Pre-Annexation and Development Agreement.. Project location: 11033 Dublin Canyon Road (APN 941-2500-002), 11021 Dublin Canyon Road (APN 941-2500-003), APN 941-2600-002-6, 10807 Dublin Canyon Road (APN 941-2700-2), and 10971 Dublin Canyon Road (APN 941-2700-1).

Recommendation: Adopt Resolution Nos. PC-2026-08, PC-2026-09, and PC-2026-10 as recommended.

Associate Planner Natalie Amos presented the item.

Deputy Director of Community and Economic Development Mike Tassano spoke to the traffic impact of the project.

Chair Pace opened the public comment. Public comments were received from: Jeff Schroeder, applicant; Janet Gardner, Sarah Hollister, Andrew Gelb, and Kim Thai, Senior Planner, East Bay Regional Park District.

Chair Pace called a recess at 8:09 p.m. The meeting reconvened at 8:16 p.m.

Chair Pace closed the public comment.

Chair Pace reopened the public comment for applicant to answer a question. Chair Pace closed the public comment.

MOTION: It was m/s by Morgan/Wedge to approve Resolution No. PC-2026-08. Motion passed by the following roll call vote:

Ayes:	Commissioners Jagoe, Jain, Morgan, Wedge and Chair Pace
Noes:	None
Abstain:	None
Absent:	None

MOTION: It was m/s by Wedge/Jagoe to approve Resolution No. PC-2026-09. Motion passed by the following roll call vote:

Ayes: Commissioners Jagoe, Jain, Morgan, Wedge and Chair Pace
Noes: None
Abstain: None
Absent: None

MOTION: It was m/s by Jain/Morgan to approve Resolution No. PC-2026-10. Motion passed by the following roll call vote:

Ayes: Commissioners Jagoe, Jain, Morgan, Wedge and Chair Pace
Noes: None
Abstain: None
Absent: None

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

5. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Commissioner Jain reported attending a recent Bicycle, Pedestrian and Trails Committee meeting.

6. Appointment of Sub-Committee Representative to the Protected Tree Board

Assistant Director Derek Farmer provided a brief overview of the report.

With unanimous support, Chair Pace appointed Commissioner Wedge to the regular member position and Commissioner Morgan to the alternate member position on the Protected Tree Board.

7. Future Planning Calendar

Assistant Director Derek Farmer provided a brief overview of the items listed in the report.

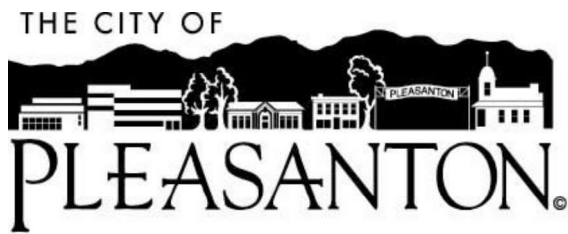
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Pace adjourned the meeting at 8:50 p.m.

Araceli Garcia, Recording Secretary



- SUBJECT:** P26-0136
- PROJECT APPLICANT:** Kurt Hereld, Architect
- PROPERTY OWNERS:** Shrihari Achayath & Smitha Thulasidas Vellathole
- APPELLANT:** Ekaterina Utova
- PURPOSE:** Appeal of the Zoning Administrator's approval of a Single-Family Design Review application to construct an approximately 816-square-foot single- and two-story addition on the west street-side elevation of the existing two-story residence.
- LOCATION:** 2986 Liberty Drive
- GENERAL PLAN:** Medium Density Residential (2 to 8 dwelling units per gross acre)
- ZONING:** Planned Unit Development – Medium Density Residential
- EXHIBITS:**
- A. Draft Resolution recommending denial of the appeal
 - B. Project Plans dated February 23, 2026
 - C. Appeal Letter with Appellant Submitted Materials
 - D. Neighborhood Comments
 - E. Location and Noticing Map

STAFF RECOMMENDATION

Adopt a resolution denying the appeal and affirming the Zoning Administrator's approval of a Single-Family Design Review application (P26-0136) based on the required findings and subject to the conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

On March 18, 2026, the Zoning Administrator conducted a public hearing and approved a Single-Family Design Review application for the construction of an approximately 816-square-foot addition to the existing two-story residence at 2986 Liberty Drive (project site). The proposed addition includes both single- and second-story components located along the west street-side elevation.

On March 30, 2026, an appeal of the Zoning Administrator's decision was filed by the adjacent property owner to the south of the project site (2902 Liberty Drive).

Pursuant to the Pleasanton Municipal Code (PMC), additions exceeding 15 feet in height are subject to Single-Family Design Review approval. As conditioned, staff finds that the project satisfies all applicable design review findings and development standards. Therefore, staff recommends the Planning Commission deny the appeal and affirm the Zoning Administrator's approval.

BACKGROUND

On February 23, 2026, the applicant submitted a Single-Family Design Review application to construct the proposed addition on the west street-side of the residence. Staff determined the project complied with applicable development standards and issued public notification to property owners and occupants within a 300-foot radius of the project site.

In response to the notification, opposition of the project was received from the adjacent east property owner (2982 Liberty Drive), two rear property owners (2902 and 2906 Liberty Drive), and the property owner at 2966 Liberty Drive. The two rear property owners formally requested a Zoning Administrator hearing.

Consistent with City procedures, notice of the Zoning Administrator hearing was provided to the parties involved. While additional mailed noticing is not required, one neighbor independently coordinated with the homeowners' association (HOA) to distribute information regarding the hearing to all subdivision residents, resulting in higher Zoning Administrator public attendance.

At the March 18, 2026, Zoning Administrator public hearing, concerns were raised regarding the scale and massing of the addition, potential neighborhood precedent, construction-related impacts (noise, dust, and safety), shadowing, and proximity to adjacent rear properties. After consideration of all testimony and materials, the Zoning Administrator made the required findings and approved the project, subject to conditions of approval.

The decision was subsequently appealed on March 30, 2026, and is now before the Planning Commission, at which the Commission will independently consider the project and render its own determination based on the record.

SITE AND AREA DESCRIPTION

The project site is a flat, approximately 5,540-square-foot corner lot developed with a two-story single-family residence of approximately 1,400 square feet and an attached 478-square-foot garage. The site adjoins one side (east) and two rear (south) property lines shared with detached single-family residences.

The property is located within the Shadow Cliff Village subdivision, a 200-unit detached single-family residential neighborhood developed in the late 1980s, consisting primarily of two-story homes (188 two-story and 12 single-story homes). The subdivision is bordered by East Bay Regional Park District land to the north and east, detached single-family neighborhoods to the southeast and south, and manufactured housing to the west.

Figures 1 and 2 provide site and area context.

Figure 1: Aerial of Project Site and Area



Figure 2: Focused Project Site View



PROJECT DESCRIPTION

The proposed project includes a 451-square-foot single-story addition and a 365-square-foot second-story addition on the west (street-side) elevation. The ground floor addition would expand the entry area and include a new office, bedroom, and full bathroom. The second-story addition would include a new bedroom and full bathroom.

No new windows are proposed on the south elevation towards the rear neighbors, with new windows oriented toward the west (Grapevine Drive) and north (Liberty Drive) frontages. The additions are designed with step-backs from existing wall planes and are not flush with the primary front or rear elevations, reducing perceived bulk.

The design incorporates materials, colors, and architectural elements consistent with the existing residence and neighborhood. The new rooflines are lower in height than the existing roofline.

ANALYSIS

General Plan Land Use and Policy Conformance

While the General Plan does not specifically address residential additions, the project General Plan Policy 8 and Program 8.1, as it aligns with the applicable land use designations related to retaining the character of existing neighborhoods, enforces the provisions of the City's zoning, and minimizing intrusions. The site is designated Medium Density Residential, and the proposed improvements are consistent with the land use designation. As conditioned, the project is consistent with the intent of the General Plan.

Zoning Conformance

The site is governed by the Shadow Cliff Planned Unit Development (PUD) standards. The project does not require any deviations, modifications, or variances.

Table 1: Site Development Standards Compliance

Development Standards	PUD Requirement	Proposed
Floor Area Ratio (FAR)	40% max.	40%
Building Height	30' max.	25'6"
<i>Setbacks</i>		
Front (north)	20' min.	36'
Side (east)	5' min.	No change
Rear (south)	15' min. ¹	15'
Streetside (west)	10' min.	17'6"
<i>Open Space</i>		
Rear Yard Open Space	700-square-foot min.	850 square feet

The project meets or exceeds all applicable development standards. The placement and design of the addition reflect careful consideration of setbacks and site constraints typical of smaller subdivision lots.

¹ So long as rear yard usable open space is a minimum of 700 square feet in area. Staff notes the existing house has a legal non-conforming setback of 13' 2"

As proposed, the project meets or exceeds the development standards, and staff finds the proposed building form and scale are compatible with similarly situated corner lots and is consistent with the established neighborhood pattern.

Architecture and Design

The proposed design is compatible with the architectural character of the existing residence and subdivision. Varied rooflines, articulation, and harmonious materials contribute to visual interest while maintaining cohesion with the existing structure and surrounding residences.

The project has been designed to minimize visual and privacy impacts, particularly through window placement, stepped building design, and a lower roofline than existing.

Appeal

The appellant states in their appeal letter (Exhibit C) the Zoning Administrator's approval of P26-0136 should be overturned on the grounds that the decision contains errors of fact and law, is not supported by the evidence in the record, and reflects an abuse of discretion. Specifically, the appellant claims:

- the required findings for approval are not supported because the proposed two-story addition would adversely affect the adjacent property through reduced light, obstructed views, increased sense of enclosure, and incompatibility with neighborhood character;
- the City incorrectly applied the applicable FAR standard and improperly calculated project floor area, resulting in an erroneous determination that the project complies with development standards; and
- the hearing process was flawed because public testimony and requested modifications or conditions were not meaningfully addressed in the decision.

The appellant further claims the proposed addition would be detrimental to neighboring properties and inconsistent with the established character of the neighborhood, and requests the Planning Commission grant the appeal and overturn the approval.

Staff notes additional public comments received prior to and after the Zoning Administrator hearing are provided in Exhibit D.

The proposed addition on the west (street-side) elevation has been designed in compliance with all applicable development standards and would be compatible with the existing residences within the subdivision. The project meets the applicable FAR limitation and complies with all required setbacks, height limits, and open space requirements established under the Shadow Cliff PUD. The calculation of floor area is consistent with the City's standard methodology, and staff finds no error in the application of the FAR standard or the determination of compliance with development regulations.

The required setbacks are specifically intended to maintain adequate light, air, and separation between structures, and the project's compliance with these standards ensures these objectives are met. In terms of neighborhood compatibility, the addition incorporates step-backs from existing wall planes, varied rooflines, and materials consistent with the existing

structure, which collectively reduce perceived bulk and maintain consistency with the established pattern of development within the Shadow Cliff neighborhood.

Concerns related to light, views, and sense of enclosure were considered; however, potential shadowing impacts are limited. This is based on the project's compliance with required setbacks, the separation between structures, the maximum height of approximately 26 feet (which is below the 30-foot limit), and the orientation of the addition on the west street-side elevation, all of which reduce the extend and duration of shadowing on adjacent properties. Due to the westward orientation of the addition, any incremental shading on the adjacent southern property would primarily occur during the afternoon and early evening hours, when the sun is lower in the western sky and shadows are cast generally eastward, away from the southern property for much of the day, with no substantial reduction in midday sunlight anticipated. Seasonal variation further limits potential impacts, as shorter shadow lengths during summer months reduce shading duration, and longer winter shadows are consistent with existing neighborhood conditions. Additionally, the appellant's existing two-story residence already casts shadows onto the subject (northern) property during morning and midday periods due to the sun's southern path, and the proposed project would not alter this existing condition. Furthermore, there are no view easements recognized by the City of Pleasanton; therefore, potential view obstructions do not constitute a basis for denial of a conforming residential addition.

With respect to privacy, no new windows are proposed along the south elevation facing the rear neighbor, further minimizing potential impacts.

The Zoning Administrator considered all public testimony and correspondence prior to rendering a decision, and the approval included conditions to ensure continued compliance with applicable standards. The Zoning Administrator made the required findings in support of the project approval, and the decision was supported by substantial evidence in the record. Therefore, the approval did not constitute an abuse of discretion.

DESIGN REVIEW FINDINGS

PMC Section 18.20.050 sets forth the scope of findings to be addressed in reviewing projects subject to design review. These findings are set forth in the draft resolution in Exhibit A. Based on the information and analysis provided in this report and review of the project plans attached in Exhibit B, staff has determined the project, as conditioned, meets all of the required findings.

PUBLIC NOTICE

Notice of this meeting was sent to property owners and occupants within 1,000-feet of the project site as shown in Exhibit D. At the time this report was published, staff had not received additional comments. Any comments received after publication will be forwarded to the Planning Commission.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, New Construction or Conversion of Small Structures. The addition to the existing structure does not result in an increase of more than (1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

SUMMARY/CONCLUSION

The proposed addition is consistent with the General Plan, the required findings for residential design review as stated in PMC Section 18.20.050.B, and the applicable Shadow Cliff PUD development standards. The design is compatible with the existing residence and surrounding neighborhood and incorporates features that minimize potential light, viewshed, privacy, and related impacts. Based on the analysis and information provided in this report and the project plans attached in Exhibit B, staff recommends that the Planning Commission deny the appeal and make the required findings in the attached resolution affirming the Zoning Administrator's approval of application P26-0136.

Primary Author: Natalie Amos, Associate Planner, 925-931-5613 or namos@cityofpleasantonca.gov

Reviewed/Approved By:

Derek Farmer, Assistant Director of Community and Economic Development, Planning Manager
Katherine Wisinski, Assistant City Attorney

RESOLUTION NO. PC-2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON DENYING THE APPEAL AND AFFIRMING THE ZONING ADMINISTRATOR’S DECISION TO APPROVE AN APPLICATION FOR SINGLE-FAMILY DESIGN REVIEW TO CONSTRUCT AN APPROXIMATELY 816-SQUARE-FOOT SINGLE- AND TWO-STORY ADDITION ON THE WEST STREET-SIDE ELEVATION OF THE EXISTING TWO-STORY RESIDENCE LOCATED AT 2986 LIBERTY DRIVE (APN 946-4569-91), FILED UNDER CASE NO. P26-0136

WHEREAS, on February 23, 2026, Kurt Hereld (“Applicant”), applied for Single-Family Design Review (SFDR) approval to construct an approximately 816-square-foot single- and two-story addition on the west street-side elevation of the two-story residence located at 2986 Liberty Drive (APN 946-4569-91) (hereinafter “the Project”); and

WHEREAS, the subject property is designated Medium Density Residential in the General Plan; and

WHEREAS, the zoning for the subject property is PUD-MDR (Planned Unit Development – Medium Density Residential) District; and

WHEREAS, on February 25, 2026, following a determination the Project complied with applicable development standards, public notification cards of the Project were sent to property owners and occupants within a 300-foot radius; and

WHEREAS, in response to the notification, the residents of 2902 and 2906 Liberty Drive formally requested a Zoning Administrator hearing for the Project; and

WHEREAS, on March 18, 2026, the Zoning Administrator held a public hearing to consider staff’s recommendation and all public testimony related to the Project; and

WHEREAS, on March 18, 2026, after consideration of staff’s recommendation and all written and oral testimony concerning the Project, the Zoning Administrator made the required findings in Pleasanton Municipal Code (PMC) section 18.20.050 for the Project, and approved the Project, subject to conditions of approval; and

WHEREAS, on March 30, 2026, within the allotted appeal period time for the Project, Ekaterina Utova (“Appellant”) filed an appeal to the Planning Commission of the Zoning Administrator’s approval of the Project; and

WHEREAS, on May 13, 2026, the Planning Commission held a duly-noticed public hearing, considered the written agenda report dated May 13, 2026, all public testimony, relevant exhibits, and staff recommendations as to the Project.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the City of Pleasanton, does resolve, declare, determine, and order the following:

Section 1: Findings for California Environmental Quality Act (CEQA).

The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities, Class 1, E. The addition to the existing structure does not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

Section 2: The Project is consistent with the adopted General Plan Policy 8 and Program 8.1, as it aligns with the applicable land use designations and supports the General Plan's Programs, Policies, and Goals related to retaining the character of existing neighborhoods, enforcing the provisions of the City's zoning, and minimizing intrusions. The Project is also consistent with the subdivision's development standards, set forth in City Council Ordinance 1139.

Section 3: Findings for approval of residential projects.

With respect to Case No. P26-0136, the Planning Commission makes the following findings and determinations with respect to each of the considerations for a residential project as required by Section 18.20.050 of the PMC:

1. The project's approval is in the best interest of public health, safety, and general welfare.

The proposed addition represents a compatible reinvestment in an existing single-family residence and does not introduce conditions that would be detrimental to surrounding properties or the neighborhood. The Project is consistent with the City's adopted development standards, which is intended to ensure safe, orderly, and compatible residential development while maintaining neighborhood livability.

Potential concerns related to building mass, proximity to adjacent residences, and perceived overdevelopment are addressed through compliance with applicable objective development standards, including setbacks, height limits, floor area ratio, and private open space requirements. These standards are specifically designed to ensure adequate separation between structures, access to light and air, and overall residential compatibility.

The Project will be constructed in accordance with applicable Building and Fire Codes to ensure structural safety and life-safety compliance. Conditions of approval further regulate construction activities to minimize temporary impacts, including limitations on construction hours, noise control, dust mitigation, and site maintenance requirements. Accordingly, the project does not create adverse conditions affecting public health, safety, or general welfare, and this finding can be made.

2. Site plan elements, including open space, orientation, and landscape, are compatible with site topography, existing and proposed structures, and neighboring buildings.

The site plan, including building placement, open space, and orientation, is compatible with the site's physical characteristics and the established development pattern within the surrounding neighborhood, including similarly sized corner lots. The proposed addition is located within required setbacks, maintaining appropriate separation from adjacent properties and preserving usable open space.

The orientation and placement of the addition, primarily along the street-facing elevation, are designed to reduce visibility from adjacent properties while maintaining neighborhood compatibility. The project does not significantly alter the existing site layout or introduce excessive site coverage, and retains functional private open space areas consistent with residential uses.

As a result, the project maintains consistency with the established neighborhood pattern and is compatible with surrounding development. This finding can be made.

3. Architectural considerations, including character, scale, and quality of design, have been incorporated to ensure a harmonious relationship with the existing site and adjacent buildings.

The proposed design is compatible with the architectural character of the existing residence and surrounding neighborhood. The addition incorporates consistent materials, colors, roof forms, and detailing to maintain architectural cohesion with the existing structure.

Articulated building forms, varied rooflines, and step-backs from existing wall planes reduce perceived bulk and massing, ensuring the addition remains residential in scale. The second-story component is integrated in a manner that avoids monolithic massing and preserves a design relationship consistent with surrounding residences.

The design also limits potential privacy impacts by avoiding new rear-facing upper-story windows and orienting new windows toward the street elevations. Overall, the Project maintains neighborhood character and is consistent with the scale and quality of adjacent residences. This finding can be made.

4. The plan meets the requirements of the Municipal Code and any other applicable guidelines, policies, and standards.

The Project complies with all applicable provisions of the Pleasanton Municipal Code, including objective development standards governing setbacks, height, and floor area ratio. These standards are intended to regulate building form, ensure adequate separation between structures, and maintain neighborhood compatibility.

The Project does not require variances, modifications, or deviations, and demonstrates full compliance with the underlying zoning and applicable PUD standards. The City's development standards reflect adopted policy determinations regarding appropriate residential form, and the project remains within those established parameters.

The architectural design is consistent with the existing residence and surrounding neighborhood, and structural compliance will be confirmed through the building permit review process. Accordingly, this finding can be made.

Section 4: The Planning Commission hereby denies the appeal and affirms the Zoning Administrator's decision approving P26-0136, a Single-Family Design Review application to construct an approximately 816-square-foot single- and two-story addition on the west street-

side elevation of the two-story residence located at 2986 Liberty Drive, subject to the conditions of approval in Attachment 1.

Section 5: This resolution shall become effective after 5:00 p.m. on the 10th calendar day after its passage and adoption unless appealed prior to that time. A decision of the Planning Commission may be appealed to the City Council by any interested party within 10 days of the date of the decision.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on May 13, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

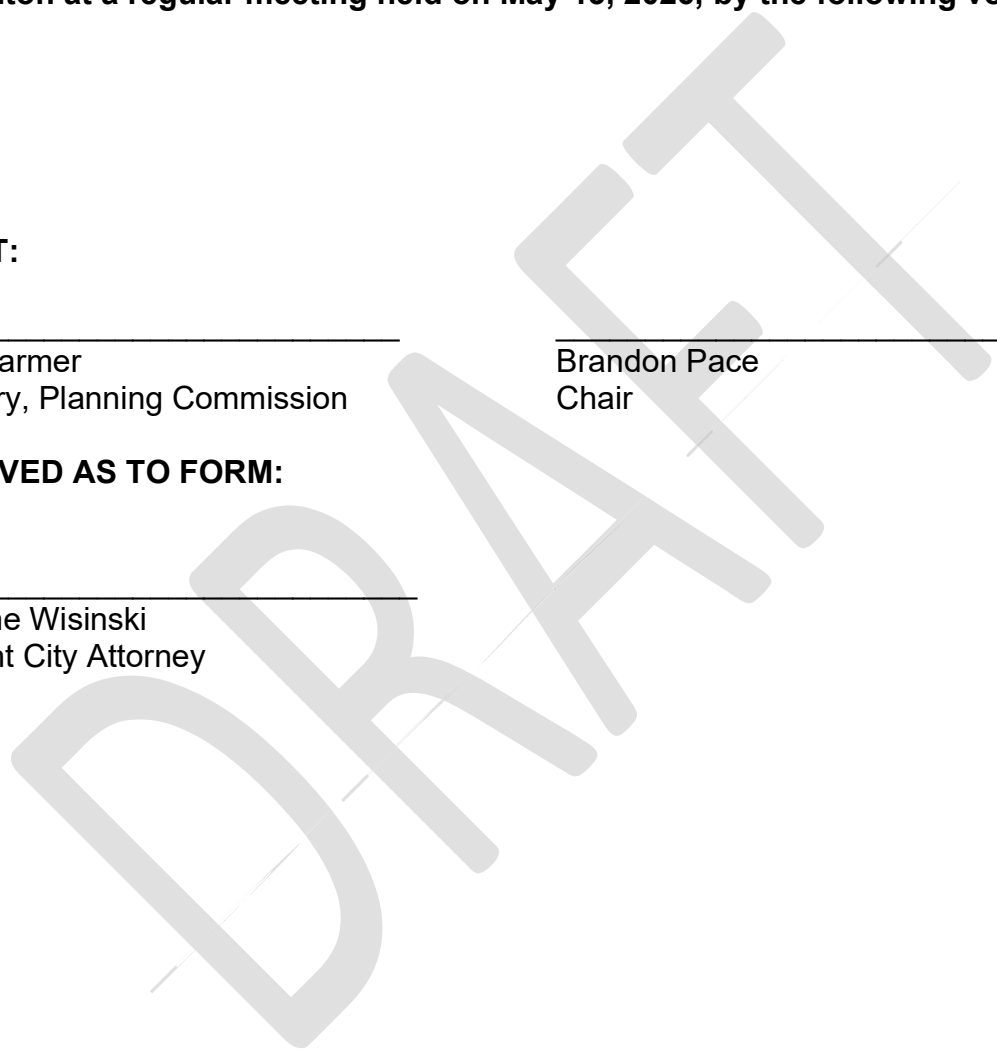
ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chair

APPROVED AS TO FORM:

Katherine Wisinski
Assistant City Attorney



**EXHIBIT A
CONDITIONS OF APPROVAL**

**P26-0136, 2986 Liberty Drive
May 13, 2026**

1. **APPROVAL AND REVISIONS:** The proposed additions shall conform substantially to the approved elevations, site plans, and other materials, Exhibit B, marked "Received, February 23, 2026," on file at the Planning Division. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
 2. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions of approval have been satisfied, incorporated into the building permit plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit plan submittals for review by the City prior to issuance of permits.
 3. **PERMITS:** All appropriate City permits shall be obtained prior to the construction of the additions.
 4. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment, or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community and Economic Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.
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 6. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City, its City Council, its officers, boards, commissions, employees,
-

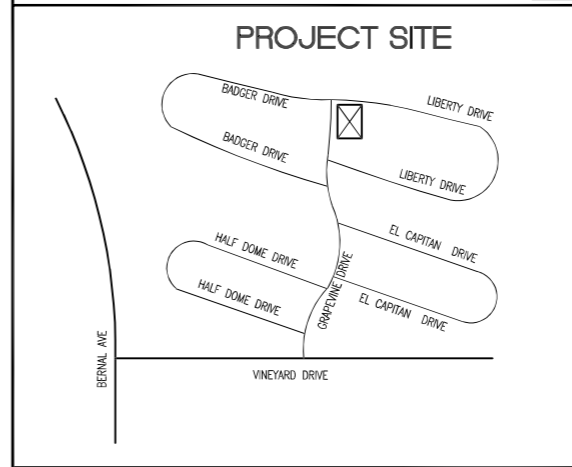
and agents from and against any claim (including claims for attorney fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

END

DRAFT

RECEIVED
 022326
 P26-0136
 CITY OF PLEASANTON
 PLANNING DIVISION
EXHIBIT B

VICINITY MAP



PROJECT DATA

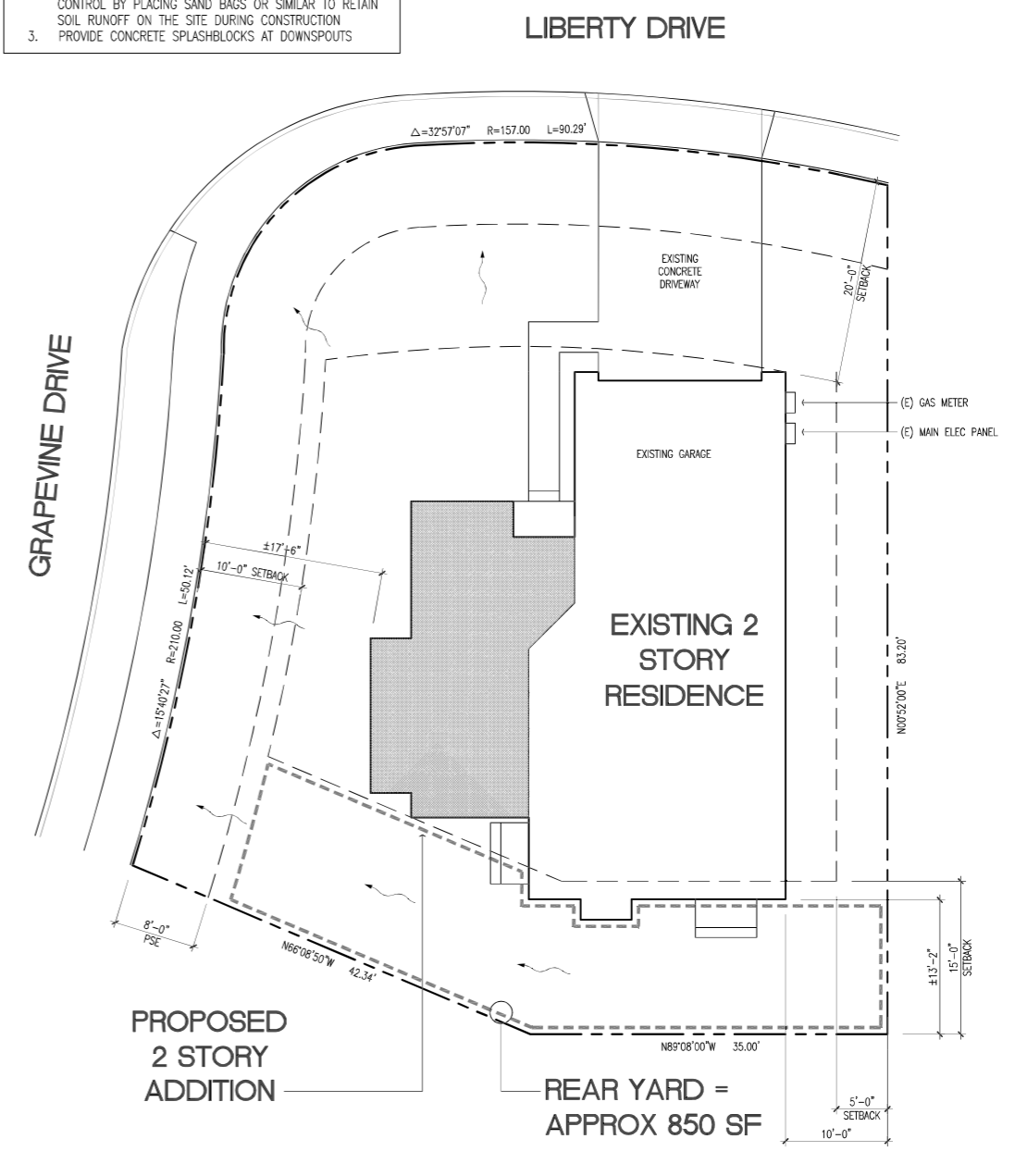
SITE DATA:		APN: 946-4569-91		
SITE AREA:		5,540 SF		
FLOOR AREA RATIO:		2,216 SF / 5,540 SF = 40%		
SITE COVERAGE:		1,568 SF / 5,540 SF = 28%		
BUILDING AREA:	LOWER FLR LIVING AREA:	EXISTING: 639 SF	NEW: 451 SF	TOTAL: 1,090 SF
	UPPER FLR LIVING AREA:	761 SF	365 SF	1,126 SF
	TOTAL:	1,400 SF	816 SF	2,216 SF
GARAGE:		478 SF		478 SF
FOOTPRINT: 1,090 SF + 478 SF (LOWER LIVING AREA + GARAGE) = 1,568 SF				
CODE DATA:		APPLICABLE CODES:		
ZONING:	PLU-MDR	2022 CALIFORNIA BUILDING CODE (CBC)		
OCCUPANCY GROUP:	R-3	2022 CALIFORNIA MECHANICAL CODE (CMC)		
USE:	SINGLE FAMILY RESIDENCE	2022 CALIFORNIA PLUMBING CODE (CPC)		
FIRE SPRINKLERS:	NO	2022 CALIFORNIA ELECTRICAL CODE (CEC)		
CONSTRUCTION TYPE:	V-B	2022 CALIFORNIA FIRE CODE (CFC)		
BUILDING HEIGHT:	2 STORY	2022 CALIFORNIA RESIDENTIAL CODE (CRC)		
		2022 CALIFORNIA ENERGY CODE (CEC)		
		2022 CALIFORNIA GREEN BUILDING CODE (CALGreen)		
		CITY OF PLEASANTON MUNICIPAL CODE		
		ALL OTHER APPLICABLE STATE AND LOCAL CODES		

KURT HERELD, ARCHITECT
 1039 SERPENTINE LANE
 PLEASANTON, CA 94566
 925.623.1176



- DRAINAGE AND EROSION CONTROL NOTES:**
- EXISTING DRAINAGE TO BE MAINTAINED, DRAINAGE AWAY FROM THE BUILDING MIN. 5% SLOPE FIRST 10' IN A LANDSCAPE AREA AND 2% MIN. AT HARDSCAPE AREA.
 - CONTRACTOR SHALL TAKE MEASURES FOR EROSION CONTROL BY PLACING SAND BAGS OR SIMILAR TO RETAIN SOIL RUNOFF ON THE SITE DURING CONSTRUCTION
 - PROVIDE CONCRETE SPLASHBLOCKS AT DOWNSPOUTS

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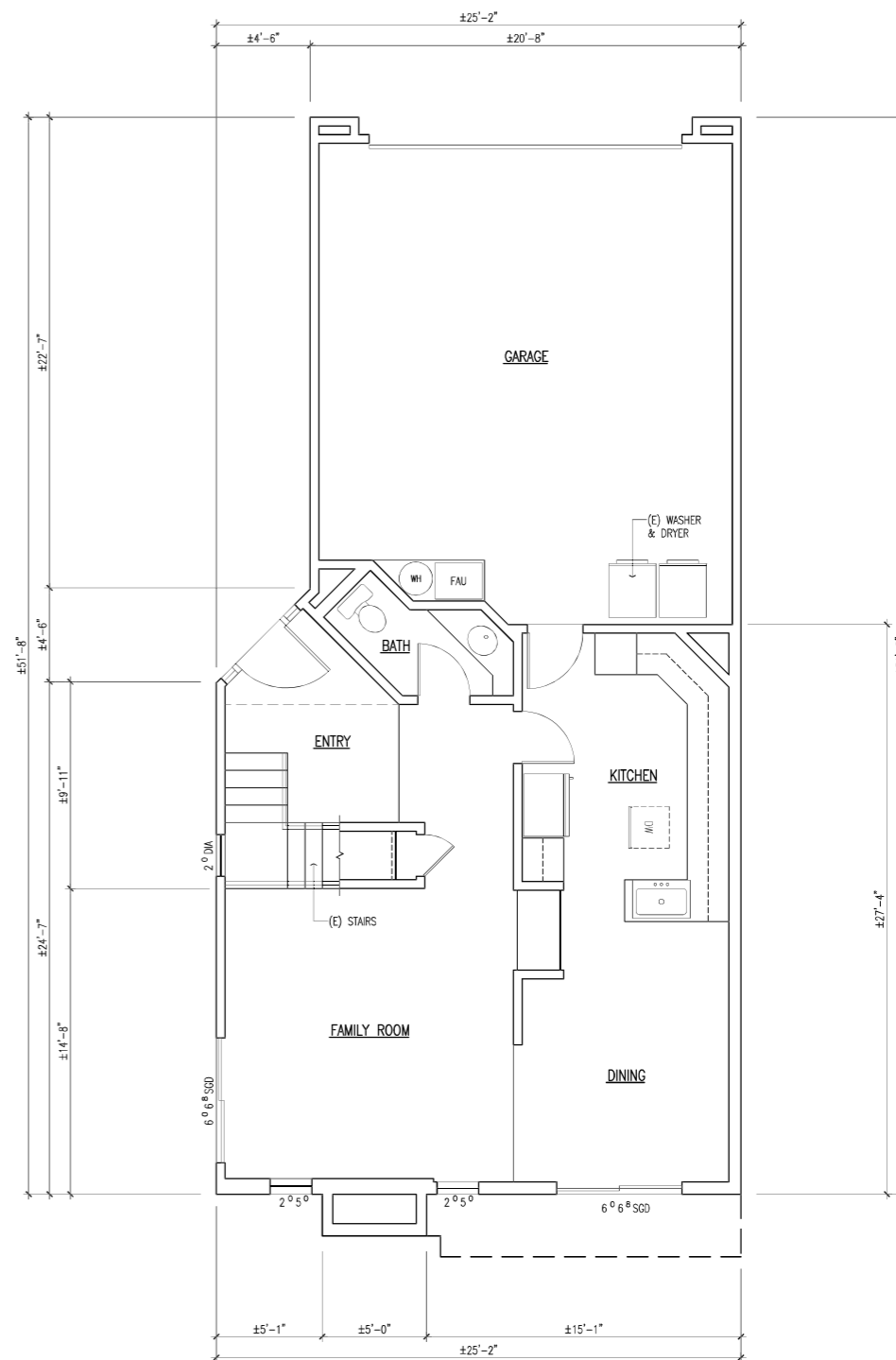
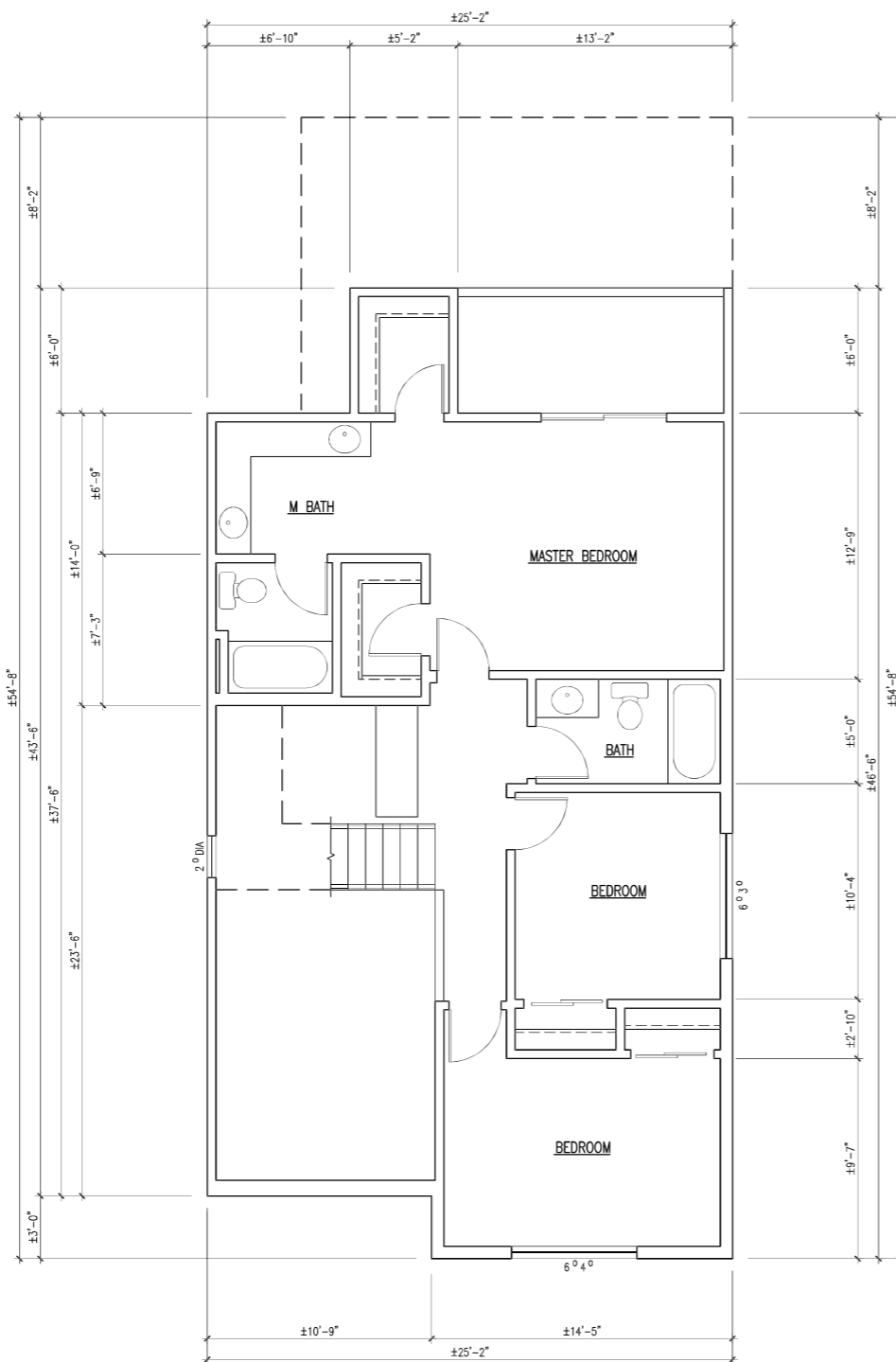


SITE PLAN
 1/8"=1'-0"

ACHAYATH-VALLATHOL ADDITION
 2986 LIBERTY DRIVE
 PLEASANTON, CA 94566

DRAWING DATE	BY
10-20-25	KH
PRELIMINARY	
11-12-25	KH
PRELIMINARY	
01-27-26	KH
DESIGN REVIEW	

DESIGNER: KH
 CHECKED: KH
 # ACHAYATH-VALLATHOL
 PLOT-D



KURT HERELD, ARCHITECT
1039 SERPENTINE LANE
PLEASANTON, CA 94566
925.623.1176



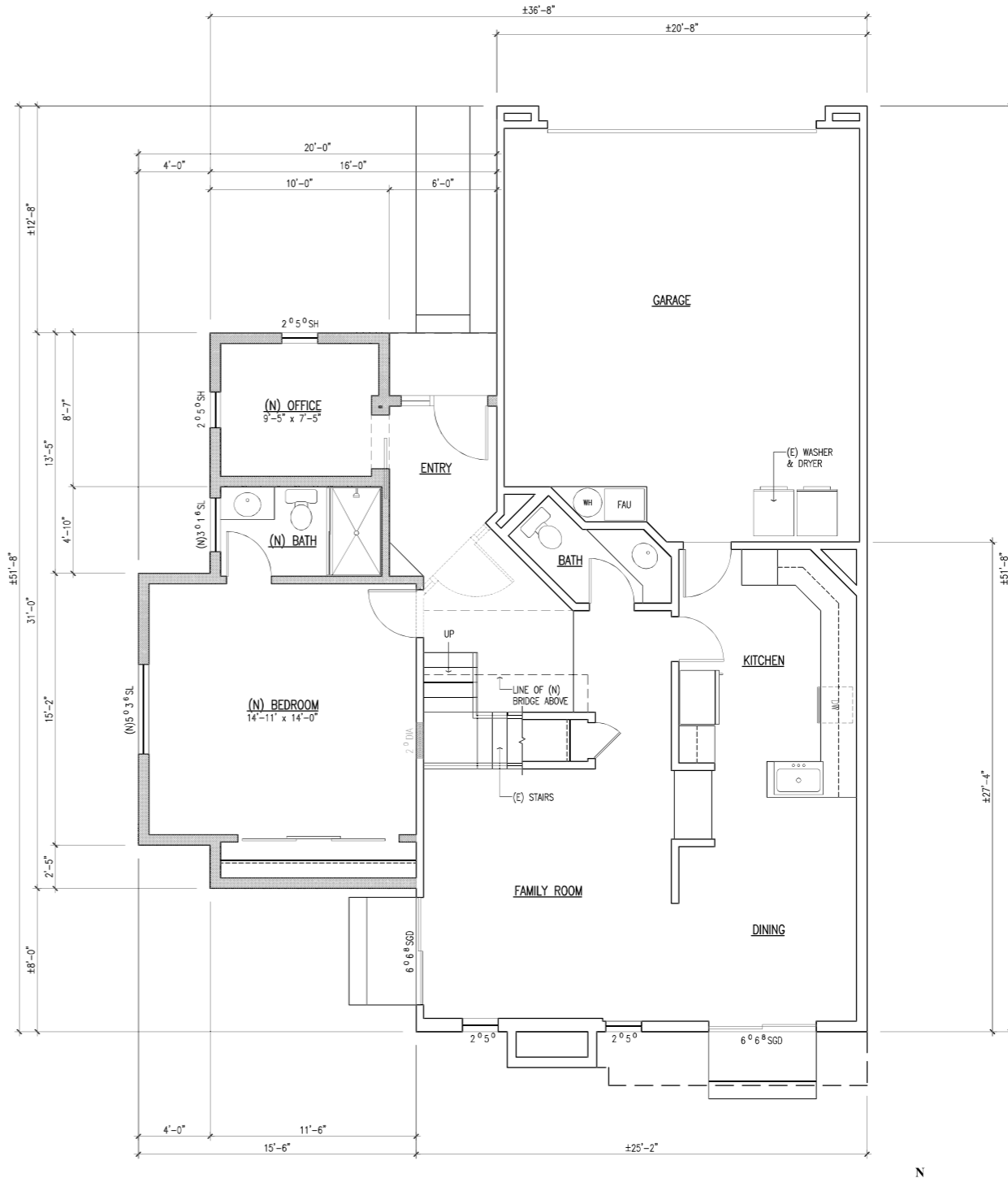
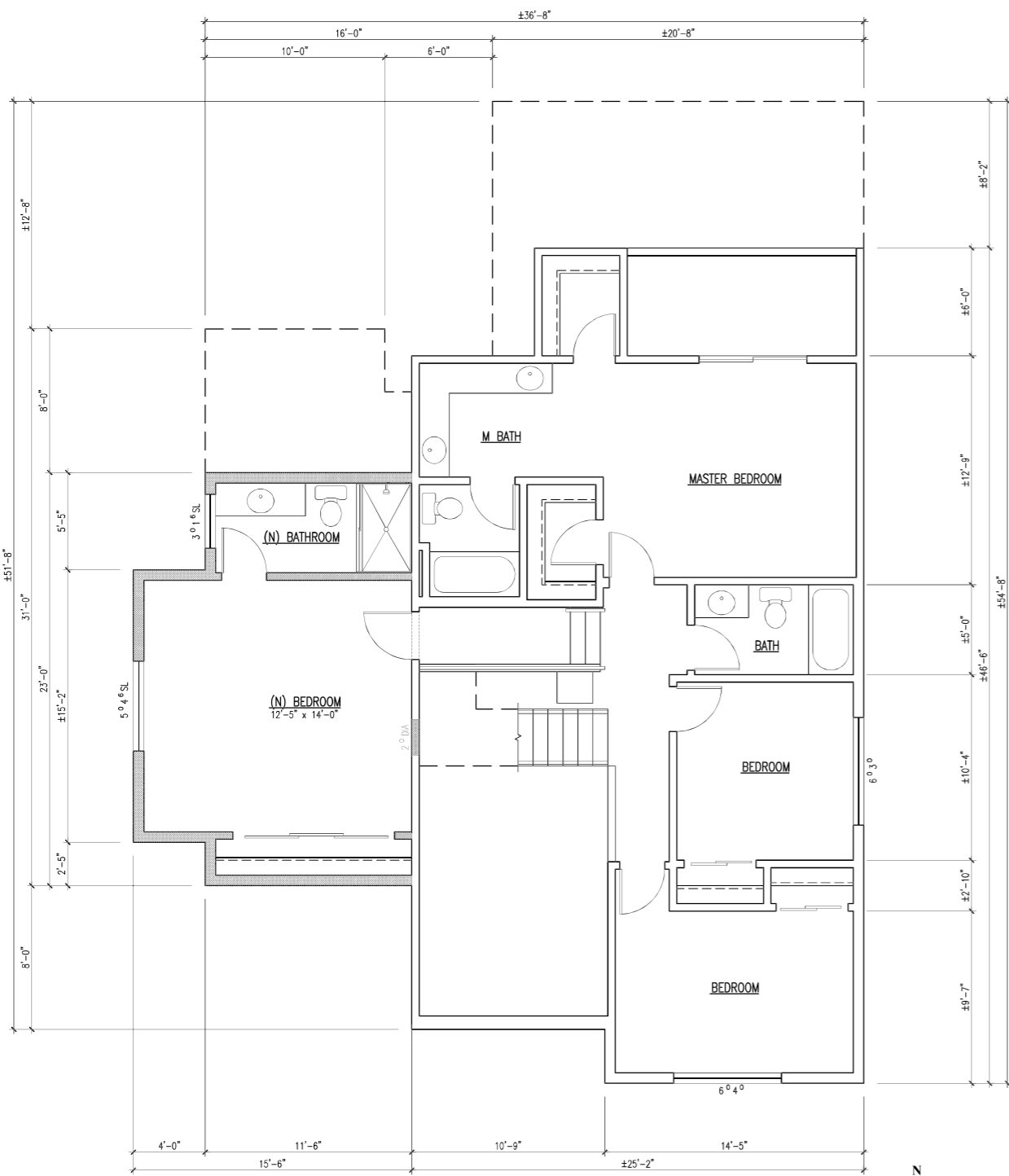
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ACHAYATH-VALLATHOL ADDITION
2986 LIBERTY DRIVE
PLEASANTON, CA 94566

DATE	BY
10-20-25	KH
PRELIMINARY	
11-12-25	KH
PRELIMINARY	
01-27-26	KH
DESIGN REVIEW	

DRAWN: KH
CHECKED: KH
JOB #: ACHAYATH-VALLATHOL
PLOT: PLOT-D

A2



KURT HERELD, ARCHITECT
1039 SERPENTINE LANE
PLEASANTON, CA 94566
925.623.1176



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ACHAYATH-VALLATHOL ADDITION
2986 LIBERTY DRIVE
PLEASANTON, CA 94566

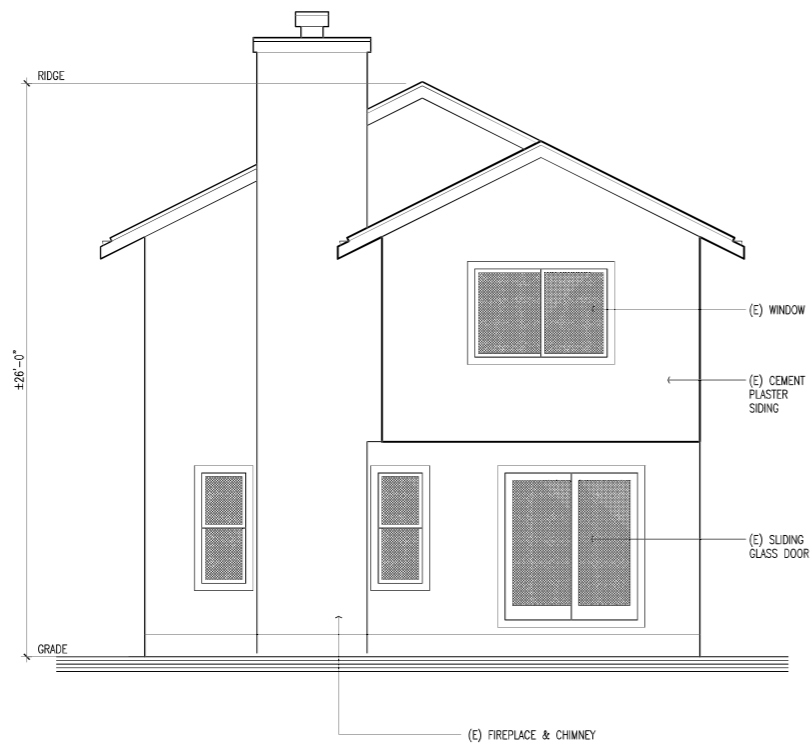
DRAWING DATE	BY
10-20-25	KH
PRELIMINARY	
11-12-25	KH
PRELIMINARY	
01-27-26	KH
DESIGN REVIEW	

DRAWN: KH
CHECKED: KH
JOB #: ACHAYATH-VALLATHOL
PLOT: PLOT-D

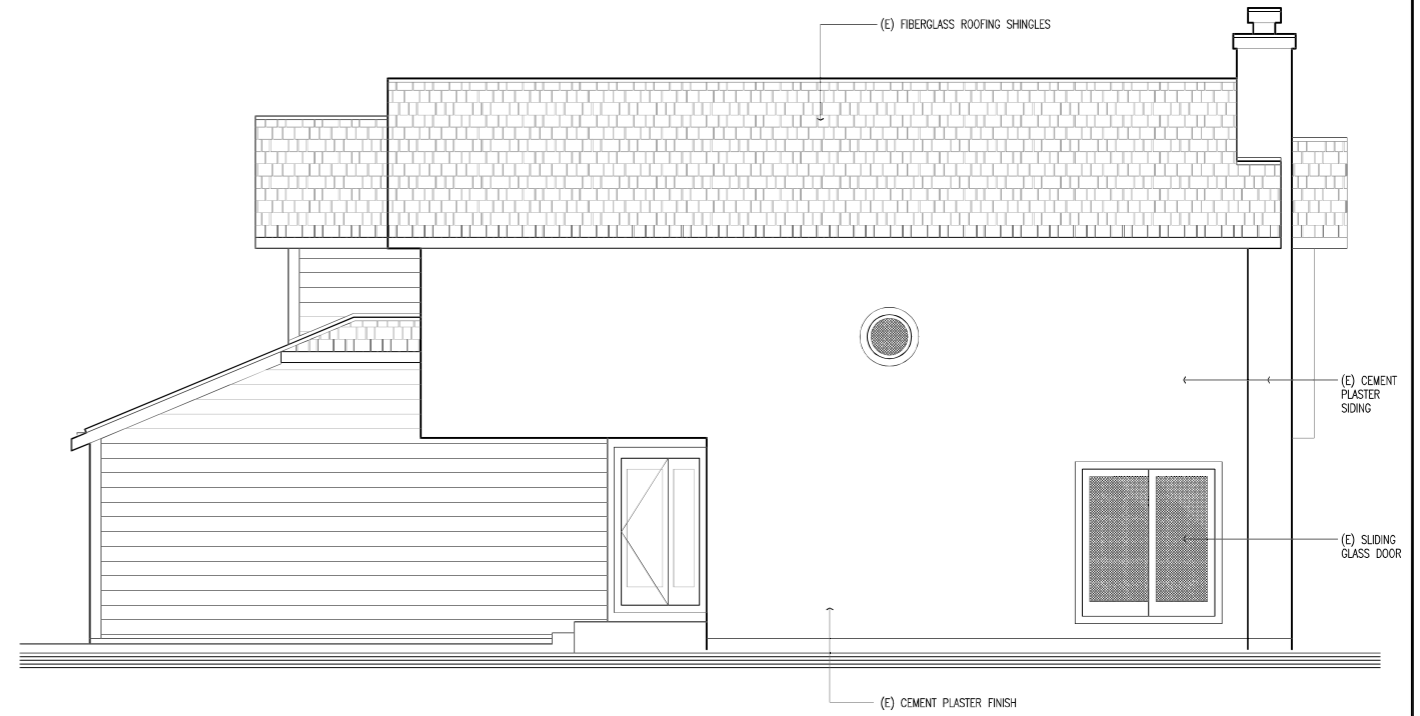
A3



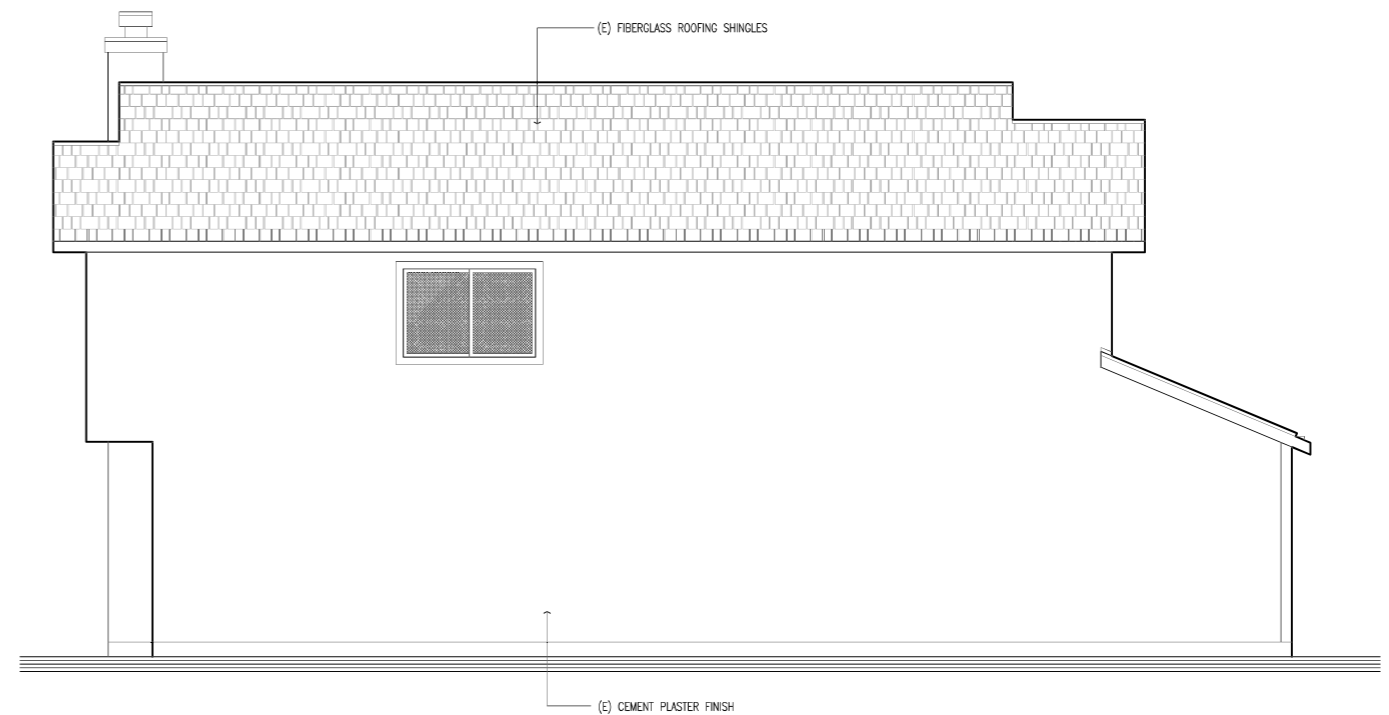
EXISTING NORTH ELEVATION
1/4"=1'-0"



EXISTING SOUTH ELEVATION
1/4"=1'-0"



EXISTING WEST ELEVATION
1/4"=1'-0"



EXISTING EAST ELEVATION
1/4"=1'-0"

KURT HERELD, ARCHITECT
1039 SERPENTINE LANE
PLEASANTON, CA 94566
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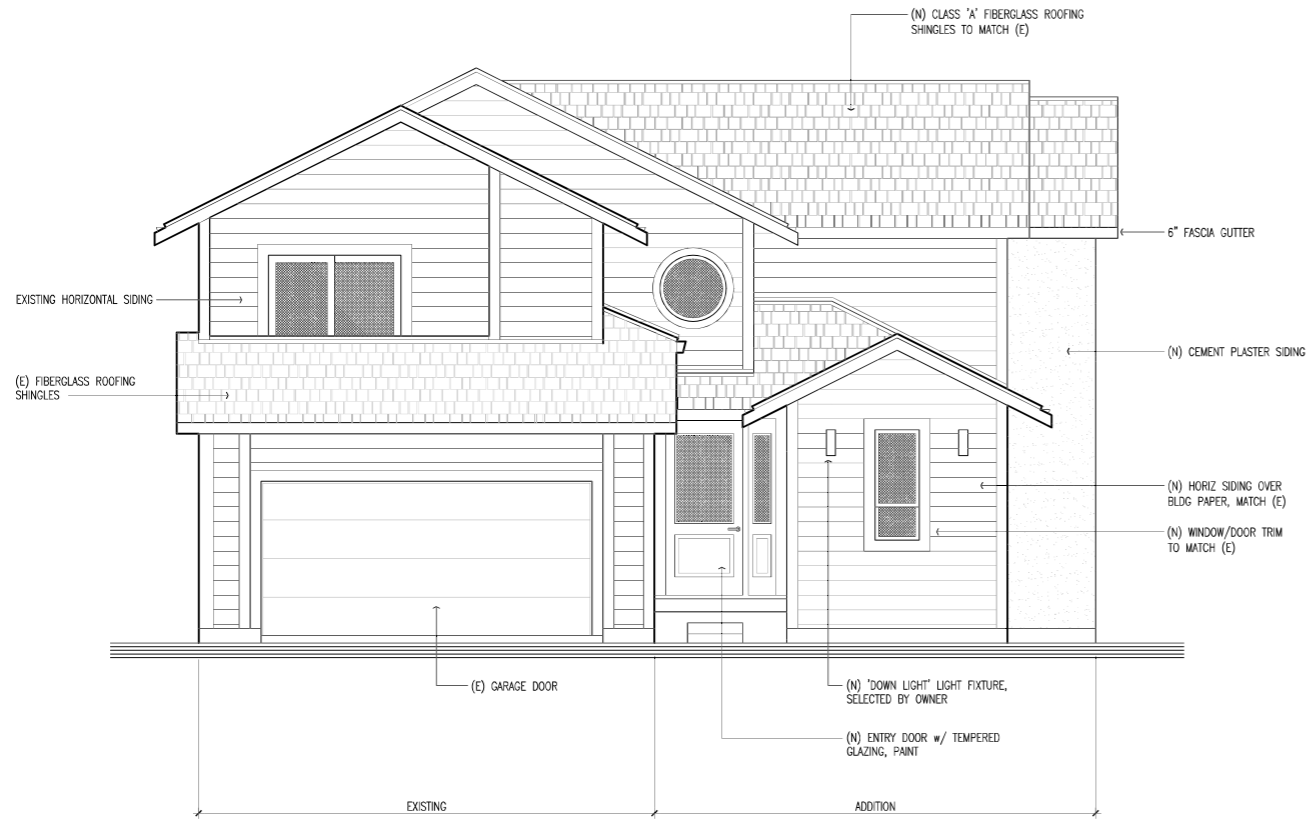
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ACHAYATH-VALLATHOL ADDITION
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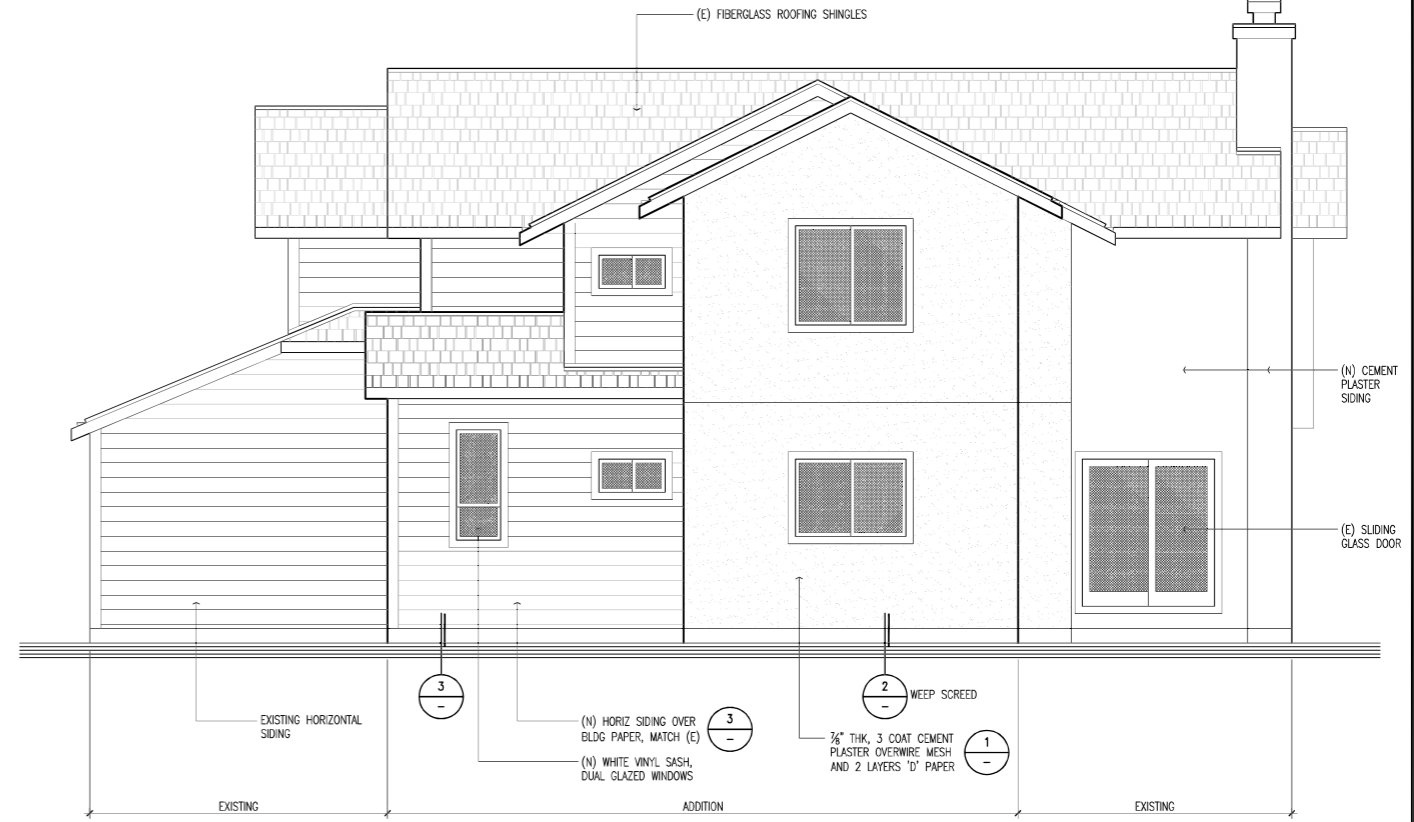
ISSUING DATE	BY
10-20-25	KH
PRELIMINARY	
11-12-25	KH
PRELIMINARY	
01-27-26	KH
DESIGN REVIEW	

DRAWN: KH
CHECKED: KH
JOB #: ACHAYATH-VALLATHOL
PLOT: PLOT-D

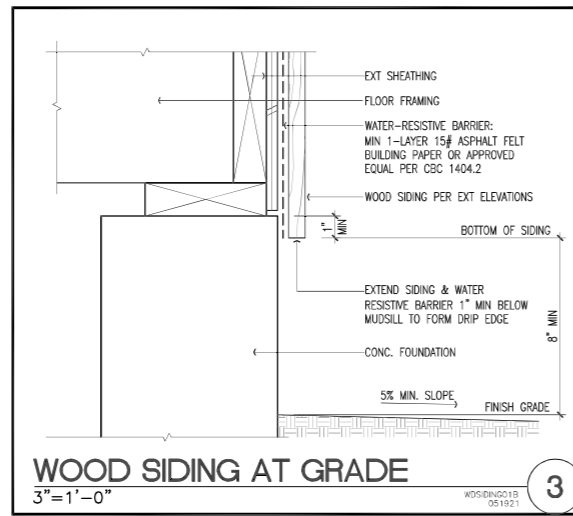
A4



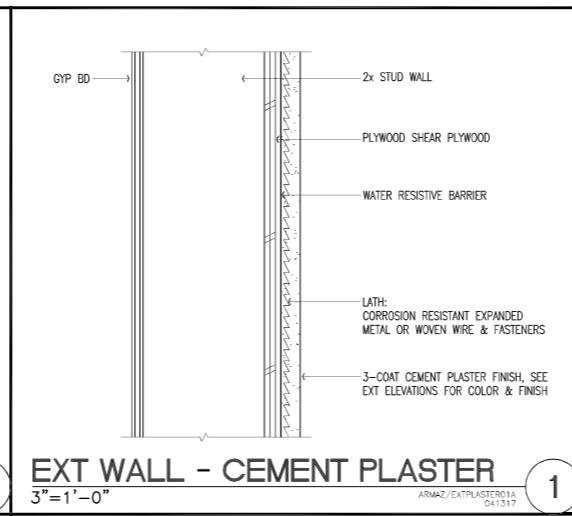
NEW NORTH ELEVATION
1/4"=1'-0"



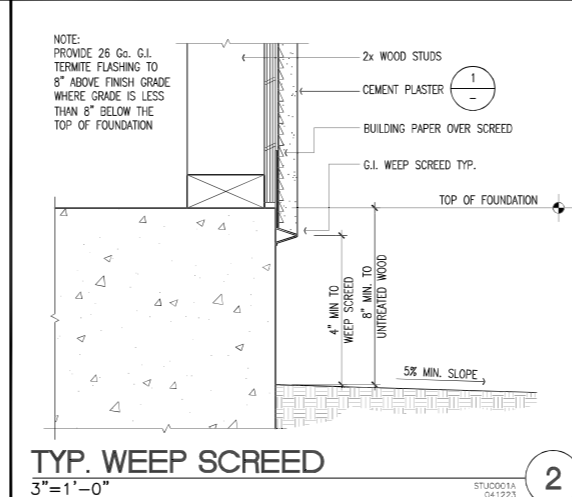
NEW WEST ELEVATION
1/4"=1'-0"



WOOD SIDING AT GRADE
3"=1'-0"



EXT WALL - CEMENT PLASTER
3"=1'-0"



TYP. WEEP SCREED
3"=1'-0"



NEW SOUTH ELEVATION
1/4"=1'-0"

KURT HERELD, ARCHITECT
1039 SERPENTINE LANE
PLEASANTON, CA 94566
925.623.1176



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ACHAYATH-VALLATHOL ADDITION
2986 LIBERTY DRIVE
PLEASANTON, CA 94566

ISSUING DATE	BY
10-20-25	KH
11-12-25	KH
01-27-26	KH

DESIGNER: KH
CHECKED: KH
JOB #: ACHAYATH-VALLATHOL
PLOT: PLOT-D

A5

TO: City of Pleasanton Planning Commission

FROM: Ekaterina Utova, [REDACTED], Pleasanton, CA 94566

DATE: March 25, 2026

SUBJECT: Written Appeal of the Zoning Administrator's Decision on Case P26-0136
(2986 Liberty Drive)

Dear Members of the Planning Commission,

This letter serves as a formal appeal of the Zoning Administrator's decision on March 18, 2026, to approve Application P26-0136—a single-family design review for an approximately 816-square-foot, two-story addition at 2986 Liberty Drive.

This appeal is filed on the grounds that the Zoning Administrator's approval contains significant errors of fact and law, constitutes an abuse of discretion by failing to consider public testimony, and is not supported by the evidence presented. The proposed project, if allowed to proceed, will be detrimental to the immediate neighboring properties and damaging to the established character of the neighborhood.

We respectfully request that the Planning Commission grant this appeal and overturn the Zoning Administrator's approval based on the following three key arguments:

Argument 1: The Findings for Approval are Factually Inaccurate and Contradicted by Evidence

The Zoning Administrator's Action Letter makes several findings that are directly contradicted by the physical reality of the site and the evidence submitted by concerned neighbors.

- Regarding Finding #1 (General Welfare): The assertion that the project "did not introduce any conditions that would be detrimental to surrounding properties" is incorrect. The proposed two-story addition will create a severe "tunnel effect," block essential natural light to our primary living areas, and eliminate sun. Furthermore, the new, solid two-story wall will be erected just feet from our master bedroom window, blocking our existing view, significantly reducing natural light, and creating an oppressive sense of enclosure. These detrimental impacts are clearly documented in our formal objection letters and the attached photographic evidence.
- Regarding Finding #2 (Site Plan Compatibility): The claim that the project preserves "appropriate spacing between neighboring structures" is false. The visual evidence demonstrates that the homes at [REDACTED] and 2986 Liberty Drive are

separated by a narrow side yard. The proposed addition will eliminate what little open space currently exists, creating a dominant, overbearing structure that encroaches upon our property and obliterates any sense of outlook. This is not "appropriate spacing" by any reasonable standard.

- Regarding Finding #3 (Architectural Harmony): The finding that the project ensures a "harmonious relationship with the existing residence and surrounding homes" ignores the project's unprecedented scale and massing. This is not a modest remodel but a massive expansion that is entirely out of character with the surrounding original-model homes that define our neighborhood.

Argument 2: The City's Application of the Floor Area Ratio (FAR) is Inconsistent and Legally Disputable

The City's determination that the project complies with the maximum allowable Floor Area Ratio (FAR) is based on a selective and inconsistent application of development standards.

- Evidence: The original ordinance for this development, Ordinance 1139, clearly establishes a maximum FAR of 40%. The City now claims a higher standard of 48% is applicable, based not on ordinance, but on a non-binding 1998 memo and a single, unrelated precedent. This inconsistent application of standards is arbitrary and constitutes a legal error.
- Furthermore, the City's calculation that the project's FAR is 40% is achieved only by excluding the 478-square-foot garage from the total floor area. A plain reading of the municipal code suggests the garage should be included. When properly included, the project's FAR is 48.6%, which exceeds both the 40% standard set by ordinance and the 48% standard the City now claims to be using.

Argument 3: The Hearing Process Was Flawed and Public Concerns Were Ignored

The approval represents an abuse of discretion, as the Zoning Administrator failed to meaningfully consider or respond to valid concerns raised by the public during the hearing.

- Several neighbors attended the March 18 hearing and provided testimony, raising specific objections and proposing reasonable compromises. These included requests to reduce the project to a single story to mitigate the severe massing and light-blocking impacts, and to place conditions on construction hours, including no work on weekends, to protect neighborhood peace.
- These valid concerns were summarily ignored. The Zoning Administrator provided no substantive comments or responses to the issues raised by the community during the hearing. The final Action Letter fails to acknowledge or address this public testimony, giving the appearance that the decision was predetermined.
- This lack of transparency is further evidenced by the fact that, to date, the City has failed to provide a recording or official minutes of the hearing despite

requests. This prevents a full public review of the proceedings and reinforces the conclusion that public input was not a meaningful factor in the final decision.

Supporting Documentation

To substantiate these arguments, this appeal is accompanied by a comprehensive set of supporting documents for your review, submitted as exhibits. These include:

- Letters of support from concerned neighbors who share these objections.
- Extensive photographic evidence documenting the site conditions and prospective negative impacts.
- Copies of all relevant email correspondence with the City of Pleasanton Planning Department (including with Planning Assistant Natalie Amos), as well as communications between neighbors and with the Shadow Cliff Village HOA.

Conclusion

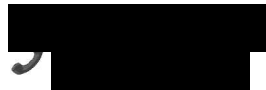
The approval of project P26-0136 was the result of a flawed process. The decision was based on factually incorrect findings, relied on a questionable application of the City's own development standards, and improperly dismissed the valid testimony of concerned residents.

The proposed addition will cause demonstrable harm to our property's value, privacy, and enjoyment. We urge the Planning Commission to recognize the significant procedural and substantive errors made by the Zoning Administrator, grant this appeal, and overturn the approval of Application P26-0136.

Thank you for your time and consideration.

Sincerely,

Ekaterina Utova

A black rectangular redaction box covers the signature area, with a small portion of a handwritten mark visible on the left side.



March 18, 2026

Via Email

████████████████████
1039 Serpentine Lane, Ste. D
Pleasanton, CA. 94566

Subject: P26-0136, 2986 Liberty Drive

Single-Family Design Review for the proposal to construct an approximately 816-square-foot single- and two-story addition on the west elevation of the residence.

Effective Date: March 30, 2026

Dear Mr. Hereld:

On March 18, 2026, the Zoning Administrator (ZA) approved the above-referenced application. In making this decision, I, as the ZA, was required to make the following findings:

Finding 1: The project's approval is in the best interest of public health, safety, and general welfare.

I found the proposed project was in the best interest of public health, safety, and general welfare. The addition represented a compatible reinvestment in an existing single-family residence and did not introduce any conditions that would be detrimental to surrounding properties or the neighborhood.

Concerns related to building intensity, proximity to adjacent homes, and potential overdevelopment are mitigated by the project's compliance with and, in some instances, exceedance of objective development standards prescribed by the Pleasanton Municipal Code (PMC), including setbacks, height limitations, and floor area ratio, all of which are specifically intended to ensure adequate separation between structures, access to light and air, and neighborhood livability.

Additionally, the project did not introduce unsafe conditions, and all construction will be required to comply with applicable building and fire codes. Conditions of approval have also been applied to the project to ensure the applicant adheres to strict construction hours, meets noise standards, controls dust to the extent feasible, and maintains the site neat and litter-free for the duration of construction.

Therefore, this finding can be made.

COMMUNITY & ECONOMIC DEVELOPMENT
www.cityofpleasantonca.gov

P. O. BOX 520 · 200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Planning
(925) 931-5600

Building & Safety
(925) 931-5300

Code Enforcement
(925) 931-5620

Permit Center
(925) 931-5630

Traffic Engineering
(925) 931-5677

Finding 2: Site plan elements, including open space, orientation, and landscape, are compatible with site topography, existing and proposed structures, and neighboring buildings.

I found the site plan, including building placement, open space, and orientation, was compatible with the site's physical characteristics and the surrounding development pattern, especially on corner lots, where development is setback farther from surrounding streets to maintain openness and appropriate sightlines. The proposed addition is located significantly farther from the minimum required yard setbacks, thereby preserving appropriate spacing between neighboring structures, maintaining privacy to the extent feasible, and reducing the appearance of site overbuilding.

While concerns were raised about potential impacts on natural light, privacy, and openness, the project adheres to, and in some instances exceeds, the minimum objective design standards prescribed by the PMC, which are specifically calibrated to balance private property rights with neighborhood compatibility. The orientation and placement of the addition, primarily on the street side of the existing residence, minimizes visibility and reduces potential impacts on the public streetscape and adjacent front-facing homes.

Additionally, the project retains usable open space areas and does not significantly alter the existing site layout or introduce excessive site coverage. As such, the proposal maintains consistency with the established pattern of development in the neighborhood, especially on corner or similarly sized lots in the neighborhood.

Therefore, this finding can be made.

Finding 3: Architectural considerations, including character, scale, and quality of design, have been incorporated to ensure a harmonious relationship with the existing site and adjacent buildings.

I found the project incorporates architectural considerations, including character, scale, and design quality, that ensure a harmonious relationship with the existing residence and surrounding homes. The addition is designed to be cohesive with the original structure through consistent roof forms, materials, and detailing.

In response to concerns regarding massing and visual bulk, the design incorporates articulated building forms, varied rooflines, and proportional scaling to reduce the perceived size of the addition. The second-story components are integrated into the structure to avoid monolithic massing and maintain a residential scale consistent with nearby homes.

With respect to privacy and light intrusion concerns, the project design, which does not include any new upper-floor rear-facing windows and a larger than required minimum

rear yard setback than the existing part of the residence, combined with required street-side yard setbacks, helps mitigate direct overlook and shading impacts on adjacent properties.

Furthermore, while not a factor with this project as established by the record of evidence, it is important to note that such impacts are an inherent and anticipated aspect of compliant residential development in established and urbanized neighborhoods with approved smaller lot sizes, and which are mitigated to the extent possible through objective development standards prescribed by the PMC.

Overall, the project maintains the neighborhood's visual character and does not introduce design elements that would be considered incompatible or out of scale, as there are other similarly sized residences throughout the neighborhood, according to City records.

Therefore, this finding can be made.

Finding 4: The plan meets the requirements of the Municipal Code and any other applicable guidelines, policies, and standards.

I found the project is consistent with all applicable provisions of the PMC, including objective development standards related to setbacks, building height, and floor area ratio, which are intended to regulate building spacing, massing, and neighborhood compatibility.

Concerns regarding lot spacing, visual bulk, and potential privacy or light impacts are addressed through these objective development standards, and the project's compliance demonstrates that it falls within the range of development anticipated and permitted by the underlying zoning. The City's adopted standards reflect a policy determination regarding appropriate neighborhood form, and the project does not seek deviations from these requirements.

Additionally, the architectural design is consistent with existing residence, ensuring quality construction and compatibility with surrounding homes. Any remaining technical details will be verified during the building permit review process to ensure full compliance with all applicable codes and regulations.

Therefore, this finding can be made.

The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines [15301(e) Existing Facilities. Review common exemptions here https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf (page 374) in that it is an addition to an existing single-family home that does not result in 50% of the floor area before the addition.

Based on my determination that the Single-Family Residential Design Review findings and the criteria for approval can be made, the project was approved subject to the following conditions of approval:

CONDITION

1. **APPROVAL AND REVISIONS:** The proposed addition shall conform substantially to the approved elevations, site plans, and other materials, Exhibit B, marked "Received, February 23, 2026," on file at the Planning Division. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
2. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall create and submit a "Conditions of Approval Checklist" indicating all conditions of approval have been acknowledge, satisfied, and/or addressed and incorporated into the building permit plans. Said checklist shall be incorporated as one of the first four plan sheets of all building permit submittals for review by the City prior to issuance of permits.
3. **PERMITS:** All appropriate City permits shall be obtained prior to the construction of the addition.
4. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment, or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.
5. **DISTURBANCE COORDINATOR:** The property owner shall designate a "disturbance coordinator" who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. The telephone number of the disturbance coordinator shall be posted on the fence. The sign shall also list an emergency after-hours contact number for the disturbance coordinator or designee.
6. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City, its City Council, its officers, boards, commissions, employees,

Kurt Hereld, P26-0136

March 18, 2026

Page Five of Five


and agents from and against any claim (including claims for attorney fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Any interested party may file an appeal of this approval within 10 days of the approval date. You may apply for a building permit after completion of the Single-Family Design Review procedure's appeal period. At the time of building permit submittal, you must provide a copy of this letter to the Building and Safety Division along with required plans. If you have any questions about building permit fees or the building permit process, please contact the Building and Safety Division at 925-931-5300 / buildingdivision@cityofpleasantonca.gov.

Single-Family Design Review approval shall lapse and become void one year following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion or an extension has been approved by the City.

If you have any questions, please contact the Planning Division at 925-931-5600.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Luchini", with a stylized flourish at the end.

Eric Luchini

Senior Planner/Zoning Administrator



Ekaterina Utova [REDACTED]

Comments on Application P26-0136, 2986 Liberty Drive

9 messages

Craig Mayer [REDACTED]

Mon, Mar 16, 2026 at 10:22 AM

To: "namos@cityofpleasantonca.gov" <namos@cityofpleasantonca.gov>

Cc: Ekaterina Utova [REDACTED], [REDACTED], [REDACTED]

Good Morning Ms. Amos,

I appreciated your email message about the upcoming Zoning Administrator hearing. I may have a scheduling conflict that will prevent my participation. However, I was pleased to see in your message that it is not too late to provide additional emails and communications.

While I understand the Planning Division does do not have the primary responsibility for enforcing the building and fire code requirements of the Pleasanton Municipal Code, I am concerned that the project architect may not have identified all applicable code requirements for the property owner, or reviewed the most current adopted codes. It is important that the owners have a complete understanding of all applicable code requirements, and the associated costs, before deciding whether to proceed with the project.

I am concerned about this proposed large addition because I own the home at [REDACTED]. I have lived at this address since June 1987. For almost forty years I have enjoyed the view of the ridgeline north of Dublin through the patio door in my upstairs master bedroom, and from my balcony. I have that view through the side yards between the homes across the street from me, at [REDACTED] and [REDACTED] Liberty Drive. The right side of my view is currently limited by the existing south wall and roof line of the home at 2986 Liberty Drive. The construction of the proposed two story addition to the west side of that home will eliminate this view of the ridgeline.

I want to call your attention to the following incorrect or missing information in the box labeled "Project Data," in the upper right corner of Sheet A-1 (as received by the Planning Division on 2/23/26):

1. The "Code Data" in this box currently includes the statement, "Fire Sprinklers: No." However, it appears that Pleasanton Municipal Code Section 20.24.160 903.2 3.a will require the installation of fire sprinklers in both the existing residence and proposed addition. That is because the modification will result in a 50 percent or greater increase to the original approved floor area of the existing residence. (Using the areas provided by the architect in the "Project Data" box, an 816 square feet addition to the existing 1,400 square feet is a 58 percent increase.)
2. The "Applicable Codes" information cites the 2022 editions of the California Codes. Much of this information is incorrect. Pleasanton Ordinance Number 2299, which adopted later versions of (and amended) many of the codes, is dated 10/21/25. It became effective on 1/1/26 (before the 2/23/26 date the Planning Division received the drawings).
3. The "Code Data" does not indicate that the project is located in a High Fire Hazard Severity Zone (Pleasanton Ordinance Number 2293). The "Applicable Codes" listed also do not include the related Wildland-Urban Interface Code, also adopted by Pleasanton Ordinance Number 2299.

There is no equivalent to the fire safety that fire sprinklers provide the occupants of a home. However, it can be very expensive to install fire sprinklers. This is especially true when existing walls or ceilings need to be opened if the owner wants concealed piping to fire sprinklers in rooms with ceilings on the lower floor (such as the dining room and kitchen). If the staff of the water utility or fire department require a larger water lead-in and/or water meter to supply the fire sprinklers, those items can also significantly add to the project cost. In addition, a larger water meter might more than double the amount of the bi-monthly water service charge for the life of the home.

The owners may also want to consider whether they want to invest even more money in a home located in a High Fire Hazard Severity Zone, as designated by the City of Pleasanton and State of California.

In conclusion, I believe it would be a disservice to the owners if the Planning Division approves the drawings without requiring these simple corrections to information in the "Project Data" box. If these matters are deferred now to be addressed later by the Chief Building Official's and Fire Marshal's plan check personnel, it increases the likelihood the owners will have already signed a construction contract before knowing all the requirements and costs. Any changes needed to implement additional requirements might be even more expensive if they are accomplished with change orders, that did not result from competitive bids.

I hope to also provide copies of this email message to the Chief Building Official and Fire Marshal, so they have an opportunity to confirm my interpretations of the codes. However, I have not yet been able to find their email addresses.

Thank you for this opportunity to enter these comments into your project records.

Craig Mayer


Pleasanton CA

From: Natalie Amos <namos@cityofpleasantonca.gov>

Sent: Friday, March 13, 2026 5:14 PM

Subject: March 18 Zoning Administrator (ZA) Hearing - Participation Information

Good evening,

Below is the link for the March 18, 10:00 a.m., Zoning Administrator (ZA) hearing.

Outside of staff and the applicant/property owner, each individual who wishes to speak will be limited to three (3) minutes. There will be no opportunity to speak more than once. Those wishing to provide public comment must use the virtual "raise hand" function and will be called upon by the Zoning Administrator/staff. Public comment is limited to providing comments; questions directed to staff, the Zoning Administrator, or the applicant/property owner cannot be answered during your public comment time. The applicant/property owner will be given an opportunity for conclusion comments at the end of public comments.

Prior to speaking, participants must state their name and address and have their camera turned on. All participants are expected to remain respectful during the hearing and while providing comments.

The hearing will generally proceed as follows, though the Zoning Administrator may modify the order at their discretion:

- Staff will provide a brief overview of the project and relevant history.
- The applicant and/or property owner will be allotted up to ten (10) minutes to speak.

- The Zoning Administrator may ask questions of staff and/or the applicant/property owner.
- The hearing will then be opened for public comment. This portion of the hearing is not a dialogue, but an opportunity for members of the public to provide comments.

Please consider this an acknowledgement that all emails, photos, and phone messages sent to staff have been received and provided to the Zoning Administrator for consideration. Questions will be responded to early next week, and in the order received. Be aware that any additional emails/communication received after Monday may not be responded to before the hearing.

As a reminder, CC&Rs and HOA guidelines, policies, and procedures are civil matters and are not part of the City's review process or decision-making. Property owners should contact their HOA Board directly regarding any questions or concerns related to CC&Rs or HOA requirements.

Kindest regards,
Natalie

ZOOM INFORMATION

You are invited to a Zoom webinar
When: This is a recurring webinar
Topic: Zoning Administrator Hearing- 3/18/26 at 10 a.m.

Join from PC, Mac, iPad, or Android:
<https://cityofpleasanton.zoom.us/j/82098868926>

Phone one-tap:
+16694449171,,82098868926# US
+16699006833,,82098868926# US (San Jose)

Webinar ID: 820 9886 8926
International numbers available: <https://cityofpleasanton.zoom.us/j/82098868926>

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



Natalie Amos <namos@cityofpleasantonca.gov>

Mon, Mar 16, 2026 at 3:55 PM

To: Craig Mayer [REDACTED]

Cc: Ekaterina Utova [REDACTED]

Good afternoon Craig,

Thank you for your email and for taking the time to provide comments regarding the proposed project at 2986 Liberty Drive. Your communication has been provided to the Zoning Administrator and will be included

in the project record.

Regarding views, the City of Pleasanton does not have view or sky easements between private properties. Any such easements would typically be private agreements recorded on a property's title, if they exist.

As you noted, the Planning Division does not oversee and/or enforce Building or Fire Code requirements. Additionally, the Planning Division does not require or approve construction drawings, as our review is limited to applicable Planning standards. The plans submitted for Planning review are used to evaluate compliance with items such as setbacks, building height, building separation, floor area ratio, and other applicable Planning requirements. Detailed construction drawings are prepared and submitted later as part of the Building and Safety Divisions construction permit process, after a project has received a Planning entitlement. The construction permit process has different submittal requirements and is overseen by the City's Building and Safety Division.

It is the responsibility of the property owner and their design professionals to ensure all applicable Building and Fire Code requirements are identified and addressed as part of the construction permit process and to conduct their due diligence regarding the potential costs associated with construction.

For projects such as this, Planning approval is required prior to Building's permit process, and all active Building and Fire Codes in effect at the time of Building Permit submittal will be applied during plan check by the City's Building and Safety Division and Fire Department staff. Building permits for projects of this nature are often submitted one to three years after Planning approval, at which time the applicable codes and requirements will be reviewed and enforced by those divisions.

If you would like confirmation or clarification regarding your interpretations of Building or Fire Code requirements, I would encourage you to share your email with the City's Chief Building Official and Fire Marshal, as they are the appropriate staff to have that dialogue with directly to address those matters. Additionally, I would also encourage you to share your concerns regarding potential construction costs or requirements associated with the project directly with the property owner, so they are aware of the considerations you have raised.

Thank you again for providing your comments.

Kindest regards,

Natalie

[Quoted text hidden]

Ekaterina Utova [REDACTED]

To: Alexander Utov [REDACTED]

Gioia Tornaghi [REDACTED]

Mon, Mar 16, 2026 at 4:04 PM

[Quoted text hidden]

Craig Mayer [REDACTED]

To: Natalie Amos <namos@cityofpleasantonca.gov>

Cc: Ekaterina Utova [REDACTED]

Tue, Mar 17, 2026 at 9:21 AM

Good morning Natalie,

Thanks for your prompt reply.

I want to retract Item 1 and the related paragraph about fire sprinklers in my previous email message to you dated 3/16/26. I also no longer plan to contact the Chief Building Official and Fire Marsal to confirm my interpretation of the code on that matter.

As stated in that comment, I used the "Building Area" amounts provided by the architect in the "Project Data" box in my calculation. I now see his amount on the "Total:" line for the "Existing:" column does not accurately reflect the total original approved floor area of the building.

However, this brings up another question. In a very quick on-line search of the Pleasanton Municipal Code, I could not find a definition of "Floor Area Ratio." Where can I find that definition, so I can see whether the area of the garage must be included in the total floor area used to calculate that ratio?

Thanks again for this opportunity to enter this message into the project record.

Craig Mayer
[REDACTED]

Pleasanton CA

From: Natalie Amos <namos@cityofpleasantonca.gov>
Sent: Monday, March 16, 2026 3:55 PM
To: Craig Mayer [REDACTED]
Cc: Ekaterina Utova [REDACTED]
Subject: RE: Comments on Application P26-0136, 2986 Liberty Drive

[Quoted text hidden]

Natalie Amos <namos@cityofpleasantonca.gov>
To: Craig Mayer [REDACTED]
Cc: Ekaterina Utova [REDACTED]

Tue, Mar 17, 2026 at 1:47 PM

Afternoon Craig,

Thank you for the clarification regarding your prior comment.

With respect to your question on floor area ratio (FAR), the Pleasanton Municipal Code does not provide a standalone definition of FAR in the same way some jurisdictions do; it is the definition of "gross floor area." FAR is generally calculated as the ratio of a building's total gross floor area to the area of the lot.

Per Pleasanton Municipal Code § 18.08.195 (Floor Area, Gross):

"Gross floor area" means the sum of the gross horizontal area of the several floors of a building and its accessory buildings on the same site excluding: basement or cellar areas used only for storage; space used for off-street parking or loading; steps, patios, decks, terraces, porches, and exterior balconies, if not enclosed on more than three sides. Unless excepted above, floor area includes, but is not limited to, both residential and non-residential uses in a building, elevator shafts and stairwells measured at each floor (but not mechanical shafts), penthouses, enclosed porches, interior balconies and mezzanines.

Based on this definition, areas used for off-street parking (such as a garage) are excluded from the gross floor area calculation and therefore are not counted toward FAR. Shadow Cliff's has a maximum allowed FAR of 48%. As proposed, the project is at 40%.

Please let me know if you have any additional questions.

[Quoted text hidden]

Ekaterina Utova [REDACTED]
To: Alexander Utov [REDACTED]

Tue, Mar 17, 2026 at 2:09 PM

----- Forwarded message -----

From: **Natalie Amos** <namos@cityofpleasantonca.gov>

[Quoted text hidden]

[Quoted text hidden]

Craig Mayer <[REDACTED]>
To: Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Ekaterina Utova [REDACTED]
[REDACTED] Nasrat Alam [REDACTED]

Tue, Mar 17, 2026 at 4:47 PM

Hello Natalie,

Thanks for your prompt response to my previous email message. It included a question related to whether the area of the garage must be included in the total floor area used to calculate the floor area ratio (FAR).

Based on your reply and for the reasons explained below, it appears the proposed addition exceeds the maximum allowable FAR. I am also very concerned that the Planning Division is providing inconsistent information about the maximum allowable FAR for the original Shadow Cliff Village lots.

It is unfortunate that the Pleasanton Municipal Code does not specifically define such an important term as FAR, as you wrote some other jurisdictions do. Therefore, you wrote it can only "generally" be calculated as the ratio of a building's total gross floor area to the area of the lot.

You directed me to the definition in Pleasanton Municipal Code Section 18.08.195 for gross floor area. You also wrote, "Based on this definition, areas used for off-street parking (such as a garage) are excluded from the gross floor area calculation and therefore are not counted toward FAR."

A quick search appears to indicate the closest the Pleasanton Municipal Code comes to defining "off street parking" is in Section 18.08.390, "Off-street parking facilities." The examples in that definition are " ... parking spaces, aisles, access drives and landscaped areas." None of those examples resemble a fully enclosed attached residential garage. Therefore, your response does not support excluding the area of the existing garage from the FAR.

You also wrote, "Shadow Cliff's has a maximum allowed FAR of 48%." However, your statement is contradicted by a marked up copy of Ordinance No. 1139 that Emily Carroll of the Pleasanton Planning Division previously provided. She attached it to an email to my neighbor about his proposed addition (Application # P23-0352) on March 22, 2022. Item 6 of Exhibit "A" in that document states, "That the maximum floor area on any individual lot shall be 40%." The handwritten note on the scanned document she provided states, "see memo in file for KB homes

higher FAR. Orig.[Original] lots are still 40%." I believe "KB homes" refers to Kaufman and Broad Homes, the builder of the later phase of the subdivision. Both my neighbor's home at 2907 Liberty Drive and the home at 2986 Liberty Drive were built by Ridgewood Construction, on what the note seems to refer to as the original lots.

In conclusion, using the areas provided by the Architect in the "Project Data" box on Sheet A1 and including the area of the garage, the FAR is 48.6%. This exceeds the maximum FAR for the original lots established in the documents previously provided by the Planning Division.

Please excuse any errors in spelling or grammar in this message. I rushed to get it to you before the hearing tomorrow, which I will not be able to attend.

Again, thanks for entering these comments into the project records.

Craig Mayer
[Redacted]
Pleasanton CA

From: Natalie Amos <namos@cityofpleasantonca.gov>
Sent: Tuesday, March 17, 2026 1:47 PM
[Quoted text hidden]

[Quoted text hidden]

Ekaterina Utova [Redacted]
To: Alexander Utov [Redacted]

Tue, Mar 17, 2026 at 7:45 PM

[Quoted text hidden]

15 attachments



image001.png
13K



image002.png
2K



image003.png
3K



image004.png
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image005.png
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image003.png
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image003.png
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image004.png
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image002.png
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image002.png
2K

Natalie Amos <namos@cityofpleasantonca.gov>

Thu, Mar 19, 2026 at 10:55 AM

To: Craig Mayer

Cc: Ekaterina Utova

Nasrat Alam

Good morning Craig,

To clarify, the Pleasanton Municipal Code (PMC) does provide the necessary framework for calculating Floor Area Ratio (FAR). As previously noted, FAR is derived from the definition of gross floor area. Based on that definition, areas used for off-street parking, including enclosed garages, are not included in the gross floor area calculation and therefore are not counted toward FAR. This has been the City's consistent application for all development projects. With respect to the Shadow Cliffs Village subdivision, garage square footage was not included as part of the FAR limitations at the time of project approval. This approach has been consistently applied across Pleasanton and is not unique to this subdivision.

Regarding the 1998 memo referenced in the project file, it is not specific to KB Home lots. The memo provides direction on how FAR is applied within PUD developments, such as this one. The memo indicates FAR may exceed the baseline standard and it does not establish a strict or separate FAR cap applicable only to a subset of lots. While Ordinance No. 1139 references a 40% FAR, the project file also documents that 3044 Badger Drive was established as the highest approved FAR within the subdivision at

approximately 48%. That lot was not part of the KB Homes phase, and as a result, the City has historically applied 48% as the effective maximum FAR for this subdivision as a whole, based on this precedent. For these reasons, the 48% FAR standard, excluding garage area, remains the applicable threshold for this development.

If you would like to continue your research, you are welcome to review the full public project file, including the referenced memo and supporting materials, at the Planning Division counter during in-person hours. Planning staff are happy to assist in coordinating access.

Please note your communication was entered into the project file.

[Quoted text hidden]

 **1997 PUD FAR Memo.pdf**
1652K



Ekaterina Utova [REDACTED]

Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

18 messages

Ekaterina Utova [REDACTED]

Mon, Mar 2, 2026 at 8:27 PM

To: namos@cityofpleasantonca.gov

Cc: Alexander Utov [REDACTED]

Dear Ms. Amos,

We submit this letter as a formal objection to Application #P26-0136 for the proposed two-story addition at 2986 Liberty Drive.

Based on the information provided, the proposed development would materially and adversely affect our property and appears inconsistent with both the character of the neighborhood and the governing architectural standards applicable to the Project.

1. Impact on Light and Outlook

Loss of Natural Light:

The proposed two-story extension appears to substantially block sunlight to our main living areas and garden. The scale and positioning of the addition would result in overshadowing, reducing natural light that we currently enjoy.

Dominance and Enclosure:

The height and massing of the structure appear excessive relative to the existing homes in the area. The extension would create a sense of dominance and enclosure, producing an oppressive “tunnel effect” between properties rather than maintaining the open character typical of this single-family neighborhood.

2. Direct Overlooking and Loss of Privacy

Direct Overlooking:

We are particularly concerned about new upper-floor windows that would directly face our master bedroom and main living spaces.

Loss of Privacy:

The proximity of the extension would allow visibility into areas of our home that were previously private and shielded. The proposed structure appears too close to the property line and would materially impact our reasonable expectation of privacy.

3. Character of the Area

This neighborhood consists of single-family homes and is not designed or characterized as townhouse-style development. None of the homes in the immediate vicinity have been extended in such an intrusive manner. The proposed addition appears inconsistent with the established scale, spacing, and architectural harmony of the area.

4. Impact on Property Value

The cumulative effects of reduced light, loss of privacy, visual dominance, and change in neighborhood character may negatively affect the value and marketability of our property.

5. Noise and Disturbance

We are also concerned about construction-related noise, duration of disturbance, and the long-term impact of increased occupancy and activity associated with the expanded structure.

Architectural Approval Requirements

According to Section 12.1 of the governing documents, exterior additions or alterations require submission and written approval from the Architectural Committee, with consideration given to:

- Harmony of external design with surrounding structures
- Effect of the location of proposed construction on nearby lots
- Conformity with other structures in the project
- Impact on surrounding properties

We respectfully request confirmation that proper Architectural Committee review has been completed and that the impact on neighboring lots — including ours — has been thoroughly evaluated in accordance with these standards.

Given the scale and impact of this proposal, we request that these concerns be formally considered as part of the review process. If appropriate, we would also request a hearing to further discuss these issues.

Thank you for your time and attention to this matter.

Sincerely,
Ekaterina Utova & Alexander Utov
[REDACTED], Pleasanton, CA 94566
phone: [REDACTED]

Natalie Amos <namos@cityofpleasantonca.gov>
To: Ekaterina Utova [REDACTED]
Cc: Alexander Utov [REDACTED]

Tue, Mar 3, 2026 at 12:42 PM

Dear Ms. Utova and Mr. Utov,

Thank you for your email regarding the proposed additions at 2986 Liberty Drive.

The project was reviewed for compliance with the Shadow Cliff Village PUD (PUD-83-16 and PUD-83-16-06m), approved by Ordinance No. 1139, as well as applicable provisions of the Pleasanton Municipal Code. Attached are the proposed plans and referenced ordinance.

With respect to the items raised in your email:

The proposed addition is located on the west side of the subject property. Your property is located to the south. Based on the orientation shown in the plans, the addition is positioned adjacent to the street and north of your property. Sunlight rises in the east and sets in the west and because the addition is not located south of your property, it would not typically be positioned to block primary southern sun exposure. Additionally, the proposed addition is set farther north on the lot than portions of the existing two-story structure.

The submitted plans do not show new windows on the south elevation facing your property. As such, direct overlooking toward your home from new upper-story windows is not proposed.

Approximately 90% or more of the homes within the subdivision are two-story residences. The proposal is being evaluated for consistency with the adopted setback and development standards governing the

subdivision.

The City does not evaluate or regulate potential property value impacts as part of development review. Property values are market-based and subjective.

If approved, the project would be subject to standard Conditions of Approval, including limitations on construction hours, stormwater protection measures, dust control, and compliance with applicable building and safety codes.

The “Architectural Approval Requirements” referenced in your email do not originate from City regulations. If such requirements stem from private HOA governing documents, they are administered privately. The City does not require HOA action as part of its land use process. Questions regarding HOA architectural review must be directed to your HOA directly.

After you have reviewed the plans, and if you still wish to formally request a hearing, as part of that process, the Zoning Administrator will inquire whether there has been any prior communication between neighbors and the applicant/property owner. Have either of you had any contact with the property owner/applicant regarding the proposal? If so, please share that outcome. If no, please confirm I may provide your contact information to the property owner so they may reach out to you directly.

Please feel free to review the attached plans and contact me with any specific questions regarding the proposed design or applicable standards. Please let me know how you’d like to proceed by 5p on Wednesday, March 4.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov


City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



[Quoted text hidden]

2 attachments

 **Exhibit B 2986 Liberty Drive.pdf**
2025K

 **Ord. 1139.pdf**
908K

Ekaterina Utova [redacted]
To: [redacted]

Tue, Mar 3, 2026 at 12:46 PM

The response was pretty much similar.

We need to get HOA attention here asap

[Quoted text hidden]

2 attachments

 **Exhibit B 2986 Liberty Drive.pdf**
2025K

 **Ord. 1139.pdf**
908K

Ekaterina Utova <[redacted]>
To: [redacted] @ [redacted] <[redacted]>
Cc: Alexander Utov [redacted]
Bcc: [redacted]

Tue, Mar 3, 2026 at 1:02 PM

Hello Patricia,

We have received a response from the City of Pleasanton regarding the proposed two-story extension at 2986 Liberty Drive (I am forwarding the City's reply below for your reference).

As a head of our HOA, could you kindly review the proposed plans and the City's response?

Given the potential impact on neighboring properties and the overall character of the community, we would greatly appreciate the HOA's involvement. Specifically, we would like to understand:

- Whether the Architectural Committee has formally reviewed and approved this proposal;
- Whether the Board believes the project complies with the community's architectural standards and harmony requirements;
- Whether the HOA intends to represent the interests of affected homeowners in discussions with the City or the property owner;
- What next steps you would advise from the HOA's perspective.

We are concerned about the scale, proximity, and potential privacy and enclosure impacts of the proposed addition, and we want to ensure that the governing documents are being properly applied and enforced.

We would truly appreciate your guidance and the HOA's support in this matter.

Thank you very much,
Ekaterina Utova & Alexander Utov
[redacted], Pleasanton, CA 94566
phone: + [redacted]

----- Forwarded message -----

From: **Natalie Amos** <namos@cityofpleasantonca.gov>
Date: Tue, Mar 3, 2026 at 12:42 PM
Subject: RE: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

To: Ekaterina Utova [redacted]
Cc: Alexander Utov [redacted]

[Quoted text hidden]

2 attachments

-  **Exhibit B 2986 Liberty Drive.pdf**
2025K
-  **Ord. 1139.pdf**
908K

Alexander Utov [redacted]
To: Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Ekaterina Utova [redacted]

Tue, Mar 3, 2026 at 1:12 PM

Natalie, we have 4 windows looking towards north, which be in direct line with the projected construction, and light from north side is the only light source in our kitchen and living area. We never had a massive extension like this ever approved in Shadow Cliff community, the only I know is 200 or 300 sqf and 1 story. We have no windows looking to the east due to easement with 2906, now we'll be also constrained from north side. I dont believe they will keep windows off center, which moves their south looking window in line with our master bedroom.

Absolutely unprecedented and massive construction in community that abides by original home models and planning.

Regards,

Alex

[Quoted text hidden]

5 attachments



Ekaterina Utova [redacted]
To: Sivashanmugam I hangavel [redacted]

Tue, Mar 3, 2026 at 2:08 PM

----- Forwarded message -----
From: **Natalie Amos** <namos@cityofpleasantonca.gov>

Date: Tue, Mar 3, 2026 at 12:42 PM


Subject: RE: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136


To: Ekaterina Utova [REDACTED]

Cc: Alexander Utov [REDACTED]

[Quoted text hidden]

2 attachments

 **Exhibit B 2986 Liberty Drive.pdf**
2025K

 **Ord. 1139.pdf**
908K

Ekaterina Utova [REDACTED]
To: Alexander Utov [REDACTED]
Cc: Natalie Amos <namos@cityofpleasantonca.gov>
Bcc: [REDACTED]

Tue, Mar 3, 2026 at 3:16 PM

Hi Natalie,

To provide additional context, I'm sharing photos that show the current view and light conditions from our home toward the neighboring property.

These images reflect the existing openness and spatial relationship between the properties, which we believe would be materially altered by the proposed addition.

As you can see, we already experience limited natural light due to the closely located fence along the property line. Given these existing constraints, any additional height and massing from the proposed two-story addition would further reduce light access and increase the sense of enclosure.

We believe this existing condition is important to consider when evaluating the cumulative impact of the proposed structure.

We would like to request an official hearing.

Thank you,

Ekaterina Utova & Alexander Utov
[REDACTED], Pleasanton, CA 94566
phone: + [REDACTED]

View from master room:



View from living area (pay attention we already have limited light here due to a closely located fence):





View from our backyard:



[Quoted text hidden]

Patricia Grcevich
To: Ekaterina Utova
Cc: Alexander Utov

Tue, Mar 3, 2026 at 4:24 PM

Hello Ekaterina,

With new laws concerning ADU's and extensions to homes. HOA's have a hard time denying these applications. Homeowners usually go to the city first to obtain all the permits before bringing the application to the HOA. I feel you are handling this correctly by going straight to the city to let them know your opposition.

Thank you,

Patricia Grcevich, CCAM
Common Interest Management Services
Community Association Manager

www.commoninterest.com



From: Ekaterina Utova [REDACTED]
Sent: Tuesday, March 3, 2026 1:03 PM
To: Patricia Grcevich [REDACTED]
Cc: Alexander Utov [REDACTED]
Subject: Fwd: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

[EXTERNAL]

[Quoted text hidden]

Ekaterina Utova [REDACTED]
To: Patricia Grcevich [REDACTED]
Bcc: [REDACTED]

Tue, Mar 3, 2026 at 7:09 PM

Hello Patricia,
Could you kindly confirm when is the next HOA meeting happening?

Thank you!
[Quoted text hidden]

Ekaterina Utova [REDACTED]
To: [REDACTED]

Tue, Mar 3, 2026 at 7:54 PM

----- Forwarded message -----
From: Natalie Amos <namos@cityofpleasantonca.gov>
Date: Tue, Mar 3, 2026 at 12:42 PM
Subject: RE: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136
To: Ekaterina Utova [REDACTED]
Cc: Alexander Utov [REDACTED]

[Quoted text hidden]

2 attachments

- Exhibit B 2986 Liberty Drive.pdf**
2025K
- Ord. 1139.pdf**
908K

Ekaterina Utova [REDACTED]

Wed, Mar 4, 2026 at 11:52 AM

To: Marina Guevorkian [redacted]

-  Exhibit B 2986 Liberty Drive.pdf
-  Ord. 1139.pdf

[Quoted text hidden]

Patricia Grcevich [redacted]
To: Ekaterina Utova [redacted]

Wed, Mar 4, 2026 at 1:22 PM

Hi Ekaterina,

March 25, 2026

[Quoted text hidden]

Ekaterina Utova [redacted]
To: [redacted]

Wed, Mar 4, 2026 at 1:23 PM

Ekaterina reacted via [Gmail](#)

[Quoted text hidden]



image001.jpg
5K

Ekaterina Utova [redacted]
To: Alexander Utov [redacted]
Cc: Natalie Amos <namos@cityofpleasantonca.gov>
Bcc: [redacted]

Wed, Mar 4, 2026 at 6:12 PM

Hello Natalie,

Please keep us posted on any updates regarding this matter.

We are attaching additional photos for your consideration. The images taken from the street in front of 2986 Liberty Drive, illustrate how our master bedroom window would be fully obscured by the proposed new construction.

We are also including a photo that shows how closely situated the three properties — [redacted] — are to one another. This proximity further highlights our concerns regarding light access and the cumulative enclosure effect the addition may create.

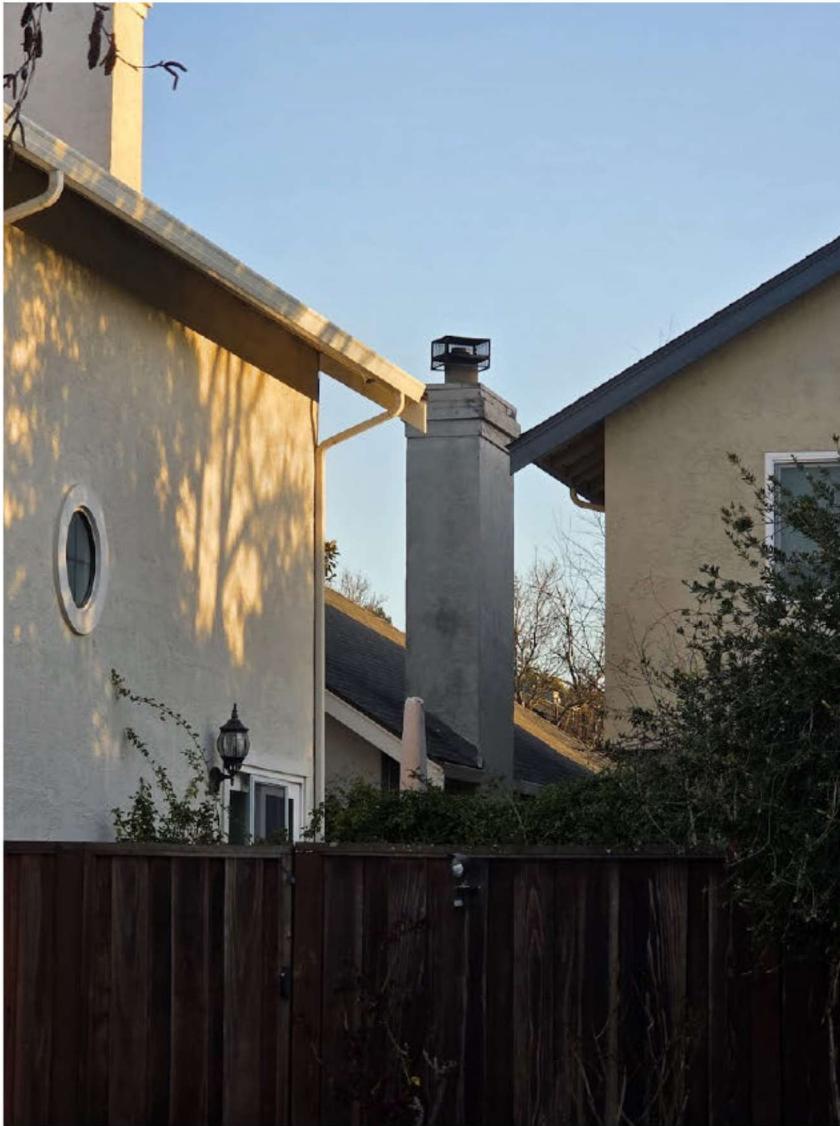
We believe these existing spatial conditions are important to consider when evaluating the overall impact of the proposal.

Thank you for your attention to this matter,

Ekaterina Utova & Alexander Utov
[REDACTED], Pleasanton, CA 94566
phone: + [REDACTED]







Ekaterina Utova [REDACTED]
To: Natalie Amos <namos@cityofpleasantonca.gov>
Bcc: [REDACTED]

Fri, Mar 6, 2026 at 12:24 PM

Hello Ms. Amos,

I'm following up on my previous emails regarding the updates I shared. Could you please confirm that you received them?

I would also appreciate it if you could keep us posted on any updates regarding this matter.

Thank you for your time.

Best regards,
Ekaterina

[Quoted text hidden]

Ekaterina Utova [REDACTED]
To: [REDACTED]

Sun, Mar 8, 2026 at 1:48 PM

----- Forwarded message -----
From: **Natalie Amos** <namos@cityofpleasantonca.gov>

Date: Tue, Mar 3, 2026 at 12:42 PM

Subject: RE: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

To: Ekaterina Utova <[redacted]>
Cc: Alexander Utov <[redacted]>

[Quoted text hidden]

2 attachments

 **Exhibit B 2986 Liberty Drive.pdf**
2025K

 **Ord. 1139.pdf**
908K

Ekaterina Utova <[redacted]>
To: cvmayer@hotmail.com

Sun, Mar 8, 2026 at 1:50 PM

----- Forwarded message -----

From: **Natalie Amos** <namos@cityofpleasantonca.gov>

Date: Tue, Mar 3, 2026 at 12:42 PM

Subject: RE: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

To: Ekaterina Utova <[redacted]>
Cc: Alexander Utov <[redacted]>

[Quoted text hidden]

2 attachments

 **Exhibit B 2986 Liberty Drive.pdf**
2025K

 **Ord. 1139.pdf**
908K

Natalie Amos <namos@cityofpleasantonca.gov>
To: Ekaterina Utova <[redacted]>, Alexander Utov <[redacted]>

Mon, Mar 16, 2026 at 10:14 AM

Hi Ekaterina,

Please also know the comments and materials you have submitted have been provided to the Zoning Administrator.

Kindest regards,

Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Ekaterina Utova [REDACTED]
Sent: Wednesday, March 4, 2026 6:12 PM
To: Alexander Utov [REDACTED]
Cc: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

Hello Natalie,

Please keep us posted on any updates regarding this matter.

We are attaching additional photos for your consideration. The images taken from the street in front of 2986 Liberty Drive, illustrate how our master bedroom window would be fully obscured by the proposed new construction.

We are also including a photo that shows how closely situated the three properties — [REDACTED] — are to one another. This proximity further highlights our concerns regarding light access and the cumulative enclosure effect the addition may create.

We believe these existing spatial conditions are important to consider when evaluating the overall impact of the proposal.

Thank you for your attention to this matter,

Ekaterina Utova & Alexander Utov
[REDACTED], Pleasanton, CA 94566
phone: + [REDACTED]









Ekaterina Utova <[REDACTED]>

2986 Liberty Drive - Zoning Administrator Hearing

7 messages

Natalie Amos <namos@cityofpleasantonca.gov>

Fri, Mar 6, 2026 at 1:28 PM

Afternoon all,

A Zoning Administrator hearing has been scheduled for Wednesday, March 18, at 10:00 a.m. The hearing will be conducted virtually and will not be held in-person.

A link to participate will be sent within the next week and will include details on how the meeting will be conducted, as well as the allotted time for public comment. The Zoning Administrator will have the plans, emails and photos which have been submitted for consideration.

As a reminder, HOA action is not part of the City process and is a separate civil matter.

Kindest regards,

Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



Ekaterina Utova [REDACTED]
To: [REDACTED]

Fri, Mar 6, 2026 at 1:46 PM

[Quoted text hidden]

Gioia Tornaghi [REDACTED]
To: Natalie Amos <namos@cityofpleasantonca.gov>
Bcc: [REDACTED]

Fri, Mar 6, 2026 at 1:58 PM

Hi Natalie,

Thank you for the update, we plan on attending on March 18th. Can any of the neighbors in our neighborhood attend the hearing as well?

Are you able to provide the contact info for the neighbors at 2986 Liberty Dr. so we can speak to them directly ahead of the hearing?

Thanks,
Gioia

[Quoted text hidden]

Gioia Tornaghi [REDACTED]
To: Natalie Amos <namos@cityofpleasantonca.gov>, David Kluj [REDACTED], Frank Tornaghi
[REDACTED] Michelle Tornaghi [REDACTED]
Bcc: [REDACTED]

Mon, Mar 9, 2026 at 8:00 AM

Hi Natalie,

Can you please provide the virtual meeting link asap? We've spoken with several neighbors who would like to participate on the hearing call, and I'd like to get them the virtual login info asap.

Thanks,
Gioia

[Quoted text hidden]

Gioia Tornaghi [REDACTED]
To: Natalie Amos <namos@cityofpleasantonca.gov>
Bcc: [REDACTED]

Mon, Mar 9, 2026 at 9:53 AM

Thank you, Natalie.

We did speak with Shrihari and his wife over the weekend.

Can you please provide an eta for when the link will be available, so that I can share it with other neighbors who would like to attend and voice their concerns.

Thank you,
Gioia

On Mon, Mar 9, 2026 at 9:41AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Morning Gioia,

Shrihari, owner of 2986 Liberty Drive, can be reached at [REDACTED] between 5:30 p.m. and 8:00 p.m. He is aware you may be contacting him to discuss the application. Please do not share his personal contact information with others, as his consent to provide it was only for those who specifically requested it.

Zoning Administrator hearings are open to the public. However, additional noticing is not conducted for hearings of this type, as the hearing was scheduled in response to a request rather than through the

standard public noticing process. Once the meeting link is available, you are welcome to share it with others who may wish to attend virtually.

[Quoted text hidden]

Gioia Tornaghi [REDACTED]
To: Natalie Amos <namos@cityofpleasantonca.gov>
Bcc: [REDACTED]

Mon, Mar 9, 2026 at 10:28 AM

Thank you for following up, and please keep me posted as soon as it becomes available because we are creating flyers for our neighbors to properly inform them of the project and hearing details.

Thanks,
Gioia

On Mon, Mar 9, 2026 at 10:20AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Hi Gioia,

Thank you for the update. I hope the conversation with Shrihari and his wife was productive.

You are welcome to share the hearing day, time, and method of meeting with others who may be interested in attending. Our administrative staff are currently working through meeting setup items in the order they are received and based on priority, as we are short staffed. The meeting link will be circulated once it becomes available; however, the link will only be active at the time of the hearing.

[Quoted text hidden]

Gioia Tornaghi [REDACTED]
To: Natalie Amos <namos@cityofpleasantonca.gov>
Bcc: [REDACTED]

Tue, Mar 10, 2026 at 2:45 PM

Hi Natalie,

Providing an update for you:

- The Mayor of Pleasanton, Jack Balch, will be meeting with myself and a group of additional concerned neighbors this Thursday at 4 pm in person at our homes to discuss the impact of this project and seek his guidance for how to best proceed with our opposition.

- We will be attending the Shadow Cliff HOA Board meeting March 25th at 6:30 pm, to present our concerns, specifically as it relates to our neighborhood's Covenants, Conditions, & Restrictions (CC&Rs)

Please see our neighborhood's CC&Rs attached, and pay specific attention to Section 12 - Architectural Control.

Also attached are photos demonstrating how current lot spacing and visual balance between homes would be significantly impacted.

Zoning administrator Hearing statement:

I would like to share ahead of time that my statement for the hearing will include the following:

Section 12.1 of Shadow Cliff CC&Rs requires that all exterior additions be reviewed and approved by the Architectural Committee based on several factors, including the harmony of the design with surrounding structures and the effect of the location of proposed construction on nearby lots.

The proposed addition raises significant concerns under these standards.

First, the scale of an approximately 800 square foot rear expansion would materially alter the existing massing pattern of homes in the neighborhood. Rear yard spaces currently maintain a consistent sense of openness and visual balance

between homes. A substantial extension of this size risks disrupting the architectural harmony referenced in Section 12.1.

Second, the CC&Rs explicitly allow the Committee to consider the effect of the proposed construction on nearby lots. A large rear addition could significantly affect adjacent properties by altering views, reducing natural light, and increasing the visual presence of the structure when viewed from neighboring yards and windows.

Third, approval of a project of this scale could establish a precedent for similar expansions throughout the community. Section 12.1 gives the Committee broad authority to consider any factors relating to the impact of proposed construction, and maintaining the established character and spatial relationships within the neighborhood is an important consideration.

For these reasons, I respectfully request that the Zoning Administrator and the City of Pleasanton's Planning Division carefully evaluate whether the proposed expansion is consistent with the CC&Rs and the overall architectural harmony of the Shadow Cliff community.

Thank you,
Gioia

[Quoted text hidden]

4 attachments



8026653547224837720.jpeg
962K



8099678478835012578.jpeg
418K



7287586545148942764.jpeg
456K



Shadow Cliff Village OA-CC&Rs.pdf
6124K



Ekaterina Utova <[REDACTED]>

Inquiry Regarding Appeal Process – Case P26-0136 (2986 Liberty Drive)

8 messages

Ekaterina Utova [REDACTED] Wed, Mar 18, 2026 at 3:12 PM

To: Natalie Amos <namos@cityofpleasantonca.gov>, Gioia Tornaghi [REDACTED], David Kluj [REDACTED], Michelle Tornaghi [REDACTED], Frank Tornaghi [REDACTED], Craig Mayer [REDACTED], Nasrat Alam [REDACTED]

Dear Ms. Amos,

I am writing to follow up on the recent decision regarding Case P26-0136 for the proposed addition at 2986 Liberty Drive.

As a directly impacted neighboring property owner, I would like to better understand the process for filing an appeal of this decision. Specifically, I would appreciate guidance on the following:

- The deadline to submit an appeal
- The required forms and submission process
- Applicable fees, if any
- The scope of issues that may be considered during the appeal
- The timeline and next steps following submission

I would also like to confirm whether any additional documentation or supporting materials should be included as part of the appeal package.

Thank you in advance for your time and assistance. I appreciate your guidance on how to proceed.

Best regards,
Kate Utova

[REDACTED]
Pleasanton, CA

Ekaterina Utova [REDACTED] Wed, Mar 18, 2026 at 3:17 PM

To: Natalie Amos <namos@cityofpleasantonca.gov>, Gioia Tornaghi [REDACTED], David Kluj [REDACTED], Michelle Tornaghi [REDACTED], Frank Tornaghi [REDACTED], Craig Mayer [REDACTED], Nasrat Alam [REDACTED]

Dear Ms. Amos,

Apologies—one quick follow-up question.

Would it be possible to share a recording of the hearing, or alternatively an AI-generated summary or transcript, if available?

Thank you again for your time and assistance.

Best regards,
Kate Utova

[Quoted text hidden]

Ekaterina Utova [REDACTED] Wed, Mar 18, 2026 at 3:23 PM

To: [REDACTED]

fji
[Quoted text hidden]

Ekaterina Utova [redacted]
To: Alexander Utov [redacted]

Wed, Mar 18, 2026 at 4:00 PM

----- Forwarded message -----

From: **Ekaterina Utova** [redacted]
Date: Wed, Mar 18, 2026, 3:17 PM
Subject: Re: Inquiry Regarding Appeal Process – Case P26-0136 (2986 Liberty Drive)
To: Natalie Amos <namos@cityofpleasantonca.gov>, Gioia Tornaghi [redacted] David [redacted]
[redacted] >, Michelle Tornaghi [redacted] >, Frank Tornaghi [redacted]
[redacted] Craig Mayer <[redacted]>, Nasrat Alam <[redacted]>

[Quoted text hidden]

Natalie Amos <namos@cityofpleasantonca.gov> Thu, Mar 19, 2026 at 1:48 PM
To: Ekaterina Utova [redacted], Gioia Tornaghi [redacted] >, David Kluj [redacted],
Michelle Tornaghi [redacted] >, Frank Tornaghi [redacted] >,
[redacted], Craig Mayer [redacted] >, Nasrat Alam [redacted]

Afternoon Ms. Utova,

An appeal must be filed with the Community and Economic Development Department within 10 days of the date of action (March 18). The appeal must include, at a minimum:

- A fully completed [Application for Development Review form](#)
 - Check the appeal box
- Fee (\$349)
- Written appeal request which includes:
 - Pertinent facts and bases for the appeal.
 - Grounds for the appeal.
 - Where there was an error or abuse of discretion by the Zoning Administrator in the action, and
 - Where the decision of the Zoning Administrator was not supported by the evidence on the record.

The documents must be submitted [electronically](#), and the fee must be paid prior to the appeal period ending.

Feel free to reconnect if you have questions.

Kindest regards,
Natalie

Natalie Amos, AGBP
Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



[Quoted text hidden]

Natalie Amos <namos@cityofpleasantonca.gov> Thu, Mar 19, 2026 at 2:04 PM
 To: Ekaterina Utova [REDACTED], Gioia Tornaghi [REDACTED], David Kluj [REDACTED],
 Michelle Tornaghi [REDACTED], Frank Tornaghi [REDACTED],
 [REDACTED], Craig Mayer [REDACTED], Nasrat Alam [REDACTED]

Afternoon Ms. Utova,

Our administrative office staff is out of the office today and tomorrow. I don't know her turnaround time for meeting minutes, as she has other tasks which may take priority. I will connect with her upon her return and reconnect with you thereafter.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Ekaterina Utova <[redacted]>
Sent: Wednesday, March 18, 2026 3:17 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>; Gioia Tornaghi <[redacted]>; David Kluj <[redacted]>; Michelle Tornaghi <[redacted]>; Frank Tornaghi <[redacted]>; [redacted]; Craig Mayer <[redacted]>; Nasrat Alam <[redacted]>

[Quoted text hidden]

[Quoted text hidden]

Ekaterina Utova <[redacted]> Fri, Mar 20, 2026 at 9:29 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Gioia Tornaghi <[redacted]>; David Kluj <[redacted]>; Michelle Tornaghi <[redacted]>; Frank Tornaghi <[redacted]>; Craig Mayer <[redacted]>; Nasrat Alam <[redacted]>; Alexander Utov <[redacted]>

Hello Ms. Amos,

Thank you for the information regarding the appeal process; I appreciate your guidance.

I wanted to follow up regarding the Application for Development Review form referenced in your message. The link provided appears to direct to a unrelated meeting agenda document rather than the application form itself.

Could you please resend the correct link or provide the appropriate form needed to file the appeal?

Thank you again for your assistance.

Kind regards,
Ekaterina Utova

[Quoted text hidden]

Natalie Amos <namos@cityofpleasantonca.gov>

Tue, Mar 24, 2026 at 1:23 PM

To: Ekaterina Utova

Cc: Gioia Tornaghi, David Kluj, Michelle Tornaghi

<[redacted]>, Frank Tornaghi,

Craig Mayer, Nasrat Alam,

[redacted], Alexander Utov [redacted]

Afternoon Ms. Utova,

Attached is the Application for Development Review form. It is also located on our website, should you need to refer to it outside of email communication.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

- o Check the appeal box
- Fee (\$349)
- Written appeal request which includes:
 - o Pertinent facts and bases for the appeal.
 - o Grounds for the appeal.
 - o Where there was an error or abuse of discretion by the Zoning Administrator in the action, and
 - o Where the decision of the Zoning Administrator was not supported by the evidence on the record.

[Quoted text hidden]

 Application Development Review_2026.pdf
301K



Ekaterina Utova <[redacted]>

RE: March 18 Zoning Administrator (ZA) Hearing - Action Letter

6 messages

Natalie Amos <namos@cityofpleasantonca.gov>

Fri, Mar 20, 2026 at 11:39 AM

Hello,

Please find attached the Zoning Administrator's action letter.

Kindest regards,

Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Natalie Amos
Sent: Friday, March 13, 2026 5:15 PM
Subject: March 18 Zoning Administrator (ZA) Hearing - Participation Information

Good evening,

Below is the link for the March 18, 10:00 a.m., Zoning Administrator (ZA) hearing.

Outside of staff and the applicant/property owner, each individual who wishes to speak will be limited to three (3) minutes. There will be no opportunity to speak more than once. Those wishing to provide public comment must use the virtual "raise hand" function and will be called upon by the Zoning Administrator/staff. Public comment is limited to providing comments; questions directed to staff, the Zoning Administrator, or the applicant/property owner cannot be answered during your public comment time. The applicant/property owner will be given an opportunity for conclusion comments at the end of public comments.

Prior to speaking, participants must state their name and address and have their camera turned on. All participants are expected to remain respectful during the hearing and while providing comments.

The hearing will generally proceed as follows, though the Zoning Administrator may modify the order at their discretion:

- Staff will provide a brief overview of the project and relevant history.
- The applicant and/or property owner will be allotted up to ten (10) minutes to speak.
- The Zoning Administrator may ask questions of staff and/or the applicant/property owner.
- The hearing will then be opened for public comment. This portion of the hearing is not a dialogue, but an opportunity for members of the public to provide comments.

Please consider this an acknowledgement that all emails, photos, and phone messages sent to staff have been received and provided to the Zoning Administrator for consideration. Questions will be responded to early next week, and in the order received. Be aware that any additional emails/communication received after Monday may not be responded to before the hearing.

As a reminder, CC&Rs and HOA guidelines, policies, and procedures are civil matters and are not part of the City's review process or decision-making. Property owners should contact their HOA Board directly regarding any questions or concerns related to CC&Rs or HOA requirements.

Kindest regards,

Natalie

ZOOM INFORMATION

You are invited to a Zoom webinar

When: This is a recurring webinar

Topic: Zoning Administrator Hearing- 3/18/26 at 10 a.m.

Join from PC, Mac, iPad, or Android:

<https://cityofpleasanton.zoom.us/j/82098868926>

Phone one-tap:

+16694449171,,82098868926# US

+16699006833,,82098868926# US (San Jose)

Webinar ID: 820 9886 8926

International numbers available: <https://cityofpleasanton.zoom.us/j/kevvFN9TsW>

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department


D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



 **P26-0136 ZA Action Letter.pdf**
252K

Ekaterina Utova <[REDACTED]> Fri, Mar 20, 2026 at 1:39 PM
 To: Natalie Amos <namos@cityofpleasantonca.gov>
 Cc: Nasrat Alam <[REDACTED]>, Gioia Tornaghi <[REDACTED]>
 <[REDACTED]>, David Kluj <[REDACTED]>, Michelle Tornaghi <[REDACTED]>
 <[REDACTED]>, Frank Tornaghi <[REDACTED]>
 <[REDACTED]>, Craig Mayer <[REDACTED]>

Hello Ms. Amos,

Thank you again for the detailed information.

After reviewing the materials, I wanted to clarify the appeal submission process. The link provided for the Application for Development Review form appears to direct to an unrelated document, and I want to ensure I am completing the correct form required by the City of Pleasanton for this appeal.

Could you please confirm:

- The correct appeal form for this specific case (P26-0136), and
- and whether appeals are submitted through a City of Pleasanton form or an Alameda County form?


Also, I would appreciate it if you could follow up on Monday regarding the hearing meeting minutes or, ideally, a recording. I would like to review it once more to refine and compile a strong appeal.

Given the 10-day appeal deadline, I want to ensure the submission is completed correctly and on time.

Thank you for your guidance.

Kind regards,
Ekaterina Utova

[Quoted text hidden]

 **P26-0136 ZA Action Letter.pdf**
252K

Ekaterina Utova <[redacted]> Mon, Mar 23, 2026 at 12:50 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Nasrat Alam <[redacted]>, Gioia Tornaghi <[redacted]>, David Kluj <[redacted]>, Michelle Tornaghi <[redacted]>, Frank <[redacted]>, Craig Mayer <[redacted]>

Hello Ms. Amos,

I hope you are doing well.

I am following up regarding my previous message, as we are working within the 10-day appeal window and want to ensure we meet all submission requirements on time.

Could you please provide the correct Application for Development Review appeal form referenced in your earlier email? The link previously shared appears to direct to an unrelated document, and we want to ensure we complete the proper form required for this appeal.

Additionally, I wanted to kindly follow up on the availability of the hearing record from last Wednesday, including any meeting minutes and/or recording. Access to this information is important for us to accurately reference the record and prepare a well-informed appeal submission.

Given the time sensitivity, I would greatly appreciate your guidance at your earliest convenience.

Thank you very much for your assistance.

Kind regards,
Ekaterina Utova

[Quoted text hidden]

 **P26-0136 ZA Action Letter.pdf**
252K

Gioia Tornaghi <[redacted]> Mon, Mar 23, 2026 at 2:27 PM
To: Ekaterina Utova <[redacted]>
Cc: Natalie Amos <namos@cityofpleasantonca.gov>, Nasrat Alam <[redacted]>, David Kluj <[redacted]>, Michelle Tornaghi <[redacted]>, Frank <[redacted]>, Craig Mayer <[redacted]>

Hi Natalie,

Following up on this chain, Can you please let us know if you received Kate's latest email?

Thanks,
Gioia

[Quoted text hidden]

Michelle Tornaghi <[redacted]> Mon, Mar 23, 2026 at 4:37 PM
To: Gioia Tornaghi <[redacted]>
Cc: Ekaterina Utova <[redacted]>

Gioia & Kat

You can always vi tact the city zoning clerk to request any documents as well. May get better luck than with Ms. Amos

Michelle

Sent from my iPhone

On Mar 23, 2026, at 2:27 PM, Gioia Tornaghi <[REDACTED]> wrote:

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

<image001.png>

<image002.png>

<image003.png>

<image004.png>

<image005.png>

[Quoted text hidden]

<image001.png>

<image002.png>

<image003.png>

<image004.png>

<image005.png>

Ekaterina Utova <[REDACTED]>
To: Michelle Tornaghi <[REDACTED]>
Cc: Gioia Tornaghi <[REDACTED]>

Mon, Mar 23, 2026 at 4:59 PM

Thanks for the tip, Michelle! Let me send this request!

Best regards,

kate

[Quoted text hidden]

Thursday, March 26, 2026 at 00:26:46 Pacific Daylight Time

Subject: Appeal of P26-0136 at 2986 Liberty Drive
Date: Tuesday, March 24, 2026 at 10:16:49 PM Pacific Daylight Time
From: Diane Wardin
To: Ekaterina Utova

Hello Kate,

I understand you are appealing the proposed addition to the house at 2986 Liberty Drive. I would like to lend my support to your appeal.

My name is Diane Wardin and I have lived at [REDACTED] Liberty Drive since 1987. I am the original owner and have watched the barren landscape of this little community mature into a lovely, green one. The small lots and homes were laid out in a very thoughtful manner. The tight neighborhood does not leave much room for expansions, especially very large ones.

When people buy into a zero lot line community, they are agreeing to smaller yards, narrower streets and closer neighbors. An HOA and CC&R's gives reassurance that things should not get wildly out of hand. If neighbors are allowed to radically change the configuration of their home, it will have a very real impact on the surrounding homes and it will also alter the overall feel of the entire development.

The residents at 2986 Liberty just bought their house in May of 2025; they should have bought a bigger house then. It feels like a betrayal of the neighborhood.

I am hoping your appeal is successful.

Thanks,
Diane Wardin
[REDACTED] Liberty Drive

Thursday, March 26, 2026 at 00:30:05 Pacific Daylight Time

Subject: Appeal for Project at 2986 Liberty Drive (P26-0136)
Date: Wednesday, March 25, 2026 at 4:54:12 PM Pacific Daylight Time
From: Craig Mayer
To: Ekaterina Utova
CC: Gioia Tornaghi, Michelle Tornaghi, David Kluj, Frank Tornaghi, [REDACTED], Nasrat Alam, Nick T, Diane Wardin

Good Afternoon Ekaterina,
My name is Craig Mayer. I live at [REDACTED] Liberty Drive. This message will document my support for your appeal of the Zoning Administrator's decision on this project.

I have two primary concerns. First, the Zoning Administrator's decision is based on incorrect information. Also, at a time when many people recognize the need for more affordable housing, this decision will set a precedent for more and larger additions that will reduce the supply of some of the more affordable existing detached homes in Pleasanton.

In the Zoning Administrator's letter dated 3/18/26, the second paragraph after Finding 1 includes the statement:

"Concerns related to building intensity, proximity to adjacent homes, and potential overdevelopment are mitigated by ... and in some instances, exceedance of objective development standards prescribed by the Pleasanton Municipal Code (PMC), including ... floor area ratio"

This statement implies the floor area ratio (FAR) is less than the maximum allowed by the Ordinance 1139, and could be a factor to offset other concerns. That is incorrect.

Natalie Amos stated in an email message to me dated 3/17/26:

"Shadow Cliff's has a maximum allowed FAR of 48%. As proposed, the project is at 40%."

In fact, this project utilizes every square foot of floor area permitted by Ordinance 1139, Exhibit "A," Item 6. This is supported by two email messages from Emily Carroll of the Planning Division to my neighbor Nasrat Alam, dated 3/22/22. One includes the statement:

"Ordinance 1139 governs this development and established development standards for your property. Notably, a 40% maximum floor area ratio is permitted"

Emily Carroll later attached a scan of the ordinance and related documents that are highlighted and marked up with handwritten comments. The note on Exhibit "A" Item 6 states:

"See memo in file for KB homes higher FAR. Original lots are still 40%."

I brought that note to the attention of Natalie Amos in an email dated 3/17/26. I stated, "I believe "KB homes" refers to Kaufman and Broad Homes, the builder of the later phase of the subdivision. Both my neighbor's home at 2907 Liberty Drive and the home at 2986 Liberty Drive were built by Ridgewood Construction, on what the note seems to refer to as the original lots."

Natalie Amos responded to that in a memo dated 3/19/26. She refers to a home at 3044 Badger Drive that established a FAR of 48%. She goes on to state:

"That lot was not part of the KB Homes phase"

That statement is also incorrect. 3044 Badger is one of the Kaufman and Broad homes, as evidenced by its original tile roof and concrete slab construction. Based on that incorrect statement, Natalie Amos says the City (apparently with the exception of Emily Carroll, as I previously explained) historically applied 48% as the maximum FAR for the subdivision as a whole.

Natalie Amos also provided a copy of what appears to be an internal memorandum to the planners from someone named Steve dated 2/5/98. It appears to waive the FAR limits established by the City Council in ordinances such as 1139. However, I wonder if Steve had the authority to waive a specific requirement in an ordinance.

The FAR appears to be a very important item in the Planning Division's "tool box." The results of the FAR calculation, and the limits established by ordinances, have extremely significant consequences. Therefore, when I could not find FAR defined in the Pleasanton Municipal Code, I asked Natalie Amos where I could find that definition. I also asked whether the area of the garage needs to be included in the floor area. She responded in an email message dated 3/17/26 that included the following statements:

"With respect to your question on floor area ratio (FAR), the Pleasanton Municipal Code does not provide a standalone definition of FAR in the same way some jurisdictions do; ... FAR is generally calculated as the ratio of a building's total gross floor area to the area of the lot." [I added the underlining for emphasis.]

"Based on this definition, areas used for off-street parking (such as a garage) are excluded from the gross floor area calculation and therefore are not counted toward FAR."

I was very surprised to learn that Pleasanton has not codified the definition of FAR, and a specific means to apply it. Based on other definitions in the Pleasanton Municipal Code, it is a stretch to exclude garage areas from FAR calculations. Also, in Shadow Cliff Village considering the garage as "off-street parking" and excluding it from the FAR is not based on reality.

A quick search appears to indicate the closest the Pleasanton Municipal Code comes to defining "off street parking" is in Section 18.08.390, "Off-street parking facilities." The examples in that definition are " ... parking spaces, aisles, access drives and landscaped areas." None of those examples resemble a fully enclosed attached residential garage. It should be noted that at least two of the original floor plans in Shadow Cliff Village (including the one for 2986 Liberty Drive) did not include laundry rooms. The washing machine and dryer connections were located in the garage, so the garage was never exclusively for parking. Also, due to the small size of the typical home in Shadow Cliff Village, many garages have now been converted to other uses. A quick informal estimate by one neighbor was that only a little over half the homes use the garage for parking at least one car.

In conclusion, I've lived in Shadow Cliff Village for close to forty years. The affordable prices of the small homes on small lots were what originally allowed me to purchase my home. I enjoy seeing that Shadow Cliff Village still provides that opportunity to young families, immigrants, and young people who grew up in Pleasanton and want to remain here. The approval of this addition, especially with inconsistent information about the FAR resulting from city staff waiving a specific requirement established in Ordinance 1139, will result in less affordable existing homes in Pleasanton

Thanks for this opportunity to provide input.

Craig

From: Ekaterina Utova [REDACTED]
Sent: Tuesday, March 24, 2026 8:21 PM
To: Gioia Tornaghi [REDACTED]; Michelle Tornaghi [REDACTED];
David Kluj [REDACTED]; Frank Tornaghi <[REDACTED]>;
[REDACTED] >; Nasrat Alam <[REDACTED]>; Craig
Mayer <[REDACTED]>; [REDACTED] <[REDACTED]>; Diane
Wardin <[REDACTED]>
Subject: Support Needed: Appeal for Project at 2986 Liberty Drive (P26-0136)

Dear neighbors,

I hope you're doing well. I'm reaching out regarding the recently approved project at **2986 Liberty Drive (Application P26-0136)** — a proposed two-story addition that may significantly impact nearby homes.

I am in the process of submitting an **appeal**, and I would truly appreciate your support. If you share concerns about this project — such as **privacy, loss of light, neighborhood character, or overall impact** — a short supporting statement from you would make a meaningful difference.

✓ **What I'm asking (very simple):**

Please send me a **short note (even a few sentences)** stating:

- Your name and address

- That you **support the appeal** of P26-0136
- Your main concern(s) (for example: privacy, loss of sunlight, neighborhood compatibility, construction noise, or setting a precedent for similar future developments)

Example:

I am a resident of [your address] and support the appeal of project P26-0136. I am concerned about the impact on neighborhood privacy and the scale of the proposed addition, which appears inconsistent with the character of our community.

You can reply to this email or text it to me — I will include it in the appeal package.

 **Timing is important:** I am planning to **submit the appeal tomorrow**, as it may take time to process and, as I understand, the **payment link for the appeal fee is only provided after submission**. So we need to act quickly. The final deadline is **March 28 at 5:00 PM**.

If you know other neighbors who may share these concerns, please feel free to **forward this message** to them. Several neighbors attended the City hearing and shared concerns about the project. However, the final decision does not appear to fully reflect all these concerns, which is why broader community input is especially important at this stage.

Thank you very much for your time and support — this truly matters for our neighborhood.

See you at the HOA meeting tomorrow! Please feel free to text or email me anytime.

Kind regards,
Ekaterina (Kate) Utova




Subject: Re: Support Needed: Appeal for Project at 2986 Liberty Drive (P26-0136)
Date: Tuesday, March 24, 2026 at 8:40:16 PM Pacific Daylight Time
From: Nick T
To: Ekaterina Utova

Hi Kate,

Here is my addition:

My Name is Nick Titangos. My wife, two kids and myself are residents of [REDACTED]. We have lived at, and have owned our home since November of 2013, and I support the appeal of project P26-0136. I am concerned about the implication it will have for the neighborhood as the apparent pent up demand for house expansions we saw during the planning commision was significant. Given the narrow roadways and sidewalks we have, the blind curves that are present on every block, and tight turns at each east and west end of the loops, where my two children walk and ride their bicycles, will lose the sidewalk and potentially contend with construction debris and equipment. I am concerned that with the enthusiasm some neighboring homeowners have exhibited, our very compact and close-knit community will become a construction zone for years to come.

Thank you for your consideration.

On Tue, 24 Mar 2026 at 20:21, Ekaterina Utova <[REDACTED]> wrote:

Dear neighbors,

I hope you're doing well. I'm reaching out regarding the recently approved project at **2986 Liberty Drive (Application P26-0136)** — a proposed two-story addition that may significantly impact nearby homes.

I am in the process of submitting an **appeal**, and I would truly appreciate your support. If you share concerns about this project — such as **privacy, loss of light, neighborhood character, or overall impact** — a short supporting statement from you would make a meaningful difference.

 **What I'm asking (very simple):**

Please send me a **short note (even a few sentences)** stating:


- Your name and address
- That you **support the appeal** of P26-0136
- Your main concern(s) (for example: privacy, loss of sunlight, neighborhood compatibility, construction noise, or setting a precedent for similar future developments)

 **Example:**

I am a resident of [your address] and support the appeal of project P26-0136. I am

concerned about the impact on neighborhood privacy and the scale of the proposed addition, which appears inconsistent with the character of our community.

You can reply to this email or text it to me — I will include it in the appeal package.

 **Timing is important:** I am planning to **submit the appeal tomorrow**, as it may take time to process and, as I understand, the **payment link for the appeal fee is only provided after submission**. So we need to act quickly. The final deadline is **March 28 at 5:00 PM**.

If you know other neighbors who may share these concerns, please feel free to **forward this message** to them. Several neighbors attended the City hearing and shared concerns about the project. However, the final decision does not appear to fully reflect all these concerns, which is why broader community input is especially important at this stage.

Thank you very much for your time and support — this truly matters for our neighborhood.

See you at the HOA meeting tomorrow! Please feel free to text or email me anytime.

Kind regards,
Ekaterina (Kate) Utova



--

Regards,

Nick Titangos
M.S.I.E



Thursday, March 26, 2026 at 00:27:56 Pacific Daylight Time

Subject: Opposition to 2986 remodel

Date: Tuesday, March 24, 2026 at 9:57:29 PM Pacific Daylight Time

From: Michelle Tornaghi

To: [REDACTED]

I am a resident of [REDACTED] (a single story home [REDACTED] proposed addition) and I support the appeal of the projet P26-0136. I am concerned that this proposed two story addition of 816 square feet will significantly impact our sunlight, feelings of privacy, fresh air, and sense of open space. I am also concerned about the impact and the scale of this large proposed addition, which appears inconsistent with the character and harmony of our neighborhood community.

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1139

APPROVING THE APPLICATION OF VAL WEST, INC. FOR DEVELOPMENT PLAN APPROVAL OF A 200-UNIT RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 35 ACRES LOCATED ON THE NORTH SIDE OF VINEYARD AVENUE OPPOSITE SAUTERNE WAY

WHEREAS, Val West, Inc. applied for development plan approval for construction of a 200-unit residential development project on approximately 35 acres located on the north side of Vineyard Avenue opposite Sauterne Way; and

WHEREAS, based on the Initial Environmental Study, a mitigated negative declaration was adopted by Council on April 24, 1984; and

WHEREAS, Council received the Planning Commission's recommendation for approval of the development plan; and

WHEREAS, a duly noticed public hearing was held on April 24, 1984; and

WHEREAS, the City Council finds that this development plan is consistent with the General Plan policies of the City of Pleasanton.

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Approves the development plan for a 200-unit residential development project on approximately 35 acres located on the north side of Vineyard Avenue opposite Sauterne Way, subject to the conditions on Exhibit "A" attached hereto and by this reference incorporated herein.

Section 2: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

Section 3: This ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton.

Section 4: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on April 24, 1984.

ADOPTED at a regular meeting of the City council of the City of Pleasanton on May 22, 1984 by the following vote:


AYES: Councilmembers - Brandes, Mohr and Wood

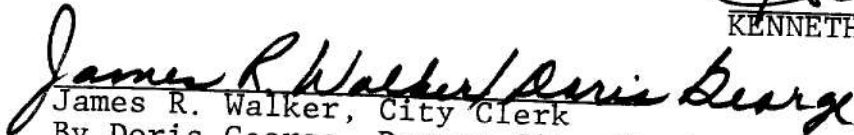
NOES: Mayor Mercer

ABSENT: Councilmember Butler

ABSTAIN: None

ATTEST:


KENNETH R. MERCER, MAYOR


James R. Walker, City Clerk
By Doris George, Deputy City Clerk

APPROVED AS TO FORM:

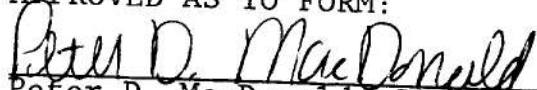

Peter D. MacDonald, City Attorney

EXHIBIT "A"

1. That the project shall be substantially as shown on the development plan, Exhibit A, on file with the Planning Division except that the park area shall not be designated a public park and shall not be under City ownership.
2. That in-lieu park dedication fees shall be paid to the City prior to approval of the final map at two-thirds the rate then in effect for the total number of lots shown on the final map.
3. That a plan for accessory buildings and patio covers shall be submitted to the Planning Division for approval prior to issuance of building permits on the subject property.
4. That emergency and maintenance vehicle access shall be provided from the northeasternmost loop street to the utility access road shown on the development plan to the approval of the Fire Chief.
5. That roll-up type garage doors shall be used for all units in the development.
6. That the maximum floor area ratio on any individual lot shall be 40%.
7. That all front yard landscaping including sprinkler systems shall be provided by the developer; an overall landscape plan for these front yards shall be submitted to the Planning Division for approval prior to final map approval.
8. That the developer be aware that growth management approval or exemption therefrom is required prior to the subdivision of the property.
9. That prior to the filing of a final map on the subject property CC&Rs shall be approved by the City Attorney; these CC&Rs shall provide for a property owners association with sufficient power to manage all commonly owned areas. The City shall be named as third party beneficiary of said CC&Rs and shall be granted the power to enforce its provisions if the property owners association fails to do so.
10. That Vineyard Avenue be designed and constructed generally as shown on the preliminary plan prepared by the City of Pleasanton. The west end of the project shall be a four lane divided roadway with on-street bike lanes. The east end shall

be a two lane roadway with turning lanes provided, all within a 72 foot wide + right-of-way. An appropriate center transition shall be designed. Vineyard Avenue shall be designed, and reconstructed if necessary, to provide adequate sight clearance for safe turning movements. Additional construction will be required on the south side of Vineyard Avenue to effect the required transition.

11. That City water and sewer service be provided to the Porter parcel per prior negotiations and agreements.
12. That the developer shall participate in the improvement of the off-site sanitary sewer mains to the extent required by the City Engineer at the time of tentative map approval.
13. That approval of this project is subject to all Standard Conditions of Development except conditions 14, 20, 21, 25, 26, 27, 29, 31 and 46.
14. That the developer shall phase the project in equal increments over a four year period.
15. That the developer shall pay the entire cost of any signal phasing and turn lane modifications to the First Street and Vineyard Avenue intersection as determined necessary by the City Engineer.
16. That the developer shall pay the City \$110,000 prior to recording a final subdivision map or issuance of any building permits for this project. These funds are to be utilized by the City for a part of the cost of improvements needed for the connection of Valley Avenue to Bernal Avenue.

///

STANDARD CONDITIONS OF DEVELOPMENT

1. That the street number(s) of the building(s) be posted so as to be easily seen from the street at all times, day and night. Street numbers shall be clearly displayed on all rear doors when a building has more than one tenant.
2. That all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or elsewhere, be effectively screened from view with materials architecturally compatible with the main structure.
3. That all mechanical equipment be constructed in such a manner that noise emanating from it will not be perceptible at or beyond the property plane of the subject property in a normal environment for that zoning district.
4. That all lighting be constructed in such a manner that glare is directed away from surrounding properties and rights-of-way.
5. That all trash and refuse be contained completely within enclosures architecturally compatible with the main structure.
6. That all trees used in landscaping be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
7. That if signing for the development is desired, a comprehensive signing program shall be submitted to the City for consideration under separate application.
8. That 6" vertical concrete curbs be installed between all paved and landscaped areas.
9. That all parking spaces be striped and provided with wheel stops unless they are fronted by concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.

10. That all utilities required to serve the development shall be installed underground.
11. That the applicant enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping included in this project will be maintained at all times in a healthful, attractive and weedfree manner. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
12. That all dwelling units in the development be constructed to meet the latest P.G.&E. Energy Conservation Home Standards.
13. That the following water conserving plumbing fixtures be installed: a) low flush water closets; b) shower flow control heads; c) aerators in interior faucets; and d) insulation of hot water lines.
14. That the applicant be aware that design review approval lapses within one year unless a building permit is issued and construction has commenced and is diligently pursued toward completion or an extension has been requested from the City.
15. That the developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.
16. That the location of any pad mounted transformers shall be subject to approval by the Planning Division prior to issuance of a building permit. Generally speaking such transformers shall not be located between any street and the front of a building.
17. That all buildings and/or structures must comply with all codes and ordinances in effect at the time required permits are issued by the Building Division.
18. That the development shall meet all requirements of the Pleasanton Fire Code.

19. That the site be kept free of fire hazards from the start of construction to final inspection and that the Fire Department emergency number be provided adjacent to all telephones on the site.
20. That the project shall meet all requirements of the Pleasanton Security Code and the developer shall provide plans as specified by the Crime Prevention Bureau of the Pleasanton Police Department.
21. That if required by the Police Department, the building(s) shall be equipped with an alarm system, the type to be approved by the Police Department and that this system shall be installed prior to final building inspection.
22. That a final landscape plan be submitted to the Planning Division for approval prior to issuance of a building permit.
23. That the colors of the building(s) be submitted to the Planning Division for approval prior to issuance of a building permit.
24. That the developer pay any and all fees that the property may be subject to.
25. That only modular newspaper dispensers accommodating more than one newspaper shall be allowed outside of buildings within the development; the design of these dispensers shall be approved by the Planning Division.
26. That the developer submit a building permit survey and a site development plan in accordance with the Survey Ordinance (Article 3, Chapter 3, Title II), and that these plans be approved by the City Engineer prior to the issuance of a building permit. That the site development plan include all required information to design and construct site, grading, paving, drainage and utilities. Specific items to be indicated on the site development plan necessary to construct storm, sewer and water systems are:
 - a. Type of pipes to be used (storm, sewer, water);
 - b. Length of pipes in linear feet (storm, sewer, water);
 - c. Slopes of pipes (storm and sewer);
 - d. Invert elevations at each inlet or junction structure (storm and sewer);
 - e. Horizontal control necessary to set relationships between buildings, parking, curb and gutter, storm, sewer and water;
 - f. Show top of pipe and bottom of pipe elevations where pipes cross under or over one another;

- g. Differentiate between public and private systems.
 - h. Landscape areas, parking stalls, driveway aisles, buildings, curbs and gutters shall have horizontal control dimensioning indicated on site development plan.
27. That the paving sections for the on-site parking and drive areas be designed on the basis of an R-Value test and a traffic index to carry the anticipated traffic loads. This design shall be subject to the approval of the City Engineer. The minimum paving section shall be 2" A.C. on 6" of A.B. The minimum A.C. pavement slope shall be 1%. For pavement slopes of less than 1% the surface runoff shall be carried in a concrete gutter to an acceptable point of discharge. The minimum slope for concrete gutter shall be 0.5%.
 28. That the developer install street frontage improvements per ordinance and to the satisfaction of the City Engineer. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, water facilities, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.
 29. That the property owner enter into an agreement with the City whereby he agrees to construct or finance the construction of street improvements adjacent to the site to the extent required by the Subdivision Ordinance at such time in the future as this is deemed necessary by the City Engineer. Said improvements may include, but are not necessarily limited to grading, curb and gutter, sidewalk, paving, street lighting, street trees, street monuments, underground utilities, storm drain facilities, sanitary sewer facilities, tree removal, traffic control devices, landscaping and automatic irrigation systems. This agreement shall be executed and approved by the City Council prior to the issuance of a building permit. The property owner/developer shall deposit a bond with the City to ensure future completion of the required improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer. The City Engineer may accept or may require a cash payment in-lieu of bonding where circumstances warrant.
 30. That the developer submit a refundable cash bond for hazard control prior to issuance of a building permit. The amount of this bond will be determined by the City Engineer.

31. That a sanitary sewer sampling manhole be provided on the sanitary sewer lateral unless otherwise waived by the City Engineer.
32. That prior to issuance of a building permit, the developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters (irrigation meters) not directly related to a building permit.
33. That the developer dedicate to the City for street right-of-way purposes those parcels of land intended to be public streets.
34. That the developer grant an easement to the City over those parcels shown as public service easements (P.S.E.) and which are approved by the City Engineer or other parcels which may be designated by the City Engineer.
35. That approval of the design for the line, grade, and structural sections for the streets serving this development be withheld pending final engineering design and review by the City Engineer.
36. That vertical P.C.C. curbs and gutters be constructed within this development unless otherwise approved by the City Engineer and that the curb and gutter be poured monolithically with the sidewalk when the sidewalk is adjacent.
37. That all existing wells, septic tanks or holding tanks on the site be properly sealed, filled and abandoned prior to the start of grading operations unless Zone 7 retains specific wells for observation wells, or special approval is obtained from the City Engineer for temporary use of an existing well for construction water. Any wells designated for abandonment or any wells encountered during construction, are to be destroyed in accordance with a permit obtained from Zone 7 by calling (415) 443-9300.
38. That the haul route for all materials to and from this development be approved by the City Engineer prior to the start of any construction.

39. That the developer submit an erosion and sedimentation control plan or procedure as part of the improvement plans prior to the final approval of the development.
40. That the developer submit a dust control plan or procedure as part of the improvement plans prior to the final approval of the development.
41. That storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer be privately maintained by the property owners or through an association approved by the City.
42. That approval of the water supply and distribution system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the proposed system meets both the immediate and long-range requirements for supplying water in this area.
43. That the developer comply with any and all applicable requirements of the cross-connections control and backflow prevention device programs required by the California Administrative Code, Title 17.
44. That approval for the number, type and location of fire hydrants be withheld pending final design, review by the Fire Marshal, and final review by the City Engineer.
45. That approval of the sanitary sewer system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the proposed system is adequate, connects to an approved point of discharge, and meets both the immediate and long-range requirements of the sanitary system in this and all tributary areas.
46. That if a sanitary sewer lift station is installed for use by the development and if it is accepted by the City for maintenance and operation, an agreement shall be completed between the City and the developer prior to the approval of the development to the effect that the developer will provide a maintenance and operation fund for a minimum ten year period.

47. That approval of the storm drainage system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda County Flood Control District - Zone 7, meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this development.
48. That electric power distribution, gas distribution, communication service, and any required alarm systems be installed underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
49. That the developer be responsible for the installation of the street lighting system serving the development. The street lights shall be 70 watt, high pressure sodium vapor units mounted on galvanized steel poles with poured in place bases, on the LS-1C schedule per City requirements and P.G.&E. standard details unless otherwise specifically approved. Approval for the number, location, and type of electroliers shall be withheld pending final design and review by the City Engineer.
50. That this development provide a safe and effective circulation system for bicycles and pedestrians. These facilities shall be designed and installed to the satisfaction of the City Engineer and shall be separated from vehicular traffic whenever possible.
51. That the developer submit detailed landscape and irrigation plans as part of the improvement plans. These plans should include, where applicable, a street tree planting plan and landscape plans for medians, buffer strips, and any right-of-way landscape areas. The irrigation plan shall provide for automatic controls.
52. That any damage to street improvements now existing or done during construction on the subject property be repaired to the satisfaction of the City Engineer at full expense to the developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
53. That the developer's contractor(s) obtain an encroachment permit from the City Engineer prior to the start of construction.
54. That the developer install street trees as required per ordinance.

Siting Standards

PUD-83-16-6M - New site development standards (8/8/87)

Front yard	20 ft. min.*
Side yards	5 ft. min.
Street side	10 ft. min.**
Building separation	10 ft. min.
Rear yard	20 ft. min.***
<p>Architectural projections (eave overhangs, fireplaces, bay windows and the like) may extend 2'-0" into the required yards.</p> <p>Plotting of specific model types is at the discretion of the builder, subject to satisfaction of PUD setback requirements.</p>	

*Can be reduced to 12' provided driveway apron has a minimum-length of 20'.

** Lot 182 has a 8' street side yard.

*** Can be reduced to 15' provided the area of private useable open space is a minimum of 700 sq. ft.

Notes:

1. Street & lot design, and conceptual landscape plans are to remain as approved under existing P.U.D.
2. Siting standards, floor plans and elevations are to be modified on only those lots which are plotted with units.



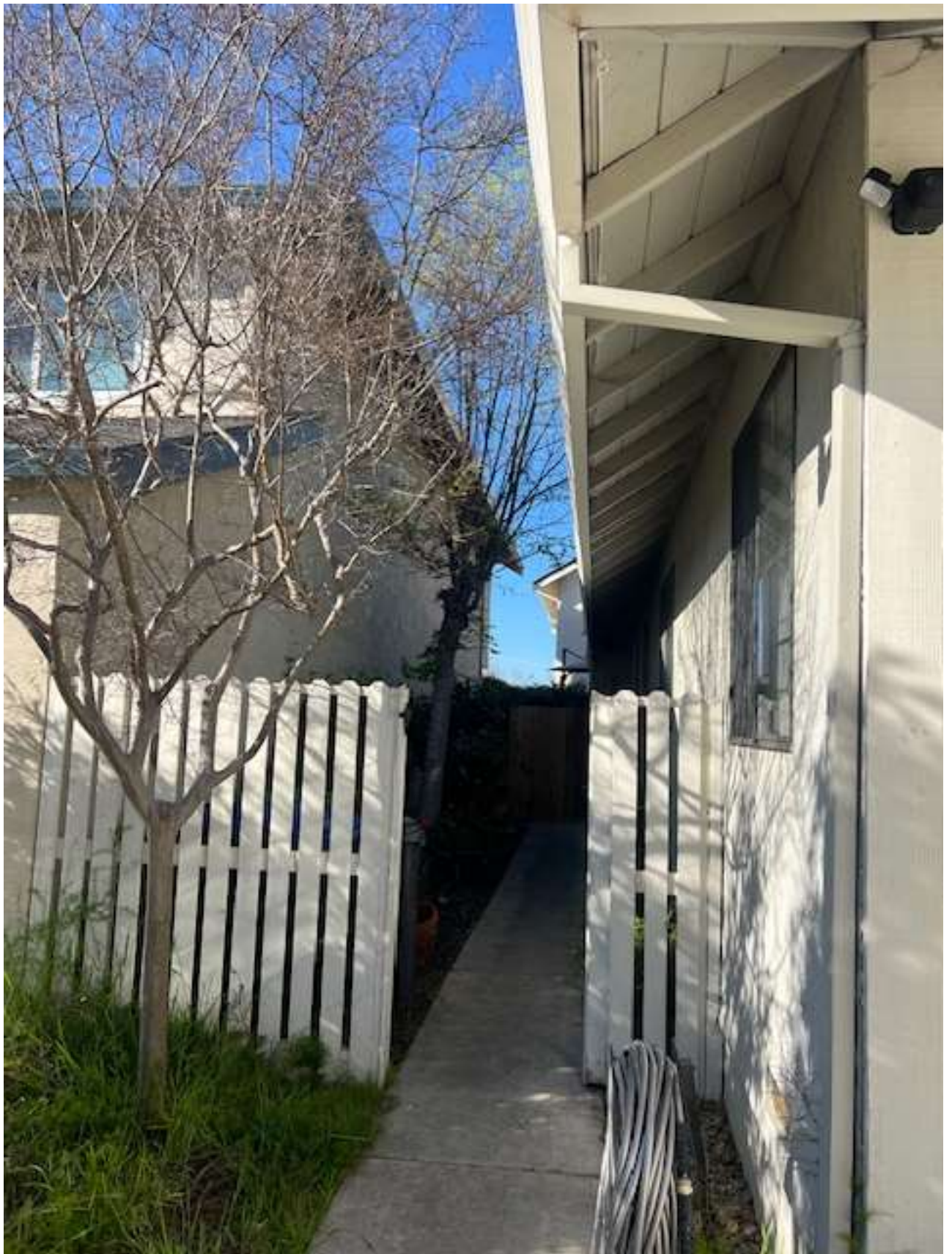


























2986

Thursday, March 26, 2026 at 00:19:56 Pacific Daylight Time

Subject: Re: Support Needed: Appeal for Project at 2986 Liberty Drive (P26-0136)
Date: Wednesday, March 25, 2026 at 9:05:22 PM Pacific Daylight Time
From: Nasrat Alam
To: Ekaterina Utova

Hi Ekaterina,

I am the owner and resident of [REDACTED] Liberty Drive here in Shadow Cliff Village and fully support the appeal of project P26-0136. I have been the owner and residing on this property for 36 years now and very deeply concerned about the impact on neighborhood privacy and the scale of the proposed addition, which appears very inconsistent with the character of our community. Typically the lot sizes in this community are very small with the exception of just a few homes, such as the one where this addition is being proposed. The size of the addition will very much impact the surrounding properties and in all likelihood will reduce the value of these properties, not to mention the problems that will be created during the long construction process which can easily last 6-8 months. This sort of large construction will also set precedence of further constructions of this large nature which will be very detrimental for this community.

Once again, I very much support this appeal to stop or at least modify the scope of this proposed construction.

Regards,
Nasrat Alam

On Tuesday, March 24, 2026 at 08:21:48 PM PDT, Ekaterina Utova [REDACTED] wrote:

Dear neighbors,

I hope you're doing well. I'm reaching out regarding the recently approved project at **2986 Liberty Drive (Application P26-0136)** — a proposed two-story addition that may significantly impact nearby homes.

I am in the process of submitting an **appeal**, and I would truly appreciate your support. If you share concerns about this project — such as **privacy, loss of light, neighborhood character, or overall impact** — a short supporting statement from you would make a meaningful difference.

✅ **What I'm asking (very simple):**

Please send me a **short note (even a few sentences)** stating:

- Your name and address
- That you **support the appeal** of P26-0136
- Your main concern(s) (for example: privacy, loss of sunlight, neighborhood compatibility, construction noise, or setting a precedent for similar future developments)

📝 **Example:**

I am a resident of [your address] and support the appeal of project P26-0136. I am concerned about the impact on neighborhood privacy and the scale of the proposed addition, which appears inconsistent with the character of our community.

You can reply to this email or text it to me — I will include it in the appeal package.

⌚ Timing is important: I am planning to **submit the appeal tomorrow**, as it may take time to process and, as I understand, the **payment link for the appeal fee is only provided after submission**. So we need to act quickly. The final deadline is **March 28 at 5:00 PM**.

If you know other neighbors who may share these concerns, please feel free to **forward this message** to them. Several neighbors attended the City hearing and shared concerns about the project. However, the final decision does not appear to fully reflect all these concerns, which is why broader community input is especially important at this stage.

Thank you very much for your time and support — this truly matters for our neighborhood.

See you at the HOA meeting tomorrow! Please feel free to text or email me anytime.

Kind regards,
Ekaterina (Kate) Utova





Ekaterina Utova [REDACTED]

HOA Board/Architectural Committee review - 2986 Liberty Dr. Proposed Rear Expansion

2 messages

Gioia Tornaghi [REDACTED]

Tue, Mar 10, 2026 at 7:16 PM

To: Patricia Grcevich [REDACTED], Belle Bregonia [REDACTED]

Bcc: [REDACTED]

Hi Patricia,

As per your guidance, below is what I'd like you to pass along and submit to the HOA Board/Architectural Committee in preparation for the HOA quarterly meeting 3/25.

To the Shadow Cliff HOA Board/Architectural Committee,

I am writing regarding the proposed rear expansion of the residence at 2986 Liberty Dr., which would add approximately 800 square feet to the rear of the home.

I have attached all relevant documents gathered in the context of this proposal, please review:

- City Notice
- Shadow Cliff development standards
- Architectural plans submitted to the city by 2986 Liberty Dr.
- Shadow Cliff CC&Rs.
- Photos demonstrating how current lot spacing and visual balance between homes would be significantly impacted.

Section 12.1 of the CC&Rs requires that all exterior additions be reviewed and approved by the Architectural Committee based on several factors, including the harmony of the design with surrounding structures and the effect of the location of proposed construction on nearby lots.

The proposed addition raises significant concerns under these standards.

First, the scale of an approximately 800 square foot rear expansion would materially alter the existing massing pattern of homes in the neighborhood. Rear yard spaces currently maintain a consistent sense of openness and visual balance between homes. A substantial extension of this size risks disrupting the architectural harmony referenced in Section 12.1.

Second, the CC&Rs explicitly allow the Committee to consider the effect of the proposed construction on nearby lots. A large rear addition could significantly affect adjacent properties by altering views, reducing natural light, and increasing the visual presence of the structure when viewed from neighboring yards and windows.

Third, approval of a project of this scale could establish a precedent for similar expansions throughout the community. Section 12.1 gives the Committee broad authority to consider any factors relating to the impact of proposed construction, and maintaining the established character and spatial relationships within the neighborhood is an important consideration.

For these reasons, I respectfully request that the Architectural Committee carefully evaluate whether the proposed expansion is consistent with the CC&Rs and the overall architectural harmony and established character of the community, so that it can be preserved for all homeowners.

I also respectfully request to be notified when the architectural proposal has been resubmitted to the Board and to be kept informed of any decision regarding this proposal.

My understanding is that the Board has a strict 30-day window in which it must respond with either approval or denial; otherwise, the decision is forfeited and falls under the City's jurisdiction.

Thank you for your attention to this matter and for your continued stewardship of the neighborhood.

Sincerely,

3/25/26, 10:48 PM

Gmail - HOA Board/Architectural Committee review - 2986 Liberty Dr. Proposed Rear Expansion

Gioia Tornaghi



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

NOTICE TO SURROUNDING PROPERTY OWNERS/OCCUPANTS

**PROJECT ADDRESS: 2986 LIBERTY DRIVE
APPLICATION #: P26-0136**

This notice is to advise you that the City of Pleasanton's Planning Division has received an Application for Administrative Design Review approval to construct an approximately 816-square-foot, two-story addition to the west side of the home located at 2986 Liberty Drive.

Planning staff are available to answer your questions or to work with you on any concerns you may have with this proposal. **If you have any questions or concerns, you may contact Natalie Amos, Associate Planner, at namos@cityofpleasantonca.gov by 5 p.m. on March 4, 2026.** If requested, the Zoning Administrator will schedule a hearing.

Plans for the proposed project are available for public review and may be requested by emailing Natalie at namos@cityofpleasantonca.gov Monday through Friday, from 8 a.m. to 5 p.m.

Derek Farmer
Assistant Director of Community and
Economic Development

Date of Notice: February 25, 2026

9 attachments



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962K



Shadowcliff development standards Ord. 1139.pdf
908K



Shadow Cliff Village OA-CC&Rs.pdf
6124K



Architectural plans submitted by 2986 Liberty Drive.pdf
2025K



Architectural plans submitted by 2986 Liberty Drive.pdf
2025K



Shadowcliff development standards Ord. 1139.pdf
908K



Shadow Cliff Village OA-CC&Rs.pdf
6124K

Gioia Tornaghi [REDACTED]
To: Patricia Grcevich [REDACTED]
Cc: Belle Bregonia [REDACTED]
Bcc: [REDACTED]

Tue, Mar 10, 2026 at 10:36 PM

Hi Patricia,

Thanks for following up, my comments were sent in a separate email thread with the subject line, "HOA Board/Architectural Committee review - 2986 Liberty Dr. Proposed Rear Expansion"

Let me know if you have any trouble finding it.

Gioia

On Tue, Mar 10, 2026 at 10:23 PM Patricia Grcevich <[REDACTED]> wrote:

Let me know when you have you comments ready that you would like sent to the Board.

Thank you,

Patricia Grcevich, CCAM
Common Interest Management Services
Community Association Manager



www.commoninterest.com



From: Gioia Tornaghi <[REDACTED]>
Sent: Tuesday, March 10, 2026 7:57 PM
To: Patricia Grcevich <[REDACTED]>; Belle Bregonia <[REDACTED]>
Subject: Re: HOA Board/Architectural Committee review - 2986 Liberty Dr. Proposed Rear Expansion

[EXTERNAL]

Sorry the format kept giving me trouble:

To the Shadow Cliff HOA Board/Architectural Committee,

I am writing regarding the proposed rear expansion of the residence at 2986 Liberty Dr., which would add approximately 800 square feet to the rear of the home.

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For these reasons, I respectfully request that the Architectural Committee carefully evaluate whether the proposed expansion is consistent with the CC&Rs and the overall architectural harmony and established character of the community, so that it can be preserved for all homeowners.

I also respectfully request to be notified when the architectural proposal has been resubmitted to the Board and to be kept informed of any decision regarding this proposal.

My understanding is that the Board has a strict 30-day window in which it must respond with either approval or denial; otherwise, the decision is forfeited and falls under the City's jurisdiction.

Thank you for your attention to this matter and for your continued stewardship of the neighborhood.

Sincerely,

Gioia Tornaghi

[Redacted]

[Redacted]

On Tue, Mar 10, 2026 at 7:52 PM Gioia Tornaghi [Redacted] wrote:

{Cleaned up a few formatting and spelling errors}

To the Shadow Cliff HOA Board/Architectural Committee,

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Sincerely,

Gioia Tornaghi

[Redacted]

[Redacted]

On Tue, Mar 10, 2026 at 7:16 PM Gioia Tornaghi <[Redacted]> wrote:

Hi Patricia,

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3/25/26, 10:48 PM

Gmail - HOA Board/Architectural Committee review - 2986 Liberty Dr. Proposed Rear Expansion

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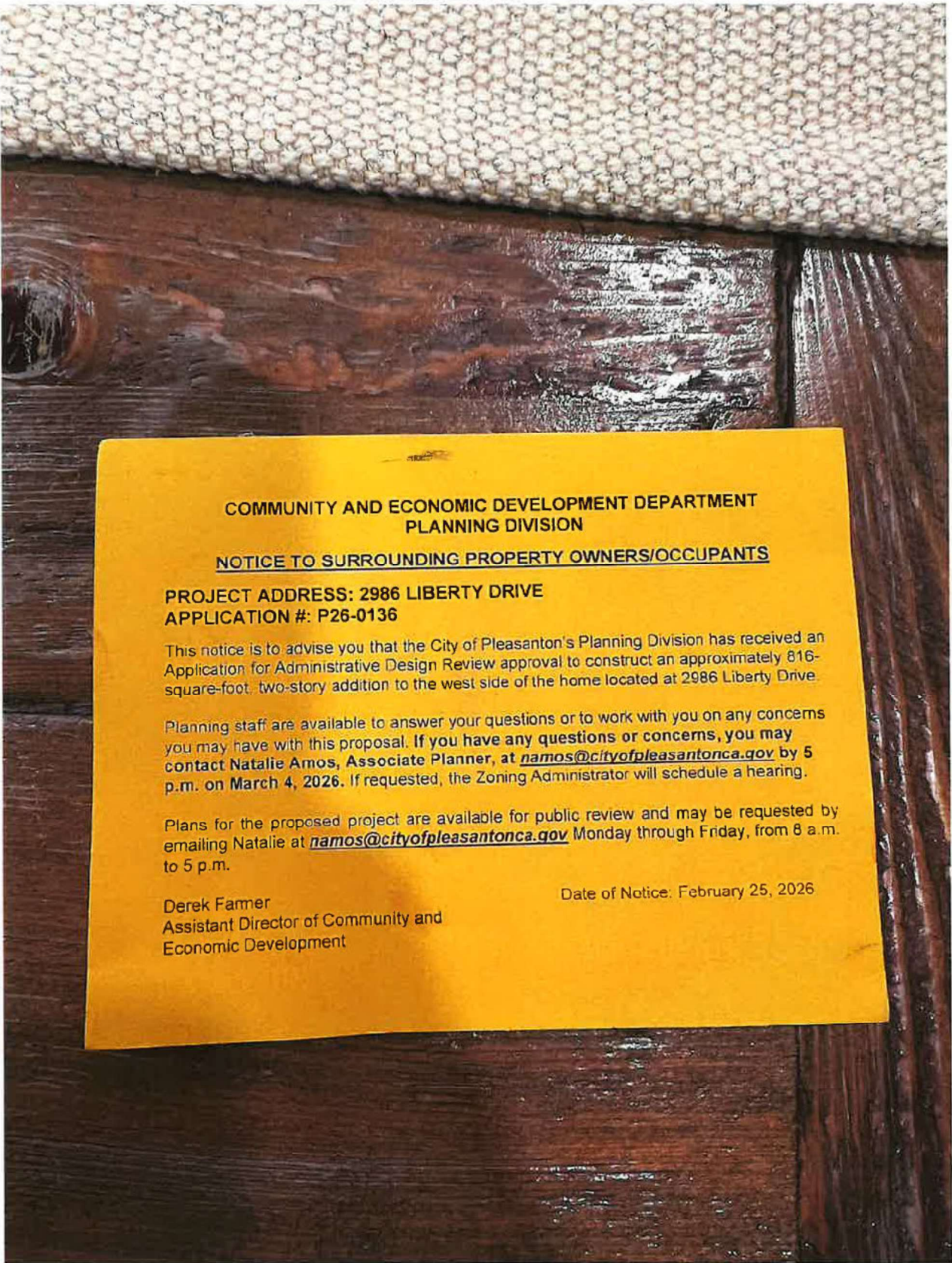
Thank you for your attention to this matter and for your continued stewardship of the neighborhood.

Sincerely,

Gioia Tornaghi

[REDACTED]

[REDACTED]



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

NOTICE TO SURROUNDING PROPERTY OWNERS/OCCUPANTS

**PROJECT ADDRESS: 2986 LIBERTY DRIVE
APPLICATION #: P26-0136**

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Plans for the proposed project are available for public review and may be requested by emailing Natalie at namos@cityofpleasantonca.gov Monday through Friday, from 8 a.m. to 5 p.m.

Derek Farmer
Assistant Director of Community and
Economic Development

Date of Notice: February 25, 2026



Ekaterina Utova [REDACTED]

Request for HOA Board / Architectural Committee Meeting Prior to Upcoming City Hearing

15 messages

Ekaterina Utova [REDACTED] >
To: [REDACTED]
Bcc: Gioia Tornaghi [REDACTED]

Fri, Mar 13, 2026 at 10:17 AM

Hi Patricia,

Would it be possible to schedule a brief meeting with the Board and an Architectural Committee representative ahead of next Wednesday's hearing with the City of Pleasanton?

We understand that the HOA meeting is currently scheduled to take place after the city hearing. Given that timing, it would be very helpful for neighbors to better understand the HOA's architectural review process and the Board's role under the community's CC&Rs before the hearing occurs.

My understanding is that the Board may have access to legal counsel representing the common interest community who could potentially help clarify questions about the HOA's review process and the Board's fiduciary responsibilities when considering projects that may affect neighboring properties.

As neighbors trying to better understand the process, we would greatly appreciate any opportunity to receive guidance from the HOA prior to the city hearing.

Thank you for considering this request.

Best regards,

Kate

Patricia Grcevich [REDACTED]

Fri, Mar 13, 2026 at 12:18 PM

To: Ekaterina Utova [REDACTED]

The Board has denied your request and will not be meeting anyone separately.

Thank you,

Patricia Grcevich, CCAM
Common Interest Management Services
Community Association Manager

[REDACTED]
www.commoninterest.com



From: Ekaterina Utova [redacted]
Sent: Friday, March 13, 2026 10:17 AM
To: Patricia Grcevich [redacted]
Subject: Request for HOA Board / Architectural Committee Meeting Prior to Upcoming City Hearing

[EXTERNAL]

[Quoted text hidden]

Ekaterina Utova [redacted] Fri, Mar 13, 2026 at 12:22 PM
To: Gioia Tornaghi [redacted]

[Quoted text hidden]

Ekaterina Utova [redacted] Fri, Mar 13, 2026 at 12:24 PM
To: Patricia Grcevich [redacted]

Hi Patricia,

Thank you for letting us know. We appreciate the Board's response and understand their position.

Best regards,
Ekaterina

[Quoted text hidden]

Patricia Grcevich [redacted] Fri, Mar 13, 2026 at 1:09 PM
To: Ekaterina Utova [redacted]

You are welcome.

[Quoted text hidden]

Ekaterina Utova [redacted] Fri, Mar 13, 2026 at 1:59 PM
To: Patricia Grcevich [redacted]
Cc: Gioia Tornaghi [redacted]

Hi Patricia,

Thank you for your response.

The reason we reached out was that Robert had suggested we contact management to ask whether a meeting with the Board and an Architectural Committee representative might be possible prior to the upcoming city hearing, and that the Board could potentially involve association counsel if needed to clarify the HOA review process.

We understand the Board has now decided not to hold a separate meeting, and we appreciate the clarification.

Thank you again.

Best regards,
Ekaterina

[Quoted text hidden]

Patricia Grcevich <[redacted]> Sat, Mar 14, 2026 at 8:09 PM
To: Ekaterina Utova <[redacted]>
Cc: Gioia Tornaghi <[redacted]>

While Board members are happy to talk to you as neighbors, California law dictates that HOA Board Members only manage issues at HOA Board meetings and not on a day-to-day basis.

[Quoted text hidden]

Ekaterina Utova <[redacted]> Fri, Mar 20, 2026 at 1:56 PM
To: Patricia Grcevich <[redacted]>
Cc: Gioia Tornaghi <[redacted]>, David Kluj <[redacted]>, Frank Tornaghi <[redacted]>, Michelle Tornaghi <[redacted]>, Craig Mayer <[redacted]>, Nasrat Alam <[redacted]>

Hi Patricia,

I hope you are doing well.

I am writing to request a copy of the Architectural Committee’s conditional approval notice (or any related decision documentation) for the proposed construction at 2986 Liberty Drive.

As a homeowner in the Shadow Cliffs community and a directly impacted adjacent neighbor, I would like to review the Architectural Committee’s evaluation and any conditions associated with the approval.

If possible, we would also like to reference this information at the upcoming HOA meeting on March 25 to help ensure that any discussion is based on accurate and complete information.

Please let me know if there is a formal process to obtain this document, or if you are able to provide it directly.

Thank you in advance for your assistance.

Best regards,
Kate Utova
[redacted]

[Quoted text hidden]

Patricia Grcevich <[redacted]> Mon, Mar 23, 2026 at 12:19 PM
To: Ekaterina Utova <[redacted]>
Cc: Belle Bregonia <[redacted]>

Hello Kate,

The Architectural Application for 2986 Liberty Drive has not been resubmitted, so there will be no discussion concerning this topic. When the Application is resubmitted, it will be provided to the Board (who volunteer their time) to review and provide direction. Thank you for understanding.

[Quoted text hidden]

Ekaterina Utova <[redacted]> Mon, Mar 23, 2026 at 12:34 PM

To: Nasrat Alam [redacted], Gioia Tornaghi [redacted], David Kluj [redacted], Michelle Tornaghi [redacted], Frank Tornaghi [redacted], Craig Mayer [redacted]

Hi neighbors,

I wanted to share a quick update following my communication with our HOA community manager regarding the proposed construction at 2986 Liberty Drive.

According to the HOA (see Patricia's reply below), the Architectural Application has not been resubmitted. Therefore, the Board has not yet reviewed the project or issued any decision (this is how I read it, correct me if I am wrong).

This appears to mean that the HOA architectural review process is still pending and has not been completed - again, this is my understanding from the reply from Patricia.

Given this, it may help interested parties to attend the upcoming HOA meeting and stay informed as the process continues.

Best regards,
Kate

----- Forwarded message -----

From: Patricia Grcevich [redacted]
[Quoted text hidden]
[Quoted text hidden]

Ekaterina Utova [redacted] Mon, Mar 23, 2026 at 12:43 PM
To: Patricia Grcevich [redacted]
Cc: Belle Bregonia [redacted]
Bcc: Craig Mayer [redacted], Gioia Tornaghi [redacted], Nasrat Alam [redacted], [redacted], David Kluj [redacted], Michelle Tornaghi [redacted], Frank Tornaghi [redacted]

Hi Patricia,

Thank you for the clarification, I appreciate the update.

Just to make sure I understand correctly — does this mean that no Architectural Committee approval (conditional or final) has been issued to date for the proposed project at 2986 Liberty Drive?

Also, once the application is resubmitted, will neighboring homeowners be notified and have an opportunity to review the proposal or provide input as part of the HOA Architectural review process?

Thank you again for your time and guidance.

Best regards,
Kate

[Quoted text hidden]

Patricia Grcevich [redacted] Mon, Mar 23, 2026 at 2:18 PM
To: Ekaterina Utova [redacted]
Cc: Belle Bregonia [redacted]

Hi Kate,

No Application has been resubmitted from 2986 Liberty Drive, so there is nothing to review, to date.

To notify the homeowners is not the HOA Architectural review process, with that being said, I am sure the homeowner will resubmit the same documents that you already saw that was provided by the City.

[Quoted text hidden]

Ekaterina Utova [redacted] Mon, Mar 23, 2026 at 2:22 PM
 To: Patricia Grcevich [redacted]
 Cc: Belle Bregonia [redacted], Gioia Tornaghi [redacted], David Kluj [redacted], Frank Tornaghi [redacted], Michelle Tornaghi [redacted], Craig Mayer [redacted], Nasrat Alam [redacted]

Hi Patricia,

Thank you for the clarification, I appreciate the update.

I understand that no application has been resubmitted yet and that nothing is currently under review.

Since this project directly impacts adjacent properties, please let me know once the application is resubmitted and under consideration by the Architectural Committee.

I would also welcome updates as the process moves forward.

Thank you again for your time.

Best regards,
Kate

[Quoted text hidden]

Patricia Grcevich [redacted] Tue, Mar 24, 2026 at 2:24 PM
 To: Ekaterina Utova [redacted]

Hi Kate,

I will inform the Board of your request.

[Quoted text hidden]

Ekaterina Utova [redacted] Tue, Mar 24, 2026 at 2:52 PM
 To: Patricia Grcevich [redacted]
 Cc: Gioia Tornaghi [redacted], Michelle Tornaghi [redacted], Craig Mayer [redacted], David Kluj [redacted], Frank Tornaghi [redacted], Nasrat Alam [redacted], Diane Wardin [redacted], Belle Bregonia [redacted]

Thank you so much, Patricia. I really appreciate your efforts in communicating this to the Board on our behalf, and for keeping additional interested neighbors in the loop.

Best regards,
Kate

[Quoted text hidden]

NOTICE:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

RECORDED AT THE REQUEST OF)

CHICAGO TITLE COMPANY OF ALAMEDA)
COUNTY)

WHEN RECORDED MAIL TO:)

CHICAGO TITLE COMPANY)
6543 REGIONAL STREET, SUITE B)
DUBLIN, CA. 94568)
ATTN: DEVELOPER SERVICES)
Escrow #55710)

COPY of Document Recorded
on 7-7-86 as No 161222
Has not been compared with original.
ALAMEDA COUNTY RECORDER

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SHADOW CLIFF VILLAGE OWNERS' ASSOCIATION

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DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

THIS DECLARATION is made this 25th day of
JUNE, 1986, by KEN H. EARP ("Declarant").

R E C I T A L S:

A. Declarant is the owner of the real property located in Alameda County, California described as Lots 1 through 200, inclusive, and Parcels A, B and C, Tract No. 5351 on the Map recorded on February 10, 1986 in Book 158 of Maps at Pages 91 through 98, inclusive, Series 86-038607, in the Office of the Alameda County Recorder (the "Property").

B. Declarant has established a general plan, set forth in this Declaration, for the subdivision, improvement and development of the Property, and each and every lot and parcel on the Property, and desires to secure the harmonious and uniform development of the Property in accordance with the plan.

DECLARANT'S STATEMENT

Declarant declares that the Property, and each and every lot and parcel on it, is, and shall be, held, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the following limitations, reservations, covenants, conditions, servitudes, liens and charges, all of which are declared and agreed to be in furtherance of and pursuant to a general plan for the development of the Property, and all of which are declared and agreed to be for the purpose of enhancing, maintaining and protecting the value and attractiveness of the Property and of the surrounding area. These provisions are imposed upon Declarant, the Owners and the Association and are for the benefit of all Lots and the Common Area, and shall bind the Owners and the Association. These provisions are intended also to be for the benefit of the City of Pleasanton generally, which is hereby acknowledged to be a third party beneficiary to the benefits hereof, with the power to enforce, on behalf of the Owners and the Association, the provisions hereof. These provisions shall be a burden upon and benefit to not only the original Owner of each Lot and the Association but also to their successors and assigns. All covenants are intended as and are declared to be covenants running with the land as well as equitable servitudes upon the land.

SECTION 1

Definitions

1.1 Architectural Committee. "Architectural Committee" means the committee acting pursuant to Section 13 consisting of persons appointed in accordance with Section 13.2 and serving in the capacity of Architectural Committee pursuant to Section 13.

1.2 Adjoining Lot. "Adjoining Lot" means, with respect to any R.O.S.E. Lot (as defined in Section 1.21), the Lot immediately adjoining such R.O.S.E. Lot, where such adjoining Lot is subject to an R.O.S.E. easement for the benefit of the R.O.S.E. Lot.

1.3 Adjoining Owner. "Adjoining Owner" means the owner of an Adjoining Lot.

1.4 Association. "Association" means the Shadow Cliff Village Owners' Association, a California nonprofit mutual benefit corporation, and its successors and assigns.

1.5 Association Rules. "Association Rules" means the rules and regulations regulating the use and enjoyment of the Common Area adopted by the Board from time to time.

1.6 Board of Directors. "Board of Directors" or "Board" means the Board of Directors of the Association.

1.7 Bylaws. "Bylaws" means the Association's Bylaws and any amendments.

1.8 City. "City" means the City of Pleasanton, Alameda County, California.

1.9 Common Area. "Common Area" means all real property (including improvements thereon) owned by the Association (or owned by Declarant to be conveyed to the Association) for the common use and enjoyment of the Owners. The Common Area shall include, upon conveyance to the Association, those parcels identified as Parcels "A" and "B" on the Subdivision Map and any other plot of land conveyed to the Association and designated as "Common Area" in any Supplement to the Declaration recorded pursuant to Section 12.

1.10 Corner Lot. "Corner Lot" means any Lot fronting on two different Streets or whose property line bordering any Street contains an approximate ninety degree angle.

1.11 County. "County" means the county of Alameda, California.

1.12 Declarant. "Declarant" means Ken H. Earp and his successors and assigns, if such successors and assigns are assigned the rights of Declarant pursuant to Section 3.24 or if such successor or assign is a mortgagee acquiring Declarant's interest in the Project by foreclosure or by deed in lieu of foreclosure.

1.13 Declaration. "Declaration" means this Declaration of Covenants, Conditions and Restrictions and its amendments, modifications or supplements.

1.14 Front. "Front" means, with respect to any building, fence or other structure, any wall or fence facing a Street. "Front fence" means those portions of the fence associated with and surrounding a Lot and/or its appurtenant R.O.S.E. easement area which are nearest to and most nearly parallel to the Street. "Front yard" means any portion of a Lot lying between the Street and the line running along the front fence and front of a structure, but does not include any portions of the Common Area.

1.15 Lot. "Lot" means any portion of the Property which is a legally described lot or parcel on any recorded parcel or subdivision map affecting any of the Property including any other plot of land designated as "Lot" in any Supplement to the Declaration recorded pursuant to Section 12; provided, however, that the term "Lot" does not include the Common Area or any portion thereof.

1.16 Member. "Member" means every person or entity holding a membership in the Association.

1.17 Mortgage and Mortgagee. "Mortgage" means a mortgage or deed of trust encumbering a Lot or other portion of the Project. "Mortgagee" means the beneficiary or mortgagee under a Mortgage. An "institutional" Mortgagee means a Mortgagee that is a bank or savings and loan association or mortgage company or other entity chartered or licensed under federal or state laws whose business includes lending money on the security of real property or investing in or purchasing such loans. The term "institutional" Mortgagee shall include insurance companies, pension and profit sharing trusts, real estate investment trusts, and federal or state agencies or entities which purchase real property loans from the lenders that originated them. A "first" Mortgage, or "first" Mortgagee means a Mortgage or Mortgagee having priority as to all other Mortgages or holders of Mortgages encumbering the same Lot or encumbering the same portion of the Project.

1.18 Owner. "Owner" means each person or entity holding a record ownership interest in a Lot, including Declarant (and his successor in interest, if any) and contract sellers under recorded contracts of sale. "Owner" also shall mean a member of the Association, and "Ownership" shall include membership in the Association. "Owner" shall not include persons or entities who hold an interest in a Lot merely as security for the performance of an obligation.

1.19 Project or Development. "Project" or "Development" means the Property including any additional real property that may be annexed pursuant to Section 12 that is to be developed and improved, together with the improvements thereon.

1.20 Property. "Property" means the real property described in the Recitals.

1.21 Rear. "Rear" means, with respect to any building, fence or other structure, the side opposite from the front. However, a Corner Lot and any building or structure located thereon, shall be deemed to have two "fronts" and two "sides," but not to have any "rear." "Rear fence" means those portions of a fence associated with and surrounding a Lot and/or its appurtenant R.O.S.E. easement areas which are farthest from and most nearly parallel to the front fence. "Rear yard" means any portion of a Lot lying between the area bounded by the rear fence, side fences, the outer perimeter of the structure located on such Lot and the outer perimeter of the front yard.

1.22 Recreation and Open Space Easement; R.O.S.E. Easement. "Recreation and Open Space Easement" or "R.O.S.E. easement" means any and all of those easements described in Section 2.7 below, which easements will be created by grant particularly describing the easement area and designated in such grant as "Recreation and Open Space Easements" or "R.O.S.E."

1.23 R.O.S.E. Lot. "R.O.S.E. Lot" means any Lot benefited by a R.O.S.E. easement.

1.24 Side. "Side" means, with respect to any building, fence or other structure, any wall or fence which is not a "front" or a "rear." "Side fence" means those portions of a fence associated with and surrounding a Lot and/or its appurtenant R.O.S.E. easement areas which connect the rear fence with the front fence or the side or sides of any structure.

1.25 Streets. "Streets" mean any publicly dedicated street or thoroughfare within or adjacent to the

Project and shown on the Subdivision Map, whether designated thereon as a publicly dedicated street, boulevard, place, drive, road, terrace, way, lane, circle or court.

1.26 Subdivision Map. "Subdivision Map" means the recorded final subdivision map for Tract No. 5351 described in the Recitals and any amendments or adjustments thereto.

SECTION 2

Easements

2.1 Nonexclusive Easement. Every Owner has a nonexclusive easement of use, enjoyment, ingress, egress, and support in, to, and throughout the Common Area and any improvements or facilities on this area.

Each such nonexclusive easement shall be appurtenant to the respective Lot and shall pass with the title to the Lot. Nonexclusive easements shall be subject to the following rights and restrictions:

(a) The right of the Association to limit the number of guests, and to adopt, amend and enforce the Association Rules.

(b) Subject to the provisions of Section 11.4, the right of the Association to borrow money to improve, repair, or maintain the Common Area.

(c) The right of the Association to assign, rent, license or otherwise designate and control use of the Common Area and any improvements thereon, including designation of portions of the Common Area for the exclusive use of one Lot and the right to charge reasonable fees for admission to and use of recreational facilities.

(d) The right of the Association to suspend the right of an Owner to use any recreational or other facility in the Common Area as provided in Section 4.6 of this Declaration.

(e) The right of the Association to adopt, amend and enforce Association Rules concerning the control and use of any private streets, roadways and paved areas located upon or across the Common Area, including the right to regulate the kind of vehicles and their speed, to regulate the parking of vehicles upon such private streets and roadways, and to have towed or removed abandoned vehicles left for more than four (4) days on such private streets and roadways. Declarant or the Association is authorized to assign to a municipality or other governmental entity, or to contract with any private security patrol company to exercise, its authorized rights in connection with such private streets, roadways, and parking areas.

2.2 Entry or Use Rights. Each Lot or the Common Area, as the case may be, shall be subject to the following rights of entry and use:

(a) The right of the Association, or its agents, to enter any Lot to cure any violation or breach of this Declaration or the Bylaws or the Association Rules, provided that at least thirty (30) days prior written notice of such violation or breach (except in cases of emergency) has been given to the Owner, and provided that, within the thirty (30) day period such Owner had not acted to cure such violation or breach. The Association shall be entitled to levy a special assessment for its costs of effecting such cure against the Owner in accordance with the procedures in Section 6.6. The rights of entry and cure shall be immediate in case of an emergency originating upon or threatening any Lot, whether or not its Owner is present. The Association shall not under this section have the right to enter the domicile of any Owner without consent except in case of emergency.

(b) The right of the Association, or its agents, to enter any of the Lots to perform its obligations and duties under this Declaration, including without limitation obligations or duties with respect to construction, maintenance, or repair for the benefit of the Common Area or the Owners in common.

(c) The right of the Association and Owners (or their representatives) of adjoining Lots of entry upon and access to slopes and drainageways located upon a Lot when such access is essential for the maintenance or stabilization of slopes or drainage, or both, on such adjoining Lots, provided requests for entry are made at least seven (7) days in advance and that entry is at a time convenient to the Owner upon whose Lot entry is to be made. In case of emergency the right of entry shall be immediate.

2.3 Easement for Minor Encroachments. Each Lot and its Owner shall have and is granted an easement over any portion of the Common Area which adjoins such Lot ("Neighboring Common Area") and over any other Lot or Lots which adjoin such Lot ("Neighboring Lot(s)") for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, errors in repairing or rebuilding a partially or totally destroyed structure, settlement or shifting of structures, or due to any other cause as long as the encroachment remains. Each Lot and its Owner shall have and is granted an easement, appurtenant to such Lot, over the Neighboring Common Area and/or Neighboring Lot(s) for overhanging roofs and eaves, fireplace structures, and other structural components and for electrical, gas, telephone and other utility devices or installations, as originally constructed (or as repaired or rebuilt so long as such repair or rebuilding does not

increase the encroachment). The easements granted by this subsection are limited to a two foot wide strip of any Neighboring Common Area and any Neighboring Lot(s) along the lot line which the dominant tenement Lot shares with such Neighboring Common Area and/or Neighboring Lot(s).

2.4 Power to Grant Owner and Third Party Easements. Declarant or the Association shall have the power to grant and convey to any Owner or other party easements and rights-of-way in, on, over, or under the Common Area for the purpose of constructing, erecting, operating or maintaining lines, cables, wires, conduits, or other devices for electricity, cable television, power, telephone and other purposes, public sewers, storm water drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes, and any similar public or quasi-public utilities, improvements or facilities; and each purchaser, in accepting a deed to a Lot, expressly consents to such easements and rights-of-way and authorizes the Association and Declarant (as long as Declarant owns one or more Lots) to execute any and all instruments conveying or creating such easements or rights-of-way. However, no such easement can be granted if such easement or the improvement(s) thereon would constitute a continuing or permanent nuisance interfering with the use, occupancy or enjoyment by any Owner of his or her Lot or the recreational facilities of the Project.

2.5 Emergency Access and Right-of-Way. The Property, each Owner, the City and the Association, as the case may be, is declared to be subject to the emergency vehicle access easement or easements and the public right-of-way easement or easements, if any, as shown upon and described by the Subdivision Map.

2.6 Other Easements on Subdivision Map. Each Lot and its Owner and the Association, as the case may be, is declared to be subject to all easements, dedications and the rights-of-way granted or reserved in, on, over and under under the Property and each Lot as shown on the Subdivision Map.

2.7 Recreation and Open Space Easements (R.O.S.E.). In order to provide for efficient utilization of land in the Project, driveways and fences on certain Lots will be constructed in such a way that such structures do not coincide with and may intersect the lot lines of such Lots. In this way, additional property will be included within the area bounded by the front, side and rear fences and contiguous portions of the perimeter of the dwelling on such Lot, which area is not properly a portion of the Lot in question. Similarly, certain portions of a Lot will be excluded from one Lot and included within the area bounded

by the front, side and rear fences and contiguous portions of the dwelling on an adjoining Lot. Where additional property is so included within a Lot (a "R.O.S.E. Lot"), this additional area will be subject to a R.O.S.E. easement for the benefit of such R.O.S.E. Lot. Likewise, where a portion of a Lot is so excluded from a Lot (an "Adjoining Lot"), this excluded area will be burdened by a R.O.S.E. easement for the benefit of a neighboring lot (a "R.O.S.E. Lot"). In this way, each R.O.S.E. Lot and its Owner shall have an exclusive easement appurtenant to such Lot, over the R.O.S.E. easement area on an Adjoining Lot or Lots.

R.O.S.E. easements will be created by grant which shall particularly describe the R.O.S.E. easement area; and once so created, the R.O.S.E. easement shall pass with conveyance of the R.O.S.E. Lot as dominant tenement, whether or not referred to in the instrument of conveyance. No alteration or termination of any R.O.S.E. easement or severance of any R.O.S.E. easement from the R.O.S.E. Lot to which it is appurtenant shall occur or be valid without the prior written consent of the Declarant, or if Declarant ceases to hold any interest of record in the Project, the City of Pleasanton. Any such consent so given shall be in writing and affixed to the instrument altering, terminating, or severing the R.O.S.E. easement, which instrument shall be effective only upon recordation in the official records of Alameda County, California.

R.O.S.E. easements will be exclusive easements for the purpose of recreation and enjoyment, ingress and egress and open space. The rights pertaining to R.O.S.E. easements shall include the right to landscape the easement area with such plant materials and in such fashion, consistent with all other provisions of this Declaration, as such Owner shall desire. R.O.S.E. easements shall be subject in all cases to the following rights and restrictions:

(a) The right of an Adjoining Owner to service, maintain, repair or replace the improvements on the Adjoining Lot which abut the R.O.S.E. easement, provided requests for entry are made at least seven (7) days in advance and that entry is at a time convenient to the Owner upon whose Lot entry is to be made. Responsibility for the maintenance and repair (including structural maintenance) or reconstruction of improvements on an Adjoining Lot shall be the sole responsibility of such Adjoining Owner; provided, however, that any maintenance, repair or reconstruction of such improvements necessitated by damage caused by such Owner of the R.O.S.E. easement or by such Owner's family, guests, tenants, employees or invitees, shall be the responsibility of the R.O.S.E. easement Owner. No Owner shall alter the shape, size, color or construction of improvements abutting a R.O.S.E. easement or place any windows therein or use any materials different from those

used in the initial construction of such improvements, without the prior written approval of the Architectural Committee.

(b) The right of an Adjoining Owner to the quiet use and enjoyment, without unreasonable interference, of all other portions of the Adjoining Lot and the improvements located thereon.

(c) Overhanging roofs and eaves of improvements located on an Adjoining Lot, as such roofs and eaves were originally constructed.

In connection with the use and enjoyment of the R.O.S.E. Easement, each Owner of a R.O.S.E. Lot shall have the obligation to maintain the R.O.S.E. Easement area in good and sanitary order, condition and repair in accordance with the provisions of this Declaration, including the maintenance repair and replacement (as needed) of any paved driveway areas constructed thereon.

2.8 Restrictions on Owner's Right to Allow Others to Use and Enjoy Project. Subject to any contrary provisions of this Declaration, each Owner has the right to allow his or her family, guests, tenants, employees, invitees and such other persons as may be permitted by the Bylaws or the Association Rules (collectively, "Owner's Permittees") to share in said Owner's right to use and enjoy the Project, including any recreational facilities. However, if any Owner has sold his or her Lot to a contract purchaser or has rented it, then the Owner and the Owner's Permittees do not have any such right to use and enjoy the project while the Owner's Lot is occupied by the contract purchaser or tenant. Instead, the contract purchaser or tenant, while occupying such Lot, has the right to use and enjoy the Project, including any recreational facilities, and the right to allow others to use and enjoy the Project, to the same extent and in the same manner as if such contract purchaser or tenant were an Owner during the period of his or her occupancy. Each Owner shall notify the secretary of the Association of the names of any contract purchasers or tenants occupying such Owner's Lot. To the extent that an Owner's right to use and enjoy the Project may be suspended, the right of the Owner's Permittees and contract purchasers to use and enjoy the Project may also be suspended. No Owner, by assigning to or permitting others to use and enjoy the Project, is relieved of liability to the Association or to other Owners for payment of assessments or performance of the covenants, conditions and restrictions contained in this Declaration. Any lease, rental agreement, or contract of sale entered into between an Owner and a tenant or contract purchaser of a Lot shall require that the tenant or contract purchaser comply with all of the covenants, conditions and restrictions contained in this Declaration, and the provi-

sion requiring such compliance shall be for the express benefit of the Association and each Owner.

SECTION 3

Covenants and Use Restrictions

3.1 Limitation to Residential Use. Lots shall be used for residential purposes only, and no part of the project shall be used or caused, allowed, or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such nonresidential purpose. However, for a period of three (3) years from the date of recordation of the Declaration, Lots owned by Declarant may be used by Declarant or its designees as models, sales offices and construction offices for the purpose of developing, improving and selling Lots in the Project.

3.2 Leasing. Any Owner may rent his or her Lot to a tenant, subject to the following restrictions:

(a) Any Lease or rental agreement affecting a Lot ("Lease") shall be in writing;

(b) Any Lease shall require the tenant to abide by and be subject to all terms and provisions of this Declaration, the Articles, the Bylaws and the Association Rules;

(c) Any Lease shall comply with the requirements of Section 2.8; and

(d) Any Lease shall specify that failure to abide by the provisions required by this Section 3.2 shall constitute a default under the Lease.

3.3 Maintaining Structures on Lot; Window Coverings. Except as provided by Sections 2.6, 2.7 and 4.8, each Owner shall be responsible for maintaining the structures located upon his or her Lot, including the equipment and fixtures in the structure and its walls, roof, ceilings, windows and doors, in a clean, sanitary, workable and attractive condition. However, each Owner has complete discretion as to the choice of furniture, furnishings and interior decorating; except that windows can be covered only by drapes, blinds, shutters or shades and cannot be painted or covered by foil, cardboard or other similar materials. Each Owner also shall be responsible for maintenance, repair and replacement of all electrical, heating, air-conditioning and gas lines, conduits, apparatus and equipment servicing his or her Lot and repair, replacement and cleaning of the windows and glass of his or her structure. Each Owner also shall be responsible for maintenance, repair and replacement of all plumbing servicing his or her Lot to the point at

which such plumbing joins the main sewer line of the Project.

3.4 Landscaping. With respect to the front yard of each Lot, all areas, except those actually covered by buildings, structures or pavement, must be landscaped. However, this provision shall not apply to any Lot which does not include a structural improvement for human occupancy until a notice of completion of a structural improvement on that Lot has been recorded in the County Recorder's Office or until the expiration of one hundred twenty (120) days after the issuance of a building permit for the structural improvement, whichever shall first occur. Each Owner shall be responsible for keeping such landscaped areas in his or her front yard in weed-free, well watered and good condition, with all dead or dying plant materials promptly removed and replaced.

3.5 Prohibited Activities. No oil drilling, oil refining, quarrying or mining operations of any kind shall be permitted on or in the Project; and no oil wells, tanks, tunnels or mineral excavations or shafts shall be permitted on the surface of the Project or within five hundred (500) feet below the surface of the Project. No derrick or other structure designed for use in boring for water, oil or natural gas shall be erected, maintained or permitted on the Project.

3.6 Offensive Conduct. No noxious or offensive activities, including, but not limited to, repair of automobiles or other motorized vehicles, shall be conducted within the Project. Nothing shall be done on or within the Project that may be or may become an annoyance or nuisance to the residents of the Project, or that in any way interferes with the quiet enjoyment of occupants of Lots. Unless otherwise permitted by the Association Rules, no Owner shall serve food or beverages, cook, barbecue or engage in similar activities except within such Owner's Lot.

3.7 Parking Restrictions. Unless otherwise permitted by the Association, no automobile shall be parked or left within the Project other than within a garage or carport, or in any designated guest parking area or space. No boat, trailer, recreational vehicle, camper, truck or commercial vehicle shall be parked or left within the Project other than in a parking area designated by the Association for the parking and storage of such vehicles. However, parking by commercial vehicles for the purpose of making deliveries shall be permitted in accordance with the Association Rules. Any garages and carports shall be used for parking automobiles only and shall not be converted for living or recreational activities. Any garage doors shall

remain closed at all times except when being used to enter or exit.

3.8 Vehicles. No boat, truck, trailer, van, camper, recreational vehicle or tent shall be used as a living area while located within the Project. No truck, trailer, van, camper or recreational vehicle may be stored within the Project by any Owner unless it is that Owner's principal means of transportation. However, trailers or temporary structures for use incidental to the initial construction of the Project or the initial sales of Lots may be located or maintained within the Project, provided that such use does not unreasonably interfere with any Owner's use of the Common Area. Such trailers or structures shall be promptly removed on completion of all initial construction and all initial sales.

3.9 Signs. No signs of any kind shall be placed on any Lot or within the Common Area in a location visible to the public or to other Owners without the prior approval of the Architectural Committee or the Association. However, one sign of customary and reasonable dimensions advertising a Lot for sale or for rent ("For Sale Sign") may be placed on the Lot without prior approval if placed within that portion of the Lot designated by the Association as the proper location for a For Sale Sign. If the Association has not designated a portion of the Lot for such purpose, a For Sale Sign may be placed anywhere on the Lot, provided that the Architectural Committee or the Association may require that a For Sale Sign be moved if there is a reasonable objection to the location of such sign. The Architectural Committee and the Association reserve the right to reasonably object to the design of any For Sale Sign and to require that the design of such sign be altered. Declarant or its designees shall have the right, without approval from the Architectural Committee or Association, to place signs on the Common Area or on any Lot owned by Declarant in a location visible to the public and/or to other Owners for the purpose of developing, selling and improving Lots within the Project for a period of time to end no later than the date on which the last Lot is sold by Declarant or three (3) years from the date of recordation of this Declaration, whichever is sooner. In exercising its rights under this provision, Declarant shall not unreasonably interfere with the use of the Common Area by any Owner.

3.10 Antennae, Clotheslines, and Other External Fixtures. No television or radio poles, satellite television receivers, antennae, flag poles, clotheslines or other external fixtures other than those originally installed by Declarant or approved by the Association or the Architectural Committee provided for in Section 12.2, and any

replacements, shall be constructed, erected or maintained on or within the Lot or any structure on it. No wiring, insulation, air-conditioning or other machinery or equipment other than that originally installed by Declarant or approved by the Association or the Architectural Committee, and any replacements, shall be constructed, erected or maintained on or within the Lot, including any structures on it. Each Owner shall have the right to construct, erect or maintain television or radio antennae, or satellite television receivers, within completely enclosed portions of his or her Lot if such antennae or receivers are not visible to any other Owner. The location of common antennae or connection facilities for any cable television serving more than one Lot shall be as designated by the Association or the Architectural Committee, and each Lot and its Owner shall be subject to the right of other Owners or the Association to install, use and maintain such common antennae or facilities.

3.11 Fences and Screens. No fences, awnings, ornamental screens, screen doors, sunshades or walls of any nature (nor replacements of such) shall be erected or maintained on or around the exterior portion of any structure, or elsewhere within the Project outside a structure, except those that are installed in accordance with the original construction of the development, unless approved by the Association or the Architectural Committee.

3.12 Gas or Liquid Storage. No tank for the storage of gas or liquid shall be installed on or in the Project unless such installation is done by Declarant or has been approved by the Association or the Architectural Committee, if any.

3.13 Diseased Plants. Each Owner agrees that he or she will not bring upon, grow, or maintain within the Project any plant or seed infected with noxious insects or plant diseases.

3.14 Animals. No animals, reptiles, rodents, birds, fish, livestock or poultry shall be kept in any Lot or elsewhere within the Project except that domestic birds inside bird cages, domestic dogs and cats, and fishes, not to exceed a total of five such pets per Lot (or not to exceed a reasonable number as determined by the Board) may be kept as household pets within any Lot, if they are not kept, bred, or raised for commercial purposes. The Association can prohibit the keeping of any animal that in the sole and exclusive opinion of the Board constitutes a nuisance or a danger to any other Owner. An Owner may not walk his or her pet on any Lot or within the Common Area unless the pet is on a leash and the Owner immediately removes from the Lot

or Common Area any excrement deposited by his or her pet. Each person bringing or keeping a pet upon the Project shall be liable to other Owners, their family members, guests, tenants, employees, invitees, and contract purchasers, and their respective family members, guests, and invitees for any damage to persons or property proximately caused by any pet brought upon or kept upon the Project by that person or by members of his or her family, his or her guests, tenants, employees or invitees.

3.15 Trash. Trash, garbage, or other waste shall be kept only in sanitary containers. No Owner shall permit or cause any trash or refuse to be kept within any portion of the Project other than in customary receptacles. Except on the scheduled day for trash pickup, these receptacles shall be located only in places specially designated for such purpose or, if no places are specially designated, only in places where such receptacles are not visible to any other Owner.

3.16 Outside Laundering and Drying. No exterior clothesline shall be erected or maintained, and there shall be no exterior drying or laundering of clothes on balconies, patios, porches or other outside areas.

3.17 Common Area Landscaping. No Owner shall cut, trim, prune, remove, replace or otherwise alter or affect the appearance or location of any living tree, plant or other vegetation located in any portion of the Common Area without the prior written consent of the Association. Should any Owner fail to comply with the restriction imposed by this provision, the Association may recover from such Owner the cost of restoring or replacing any such vegetation.

3.18 Further Subdivision. None of the Lots shall be divided by subdivision map or parcel map, or otherwise, without the prior approval of the Association.

3.19 Exterior Alterations. Declarant desires that harmony and compatibility of architectural and landscape design and layout be maintained throughout the Project. To achieve this purpose, no Owner shall, at his or her own expense or otherwise, make any alterations or modifications to the exterior of the buildings, fences, railings or walls situated upon his or her Lot, or repaint using colors other than earth tones or which are different from those originally used, without the prior written consent of the Association or the Architectural Committee.

3.20 Compliance with Law and Association's Insurance Requirements. Nothing shall be done or kept on any Lot

or in the Common Area that might increase the rate of, or cause the cancellation of, insurance for the Project, or any portion of the Project, without the prior written consent of the Association. No Owner shall permit anything to be done or kept on his or her Lot that violates any law, ordinance, statute, rule or regulation of any local, county, state or federal body. No Owner shall allow his or her furniture, furnishings or other personality to remain within any portion of the Common Area except as may otherwise be permitted by the Association.

3.21 Indemnification. Each Owner shall be liable to the remaining Owners and to the Association for any damage to the Common Area or to Association-owned property that may be sustained by reason of the negligence of that Owner, that Owner's family members, guests, tenants, employees, invitees or contract purchasers, but only to the extent that any such damage is not covered by casualty insurance in favor of the Association. Each Owner, by acceptance of his or her deed, agrees personally and for his or her family members, guests, tenants, employees, invitees or contract purchasers, to indemnify each and every other Owner and the Association, and to hold each harmless from, and to defend each against, any claim, loss or liability arising out of any act or omission occurring within the Lot of that particular Owner, except to the extent (i) that such injury or damage is covered by liability insurance in favor of the Association or other Owner or (ii) the injury or damage occurred by reason of the willful or negligent act or omission of the Association or other Owner or other person temporarily visiting his or her Lot.

3.22 Segregated Real Property Taxes. To the extent allowed by law, all Lots, including the appurtenant membership of its Owner in the Association, shall be separately assessed and taxed so that all taxes, assessments, and charges that may become liens prior to first Mortgages under local law shall relate only to the individual Lots and not to the Project as a whole. Each Owner shall be obligated to pay any taxes or assessments by the County Assessor of the County against his or her Lot and against his or her personal property.

3.23 Unsegregated Real Property Taxes. Until such time as real property taxes for the Project have been segregated by the County Assessor of the County, the Owner of each Lot shall pay its share of such taxes determined in accordance with the formulas set forth in this section.

The total unsegregated real property tax assessment for the Project is hereafter referred to as the "Tax." If it is possible to determine from the County Assessor's

worksheets the portion of the Tax attributable to the Common Area ("Common Area Tax"), this amount shall be subtracted from the total tax liability, leaving a remaining tax liability attributable to the Lots ("Lot Tax"). The Lot Tax shall be allocated as follows: The Owner of each Lot not owned by Declarant shall pay that portion of the Lot Tax equal to one and one-quarter percent (1-1/4%) of the taxable value of his or her Lot, where the taxable value is determined in accordance with Section 51 of the California Revenue and Taxation Code. The Declarant shall pay the remaining Lot Tax. The Common Area Tax shall be allocated as follows: The Declarant shall pay a portion of the Common Area Tax determined by multiplying the Common Area Tax by a fraction the numerator of which is the amount of the Lot Tax paid by Declarant and the denominator of which is the total amount of the Lot Tax. Each Owner of a Lot now owned by Declarant shall pay his or her share of the remainder of the Common Area Tax, where such share is determined by dividing the amount of remaining Common Area Tax by the number of Lots owned by Owners other than Declarant.

If it is not possible to determine from the County Assessor's worksheets the Common Area Tax, then the Owner of each Lot not owned by Declarant shall pay that portion of the Tax equal to one percent (1%) of the taxable value of his or her Lot, where the taxable value is determined in accordance with Section 51 of the California Revenue and Taxation Code. The Declarant shall pay the remaining Tax. If, and to the extent that, taxes are not paid by any Owner of a Lot and are allowed to become delinquent, they shall be collected from the delinquent Owner by the Association.

3.24 Future Construction. Nothing in this Declaration shall limit the right of Declarant to complete construction of improvements to the Common Area and to Lots owned by Declarant or to alter such improvements or to construct additional improvements to the Common Area and/or to Lots owned by Declarant as Declarant deems advisable before completion and sale of the entire Project. The rights of Declarant set forth in this Declaration may be assigned by Declarant to any successor to all or any part of any Declarant's interest in the Project as developer, by an express assignment incorporated in a recorded deed that transfers any such interest to a successor or to a Mortgagee acquiring Declarant's interest in the Project by foreclosure or by deed in lieu of foreclosure.

3.25 Cause of Action for Noncompliance. The failure of any Owner to comply with any provision of this Declaration, the Articles, Bylaws or the Association Rules, shall give rise to a cause of action in the Association and any aggrieved Owner for the recovery of damages or for

injunctive relief, or both. The Association and each Owner shall have a cause of action directly against any tenant or contract purchaser of an Owner for failure to comply with any provision of this Declaration, the Articles, Bylaws or the Association Rules to the same extent and in the same manner as if said tenant or contract purchaser were an Owner.

SECTION 4

Owners Association: Formation, Powers and Duties

4.1 Incorporation. The Association is a nonprofit mutual benefit corporation formed under the laws of the State of California. At the recording of the first Lot sale to an Owner, the Association shall take title to the Common Area and be charged with the duties and invested with the powers set forth in the Articles, the Bylaws and this Declaration.

4.2 Action Through Designated Officers. Except as to matters requiring the approval of Owners as set forth in this Declaration, the Articles or the Bylaws, the affairs of the Association, including the exercise of its powers and duties, shall be conducted by the Board, such officers as the Board may elect or appoint, or such persons or entities with delegated authority under the provisions of Section 4.7.

4.3 General Statement of Powers. The Association shall have all the powers of a nonprofit mutual benefit corporation organized under the General Nonprofit Mutual Benefit Corporation Law of California, subject only to such limitations on the exercise of its powers as are set forth in the Articles, the Bylaws, and this Declaration. It shall have the power to do any lawful thing that may be authorized, required or permitted to be done by the Association under this Declaration, the Articles and the Bylaws, and to do and perform any act that may be necessary or proper for or incidental to, the exercise of any of the express powers of the Association, including, without limitation, the acts enumerated in Sections 4.4 through 4.7.

4.4 Assessment Rights. The Association may establish, fix and levy assessments in accordance with the provisions of this Declaration.

4.5 Right to Establish Rules Regulating Use of Common Area. The Association may adopt, amend and repeal Association Rules as it considers appropriate. The Association Rules shall regulate the use and enjoyment of the Common Area, including all facilities owned or controlled by

the Association. A copy of the Association Rules as adopted, amended or repealed shall be mailed or otherwise delivered to each Owner and a copy shall be posted in a conspicuous place within the Project. If any provision in this Declaration, the Articles or the Bylaws is inconsistent with or materially alters any Association Rule, the Declaration, the Articles or the Bylaws shall control to the extent of any such inconsistency.

4.6 Right to Impose Sanctions for Violations of Declaration. In addition to any other enforcement rights described in this Declaration and the Bylaws, or authorized by law, and subject to any restrictions on the Association's enforcement rights, including any due process requirements imposed by this Declaration, the Bylaws or by law, the Association may take any of the following actions against any person or entity whose act or failure to act violates or threatens to violate any provision of this Declaration, the Bylaws, the Articles or Association Rules:

- (a) impose monetary penalties, including late charges and interest,
 - (b) suspend voting rights in the Association,
 - (c) suspend use privileges for the Common Area,
- and
- (d) commence a legal action for damages, injunctive relief or both.

The determination of whether to impose any of the foregoing sanctions shall be within the sole discretion of the Association. Any legal action may be brought in the name of the Association on its own behalf and on behalf of any Owner who consents, and the prevailing party in any such action shall be entitled to recover costs and reasonable attorneys' fees. The Association may take more than one of the foregoing enforcement actions against any one violation or threatened violation, provided that a suspension of use privileges shall not exceed thirty (30) days (unless the suspension is for delinquent assessments) and a monetary penalty shall not exceed Fifty Dollars (\$50.00) (excluding late charges imposed for delinquent assessments) for any one violation. The Association, in its sole discretion, may resolve or settle any dispute, including any legal action, under such terms and conditions as it considers appropriate.

The Association may not cause a forfeiture or abridgement of an Owner's right to the full use and enjoyment of his or her Lot except by judgment of a court or a decision arising out of arbitration or on account of a foreclosure or sale under power of sale for failure of the Owner to pay assessments duly levied by the Association.

The enforcement of monetary penalties is subject to the restrictions described in Section 6.6.

If an Owner fails to cure a default within sixty (60) days after written notice to that Owner, the Association shall give the notice required in Section 11.8 to the Mortgagee of record.

4.7 Right to Delegate Powers and Duties. The Association may assign any of its rights and powers and may delegate any of its duties to its employees, committees, or agents, including a professional management agent. Any agreement for professional management of the Development must provide that it is terminable by either party with or without cause and without payment of a termination fee on thirty (30) days' written notice. The term of any such agreement shall not exceed one year except as provided in Section 4.17, although such agreement may provide for renewal from year to year by the Association. If the Development is professionally maintained or managed, the Board may not terminate professional management and assume self-management without the consent of sixty-seven percent (67%) of the voting power of each class of Owners, or of all Owners if only one class exists, and of fifty-one percent (51%) of first Mortgagees.

4.8 Duty to Manage and Maintain Common Area. The Association shall manage and maintain in good condition and repair the Common Area, including any facilities and improvements thereon; and shall be responsible for watering, planting, cutting, removing, and otherwise caring for the landscaping within the Common Area; and shall maintain in good condition and repair any personal property any other real property acquired by or subject to the control of the Association.

4.9 Rights of City.

(a) Notwithstanding any other provisions regarding maintenance responsibilities, the City is hereby granted the right, but in no event the duty, to enforce the maintenance obligations of the Owners and the Association for the Common Area, insofar as the Common Area is required to be maintained in a manner which complies with all applicable city, state and federal ordinances, statutes and regulations and which does not create or perpetuate nuisances, or health or safety hazards. In the event of a breach of the maintenance provisions contained in this section, the City may give written notice of such breach and the Association shall remedy such breach within thirty (30) days of receipt of such written notice by the City. The Association recognizes that it has the primary responsibility for enforcement of its maintenance

responsibilities that are contained in this Declaration and unequivocally guarantees to institute and expeditiously prosecute any required legal action to obtain compliance with the provisions contained in this section. The City, in enforcing the provisions contained in this Section 4.9, shall be entitled to all the rights and remedies of an Owner or of the Association. The City shall be entitled to reimbursement of all of its reasonable expenses of enforcement, regardless of whether legal proceedings are instituted, including the enforcement by private legal counsel, and shall have the authority to create liens against the subject property (including individual Lots, if applicable) if the Association does not pay the City for all expenses of correction and enforcement. All funds obtained by the City in furtherance of its enforcement rights pursuant to this Section 4.9 (whether by creation of an enforcement lien or other legal proceeding or otherwise) shall be utilized by the City to repay the City for the costs of correcting the breach, after costs of expenses of enforcement shall first have been deducted.

(b) Neither action nor inaction by the City under the provisions hereof shall constitute a waiver or relinquishment by the City of its rights herein or of any of its rights to enforce any of the rules, regulations, and ordinances of the City. Remedies available to the City pursuant to the provisions of this section shall be cumulative to any other provisions of law; pursuit of any particular remedy shall not be a bar to the pursuit of any other remedy.

(c) No amendment or modification to this Declaration which would affect the terms and provisions of this Declaration relating to the maintenance responsibilities of the Association (including the maintenance of the Common Area), or which would terminate or materially impair the powers and duties of the Association as set forth in this Declaration shall be effective without the prior written consent of the City as authorized by its City Manager.

4.10 Right to Enter Contracts. The Association may enter into such contracts for services or materials as necessary to perform its duties, including contracts with Declarant, subject to the provisions of Sections 4.7, 4.17, and 11.16.

4.11 Duty to Pay Taxes and Assessments. The Association shall pay all real and personal property taxes and assessments and all other taxes, if any, levied against the Association, the Common Area or the personal property owned by the Association. Such taxes and assessments may be contested or compromised by the Association, provided that they are paid or that a bond insuring payment is posted

before the sale or the disposition of any property to satisfy the payment of such taxes.

4.12 Duty to Furnish Utilities. The Association shall acquire, provide, and pay for water, refuse and rubbish collection, and such other utility services as may be needed for the Common Area.

4.13 Duty to Secure Insurance Coverage. The Association shall obtain and maintain the insurance described in Sections 8.1 and 8.3.

4.14 Duty to Prepare and Distribute Financial Statements, Reports and Copies of Governing Instruments. The Association shall prepare and distribute the following statements, reports and copies of the governing instruments as indicated:

(a) A balance sheet rendered as of an accounting date that is the last day of the month closest in time to six months from the date of closing of the first sale of a Lot (the "accounting date"), and an operating statement for the period commencing with the date of closing of the first sale of a Lot and ending on the accounting date. The operating statement shall include a schedule of assessments received and receivable identified by the Lot number and the name of the Owner assessed. Copies of the balance sheet and operating statement shall be distributed to each Owner and any Mortgagee that has requested a copy within sixty (60) days after the accounting date.

(b) A pro forma operating budget for each fiscal year consisting of: (i) estimated revenue and expenses on an accrual basis; (ii) amount of cash reserves currently available for replacement or major repair of Common Area facilities and for contingencies; and (iii) an itemized estimate of the remaining life of the major components of the Common Area for which the Association is responsible; a description of the methods of funding used to defray the costs of future repairs, replacements or additions to such components; and a general statement of the procedures used by the Board in calculating and establishing reserves to defray such costs. The budget shall be prepared consistently with the prior fiscal year's pro forma operating budget, and shall include adequate reserves for contingencies and for maintenance, repairs and replacement of the Common Area improvements and other Association-owned or Association-maintained improvements or personal property, which reserves shall be sufficient to satisfy the requirements of any institutional Mortgagee. A copy of the preliminary pro forma operating budget shall be prepared and distributed to each Owner and any Mortgagee that has requested a copy not less than ninety (90) days prior to the beginning of the fiscal year for which the budget applies; a

copy of the final budget shall be distributed to each Owner and any Mortgagee that has requested a copy not less than forty-five (45) days nor more than sixty (60) days prior to the beginning of that fiscal year. Any Owner or Mortgagee may submit written comments on the preliminary or final pro forma operating budgets to the Board.

(c) An annual report consisting of a balance sheet rendered as of the last day of the fiscal year, an operating statement for the fiscal year, and a statement of changes in financial position for the fiscal year. A copy of the annual report shall be distributed to each Owner and any Mortgagee that has requested a copy within one hundred twenty (120) days after the close of the fiscal year. In any fiscal year in which the gross income of the Association exceeds \$75,000, a copy of the review of the annual report prepared by a licensee of the California State Board of Accountancy in accordance with generally accepted accounting principles shall be distributed with the annual report. If the annual report is not reviewed by an independent accountant, the report shall be accompanied by the certificate of an authorized officer of the Association that the report was prepared from the books and records of the Association without independent audit or review.

(d) A statement of the Association's policies and practices in enforcing its remedies against Owners for delinquent regular or special assessments including the recording and foreclosing of liens against a delinquent Owner's Lot. A copy of this statement shall be distributed to each Owner and any Mortgagee that has requested a copy within not less than forty-five (45) nor more than sixty (60) days prior to the beginning of each fiscal year.

(e) Copies of this Declaration, the Articles, Bylaws, Association Rules, and the statement regarding delinquent assessments as described in Section 6.11 shall be provided to any Owner within ten (10) days of the receipt by the Association of a written request. The Board may impose a fee to provide these materials not to exceed the Association's reasonable costs in preparing and reproducing the materials.

4.15 Enforcement of Bonded Obligations. If the Association is the obligee under a bond or other arrangement ("bond") to secure performance of a commitment of the Declarant or its successors or assigns to complete Common Area improvements not completed at the time the California Commissioner of Real Estate issues a final subdivision public report for the latest phase of the Project, the Board shall consider and vote on the question of action by the Association to enforce the obligations under the bond with respect to any improvement for which a notice of completion has not been filed by the later of (i) sixty (60) days after the completion date specified for that improvement in the

"planned construction statement" appended to the bond, or (ii) thirty (30) days after the expiration of any written extension of such specified completion date given by the Association.

If the Board fails to consider and vote on the action to enforce the obligations under the bond, or if the Board decides not to initiate action to enforce the obligations under the bond, then on receipt of a petition signed by Owners representing not less than five percent (5%) of the total voting power of the Association, the Board shall call a special meeting of Owners for the purpose of voting to override the decision of the Board not to initiate action or to compel the Board to take action to enforce the obligations under the bond. The Board shall give written notice of the meeting to all Owners entitled to vote in the manner provided in this Declaration or in the Bylaws for notices of special meetings of Owners. The meeting shall be held not less than thirty-five (35) days nor more than forty-five (45) days after receipt of the petition. At the meeting, the vote in person or by proxy of a majority of the Owners entitled to vote (other than Declarant) in favor of taking action to enforce the obligations under the bond shall be deemed the decision of the Association and the Board shall implement this decision by initiating and pursuing appropriate action to enforce the obligations under the bond in the name of the Association.

The Association shall act in a reasonably prompt manner to exonerate Declarant and its surety under any bond in favor of the Association, provided such exoneration is appropriate.

4.16 Other Duties. The Association shall perform such other acts as may be reasonably necessary to exercise its powers or perform its duties under any of the provisions of this Declaration, the Articles, Bylaws, Association Rules, or Board resolutions.

4.17 Limitations on Authority. Except with the vote or written assent of the Owners holding fifty-one percent (51%) of the voting power of each class of Owners, if two classes exist, or, if only one class exists, fifty-one percent (51%) of the voting power of all Owners and fifty-one percent (51%) of the voting power of all Owners other than Declarant, the Board shall not take any of the following actions:

(a) Incur aggregate expenditures for capital improvements in the Common Area in any fiscal year in excess of five percent (5%) of the budgeted gross expenses of the Association for that fiscal year;

(b) Sell during any fiscal year property of the Association having an aggregate fair market value greater than five percent (5%) of the budgeted gross expenses of the Association for that fiscal year;

(c) Pay compensation to members of the Board or to officers of the Association for services performed in the conduct of the Association's business, provided that the Board may reimburse its members for expenses incurred in carrying on the business of the Association; or

(d) Enter into a contract with a third person to furnish goods or services for the Common Area or the Association for a term longer than one year, with the following exceptions:

(i) A management contract, the terms of which have been approved by the Federal Housing Administration or Veterans Administration;

(ii) A contract with a public utility company if the rates charged for the materials or services are regulated by the Public Utilities Commission, provided the term does not exceed the shortest term for which the supplier will contract at the regulated rate;

(iii) Prepaid casualty or liability insurance policies not to exceed three years' duration on the condition that the policy provides for short rate cancellation by the insured;

(iv) Lease agreements for laundry room fixtures and equipment not to exceed five years duration provided the Declarant does not have a direct or indirect ownership interest of ten percent (10%) or more in any lessor under such agreements; and

(v) Agreements for cable or satellite dish television services and equipment not to exceed five (5) years duration provided that the supplier of such services is not an entity in which the Declarant has a direct or indirect ownership interest of ten percent (10%) or more.

4.18 Limitation on Liability of Officers and Directors. No director, officer, committee member, employee, or other agent of the Association, including the Declarant or any agent of the Declarant when acting in such capacity, shall be liable to any Owner or any other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence of any such person if such person has acted in good faith and in a manner such person reasonably believed to be in the best interests of the Association.

4.19 Inspection of Association Books and Records. The Association shall provide to any Owner, or that Owner's duly appointed representative, access to the Association's membership register, books of account, and minutes from any meeting of the Owners, the Board, or any committee of the Board in order to inspect and copy such records for any purpose reasonably related to the Owner's interest as an Owner. The Association shall provide such access at any reasonable time at the office of the Association or such other place within the Project as the Board prescribes. The Board shall establish rules regarding the notice the Owner must give to the custodian of the records to obtain access, the hours and days of the week when the records may be inspected and copied, and the charges imposed by the Association for copying records at the request of Owner.

Any member of the Board may at any reasonable time inspect, copy, or make extracts of any books, records, and documents of the Association and inspect the physical properties owned or controlled by the Association.

SECTION 5

Owners Association: Membership and Voting Rights

5.1 Membership Appurtenant to Ownership. Each Owner, including Declarant, shall be a member of the Association. Membership shall be appurtenant to each Lot, and the holding of an ownership interest in a Lot shall be the sole qualification for membership. Membership shall terminate automatically when the Owner no longer holds an ownership interest in any Lot. Membership may not be assigned, transferred, pledged, hypothecated, conveyed or alienated in any way except on a transfer of title to a Lot and then only to the transferee. Any attempt to make a prohibited transfer shall be void. Any transfer of title to a Lot shall transfer automatically the appurtenant membership to the transferee. Any party that holds an interest in a Lot merely as security for performance of an obligation shall not be a member of the Association.

Each member of the Association shall have the rights, duties, and obligations set forth in this Declaration, the Articles, Bylaws, and Association Rules.

5.2 Majority Approval Required. Except as otherwise provided in this Declaration, the Articles, or the Bylaws, and subject to the provisions of Section 5.3, all matters requiring the approval of Owners shall be deemed approved if Owners holding a majority of the total voting power of all Owners assent to them by written consent or if approved at any duly called regular or special meeting at

which a quorum is present, either in person or by proxy, by Owners holding a majority of the total voting power of all Owners present, either in person or by proxy.

5.3 Voting Classes: Weighted Votes. The Association shall have two classes of voting membership as follows:

Class A: Class A Owners shall be entitled to one vote for each Lot in which he or she owns an interest. If more than one Owner owns an interest in the Lot, only one vote may be cast with respect to that Lot.

Class B: The Class B Owner shall be the Declarant who shall be entitled to three votes for each Lot owned in the Project. Class B membership shall cease and be converted to Class A membership on the occurrence of one of the following events, whichever occurs earliest:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;

(b) On the second anniversary of the original issuance of the most recently issued public report by the Commissioner of the California Department of Real Estate.

As long as two classes of voting membership exist, any action by the Association that requires approval by the Owners, shall require the approval by the designated percentage of voting power of each class, except the action described in Section 4.15 of this Declaration.

Voting rights shall vest either at the time assessments are levied against the Owner's Lot or as provided in a subsidization plan approved by the California Department of Real Estate.

Voting for the members of the Board shall be by secret written ballot, and the Members shall be entitled to exercise cumulative voting rights as provided in Section 5.5.

5.4 Joint Membership Votes. The vote that is attributed to each Lot may not be cast on a fractional basis. If the Lot has more than one Owner and the Owners are unable to agree as to how the vote should be cast, the vote shall be forfeited on the matter in question. If one Owner casts the vote attributed to a Lot, the vote shall conclusively bind all the Owners of that Lot. If more than one Owner casts the vote attributed to a Lot in any manner in which only one vote could be cast for that Lot, the votes cast by such Owners shall not be counted and shall be considered void.

5.5 Cumulative Voting. The election of members to the Board may be by cumulative voting as described herein, provided an Owner has placed a candidate's name in nomination prior to the voting and given notice at the meeting prior to the voting of the Owner's intention to cumulate votes. If any Owner has given such notice, then all Owners shall have the right to cumulate their votes for candidates in nomination. Under cumulative voting, each Owner, either in person or by proxy, may give a single candidate the number of votes equal to the number of directors to be elected multiplied by the number of votes the Owner is entitled to exercise under this Declaration, or the Owner may distribute these cumulated votes among any two or more candidates as the Owner desires. The candidates receiving the highest number of votes up to the number of Board members to be elected shall be elected. Unless the entire Board is removed by a vote of the Owners, an individual director may not be removed prior to the expiration of his or her term if the votes against removal would have been sufficient to elect that director if cast cumulatively at an election at which the same total number of votes were cast and all directors authorized at the time of the most recent election of that director were being elected. These cumulative voting provisions do not apply to the election of special directors by Owners other than Declarant under the provisions set forth in the Bylaws.

SECTION 6

Establishing and Levying Assessments

6.1 Agreement to Pay Assessment. The Declarant (and his successor in interest, if any) covenants and agrees for each Lot owned by it in the Project that is expressly made subject to assessments as set forth in this Declaration, and each Owner by acceptance of a deed covenants and agrees for each Lot owned, to pay to the Association the regular and special assessments levied in accordance with the provisions of this Declaration, and to allow the Association to enforce any assessment lien established in accordance with the provisions of this Declaration by nonjudicial proceedings under a power of sale or by any other means authorized by law.

6.2 Declarant's Limited Exemption from Assessment During Construction. Notwithstanding the provisions of Section 6.1, Declarant or any other Owner shall not be obligated to pay any portion of a regular or special assessment that is for the purpose of defraying expenses and establishing reserves if such assessment is directly attributable to the existence and the use of any Lot that does not include a structural improvement for human occupancy until a

notice of completion of a structural improvement on that Lot has been recorded in the County Recorder's Office or until the expiration of one hundred twenty (120) days after the issuance of a building permit for the structural improvement, whichever shall first occur. This assessment exemption includes, but is not limited to, assessments levied for the following purposes: roof replacement, exterior maintenance, walkway and carport lighting, refuse disposal, cable television, and domestic water supplied to living units.

6.3 Assessment As Personal Obligation. Each assessment or installment on an assessment (together with any late charge, interest, collection costs, and reasonable attorneys' fees) shall be the personal obligation of the Owner at the time such assessment or installment becomes due and payable. If there is more than one Owner of a particular Lot, each Owner shall be jointly and severally liable. The personal obligation for any delinquent assessments or installments on assessments and related sums shall not pass to an Owner's successor in interest unless expressly assumed by that successor in interest. No Owner may be relieved from the obligation to pay assessments or installments by waiving the use or enjoyment of all or any portion of the Common Area or the Owner's Lot, or by abandoning his or her Lot.

6.4 Scope of Assessment Authority. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the members of the Association; to improve, replace, repair, operate and maintain the Common Area, landscaping, exterior of structures and improvements and personal property in the Common Area that are owned or maintained by the Association; to provide funds necessary for the performance of the duties of the Association as set forth in this Declaration; and to further any other purpose that is for the common benefit of the Owners in their use and enjoyment of the Property.

6.5 Procedure to Establish Regular Assessments.

A. Not more than ninety (90) days nor less than sixty (60) days before the beginning of each fiscal year of the Association, the Board shall meet for the purpose of establishing the regular annual assessment for the forthcoming fiscal year. At such meeting the Board shall review the preliminary pro forma operating budget prepared in accordance with the provisions of Section 4.14, any written comments received from members and Mortgagees, and such other related information that has been made available to the Board. After making any adjustments that the Board considers appropriate, the Board, subject to the restric-

tions described in this provision and without the requirement for a vote of the Owners, shall establish the regular assessment for the forthcoming fiscal year.

B. Except as set forth in Section 6.5C below, the Board may not establish a regular assessment for any fiscal year that is more than ten percent (10%) greater than the regular assessment for the prior fiscal year (except the Association's first fiscal year if it is less than twelve [12] months) without the approval by vote or written consent of the Owners holding fifty-one percent (51%) of the voting power of each class of Owners if there are two classes, or if there is one class, the approval by vote or written consent of (i) the Owners holding fifty-one percent (51%) of the voting power of all the Owners, and (ii) the Owners, other than Declarant, holding fifty-one percent (51%) of the voting power of all the Owners other than Declarant.

C. The provisions of Section 6.5B shall not apply to limit assessment increases for the following purposes:

(1) The maintenance or repair of the Common Area, including, but not limited to, the payment of insurance premiums, the payment of utility bills, the costs incurred in maintaining or repairing structures or improvements and funding reserves; and

(2) Addressing emergency situations.

Increases in regular assessments for these purposes may not be established by the Board in any fiscal year which is more than twenty percent (20%) greater than the amount of the regular assessment for the prior fiscal year (except for the Association's first fiscal year, if it is less than twelve (12) months) without the approval by vote or written consent of the Owners holding fifty-one percent (51%) of the voting power of each class of Owners if there are two classes, or if there is one class, the approval by vote or written consent of (i) the Owners holding fifty-one percent (51%) of the voting power of all the Owners, and (ii) the Owners, other than Declarant, holding fifty-one percent (51%) of the voting power of all the Owners other than Declarant.

Unless the Association is exempt from federal or state income taxes, including without limitation an exemption under Internal Revenue Code section 528 and California Revenue and Taxation Code section 23701t, all reserve funds to the extent possible, shall be designated and accounted for as capital contributions to the Association, and the Board shall take such steps as may be reasonably necessary under federal and state tax laws to prevent the reserve funds from being taxed as income of the Association, including, if necessary, maintaining the reserve funds in segregated accounts and not commingling the funds with general operating funds.

6.6 Procedures for Levying Special Assessments. Subject to the restrictions described in Section 6.7, the Board may levy a special assessment if the Board, in its discretion, determines that the Association's available funds are or will become inadequate to meet the estimated expenses of the Association, including the maintenance of appropriate reserves, for a particular fiscal year for any reason, including, but not limited to, unanticipated delinquencies, costs of construction, unexpected repairs or replacements of capital improvements or otherwise. The Board shall determine the amount necessary to meet the estimated expenses, and if the amount is approved by a majority vote of the Board, it shall become a special assessment. The Board, in its discretion, may levy the entire assessment immediately or levy it in installments over a period it considers appropriate. Unless the Association is exempt from federal or state income taxes, including without limitation an exemption under Internal Revenue Code section 528 and California Revenue and Taxation Code section 23701t, the Board shall take such steps as may be reasonably necessary to prevent the special assessment from being included in the Association's income for federal and state income tax purposes, including, if necessary, depositing the funds in a segregated account, not commingling the funds with any other funds of the Association, and using the funds solely for the purpose for which they were levied.

After compliance with the due process requirements in the Bylaws, the Board may impose a monetary penalty and levy a special assessment against a particular Lot to reimburse the Association for costs incurred in repairing damage to the Common Area, or any improvements or personal property located thereon, for which the Owner of such Lot was allegedly responsible, or in bringing the Owner or the Owner's Lot into compliance with this Declaration, the Articles or Bylaws; provided, however, that this special assessment may not become a lien against the Owner's Lot that is enforceable by a power of sale under Civil Code sections 2924, 2924b, and 2924c. This restriction on enforcement is not applicable to late payment penalties for delinquent assessments or charges imposed to reimburse the Association for loss of interest or for collection costs, including reasonable attorneys' fees, for delinquent assessments, which may be assessed against an individual Owner and may become a lien against the Owner's Lot enforceable by power of sale under Civil Code sections 2924, 2924b and 2924c.

6.7 Restrictions on Amount of Special Assessments. The Board may not levy any special assessment that, either by itself or in the aggregate with other special assessments levied for that fiscal year, would be in excess

of five percent (5%) of the budgeted gross expenses of the Association for the fiscal year without the approval by vote or written consent of the Owners holding fifty-one percent (51%) of the voting power of each class of Owners if there are two classes, or if there is one class, the approval by vote or written consent of (i) the Owners holding fifty-one percent (51%) of the voting power of all the Owners, and (ii) the Owners, other than Declarant, holding fifty-one percent (51%) of the voting power of all the Owners other than Declarant. The foregoing restriction shall not apply to an assessment levied against a particular Lot to reimburse the Association for costs incurred in repairing damage to the Common Area, or any improvements or personal property located thereon, for which the Owner of such Lot was allegedly responsible, or in bringing the Owner of the Lot into compliance with this Declaration, the Articles, Bylaws or Association Rules.

6.8 Allocation of Assessments. Subject to the provisions of Section 6.2, the regular and special assessments levied by the Board shall be allocated among the Lots by dividing the total amount of the assessment by the total number of Lots subject to the assessment.

Special assessments levied against a particular Lot to reimburse the Association for costs incurred in repairing damage to the Common Area, or any improvements or personal property located thereon, for which the Owner of such Lot was allegedly responsible, or in bringing the Owner of the Lot into compliance with this Declaration, the Articles, Bylaws or Association Rules shall not be subject to these allocation provisions.

6.9 Assessment Period. Unless the Board determines otherwise, the Association's fiscal year shall be a calendar year, and the regular assessment period shall commence on January 1 of each year and shall terminate on December 31 of that year, provided that the first regular assessment period for all Lots shall commence on the first day of the calendar month following the date of the closing of the first conveyance of a Lot, and shall terminate on December 31 of that year. The regular assessment shall be payable in equal monthly installments unless the Board adopts some other method for payment. The first regular assessment and all special assessments shall be adjusted according to the number of months remaining in the fiscal year and shall be payable in equal monthly installments unless the Board adopts some other method for payment.

6.10 Due Dates, Late Charges and Interest. At least ten (10) days prior to the commencement of any regular or special assessment, the Board shall give each Owner

written notice of the amount of assessment, and the due date (or due dates if paid in installments, and the amount of each installment). The notice need only be given once for any assessment paid in installments. Unless the Board specifies otherwise, the installment due dates shall be the first day of each month.

Any assessment payment, including any installment payment, shall become delinquent if payment is not received by the Association within fifteen (15) days after its due date. There shall be a late charge of Ten Dollars (\$10.00) for each delinquent payment. The Board may impose a higher late charge provided it does not exceed one and one-half percent (1-1/2%) of the first One Thousand Dollars (\$1,000) of the delinquent payment and one percent (1%) of any amount in excess of One Thousand Dollars (\$1,000). A late charge may not be imposed more than once on any delinquent payment, shall not eliminate or supersede any charges imposed on prior delinquent payments, and shall constitute full compensation to the Association for any additional bookkeeping, billing, or other administrative costs resulting from the delinquent payment.

Interest also shall accrue on any delinquent payment at the rate of twelve percent (12%) per annum or at such rate as the Board may impose from time to time. Late charges and interest shall accrue commencing 30 days after the assessment becomes due through and including the date full payment is received by the Association.

6.11 Estoppel Certificate. Within ten (10) days of receipt by the Association of a written request by any Owner, the Board shall provide the Owner with a written statement containing the following information: (i) whether to the knowledge of the Association, the Owner or the Owner's Lot is in violation of any of the provisions of this Declaration, the Articles, Bylaws, or Association Rules; (ii) the amount of regular and special assessments, including installment payments, paid by the Owner during the fiscal year the request is received; and (iii) the amount of any delinquent assessments, penalties, interest, attorneys' fees and other charges on the Owner's Lot as provided by this Declaration, the Articles, Bylaws or Association Rules.

The Board may charge the Owner a fee to recover its reasonable costs in preparing the statement. Any prospective purchaser or Mortgagee of the Owner's Lot may rely on the information in this written statement, provided that reliance may not extend to any violation of the Declaration, the Articles or Bylaws of which the Association does not have actual knowledge.

SECTION 7

Enforcing Assessments

7.1 Association's Powers to Sue and to Establish Assessment Lien. The Association has the right to collect and enforce assessments. In addition to the enforcement powers described in Section 4.6, and subject to the restriction on the enforcement of monetary penalties described in Section 6.6, the Association may enforce delinquent assessments, including delinquent installments, by suing the Owner directly on the debt established by the assessment, or by establishing a lien against the Owner's Lot as provided in Section 7.2 and foreclosing the lien through either judicial proceedings or nonjudicial proceedings under a power of sale as provided in Section 7.3.

The Association may commence and maintain a lawsuit directly on the debt without waiving its right to establish a lien against the Owner's Lot for the delinquent assessment. In any action instituted by the Association to collect delinquent assessments, accompanying late charges, or interest, the prevailing party shall be entitled to recover costs and reasonable attorneys' fees.

7.2 Creation of Assessment Lien. A delinquent assessment or installment, together with any accompanying late charges, interests, costs (including reasonable attorneys' fees) and penalties as may be authorized under this Declaration, shall become a lien on the Lot against which the assessment was levied on the recording of a notice of assessment in the office of the county recorder of the County. The notice shall describe the amount of the delinquent assessment or installment, the related charges authorized by this Declaration, a description of the Lot, the name of the Owner and the name and address of the trustee authorized by the Association to enforce the lien by sale. The notice shall be signed by any officer of the Association, or any employee or agent of the Association authorized to do so by the Board.

Unless the Board considers the immediate recording of the notice to be in the best interest of the Association, the notice shall not be recorded until fifteen (15) calendar days after the Association has sent a written notice of default and a demand for payment to the defaulting Owner. If the delinquent assessment or installment and related charges are paid or otherwise satisfied, the Association shall record a notice of satisfaction and release of lien. Unless the lien is satisfied and released, or the Association or its trustee, substituted pursuant to Civil Code section 2934a, commences action to enforce the lien either,

through judicial proceedings or nonjudicial foreclosure under Sections 2924, 2924b, and 2924c of the Civil Code, the lien shall expire one year from the date of recordation of the notice of assessment; provided, however, that the Association may extend the lien for one additional year only by recording a notice of extension in the office of the county recorder of the County.

7.3 Foreclosure Under Assessment Lien. Not more than one year (or two years if the assessment lien has been extended in accordance with Section 7.2) nor less than fifteen (15) days after the recording of the notice of assessment, the Board may enforce any assessment lien established under Section 7.2 by filing an action for judicial foreclosure or by recording a notice of default in the form described in Civil Code section 2924c(b)(1) to commence a nonjudicial foreclosure. Any nonjudicial foreclosure shall be conducted in accordance with the requirements of Civil Code sections 2924, 2924b, 2924c, 2924f, 2924g and 2924h that are applicable to nonjudicial foreclosures of mortgages or deeds of trust, provided that the Association may appoint its attorney, any officer or director, or any title insurance company authorized to do business in California to conduct the sale. The Association may bid on the Lot at the sale, and may hold, lease, mortgage and convey the acquired Lot. If the default is cured before the sale, or before completing a judicial foreclosure, including payment of all costs and expenses incurred by the Association, the Association shall record a notice of satisfaction and release of lien, and on receipt of a written request by the Owner, a notice of rescission rescinding the declaration of default and demand for sale.

7.4 Waiver of Homestead Protections. Each Owner, to the extent permitted by law, waives the protections of any declared homestead or homestead exemption under the laws of California as applied to any action to enforce the assessments levied by the Association.

SECTION 8

Insurance

8.1 Liability Insurance. The Association shall obtain and maintain comprehensive general liability insurance insuring the Association, any manager, the Declarant and the Owners and occupants of Lots, and their respective family members, guests, tenants, employees, invitees and agents, against any liability incident to the ownership or use of the Common Area or any other Association-owned or maintained real or personal property and including, if obtainable, a cross-liability or severability of interest

endorsement insuring each insured against liability to each other insured. The limits of such insurance shall not be less than two million dollars (\$2,000,000) (or such greater amount as the Board may determine) covering any claim, loss or liability arising out of a single occurrence. Such insurance shall include coverage against water damage liability, liability for nonowned and hired automobiles, liability for property of others, and any other liability or risk customarily covered with respect to projects similar in construction, location, and use.

8.2 Fire Insurance on Lots and Improvements. Each Owner shall obtain and maintain, at his expense, fire and casualty coverage as may be required by the Owner's individual Mortgagee, or, if no Mortgagee encumbers a Lot, fire and casualty coverage as may be determined by the Board, with respect to damage or destruction to improvements on the Owner's Lot. All such individually carried insurance shall also contain, if such can be obtained without adversely affecting the ability to insure, a waiver of subrogation rights by the carrier as to other Owners, the Association, Declarant and any institutional first Mortgagee of such Lot; provided, however, that such waiver shall be effective only to the extent permitted by the insurance and to the extent such insurance is not prejudiced thereby.

8.3 Other Insurance. The Association also shall purchase and maintain workers' compensation insurance, to the extent that it is required by law, for all employees or uninsured contractors of the Association, and shall purchase and maintain fidelity bonds or insurance sufficient to meet the requirements of any institutional first Mortgagee.

8.4 Association's Right to Adjust Losses. The Association is authorized to negotiate and agree on the value and extent of any loss under any policy carried pursuant to Sections 8.1, 8.2, 8.3 and/or 8.5. The Association is granted full right and authority to compromise and settle any insurance claim or enforce any insurance claim by legal action or otherwise and to execute releases in favor of any insurer.

8.5 Owner's Liability Insurance. An Owner may carry whatever personal liability and property damage liability insurance with respect to his or her Lot that he or she desires. However, any such policy shall include, if such can be obtained without adversely affecting the ability to insure, a waiver of subrogation clause acceptable to the Board and to any institutional first Mortgagee; provided, however, that such waiver shall be effective only to the extent permitted by the insurance and to the extent such insurance is not prejudiced thereby.

SECTION 9

Destruction of Improvements

9.1 Insurance Proceeds Equal or Exceed Eighty-Five Percent (85%) of Reconstruction Costs. If the improvements in the Common Area are partially or totally destroyed, and if the available proceeds of any insurance carried are sufficient to cover not less than eighty-five percent (85%) of the costs of repair or reconstruction, the improvements shall be promptly rebuilt, unless, within ninety (90) days from the date of destruction, and with the prior written approval of at least fifty-one percent (51%) of all first Mortgagees of Lots, Owners then holding at least seventy-five percent (75%) of the total voting power of each class of Owners present and entitled to vote, in person or by proxy, at a duly constituted meeting, determine that repair or reconstruction shall not take place. If such a meeting is called, the Association shall solicit and obtain bids from at least two reputable contractors on the job of repairing or reconstructing the improvements in accordance with the original plans and shall present this information to the Owners at the meeting. If repair or reconstruction is to take place, the Association shall be required to execute, acknowledge, and record in the office of the county recorder of the County not later than one hundred twenty (120) days from the date of damage or destruction, a certificate declaring the intention of the Owners to rebuild.

9.2 Insurance Proceeds Less Than Eighty-Five Percent (85%) of Reconstruction Costs. If the improvements in the Common Area are partially or totally destroyed, and if the proceeds of any insurance carried are less than eighty-five percent (85%) of the costs of repair or reconstruction of such improvements, the improvements shall be promptly rebuilt unless, within ninety (90) days from the date of destruction, and with the prior written consent of at least fifty-one percent (51%) of all first Mortgagees of Lots, Owners then holding at least sixty-seven percent (67%) of the total voting power of each class of Owners present and entitled to vote, in person or by proxy, at a duly constituted meeting, determine that repair or reconstruction shall not take place. If such a meeting is called, the Association shall solicit and obtain bids from at least two reputable contractors on the job of repairing or reconstructing the improvements in accordance with the original plans and shall present this information to the Owners at the meeting. If repair or reconstruction are to take place, the Association shall execute, acknowledge, and record in the office of the county recorder of the County not later than one hundred twenty (120) days from the date of damage

or destruction, a certificate declaring the intention of the Owners to rebuild.

9.3 Apportionment of Assessments for Reconstruction. If the improvements to the Common Area are to be rebuilt pursuant to Section 9.1 or Section 9.2 above, the Owners of all Lots shall be obligated to contribute such funds as shall be necessary to pay their proportionate share of the cost of rebuilding or reconstruction, over and above the available insurance proceeds. The proportionate share of each such Owner or Owners shall be determined by dividing the total amount of the reconstruction assessment by the total number of Lots. If any Owner fails to pay his or her proportionate share, the Association may levy a special assessment against the Lot of such Owner in accordance with the procedures set forth in Section 6, which may be enforced under the lien provisions contained in Section 7.2 and Section 7.3 or in any other manner provided in this Declaration.

9.4 Rebuilding Contract. If rebuilding is authorized, the Association or its authorized representative shall, after having obtained bids from at least two reputable contractors as required by Section 9.1 or Section 9.2, award the repair or reconstruction work to the lowest bidder that otherwise meets the requirements set forth by the Association in soliciting bids. The Association shall have the authority to enter into a written contract with the contractor for the repair or reconstruction, and the insurance proceeds shall be disbursed to the contractor according to the terms of the contract. It shall be the obligation of the Association to take all steps necessary to assure the commencement and completion of authorized rebuilding at the earliest reasonable date.

9.5 Election Not to Rebuild: Distribution of Insurance Proceeds. If the Owners determine not to rebuild destroyed or damaged improvements to the Common Area, then, subject to rights of Mortgagees as set forth in Section 11.6, any insurance proceeds then available for such rebuilding shall instead be distributed to the Owners in shares determined by dividing the total amount of any such insurance proceeds by the total number of Lots. The Association, within one hundred twenty (120) days of the date of such damage or destruction, shall execute, acknowledge and record in the office of the County Recorder of the County, a certificate declaring the intention of the Association not to rebuild.

9.6 Minor Repair and Reconstruction. The Association shall have the duty to repair or reconstruct improvements to the Common Area, without the consent of Owners and

irrespective of the amount of available insurance proceeds, in all cases of partial destruction when the estimated cost of repair or reconstruction does not exceed five thousand dollars (\$5,000). The Association is empowered to levy a special assessment in accordance with the procedures set forth in Section 6 for the cost of repairing or reconstructing improvements pursuant to this Section 9.6 to the extent insurance proceeds are unavailable. Any such assessment shall be apportioned as described in Section 9.3. In no event shall such assessment require the approval of the Owners, despite any provision to the contrary in this Declaration.

9.7 Partial or Total Destruction of Improvements on Lots. If the improvements on any Lot are partially or totally destroyed, the Owner of such Lot must repair or reconstruct the improvement, or remove the damaged or destroyed improvement, at the earliest reasonable time.

SECTION 10

Condemnation

10.1 Sale by Consent. If an action for condemnation of all or a portion of the Common Area is proposed or threatened by any governmental agency having the right of eminent domain then, after approval by vote or written consent of at least sixty-seven percent (67%) of the voting power of all of the Owners and with the prior written consent of at least seventy-five percent (75%) of all institutional first Mortgagees, the Common Area, or a portion of it may be sold and conveyed to the condemning authority by the Association or its designees acting as the attorney-in-fact of all Owners under an irrevocable power of attorney for a price deemed fair and equitable by the Board. Each Owner, by accepting a deed to a Lot in the Project, grants to the Board an irrevocable power of attorney for this purpose which shall be coupled with the interest of all other Owners.

10.2 Distribution of Proceeds of Sale. On a sale occurring under Section 10.1, the proceeds shall be distributed, subject to the rights of Mortgagees set forth in Section 11.6, to the Owners in shares determined by dividing the total amount of such proceeds by the total number of Lots.

10.3 Distribution of Condemnation Award. If the Common Area, or a portion of it, is not sold but is instead taken, the award shall be apportioned among the Owners and their respective Mortgagees by the terms of the judgment of condemnation, and if not so apportioned, then the award

shall be distributed, subject to the rights of Mortgagees set forth in Section 11.6, to the Owners in shares determined by dividing the total amount of the award by the total number of Lots.

SECTION 11

Protection of Mortgagees

11.1 Mortgage Permitted. Any Owner may encumber his or her Lot with a Mortgage.

11.2 Subordination. Any lien created or claimed under the provisions of this Declaration is expressly made subject and subordinate to the rights of any first Mortgage that encumbers all or a portion of the Project, or any Lot, made in good faith, for value, and recorded prior to the notice creating such lien; and no such lien shall in any way defeat, invalidate, or impair the obligation or priority of such Mortgage unless the Mortgagee expressly subordinates its interest, in writing, to such lien. If any Lot is encumbered by a first Mortgage made in good faith and for value, the foreclosure of any junior lien created by any provision set forth in the Declaration for assessments, or installments of assessments, shall not operate to affect or impair the lien of such Mortgage. On foreclosure of a superior Mortgage, a junior lien for assessments or the installments of assessments that have accrued up to the time of foreclosure shall be subordinate to the lien of such Mortgage, with the foreclosure-purchaser taking title to the Lot free of the lien for assessments or installments of assessments that have accrued up to the time of the foreclosure sale. On taking title to the Lot, the foreclosure-purchaser shall be obligated to pay only assessments or other charges levied or assessed by the Association that became due and payable on or after the foreclosure-purchaser acquired title to the Lot. Subsequent regular or special assessments or other charges established or levied by the Board for the Project may include previously unpaid assessments, provided all Owners including the foreclosure-purchaser and his successors and assigns are required to pay their proportionate share as provided by this Declaration.

11.3 Control of Amendment or Revocation of Project Documents. In addition to the requirements of Section 14.1 and Section 14.2, the prior written consent (or deemed consent as provided below in this clause) of first Mortgagees of Lots that have at least fifty-one percent (51%) of the votes of all Lots encumbered by first Mortgages shall be required to add or amend any material provisions of the Declaration, Articles, Bylaws or Subdivision Map, which

establish, provide for, govern or regulate any of the following:

- (a) Voting;
- (b) Assessment, collection of assessments, assessment liens or subordination of such liens;
- (c) Reserves for maintenance, repair and replacement of Common Area or improvements on it;
- (d) Casualty and liability insurance or fidelity bonds;
- (e) Rights to use the Common Area;
- (f) Responsibility for maintenance and repair of Lots and their improvements;
- (g) Expansion or contraction of the Project or the addition, annexation, or withdrawal of real property to or from the Project;
- (h) Boundaries of any Lot;
- (i) The interests or rights of the Association or Owners in and to the Common Area;
- (j) The convertibility of Lots into Common Area or of Common Area to Lots;
- (k) The leasing of Lots;
- (l) Imposition of any right of first refusal or similar restriction on the right of an Owner to sell, transfer, or otherwise convey his or her lot; or
- (m) Any provisions that are for the express benefit of first Mortgagees or insurers or governmental guarantors of first Mortgages.

For purposes of this provision, an addition or amendment shall not be considered material if it is for the purpose of correcting technical errors, or for clarification only. Any first Mortgagee who receives a written request to consent to additions or amendments requiring consent under this provision who does not deliver or post to the requesting party a negative response within thirty (30) days after such receipt shall be deemed to have consented to such request.

11.4 Other Restrictions on Changes. After the conveyance of a Lot to an Owner other than the Declarant, unless at least sixty-seven percent (67%) of the total voting power of all Owners or at least fifty-one percent (51%) of all first Mortgagees of Lots (unless a greater percentage is required elsewhere in this Declaration) have given their prior written approval, neither the Association nor the Owners shall be entitled:

- (a) By act or omission to seek to abandon, partition, subdivide, encumber, sell, or transfer the Common Area. However, the granting of easements for public utilities or for other public purposes consistent with the

intended use of the Common Area by the Association shall not be deemed a transfer within the meaning of this clause;

(b) To change the method of determining the obligations, assessments, dues, or other charges that may be levied against an Owner;

(c) By act or omission to change, waive, or abandon the provisions of this Declaration, or the enforcement of them, pertaining to architectural design or control or the exterior appearance of Lot structures, the exterior maintenance of Lot structures, the maintenance of the Common Area walks or common fences and driveways, or the upkeep of lawns and plantings within the Property;

(d) To fail to maintain fire and extended coverage insurance on insurable Association property, including any Common Area improvements, on a current replacement cost basis in an amount not less than one ninety (90%) of the insurance value (based on current replacement cost);

(e) To use hazard insurance proceeds for losses to any Association property, including Common Area improvements, for other than the repair, replacement, or reconstruction of such property.

11.5 Mortgagee's Right to Examine Books and Records. Any institutional first Mortgagee shall have the right to examine the books and records of the Association and the right to require the Association to submit to it financial data concerning the Association, including the annual audit reports, budgets, and operating statements furnished to the Owners.

11.6 Priority in Distribution of Insurance and Condemnation Proceeds. No Owner, or any other party, shall have priority over any right of institutional first Mortgagees of Lots pursuant to their Mortgages in case of a distribution to Owners of insurance proceeds, condemnation awards, or proceeds of a sale pursuant to Section 10.1 for losses to or a taking of Lots or Common Area, or a sale of all or part of the Common Area pursuant to Section 10.1. Any provision to the contrary in this Declaration or in the Bylaws or other documents relating to the Development is to such extent void. All applicable fire and all physical loss or extended coverage insurance policies shall contain loss payable clauses acceptable to the institutional first Mortgagees of the property insured, naming the Mortgagees as their interests may appear.

11.7 Status of Amenities. All amenities (such as parking, recreation and service areas) and Common Area shall be available for use by Owners and all such amenities with respect to which regular or special assessments for maintenance or other uses may be levied shall constitute Common Area. All such amenities shall be owned (i) in fee by the

Owners in undivided interests or (ii) by the Association free of encumbrances except for any easements granted for public utilities or for other public purposes consistent with the intended use of such property by the Owners or by the Association.

11.8 Default Notice Required. If any Owner is in default under any provision of this Declaration or under any provision of the Articles, the Bylaws or the Association Rules, and the default is not cured within sixty (60) days after written notice to that Owner, the Association shall give to any Mortgagee of record of such Owner written notice of such default and of the fact that the sixty (60) days period has expired.

11.9 Payments by Mortgagees Permitted. Mortgagees of Lots may, jointly or severally, pay taxes or other charges against such Lot which are in default and which may become or have become a charge against the Common Area. Mortgagees of Lots also may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for Common Area improvements or other insured property of the Association. Upon making any such payments, such Mortgagees shall be owed immediate reimbursement from the Association. This provision shall constitute an agreement by the Association for the express benefit of all Mortgagees and upon request of any Mortgagee the Association shall execute and deliver to such Mortgagee a separate written agreement embodying this provision.

11.10 Mortgagee's Lien Not Invalidated by Breach of Declaration. No breach of any provision of this Declaration shall invalidate the lien of any Mortgage made in good faith and for value; but all of the covenants, conditions and restrictions shall be binding on any Owner whose title is derived through foreclosure sale, trustee's sale, or otherwise.

11.11 Mortgagee Need Not Cure Breach of Declaration. Any Mortgagee who acquires title to a Lot by foreclosure or by deed in lieu of foreclosure or assignment in lieu of foreclosure shall not be obligated to cure any breach of this Declaration that is noncurable or of a type that is not practical or feasible to cure.

11.12 Status of Loan to Facilitate Resale. Any first Mortgage given to secure a loan to facilitate the resale of a Lot after acquisition by foreclosure or by a deed in lieu of foreclosure or by an assignment in lieu of foreclosure shall be deemed to be a loan made in good faith and for value and entitled to all of the rights and protections of Mortgages under this Declaration.

11.13 Right to Appear at Meetings. Because of its financial interest in the Project, any Mortgagee may appear (but cannot vote) at meetings of Owners and the Board to draw attention to violations of this Declaration that have not been corrected or that have been made the subject of remedial proceedings or assessments.

11.14 Right to Furnish Information. Any Mortgagee can furnish information to the Board concerning the status of any Mortgage.

11.15 Right of First Refusal Inapplicable to Mortgagee. No right of first refusal or similar restriction on the right of an Owner to sell, transfer, or otherwise convey the Owner's Lot shall be granted to the Association without the written consent of any Mortgagee of the Lot. Any right of first refusal or option to purchase a Lot that may be granted to the Association (or other person, firm, or entity) shall not impair the rights of the first Mortgagee (i) to foreclose or take title to a Lot pursuant to the remedies provided in the Mortgage; or (ii) to accept a deed (or assignment) in lieu of foreclosure in the event of default under the Mortgage; or (iii) to sell or lease a Lot acquired by the Mortgagee.

11.16 Limit on Term of Management Contract. Any agreement between the Association and Declarant pursuant to which the Declarant agrees to provide services, and any agreement for professional management by a manager shall provide for termination by either party without cause or payment of a termination fee on thirty (30) days' written notice and shall have a maximum contract term of one (1) year, provided that the Association can renew any such contract on a year-to-year basis. If the Project is professionally managed, the Association shall not terminate professional management and assume self-management without the consent of sixty-seven percent (67%) of the voting power of each class of Owners, or of all Owners if only one class exists, and of fifty-one percent (51%) of first Mortgagees.

11.17 Conflict Between Mortgagee Protection Provisions and Other Provisions. In the event of any conflict between any of the provisions of Section 11 and any other provision of this Declaration, the provisions of Section 11 shall control.

SECTION 12

Architectural Control

12.1 Architectural Approvals Required. Except as to construction of improvements or landscaping by Declarant in any phase of the Project, no building, fence, wall, or other structure shall be commenced, erected or maintained on the Property, including reconstruction of a structure following destruction by fire or other catastrophe, nor shall any exterior addition or alteration to or change in any such structures on the Property (including, e.g., solar or heating systems; pools, spas, ponds or fountains; landscaping, fences, stonework or concrete work; related mechanical, plumbing or electrical facilities; awnings, patio covers and antennae) be made nor shall the color or exterior surface texture of any structures be changed, until the plans and specifications showing the nature, kind, shape, materials, color and location of the same have been submitted to and approved in writing as to location and harmony of external design in relation to surrounding structures and topography by the Architectural Committee provided for in Section 12.2. The Architectural Committee may take into account, among other things, the adequacy of site dimensions, the conformity and harmony of the external design of proposed construction with other structures in the Project, the effect of the location of the proposed construction on nearby Lots, the quality and/or appearance of the proposed construction methods and/or materials (with consideration being given to how and to what extent the proposed construction will deteriorate with age), and any other factor relating to the impact of the proposed construction. The Architectural Committee shall have no duty or responsibility to review any plans to determine or evaluate (i) the structural safety or integrity of proposed construction, (ii) the suitability or adequacy of the proposed design or layout for any use or purpose, or (iii) compliance with governmental regulations governing the construction or use of the proposed construction, all of said items being the sole responsibility of the Owner.

Whenever in this Declaration the prior consent or approval of the Association is required as a condition to any action by an Owner affecting any alterations, changes, additions, or modifications, the Association through the Board may delegate to the Architectural Committee the right and duty to grant or withhold such consent or approval. If there is no Architectural Committee then serving or if the Architectural Committee or its designated representatives fail to approve or disapprove such design and location within thirty (30) days after the plans and specifications have been submitted to it, then any approval of plans and

specifications given by a governmental authority having power of approval over the same shall be deemed to have also been given by the Architectural Committee in accordance with this Section 12.1.

12.2 Appointment of Architectural Committee. The Declarant shall appoint all of the original members of the Architectural Committee, consisting of not less than three (3) nor more than five (5) persons who need not be members of the Association, and any replacements for them. The number of members initially appointed shall constitute the number of authorized members of the Committee until increased or decreased by the vote or written consent of the holders of at least fifty-one percent (51%) of the voting power of each class of Owners. The initial appointees (and any replacements) shall hold office until the first anniversary of the original issuance of a Final Subdivision Public Report by the California Commissioner of Real Estate. Thereafter, Declarant may appoint a majority of the members of the Architectural Committee, and any replacements for them, until ninety percent (90%) of the Lots have been sold and deeds to them recorded in favor of Owners or until the fifth anniversary of the original issuance of a Final Subdivision Public Report, whichever first occurs. After one (1) year from the date of the original issuance of a Final Subdivision Public Report, the Board shall have the power to appoint one member of the Architectural Committee, whose power shall continue until ninety percent (90%) of the Lots have been sold and deeds to them recorded in favor of Owners or until the fifth anniversary of the original issuance of a Final Subdivision Public Report. Thereafter the Board shall have the power to appoint all of the members of the Architectural Committee. Members appointed to the Architectural Committee by the Board shall be members of the Association. Members appointed to the Architectural Committee by Declarant need not be members of the Association.

SECTION 13

Amendment or Revocation of Declaration

13.1 Amendment Before First Sale. Before the close of the first sale of a Lot in the Project to a purchaser other than Declarant, this Declaration and any amendments to it may be amended in any respect or revoked by the execution by Declarant and any Mortgagee of record of an instrument amending or revoking the Declaration, which amendment or revocation shall be recorded in the office of the county recorder of the County if this Declaration has been so recorded.

13.2 Amendment After First Sale. After the close of the first sale of a Lot in the Project to a purchaser other than Declarant, this Declaration may be amended or revoked in any respect by the vote or written consent of the holders of not less than seventy-five percent (75%) of the voting power of each class of Owners, or if a single class of Owners is then in effect, by the vote or written consent of the holders of not less than (i) seventy-five percent (75%) of the voting power of all the Owners, and (ii) fifty-one percent (51%) of the voting power of all Owners other than Declarant. However, if any provision of this Declaration requires a greater or lesser percentage of the voting rights of any class of Owners in order to take affirmative or negative action under such provision, the same percentage of such class or classes of Owners shall be required to amend or revoke such provision. Also, if the consent or approval of any governmental authority, Mortgagee or other person, firm, agency or entity is required under this Declaration with respect to any amendment or revocation of any provision of this Declaration, no such amendment or revocation shall become effective unless such consent or approval is obtained. Any amendment or revocation subsequent to the close of the first sale of a Lot in the Project to a Purchaser other than Declarant shall be evidenced by an instrument certified by the Secretary or other duly authorized officer of the Association, shall make appropriate reference to this Declaration and its amendments, and shall be acknowledged and recorded in the office of the County Recorder of the County.

13.3 Conflict Between Amendment Provisions and Mortgagee Protection Provisions or Other Provisions. To the extent that any provisions of this Section 13, except Section 13.4, conflict with the provisions of Section 11, the provisions of Section 11 shall control. If Section 13.4 conflicts with any provision of this Declaration, including the provisions of Section 11, then Section 13.4 shall control.

13.4 Compliance with Business and Professions Code Section 11018.7. All amendments or revocations of this Declaration shall comply with all applicable provisions of California Business and Professions Code section 11018.7.

13.5 Reliance on Amendments. Any amendments made in accordance with the terms of this Declaration shall be presumed valid by anyone relying on them in good faith.

13.6 Conformance with Mortgagee Requirements. It is the intent of Declarant that this Declaration and the Articles and Bylaws of the Association, and the Project in general, shall now and in the future meet all requirements

necessary to purchase, guarantee, insure, or subsidize any Mortgage of a Lot in the Project by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association and the Federal Housing Administration. The Association and each Owner shall take any action or shall adopt any resolutions required by Declarant or any Mortgagee to conform this Declaration or the Project to the requirements of any of these entities or agencies.

SECTION 14

General Provisions

14.1 Headings. The headings used in this Declaration are for convenience only and are not to be used to interpret the meaning of any of the provisions of this Declaration.

14.2 Severability. The provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any provision or provisions shall not invalidate any other provisions.

14.3 Cumulative Remedies. Each remedy provided for in this Declaration shall be cumulative and not exclusive. Failure to exercise any remedy provided for in this Declaration shall not, under any circumstances, be construed as a waiver of the remedy.

14.4 Violations as Nuisance. Every act or omission in violation of the provisions of this Declaration shall constitute a nuisance and, in addition to all other remedies set forth, may be abated or enjoined by any Owner, any member of the Board, the manager, the Association or the City of Pleasanton.

14.5 No Discriminatory Restrictions. No Owner shall execute or cause to be recorded any instrument that imposes a restriction upon the sale, leasing or occupancy of his or her Lot on the basis of race, sex, marital status, national ancestry, color, or religion.

14.6 Owner's Access to Books. Any Owner may, at any reasonable time and upon reasonable notice to the Board or manager at his or her own expense, cause an audit or inspection to be made of the books and financial records of the Association.

14.7 Liberal Construction; Waiver. The provisions of this Declaration shall be liberally construed to effectuate its purpose. Failure to enforce any provision of the

Declaration shall not constitute a waiver of the right to enforce the provision thereafter.

14.8 Notification of Sale; Notices. Concurrently with the consummation of the sale of any Lot under the circumstances where the transferee becomes an Owner of the Lot, or within five (5) business days thereafter, the transferee shall notify the Association in writing of such sale. Such notification shall set forth the name of the transferor, the name of the transferee and his or her Mortgagee, the common address of the Lot purchased by the transferee, the transferee's and the Mortgagee's mailing address, and the date of sale. Before the receipt of such notification, any and all communications required or permitted to be given by the Association, the Board, or the manager shall be deemed to be duly made and given to the transferee if duly and timely made and given to the transferee's transferor. Mailing addresses may be changed at any time upon written notification to the Association. Notices or written requests shall be deemed received forty-eight (48) hours after mailing if mailed to the transferee, or to his or her transferor if the Association has received no notice of transfer as above provided, at the mailing address above specified, or to the Association at its principal office specified in the Bylaws, by certified mail, return receipt requested. Notices shall also be deemed received twenty-four (24) hours after being sent by telegram or upon personal delivery to any occupant of a Lot or of the Association's principal office over the age of twelve (12) years.

14.9 Number; Gender. The singular shall include the plural and the plural the singular unless the context requires the contrary; and the masculine, feminine and neuter shall each include the masculine, feminine or neuter, as the context requires.

14.10 Incorporation of Exhibits. All exhibits referred to are attached to this Declaration and incorporated by reference.

14.11 Easements Reserved and Granted. Any easements referred to in this Declaration shall be deemed reserved or granted, or both reserved and granted, by reference to this Declaration in a deed to any Lot.

14.12 Binding on Successors and Assigns. This Declaration shall inure to the benefit of and be binding on the successors and assigns of the Declarant, and the heirs, personal representatives, grantees, tenants, contract purchasers, successors and assigns of the Owners.

14.13 Covenants Running With the Land; Equitable Servitudes. The covenants and agreements herein of each Owner are made by such Owner on its on behalf (as owner of a Lot) and on behalf of the successive owners of such Lot for the direct benefit of each other Lot, each other Owner (as owner of another Lot) and the successive owners of each other Lot, and the City of Pleasanton, it being the intent of each Owner that the foregoing covenants and agreements of such Owner shall be "covenants running with the land" as defined in California Civil Code Section 1468, the burdens of which shall be binding upon each Lot owned by such Owner and the successive owners of such Lot for the direct benefit of each other Lot and the successive owners of each other Lot. All such covenants and agreements, in addition, in the manner set forth herein shall be equitable servitudes enforceable in equity and pursuant to Civil Code Section 1354.

14.14 Restrictions Binding on Owner's Family and Guests. Any restriction on a Lot imposed by this Declaration shall be binding on any Owner's family members, guests, employees and invitees.

From: [REDACTED]
To: [Natalie Amos](#)
Cc: [REDACTED]
Subject: 2986 Liberty proposed construction
Date: Saturday, February 28, 2026 4:25:10 PM

Hello,

My name is Nick Titangos. My wife Lee Anne (CCed here) and I have owned and lived at [REDACTED] since 2013. I am very concerned about the potential of many years of road blockages, debris, odor and run off from portable toilets, dust, pollution, noise, traffic and other impacts to the neighborhood as 2986 Liberty, which was recently purchased by its new owners from Texas, sits directly on a very busy T intersection that half the neighborhood passes through. They use their garage for miscellaneous item storage only so there will be additional impact to street parking during and after construction as well if the driveway is used as part of the construction effort.

Please let me know if I can provide any more information, as I was friends with the house's previous owners, Victor and Michelle Gomez, and would be sad to see such a lovely house with a well thought out yard being suddenly and dramatically expanded by recent buyers.

Thank you for your time,

Nick Titangos

Natalie Amos

From: Ekaterina Utova
Sent: Tuesday, March 3, 2026 3:17 PM
To: Alexander Utov
Cc: Natalie Amos
Subject: Re: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

Hi Natalie,

To provide additional context, I'm sharing photos that show the current view and light conditions from our home toward the neighboring property.

These images reflect the existing openness and spatial relationship between the properties, which we believe would be materially altered by the proposed addition.

As you can see, we already experience limited natural light due to the closely located fence along the property line. Given these existing constraints, any additional height and massing from the proposed two-story addition would further reduce light access and increase the sense of enclosure.

We believe this existing condition is important to consider when evaluating the cumulative impact of the proposed structure.

We would like to request an official hearing.

Thank you,

Ekaterina Utova & Alexander Utov

View from master room:



View from living area (pay attention we already have limited light here due to a closely located fence):





View from our backyard:



On Tue, Mar 3, 2026 at 1:12 PM Alexander Utov

wrote:

Natalie, we have 4 windows looking towards north, which be in direct line with the projected construction, and light from north side is the only light source in our kitchen and living area. We never had a massive extension like this ever approved in Shadow Cliff community, the only I know is 200 or 300 sqf and 1 story. We have no windows looking to the east due to easement with [REDACTED] now we'll be also constrained from north side. I dont believe they will keep windows off center, which moves their south looking window in line with our master bedroom.

Absolutely unprecedented and massive construction in community that abides by original home models and planning.

Regards,

Alex

On Tue, Mar 3, 2026, 12:42 Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Dear Ms. Utova and Mr. Utov,

Thank you for your email regarding the proposed additions at 2986 Liberty Drive.

The project was reviewed for compliance with the Shadow Cliff Village PUD (PUD-83-16 and PUD-83-16-06m), approved by Ordinance No. 1139, as well as applicable provisions of the Pleasanton Municipal Code. Attached are the proposed plans and referenced ordinance.

With respect to the items raised in your email:

The proposed addition is located on the west side of the subject property. Your property is located to the south. Based on the orientation shown in the plans, the addition is positioned adjacent to the street and north of your property. Sunlight rises in the east and sets in the west and because the addition is not located south of your property, it would not typically be positioned to block primary southern sun exposure. Additionally, the proposed addition is set farther north on the lot than portions of the existing two-story structure.

The submitted plans do not show new windows on the south elevation facing your property. As such, direct overlooking toward your home from new upper-story windows is not proposed.

Approximately 90% or more of the homes within the subdivision are two-story residences. The proposal is being evaluated for consistency with the adopted setback and development standards governing the subdivision.

The City does not evaluate or regulate potential property value impacts as part of development review. Property values are market-based and subjective.

If approved, the project would be subject to standard Conditions of Approval, including limitations on construction hours, stormwater protection measures, dust control, and compliance with applicable building and safety codes.

The "Architectural Approval Requirements" referenced in your email do not originate from City regulations. If such requirements stem from private HOA governing documents, they are administered privately. The City does not require HOA action as part of its land use process. Questions regarding HOA architectural review must be directed to your HOA directly.

After you have reviewed the plans, and if you still wish to formally request a hearing, as part of that process, the Zoning Administrator will inquire whether there has been any prior communication between neighbors and the applicant/property owner. Have either of you had any contact with the property owner/applicant regarding the

proposal? If so, please share that outcome. If no, please confirm I may provide your contact information to the property owner so they may reach out to you directly.

Please feel free to review the attached plans and contact me with any specific questions regarding the proposed design or applicable standards. Please let me know how you'd like to proceed by 5p on Wednesday, March 4.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Ekaterina Utova <[REDACTED]>

Sent: Monday, March 2, 2026 8:28 PM

To: Natalie Amos <namos@cityofpleasantonca.gov>

Cc: Alexander Utov <[REDACTED]>

Subject: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

Dear Ms. Amos,

We submit this letter as a formal objection to Application #P26-0136 for the proposed two-story addition at 2986 Liberty Drive.

Based on the information provided, the proposed development would materially and adversely affect our property and appears inconsistent with both the character of the neighborhood and the governing architectural standards applicable to the Project.

1. Impact on Light and Outlook

Loss of Natural Light:

The proposed two-story extension appears to substantially block sunlight to our main living areas and garden. The scale and positioning of the addition would result in overshadowing, reducing natural light that we currently enjoy.

Dominance and Enclosure:

The height and massing of the structure appear excessive relative to the existing homes in the area. The extension would create a sense of dominance and enclosure, producing an oppressive "tunnel effect" between properties rather than maintaining the open character typical of this single-family neighborhood.

2. Direct Overlooking and Loss of Privacy

Direct Overlooking:

We are particularly concerned about new upper-floor windows that would directly face our master bedroom and main living spaces.

Loss of Privacy:

The proximity of the extension would allow visibility into areas of our home that were previously private and shielded. The proposed structure appears too close to the property line and would materially impact our reasonable expectation of privacy.

3. Character of the Area

This neighborhood consists of single-family homes and is not designed or characterized as townhouse-style development. None of the homes in the immediate vicinity have been extended in such an intrusive manner. The proposed addition appears inconsistent with the established scale, spacing, and architectural harmony of the area.

4. Impact on Property Value

The cumulative effects of reduced light, loss of privacy, visual dominance, and change in neighborhood character may negatively affect the value and marketability of our property.

5. Noise and Disturbance

We are also concerned about construction-related noise, duration of disturbance, and the long-term impact of increased occupancy and activity associated with the expanded structure.

Architectural Approval Requirements

According to Section 12.1 of the governing documents, exterior additions or alterations require submission and written approval from the Architectural Committee, with consideration given to:

- Harmony of external design with surrounding structures
- Effect of the location of proposed construction on nearby lots
- Conformity with other structures in the project
- Impact on surrounding properties

We respectfully request confirmation that proper Architectural Committee review has been completed and that the impact on neighboring lots — including ours — has been thoroughly evaluated in accordance with these standards.

Given the scale and impact of this proposal, we request that these concerns be formally considered as part of the review process. If appropriate, we would also request a hearing to further discuss these issues.

Thank you for your time and attention to this matter.

Sincerely,
Ekaterina Utova & Alexander Utov

phone: [REDACTED]

Natalie Amos

From: Michelle Tornaghi
Sent: Saturday, March 7, 2026 2:54 PM
To: Natalie Amos
Cc: Gioia Tornaghi
Subject: Concerns about proposed remodel of 2986 Liberty Drive.

Hi Natalie,

We received the notice of hearing scheduled for Wednesday, March 18 at 10:00 AM. I will be attending the video meeting and would like to request time on the agenda to speak about my concerns as the owner of the home directly behind the proposed two-story addition.

My concerns include the following:

1. Loss of sunlight and open space – The two-story addition will significantly reduce natural sunlight to my already small back patio and block my open sky view, leaving us facing a large wall.







2. Loss of privacy - The taller structure built so close to the lot line will greatly reduce our family's privacy.

3. Health and safety during construction - My daughter lives in the home and is expecting her second child soon. The close proximity of construction raises concerns about exposure to dust, insulation, roofing materials, and other potentially harmful debris in the yard where young children will be playing.

City Code: Property Nuisance

Pleasanton's municipal code treats dust and debris that travels off-site and annoys neighbors as a *nuisance condition*. If const

4. Noise impact – Extended construction noise will be disruptive and potentially harmful for a newborn and toddler. As a speech and audiology professional, I am particularly concerned about noise levels exceeding safe guidelines.

In Pleasanton, California, maintaining a peaceful environment in residential areas is governed by the city's noise ordinances, which set specific decibel limits for various property types. For residential properties, noise levels must not exceed 60 decibels at any point outside the property line. Construction activities are permitted between 8:00 a.m. and 8:00 p.m. on weekdays, with equipment noise not exceeding 83 decibels at 25 feet. For more details, refer to  ChatGPT (1 source) • Check important info for mistakes. 

5. Safety and privacy for children – Workers on a second story would have direct sightlines into our yard where my grandchildren play, raising safety and privacy concerns.

6. Neighborhood character – This large two-story addition does not align with the original design and scale of the neighborhood, which was intended for smaller homes and open yard space.

7. Precedent for overdevelopment – Allowing one home to maximize lot coverage may encourage similar expansions, changing the open, family-oriented feel of the neighborhood.

8. Length and disruption of construction – Projects of this scale often last a year or more. The prolonged disruption will negatively affect nearby families and daily life.

9. Property value impact – A structure that blocks light, privacy, and open views could negatively affect the value and future marketability of our home.

10. I am concerned with the loss of peace, tranquility, and pleasure of the use of my backyard during the lengthy remodel process and afterward with obstructive sunlight, view, and privacy.

Please include me on the agenda to speak at the March 18 hearing.

**Thank you,
Michelle Tornaghi**

Natalie Amos

From: Gioia Tornaghi <
Sent: Tuesday, March 10, 2026 2:46 PM
To: Natalie Amos
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing
Attachments: 8026653547224837720.jpeg; 8099678478835012578.jpeg; 7287586545148942764.jpeg; Shadow Cliff Village OA-CC&Rs.pdf

Hi Natalie,

Providing an update for you:

- The Mayor of Pleasanton, Jack Balch, will be meeting with myself and a group of additional concerned neighbors this Thursday at 4 pm in person at our homes to discuss the impact of this project and seek his guidance for how to best proceed with our opposition.

- We will be attending the Shadow Cliff HOA Board meeting March 25th at 6:30 pm, to present our concerns, specifically as it relates to our neighborhood's Covenants, Conditions, & Restrictions (CC&Rs)

Please see our neighborhood's CC&Rs attached, and pay specific attention to Section 12 - Architectural Control.

Also attached are photos demonstrating how current lot spacing and visual balance between homes would be significantly impacted.

Zoning administrator Hearing statement:

I would like to share ahead of time that my statement for the hearing will include the following:

Section 12.1 of Shadow Cliff CC&Rs requires that all exterior additions be reviewed and approved by the Architectural Committee based on several factors, including the harmony of the design with surrounding structures and the effect of the location of proposed construction on nearby lots.

The proposed addition raises significant concerns under these standards.

First, the scale of an approximately 800 square foot rear expansion would materially alter the existing massing pattern of homes in the neighborhood. Rear yard spaces currently maintain a consistent sense of openness and visual balance between homes. A substantial extension of this size risks disrupting the architectural harmony referenced in Section 12.1.

Second, the CC&Rs explicitly allow the Committee to consider the effect of the proposed construction on nearby lots. A large rear addition could significantly affect adjacent properties by altering views, reducing natural light, and increasing the visual presence of the structure when viewed from neighboring yards and windows.

Third, approval of a project of this scale could establish a precedent for similar expansions throughout

the community. Section 12.1 gives the Committee broad authority to consider any factors relating to the impact of proposed construction, and maintaining the established character and spatial relationships within the neighborhood is an important consideration.

For these reasons, I respectfully request that the Zoning Administrator and the City of Pleasanton's Planning Division carefully evaluate whether the proposed expansion is consistent with the CC&Rs and the overall architectural harmony of the Shadow Cliff community.

Thank you,
Gioia

On Mon, Mar 9, 2026 at 10:28 AM Gioia Tornaghi <[REDACTED]> wrote:

Thank you for following up, and please keep me posted as soon as it becomes available because we are creating flyers for our neighbors to properly inform them of the project and hearing details.

Thanks,
Gioia

On Mon, Mar 9, 2026 at 10:20 AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Hi Gioia,

Thank you for the update. I hope the conversation with Shrihari and his wife was productive.

You are welcome to share the hearing day, time, and method of meeting with others who may be interested in attending. Our administrative staff are currently working through meeting setup items in the order they are received and based on priority, as we are short staffed. The meeting link will be circulated once it becomes available; however, the link will only be active at the time of the hearing.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi <[REDACTED]>
Sent: Monday, March 9, 2026 9:54 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing

Thank you, Natalie.

We did speak with Shrihari and his wife over the weekend.

Can you please provide an eta for when the link will be available, so that I can share it with other neighbors who would like to attend and voice their concerns.

Thank you,

Gioia

On Mon, Mar 9, 2026 at 9:41 AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Morning Gioia,

Shrihari, owner of 2986 Liberty Drive, can be reached at ([REDACTED]) between 5:30 p.m. and 8:00 p.m. He is aware you may be contacting him to discuss the application. Please do not share his personal contact information with others, as his consent to provide it was only for those who specifically requested it.

Zoning Administrator hearings are open to the public. However, additional noticing is not conducted for hearings of this type, as the hearing was scheduled in response to a request rather than through the standard public noticing process. Once the meeting link is available, you are welcome to share it with others who may wish to attend virtually.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi · [REDACTED]
Sent: Friday, March 6, 2026 1:59 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing

Hi Natalie,

Thank you for the update, we plan on attending on March 18th. Can any of the neighbors in our neighborhood attend the hearing as well?

Are you able to provide the contact info for the neighbors at 2986 Liberty Dr. so we can speak to them directly ahead of the hearing?

Thanks,

Gioia

On Fri, Mar 6, 2026 at 1:28 PM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Afternoon all,

A Zoning Administrator hearing has been scheduled for Wednesday, March 18, at 10:00 a.m. The hearing will be conducted virtually and will not be held in-person.

A link to participate will be sent within the next week and will include details on how the meeting will be conducted, as well as the allotted time for public comment. The Zoning Administrator will have the plans, emails and photos which have been submitted for consideration.

As a reminder, HOA action is not part of the City process and is a separate civil matter.

Kindest regards,

Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

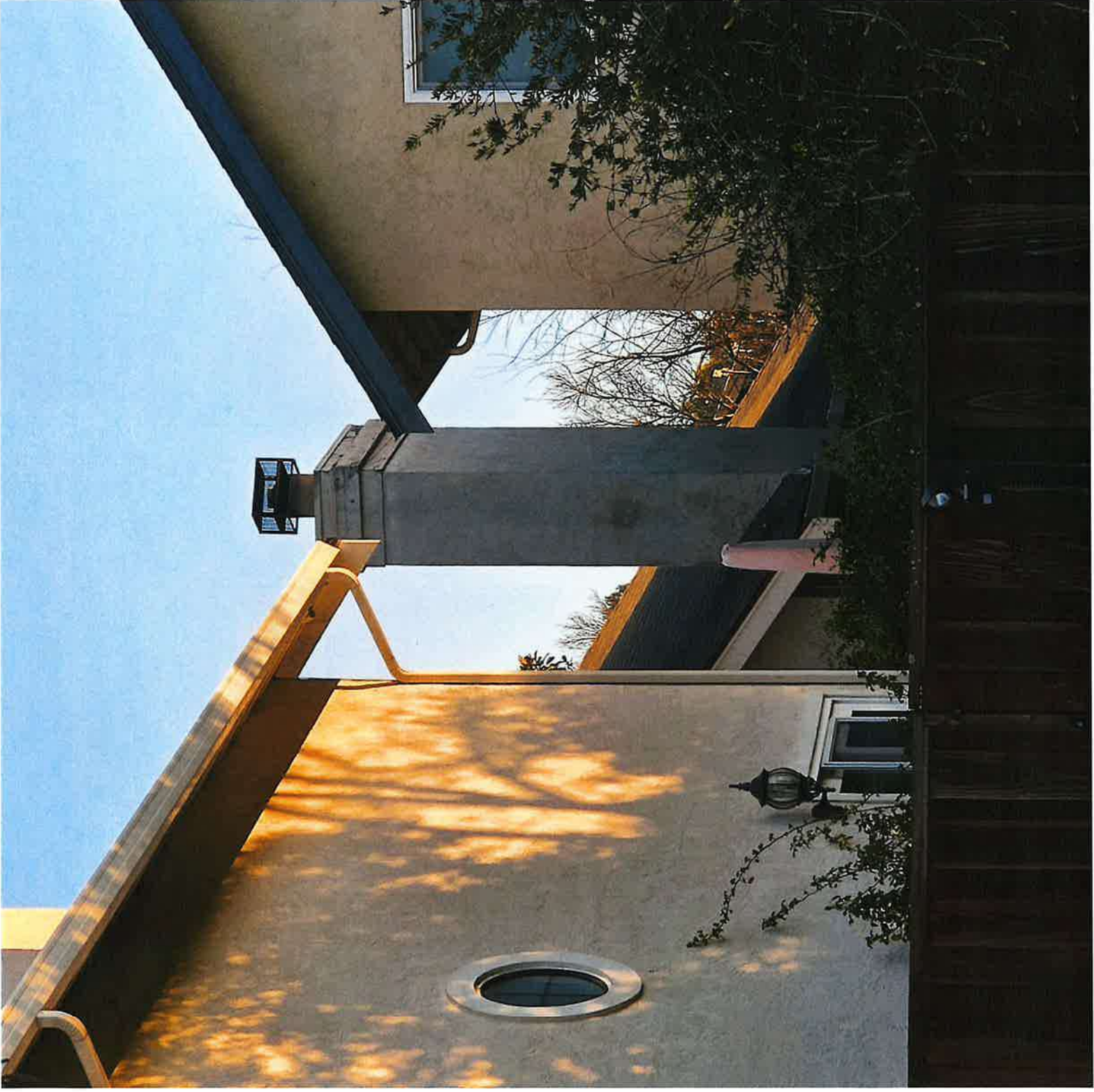
D: 925-931-5613

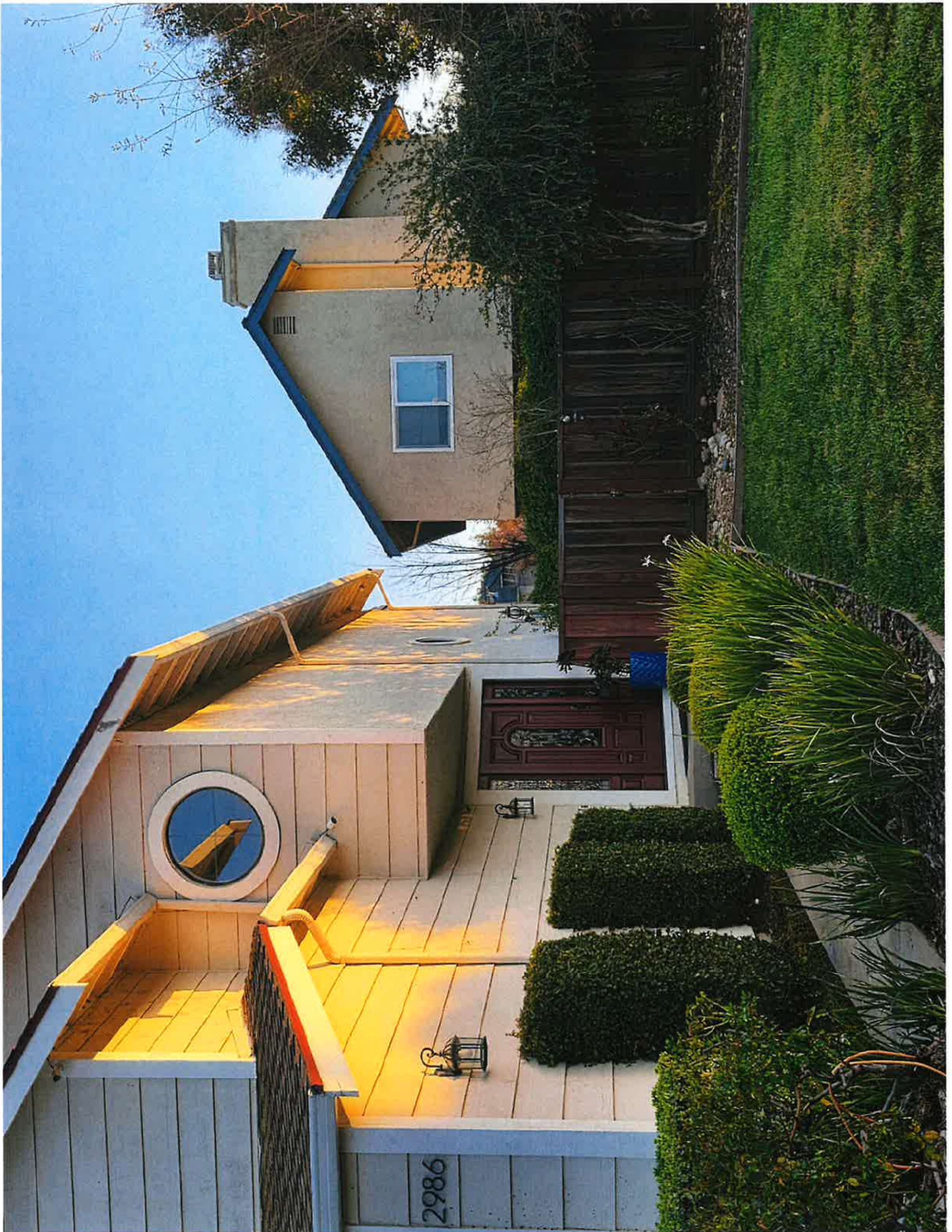
O: 925-931-5600

namos@cityofpleasantonca.gov

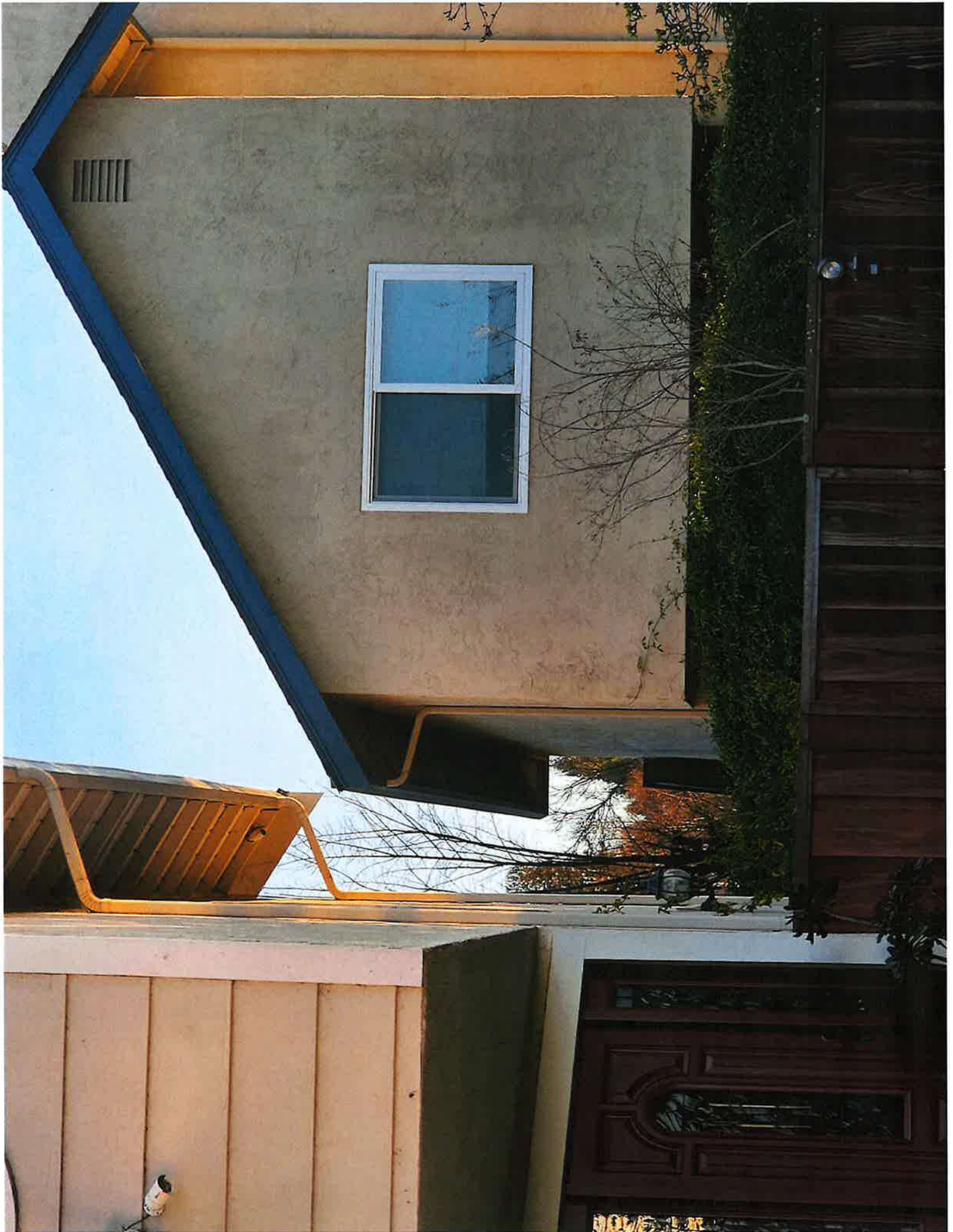
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566







2986



Natalie Amos

From: Ekaterina Utova [REDACTED]
Sent: Friday, April 17, 2026 5:12 PM
To: Natalie Amos
Subject: FORMAL OBJECTION & APPELLANT'S STATEMENT – Case P26-0136 (2986 Liberty Drive)

Dear Chair and Members of the Planning Commission,

My name is Ekaterina Utova, and I reside at [REDACTED]. As the formal appellant in Case P26-0136, I am writing to state my strong and unwavering opposition to the two-story addition proposed for the property at 2986 Liberty Drive.

This project, as currently designed, represents a radical and damaging departure from the established character of our neighborhood. Its approval would not only cause severe and irreversible harm to the livability of my own home but would also set a dangerous precedent for the entire Shadow Cliff Village community.

My opposition is based on the following key points:

1. Severe Impact on My Property: View Obstruction and Overwhelming Mass

My primary concern is the project's devastating impact on my property. The proposed second story is not a minor addition; it is a massive, 816-square-foot structure that creates an oppressive, monolithic wall at the rear of my property. This will:

- Irreversibly Obstruct Prized Views: It will completely block my family's view of Mount Diablo from our living areas and master bedroom—a significant feature that contributes to the value and enjoyment of our home.
- Drastically Reduce Light and Open Space: The sheer vertical bulk will cast significant new shadows over my backyard, diminishing natural light and creating a sense of confinement that does not currently exist.
- Destroy the Sense of Privacy and Openness: The towering second story will loom over our private outdoor space, fundamentally altering the open, airy character we and our neighbors cherish.

2. Setting a Dangerous Precedent That Will Change Our Neighborhood

This concern is not hypothetical. At the Zoning Administrator hearing on March 18, at least four other homeowners stated their intent to pursue similar second-story additions if this one were approved. To our knowledge, an addition of this scale is unprecedented in our immediate area. Approving it would signal a departure from our community's development pattern and effectively invite a wave of "mansionization" that would erode the modest, harmonious, and accessible character that defines Shadow Cliff Village.

3. Incompatibility with Established Neighborhood Character

The proposed design is fundamentally out of character with the surrounding homes, which are defined by their modest scale and massing. The project does not respect the visual harmony of the neighborhood. Instead of a design that blends in, it seeks to impose a structure that is disproportionately large and visually jarring compared to its neighbors.

4. A Reasonable Compromise Was Rejected

I want to be clear that I am not opposed to our neighbors expanding their home. My opposition is to *this specific, oversized, two-story design*. In a good-faith effort to find a solution, we previously suggested a reasonable alternative: a well-designed, single-story addition. This would still provide them with significant new living space without devastating the views, light, and privacy of their neighbors. This reasonable compromise was unfortunately rejected. My willingness to accept a single-story design demonstrates that my goal is not to obstruct, but to find a balanced solution that respects the rights of all residents.


For these reasons, I respectfully request that the Planning Commission grant this appeal and overturn the Zoning Administrator's approval of the current two-story design.

I urge you to protect the established character of our unique neighborhood and defend the rights of existing residents from the severe, negative impacts of oversized development.

Thank you for your time and consideration.

Sincerely,

Ekaterina Utova


Pleasanton, CA 94566

Natalie Amos

From: Michelle Tornaghi [REDACTED]
Sent: Sunday, April 19, 2026 12:23 PM
To: Natalie Amos
Subject: Attn: City of Planning Commission Members -Appeal to project #P26-0136

April

19, 2026

To the City of Pleasanton Planning Commission,

I am writing to formally appeal the decision regarding the proposed two-story addition at 2986 Liberty Dr. My name is Michelle Tornaghi of [REDACTED] As a long-term resident of Shadow Cliffs and 30-year resident of Pleasanton, I am concerned that this project departs from our neighborhood's established character—a deliberate mix of single and two-story homes strategically placed to maintain openness and harmony.

While the applicant has removed rear-facing windows, this does not mitigate the core issue: excessive massing and bulk. My appeal of case P26-0136 is based on the following points:

- Incompatible Scale: The design creates a monolithic, unbroken two-story wall that is disproportionate to the surrounding single-story**

footprints. This results in an oppressive "looming" effect that eliminates the sense of openness, sunlight, and fresh air in neighboring backyards.

- Shadow and Light Impact: The sheer vertical bulk will cast significant shadows over adjacent yards obstructing natural light and impacting the "quiet enjoyment" of our outdoor spaces.**
- Erosion of Affordable Housing: We are all aware that Pleasanton lacks affordability in home pricing. This 816 square feet addition, and the future additions that will surely follow, will systematically remove "modest size" starter homes from the market in our Shadow Cliffs neighborhood. Per the zoning meeting on March 18, four plus other neighbors indicated that they too, wanted to pursue second story remodeling in our neighborhood. This allowance of "mansionization" drives up local prices, making our neighborhood less accessible to young families and mid-to-lower income households.**
- Neighborhood Context and Setting a Precedent: Pleasanton's guidelines encourage new construction to remain in scale with its surroundings. I have seen this in past City Planning Commission meetings of late. This project disrupts that balance and sets a concerning**

precedent for over-building on lots not intended for such vertical density. In fact, per the Shadow Cliffs HOA, no second story remodeling has ever been constructed in this neighborhood before. It was a neighborhood that was respectful of neighbor's yards, light, privacy, peacefulness, and views. If this project is passed and second story construction is allowed, it will set precedent for unending construction in our quiet neighborhood disrupting all neighbors and completely changing our community's feel and harmony.

In Conclusion, I am not opposed to improvements to one's home, but I urge the Planning Commission to require a more compatible design that is congruent with our existing neighborhood. I suggest revising the project to a single-story addition or requiring the addition to be pushed out further to the front street of their existing home away from our extremely close & tight back yards. These alternative adjustments would preserve the privacy, light, and character of our home and the neighbors of our Shadow Cliffs community.

I would also like to cordially invite each Planning Commission member to our home at

before our City Planning meeting on Wednesday, May 13 to see how this large two-story addition would affect our backyard and livability. We would truly appreciate you taking the time to see our perspective in person.

Thank you for your consideration.

**Sincerely,
Michelle Tornaghi**

**[REDACTED]
Pleasanton, CA 94566**

Natalie Amos

From: Michelle Tornaghi [REDACTED]
Sent: Sunday, April 19, 2026 12:50 PM
To: Natalie Amos
Subject: Attn: City of Planning Commission Members -Invitation to visit Property of 2906 Liberty Dr.

April 18, 2026

Dear City of Pleasanton Planning Commission Members,

My name is Michelle Tornaghi and I am appealing to the decision of the Zoning Department in regard to project P26-0136 at 2986 Liberty Drive. It is a proposed large scale 816 square feet second-story addition in a small zero lot line neighborhood mixed with both single and two-story homes. However, the homes of our neighborhood are constructed and placed extremely close to neighbors on both sides and in back of neighboring homes. A large scale two-story addition to the HOAs knowledge has never been executed before. I feel the allowance of this project going forward would negatively impact our backyard and livability and affect our neighboring homes as well. The proposed remodel owners never came to any of the adjacent neighbors to try to work together to come up with compatible solutions.

I would like to cordially invite each of you to visit our home sight before our scheduled meeting on Wednesday, May 13 to get our perspective on how this two-story addition would affect our backyard living, harmony, and peace. I have heard that it is not uncommon for committee members to visit appeal sites.

We did not get to present any pictures at the last zoning planning meeting, and we felt this was a big disadvantage to us.

We would really appreciate it if you all could take some time to visit our home at [REDACTED] and see from our perspective how this project would negatively impact us.

Thank you for your consideration,

Michelle Tornaghi

Natalie Amos

From: Michelle Tornaghi <[REDACTED]>
Sent: Sunday, April 19, 2026 1:34 PM
To: Natalie Amos
Subject: Attn: Planning Commission -Request for attached pictures to be made for slides for May 13 mtg.
Attachments: IMG_9380.jpeg; IMG_9381.jpeg; IMG_9383.jpeg; IMG_9385.jpeg; IMG_9386.jpeg; IMG_9387.jpeg; IMG_9387.jpeg

April 18, 2026

To the Members of the Planning Commission,

My name is Michelle Tornaghi of [REDACTED] and am opposed to the project at 2986 Liberty Drive, appeal #P26-0136.

I am requesting to have these pictures made into slides for our appeal presentation at the Planning Commission meeting on Wednesday, May 13 for discussion. We did not get any personal picture representations from our perspective at the last Zoning planning meeting, and I feel that that was a big disadvantage to us.

The pictures below show the entire space to the left of our backyard at [REDACTED] Liberty Drive, that will be blocked by the bulking and massing of the two-story remodel proposal at 2986 Liberty Drive, directly behind our home. You can see how close all homes are to each other in this zero-lot line neighborhood and how near our backyards are to each other. Any two-story addition of 816 square feet, that is 10-15 feet to our fence line, will feel the negative impact!

My neighbor and I would like to invite you to our home sites at [REDACTED] to personally feel and see what this impact could be. The pictures do not even give justice to the overwhelming feel of bulk and massing that we would experience.

Thank you for your consideration,

Michelle Tornaghi













Natalie Amos

From: Ekaterina Utova [REDACTED]
Sent: Sunday, April 19, 2026 7:33 PM
To: Natalie Amos
Subject: FORMAL SUBMISSION OF VISUAL EVIDENCE & SLIDE REQUEST – Case P26-0136
Attachments: Pic1.png; Pic2.png; Pic3.png

Dear Ms. Amos,

In the matter of the appeal of Case P26-0136, I hereby submit the attached photographic exhibits.

I formally request that these attached images be made into presentation slides to display on the main screen during my presentation at the Planning Commission meeting on Wednesday, May 13th. It is critical for the commissioners to see this evidence to fully comprehend the severe, real-world impact the proposed project will have on adjacent properties—an impact that two-dimensional blueprints cannot convey.

The attached exhibits are as follows:

- Pic1 – Projected View Obstruction from Master Bedroom: This is a composite image showing the "after" view. It illustrates the complete and permanent loss of light, sky, and view. I must stress that this visual is a conservative estimate; the applicant's current plans place the blocking wall even closer to my window, making the real-world impact more oppressive than what is depicted by AI.
- Pic2 – Current View from Master Bedroom: The "before" photo, showing the current unobstructed view that will be permanently lost.
- Pic3 – Current Backyard View: The "before" photo shows the current open sky from our ground-level outdoor space, which the proposed structure's mass will overwhelm.

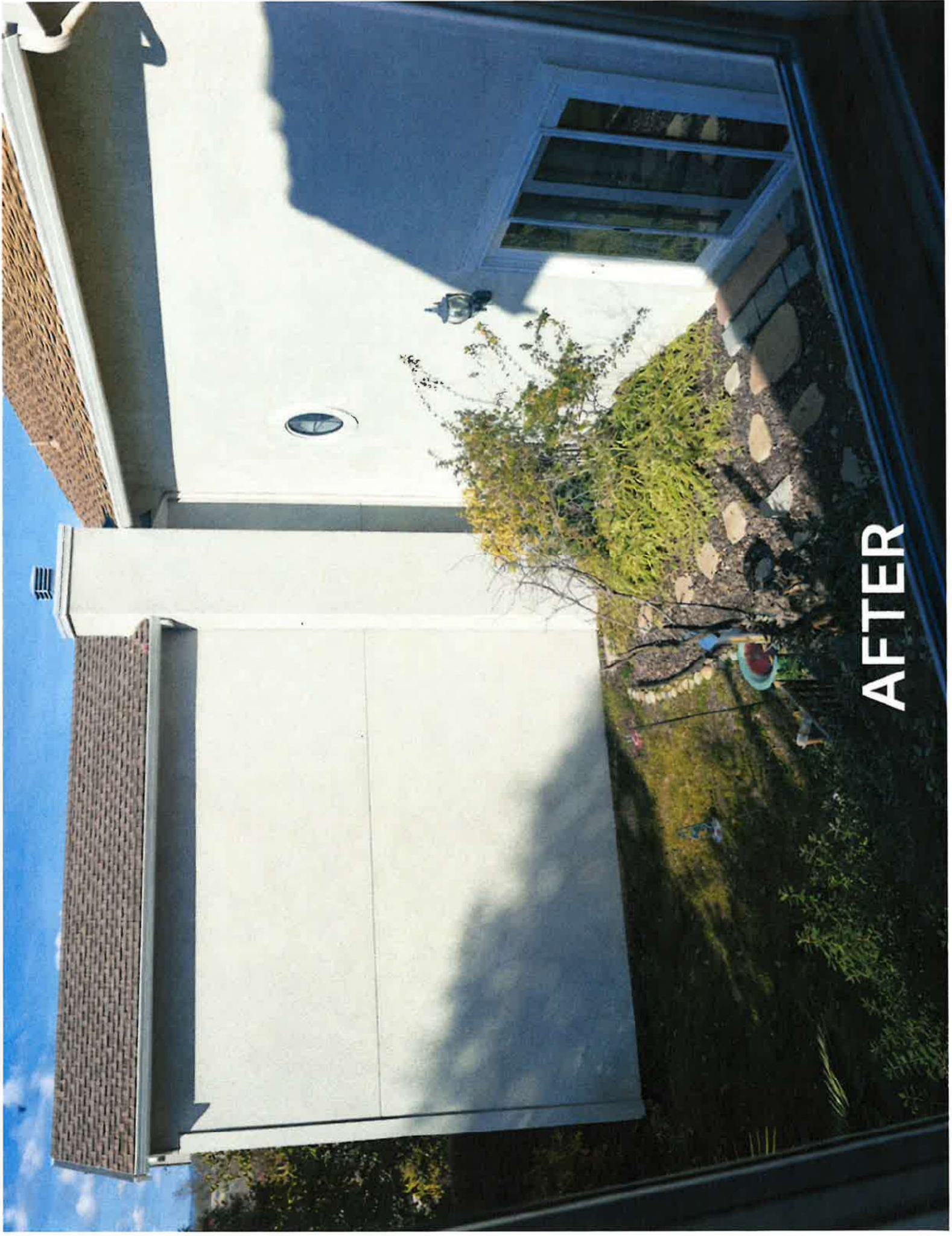
While these photos are illustrative, they cannot fully capture the proposal's overwhelming scale. Therefore, we would like to formally invite the members of the Planning Commission to conduct a site visit at our properties ([REDACTED] and [REDACTED] Liberty Drive) to see and feel for themselves what is at stake.

Please confirm receipt of these exhibits and that they will be prepared as slides for the May 13th hearing.

Thank you for your assistance.

Sincerely,

Ekaterina Utova
[REDACTED]
Pleasanton, CA 94566



AFTER





Natalie Amos

From: Ekaterina Utova [REDACTED]
Sent: Sunday, April 19, 2026 7:53 PM
To: Natalie Amos
Subject: Formal Request for Site Visit – Case P26-0136 (2986 Liberty Drive)

Dear Chair and Members of the Planning Commission,

I am writing today, following my formal appeal submission for Case P26-0136, to make a critical request.

While my submitted letter and photographic exhibits attempt to convey the severe negative impacts of the proposed two-story addition, two-dimensional evidence cannot adequately capture the real-world scale and oppressive massing of the project within our unique zero-lot-line neighborhood.

The feeling of being "walled in," the true proximity of the proposed structure, and the resulting loss of light and openness can only be understood by standing on the affected properties.

Therefore, on behalf of myself and my neighbor, I cordially invite each of you to conduct a site visit at our homes—[REDACTED] Liberty Drive and [REDACTED] Liberty Drive—at your convenience before the May 13th hearing.

We believe that seeing the site firsthand is necessary for the Commission to perform its due diligence and fully appreciate the gravity of the precedent this project would set.

Thank you for your time and serious consideration of this essential request.

Sincerely,

Ekaterina Utova
Appellant, Case P26-0136
[REDACTED]
Pleasanton, CA 94566

Natalie Amos

From: Diane Wardin, [REDACTED]
Sent: Monday, April 20, 2026 7:15 AM
To: Natalie Amos
Subject: Appeal of P26-0136 at 2986 Liberty Drive

Dear Chair and Members of the Planning Commission,

My name is Diane Wardin and I have lived at [REDACTED] since May of 1987. I am very opposed to the proposed two-story addition at 2986 Liberty Drive.

I know my neighbors are putting forward their objections for potential loss of views, light, privacy, and those are all valid concerns, especially for the people living behind 2986 Liberty. But I ask that you seriously consider the size of the addition and the and the composition and layout of the existing neighborhood.

Shadow Cliff was developed as a zero-lot line, affordable neighborhood. The homes, excluding the perimeter 33 larger ones, range from about 1100 - 1500 square feet. The neighborhood was promoted as affordable with modest sized homes on small lots and with narrow streets. Those characteristics are still the same today. The developers thoughtfully placed all the houses in this tight, little community. When you walk the streets, you see the consideration given to placement of the one-story and two-story houses. If you just look at a map, you do not see the relationship of one house to another nor do you feel how close together the houses actually are.

These smaller sized, and priced, homes are precisely the type needed in Pleasanton, and California and the nation. The proposed expansion of 2986 Liberty will push that home from 1431 square feet to 2247 square feet. It moves the house up a whole level as far as size and price are concerned. Pleasanton already has neighborhoods with 2100+ square foot homes and they are on larger lots. The family at 2986 Liberty Drive just bought that house a year ago. I have wondered why they did not buy something bigger in another neighborhood.

There is wide-spread discussion, both locally and nationally, about the housing issues we face: affordability, density, location and supply. State housing laws are calling for more homes, not just bigger homes. I am totally in favor of the ADU's going in behind the houses on Tawny Drive on those big lots. I applaud the approval of the higher, denser developments along Hopyard Road and Santa Rita Road. These additions are the type we need; they chip away at the housing problem we have created.

So, unless the Liberty Drive expansion is putting a separate entrance and kitchen in that 800 square foot addition, I do not think it is furthering the goal of more housing. It just pushes one house out of the modest size/affordable price category that we so desperately need.

It is my hope that all the individuals who contribute to the final decision on this particular project, and potential future projects, will carefully read all the objection points and then take a walk through the Shadow Cliff neighborhood to get an on the ground feel for what we are voicing.

Thank you for your attention and consideration.

Sincerely,

Diane Wardin

Natalie Amos

From: Nick T [REDACTED]
Sent: Tuesday, April 21, 2026 1:55 PM
To: Natalie Amos
Subject: Re: Case P26-0136

Hello Ms. Amos,

My name is Nicolas Titangos, and I live at [REDACTED] I am writing in regards to the proposed expansion at 2986 Liberty Drive, P26-0136. I have lived in this neighborhood for over 12 years now(23 years in the East Bay) and started a family with my spouse, we now have two children in the local school district. I grew up in a working class community just south of the Bay Area.

We were fortunate at the time to be able to barely manage the finances to purchase a small single story home of just over 1000 square feet in this neighborhood, one of the, if not the most affordable areas in Pleasanton. We are not high earners with high salaries and RSUs from Silicon Valley giants, rather I work for a small company that helps with logistics and billing departments of grocery store chains, many of them local, and my spouse is an educator with the public school system with the state.

I am concerned the ~70% expansion of the proposed plan will set the precedent and make our neighborhood a destination for out-of-area investors seeking to buy cheaper lots for the express purpose of expanding and flipping the enlarged structures, which will lead to sharply higher per-square-foot prices for smaller homes that sit on any lot with any room to expand. If that were the case when we were saving up for a home, I would be unlikely to be able to afford our current home.

I am also concerned that due to the narrow streets and sidewalks we have, an uptick of construction will make it hazardous for families and kids to walk in the otherwise quiet neighborhood in terms of noise, pollution, and obstruction of walking space.

I must admit that I am not personally unbiased, our family was friends with the previous owners, the Gomez's, who were center of the community on our street, the property in discussion was where many neighborhood parties were held with the large yard that Victor and Michelle were gracious enough to share with everyone on special occasions.

I thank you for your time and consideration in hearing what I have to say.

Thank you,

Nicolas Titangos

Natalie Amos

From: Youn Gi Hong <[REDACTED]>
Sent: Tuesday, April 21, 2026 8:30 PM
To: Natalie Amos
Subject: Notice of Concern Regarding the Residential Extension Project of Case P26-0136

Youn Gi Hong

April 21, 2026

Subject: Notice of Concern Regarding the Residential Extension Project of Case P26-0136 at 2986 Liberty Drive

Dear Chair and Members of the Planning Commission,

I am writing to you as a resident of Liberty Drive to comment on the home extension project currently underway at 2986 Liberty Drive, directly across the street.

While I do not anticipate this construction having a significant direct impact on my own property, I am formally submitting this letter to raise general concerns regarding the neighborhood disruptions associated with a project of this scale.

Specifically, I request that the City monitor the site to ensure that the ongoing work does not unreasonably interfere with public right-of-way and neighborhood safety. My primary concerns include:

- **Traffic Flow and Access:** The presence of heavy construction vehicles and material deliveries may obstruct the road, impeding normal traffic flow and potentially delaying emergency vehicle access.
- **Street Parking Reduction:** The prolonged staging of contractor vehicles and equipment may severely limit available street parking for local residents.
- **Neighborhood Disturbance:** General inconveniences such as noise, dust, and debris that could affect the quality of life in the immediate vicinity.

I respectfully request that the City of Pleasanton ensure the contractors strictly adhere to all local municipal codes, permitted construction hours, and site management regulations to minimize these burdens on the surrounding neighbors.

Thank you for your time, attention to this matter, and your continued service to our community.

Sincerely,

Natalie Amos

From: Craig Mayer <[REDACTED]>
Sent: Wednesday, April 22, 2026 8:36 AM
To: Natalie Amos
Subject: Case P26-0136, 2986 Liberty Drive

Dear Members of the Planning Commission:

My name is Craig Mayer. I live at [REDACTED] I am writing to request that you please overturn the Zoning Administrator's approval of this relatively large addition to a small home.

Pleasanton and the State of California both have a well-recognized need for more affordable housing. Therefore, I believe the Zoning Administrator was wrong to find that approving a project that reduces the ability of people to rent or own some of the more affordable existing detached homes in Pleasanton is in the best interest of the public's general welfare. The Zoning Administrator's decision is also based on some inconsistent/incorrect information.

The affordable prices of the small homes on small lots were what made it possible for me to purchase my home. Almost forty years later, Shadow Cliff Village still provides a similar opportunity to own or rent detached homes to many young families, single mothers, immigrants, elderly pensioners, and young adults who were raised in Pleasanton and wish to remain here. Over many years, I enjoyed seeing the obvious pride that many of my new neighbors take in caring for their homes, especially the occupants of [REDACTED] and [REDACTED] Liberty Drive who are the most affected by this project. This decision will set a precedent for even more additions that could be as much as 20 percent larger than what the City Council intended when this development was approved by Ordinance 1139 in 1984.

The text supporting Finding 1 in the Zoning Administrator's 3/18/26 letter includes:

"Concerns related to building intensity, proximity to adjacent homes, and potential overdevelopment are mitigated by the project's compliance with and, in some instances, exceedance of objective development standards prescribed by the Pleasanton Municipal Code (PMC), including ... floor area ratio," [I added the underlining for emphasis.]

Contrary to this statement, as a result of numerous communications with the Planner for this project I was astonished to learn that Pleasanton's development standards are not as objective as I expected, and are not always explicitly defined and prescribed by the PMC. For example, this statement implies the floor area ratio (FAR) is less than the maximum allowed by the Ordinance 1139, and could be a factor to offset other concerns. That is incorrect. Natalie Amos stated in an email message dated 3/17/26:

"Shadow Cliff's has a maximum allowed FAR of 48%. As proposed, the project is at 40%."

This project actually utilizes every square foot of floor area permitted by Ordinance 1139, Exhibit "A", Item 6. As recently as 3/22/22, Planner Emily Carroll responded to my next-door neighbor's inquiry about a proposed addition to his home built by the same builder in the same original phase of Shadow Cliff Village as this project. One email included the statement:

"Ordinance 1139 governs this development and established development standards for your property. Notably, a 40% maximum floor area ratio is permitted"

The 3/22/22 emails also included a scan of Ordinance 1139 from their files that is highlighted and marked up with handwritten notes. The note on Exhibit "A" Item 6 states:

"See memo in file for KB homes higher FAR. Original lots are still 40%."

I will not burden the Planning Commission by repeating all the details and other errors related to this inconsistent FAR limit problem in my 3/25/26 email to the appellant already in the project record. However, the Planning Commission needs to be aware that Natlie Amos supported the increased FAR she is using with a copy of what appears to be an informal internal memorandum to the Planners from someone named Steve dated 2/5/98. It appears to waive FAR limits established by the City Council in ordinances such as 1139. I trust the Planning Commission will know whether Steve had the authority to waive specific requirements established by ordinance, and whether the current City Council would want that practice to continue with the FAR limits they establish.

Another example of Pleasanton's development standards not being "objective" and explicitly "prescribed by the Pleasanton Municipal Code" is the lack of a definition for the FAR. When I could not find FAR defined in the Pleasanton Municipal Code, I asked Natalie Amos where I could find that definition. I also asked whether the area of the garage needs to be included in the floor area. She responded in an email message dated 3/17/26 that included the following statements:

"With respect to your question on floor area ratio (FAR), the Pleasanton Municipal Code does not provide a standalone definition of FAR in the same way some jurisdictions do; ... FAR is generally calculated as the ratio of a building's total gross floor area to the area of the lot." [I added the underlining for emphasis.]

"Based on this definition, areas used for off-street parking (such as a garage) are excluded from the gross floor area calculation and therefore are not counted toward FAR."

Again, I will not burden the Planning Commission by repeating all my concerns about the PMC lacking a specific definition for the FAR in my 3/25/26 email already in the project record. However, related to this issue, I would like to point out that the last paragraph on Page 3 of the Zoning Administrator's 3/18/26 letter states:

"The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines [15301(e) Existing Facilities ... in that it is an addition to an existing single-family home that does not result in 50% of the floor area before the addition." [I added the underlining for emphasis.]


I could not find a specific definition of "floor area" using the link to the California Environmental Quality Act (CEQA) Handbook provided in the Zoning Administrator's letter. However, using the uncodified method I was told the planners use (that excludes the area of the garage even when used for other than vehicle parking) and the Architect's numbers, adding 816 square feet to the existing 1,400 square feet is a 58 percent increase in living space! Note that I am not identifying a CEQA problem. I only bring this up to show the Planners occasionally utilize the garage area in their calculations, thus emphasizing the need to include specific definitions and methodologies in the PMC, and the large relative size of this addition.

In conclusion, the lack of objective and prescriptive development standards in the PMC allows the planning staff to use lots of discretion. Therefore, I hope the Planning Commission will also use their discretion to overturn the Zoning Administrator's approval of this project. Preserving some of the more affordable detached homes in Pleasanton is more in the best interest of the public's general welfare than approving this addition.

Thank you for your consideration of this matter.

Respectfully submitted,

Craig Mayer


Pleasanton CA 94566

Natalie Amos

From: Natalie Amos
Sent: Monday, April 27, 2026 12:02 PM
To: 'Gioia Tornaghi'
Subject: RE: FORMAL OBJECTION – Case P26-0136 (2986 Liberty Drive)

Dear Ms. Tornaghi,

Thank you for your email; it will be included with the Planning Commission agenda packet for the Commission's consideration. Please note the City will include materials submitted by members of the public in the agenda packet when they are relevant to the project under review. In this case, the drawings you provided may be included as part of the public record for the Commission's consideration. That said, the City does not review or confirm ownership or permission related to modified plans submitted by third parties. Any use or modification of the plans that may be protected by copyright or other intellectual property rights is the responsibility of the person submitting those materials. It is your responsibility to be prepared to deal with any legal consequences of you modifying the drawings you submitted if you did not have the appropriate authorization from the owner to do so.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi [REDACTED]
Sent: Wednesday, April 22, 2026 1:22 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: FORMAL OBJECTION – Case P26-0136 (2986 Liberty Drive)

{Please confirm receipt of my letter so I know it was received.}

Dear Chair and Members of the Planning Commission,

My name is Gioia Tornaghi. My husband, David, and our two young children (both under age two) live at

We are writing to respectfully oppose the proposed two-story addition at 2986 Liberty Drive (Case P26-0136) in its current form.

Before filing this appeal, we made multiple good-faith efforts to work directly with our neighbors to reach a reasonable compromise. Our concerns, which are shared by other nearby neighbors, relate to the scale and massing of the proposed addition, reduced natural light, privacy impacts, shadowing, and the overall effect on neighboring homes.

Initially, we suggested revising the proposal to a single-story addition, which we believed would better address these concerns while still allowing the homeowners to expand their residence. That proposal was declined.

We then sought guidance from the City regarding whether shifting the structure further into the front yard might be feasible. The City explained that any revised design would need to comply with applicable development standards, and that alternative configurations would need to be evaluated by the property owner and their design team.

In an effort to continue discussions, my husband who works locally in commercial construction reviewed the plans and proposed an alternative (attached) that would shift their full 2-story proposed design (as is) forward approximately 9.4 feet, reducing the impact on adjacent homes while preserving much of the original concept, and minimizing any architectural design rework.

As a side note, we also wanted to point out that the original floor plan at 2986 Liberty Dr. violates the 15 ft setback rule from our backyard fence line. (It's currently built 13 ft 2 inches from our fence line, as shown in their drawings)

The applicants later advised they would consider only a two-foot shift, conditioned on neighbors signing an agreement not to file any further objections or appeals. We responded that while we appreciate movement toward compromise, a two-foot adjustment does not adequately address the concerns, and we invited further discussion.

Unfortunately, despite repeated efforts, no meaningful compromise has been reached.

We respectfully ask the Planning Commission to carefully consider the real impacts this proposal would have on neighboring properties, particularly with respect to privacy, light, and livability.

In addition, we'd like the commission to consider that the narrow spacing between homes means construction activity, scaffolding, dust, and noise would occur immediately adjacent to neighboring yards, magnifying the impacts beyond what is typical for a standard remodel.

We personally have strong concerns for our family, with two very young children, our backyard is heavily used, and the close proximity of major construction would create health, safety, and livability impacts.

We would also welcome the opportunity for Commissioners and staff to view the site conditions from our property, as the limited spacing between homes is difficult to fully appreciate from plans alone.

If a site visit is not possible, we have attached photographs to help illustrate the existing conditions and the likely impact of the proposed addition.

The attached photos demonstrate how the proposed expansion would fully enclose the limited spacing that we have between our homes, and fully remove the existing sight line from our yard, creating a claustrophobic environment to our living space.

Our goal is not to prevent our neighbors from improving their home, but to encourage a fair and balanced solution that better respects surrounding properties and neighborhood compatibility.

Thank you for your time, consideration, and attention to this matter. We look forward to the hearing on May 13.

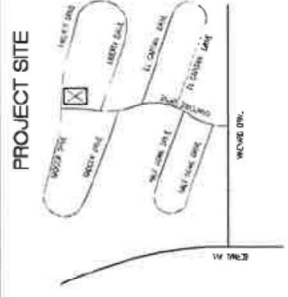
Respectfully,

Gioia & David

CURRENT DESIGN

RECEIVED
 02/23/18
 CITY OF PLEASANTON
 PLANNING DEPARTMENT
 EXHIBIT B

VICINITY MAP



PROJECT DATA

SITE DATA: 04-04-001-01
 SITE AREA: 5546 SF
 FLOOR AREA RATIO: 2178 SF / 5140 SF = .42
 SITE COVERAGE: 3348 SF / 5140 SF = .65

BUILDING AREA
 USE: 110 SF
 GARAGE: 100 SF
 TOTAL: 210 SF

APPLICABLE CODES
 2015 CA CIVIL CODE (CC) (2015)
 2015 CA HEALTH CARE CODE (HCC) (2015)
 2015 CA LABOR CODE (LC) (2015)
 2015 CA LABOR RELATIONS CODE (LRC) (2015)
 2015 CA ENVIRONMENTAL CODE (CEC) (2015)
 2015 CA FIRE CODE (FIC) (2015)
 2015 CA ELECTRICAL CODE (CEC) (2015)
 2015 CA MECHANICAL CODE (CMC) (2015)
 2015 CA PLUMBING CODE (CPC) (2015)
 2015 CA GAS CODE (CGC) (2015)
 2015 CA SOILS AND FOUNDATIONS CODE (SFC) (2015)
 2015 CA WIND-BURST RESISTANCE CODE (WBRC) (2015)
 2015 CA WOOD PRESERVATION CODE (WPC) (2015)
 2015 CA WOOD PRESERVATION CODE (WPC) (2015)
 2015 CA WOOD PRESERVATION CODE (WPC) (2015)

- CHANGE AND PROVISION CONTROL NOTES**
- EXISTING DAMAGE TO BE MAINTAINED, UNLESS INDICATED OTHERWISE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 - PROTECT EXISTING UTILITIES AND STRUCTURES.

LIBERTY DRIVE



SITE PLAN
 1/8" = 1'-0"



KURT HEROLD ARCHITECT
 1039 SERPENTINE LANE
 PLEASANTON, CA 94566
 925.623.1776



ACHAYATH-VALLATHOL ADDITION
 2986 LIBERTY DRIVE
 PLEASANTON, CA 94566

NO. 22-13	DATE	BY
PRELIMINARY	1/18/18	ACHAYATH-VALLATHOL
REVISION		
DATE	BY	
2018-01-18	ACHAYATH-VALLATHOL	

A1

PROPOSED MODIFICATIONS

RECEIVED
02/28/24
7:20:34
CITY OF FLAGSTATION
PLANNING DIVISION
EXHIBIT B

KURT HEROLD ARCHITECT
1039 SERPENTINE LANE
PLEASANTON, CA 94566
925.623.1776



ACHAYATH-VALLATHOL ADDITION
2986 LIBERTY DRIVE
PLEASANTON, CA 94566

DATE: 02/28/24
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

NO. 22 24
PERMITS
NO. 22 24
ISSUED
02/28/24

NO. 22 24
PERMITS
NO. 22 24
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NO. 22 24
PERMITS
NO. 22 24
ISSUED
02/28/24

PROJECT DATA

SITE DATA: 48,000 SQ FT
FLOOR AREA: 1,346 SQ FT
SITE COVERAGE: 2.8%
BUILDING AREA: 1,346 SQ FT

APPLICABLE CODES:
2022 CA CIVIL CODE (CC) (02/01/22)
2022 CA LABOR CODE (LC) (02/01/22)
2022 CA FIRE CODE (FC) (02/01/22)
2022 CA ELECTRICAL CODE (EC) (02/01/22)
2022 CA MECHANICAL CODE (MC) (02/01/22)
2022 CA PLUMBING CODE (PC) (02/01/22)
2022 CA STRUCTURAL CODE (SC) (02/01/22)
2022 CA WOOD PRESERVATION CODE (WC) (02/01/22)
2022 CA GREEN BUILDING CODE (GC) (02/01/22)
2022 CA ENERGY CODE (EC) (02/01/22)
2022 CA SMOKE AND ALARM CODE (SAC) (02/01/22)
2022 CA SEISMIC RETROFIT CODE (SRC) (02/01/22)
2022 CA TYPING CODE (TC) (02/01/22)
2022 CA UNIFORM BUILDING CODE (UBC) (02/01/22)
2022 CA UNIFORM FIRE SAFETY CODE (UFC) (02/01/22)
2022 CA UNIFORM MECHANICAL CODE (UMC) (02/01/22)
2022 CA UNIFORM PLUMBING CODE (UPC) (02/01/22)
2022 CA UNIFORM STRUCTURAL CODE (USC) (02/01/22)
2022 CA UNIFORM WOOD PRESERVATION CODE (UWC) (02/01/22)
2022 CA UNIFORM GREEN BUILDING CODE (UGBC) (02/01/22)
2022 CA UNIFORM ENERGY CODE (UEC) (02/01/22)
2022 CA UNIFORM SMOKE AND ALARM CODE (USAC) (02/01/22)
2022 CA UNIFORM SEISMIC RETROFIT CODE (USRC) (02/01/22)
2022 CA UNIFORM TYPING CODE (UTC) (02/01/22)
2022 CA UNIFORM BUILDING CODE (UBC) (02/01/22)
2022 CA UNIFORM FIRE SAFETY CODE (UFC) (02/01/22)
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2022 CA UNIFORM PLUMBING CODE (UPC) (02/01/22)
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2022 CA UNIFORM SEISMIC RETROFIT CODE (USRC) (02/01/22)
2022 CA UNIFORM TYPING CODE (UTC) (02/01/22)



- PERMITS AND EROSION CONTROL NOTES:**
1. EXISTING CHANGE TO 2. UNAPPROVED WORKS ARE NOT TO BE PERMITTED UNLESS THE CONTRACTOR OBTAINS ALL NECESSARY PERMITS FROM THE CITY OF FLAGSTATION.
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FLAGSTATION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FLAGSTATION.



SITE PLAN
1/8" = 1'-0"

A1

CURRENT DESIGN

KURT HERELD, ARCHITECT
 1039 SERPENTINE LANE
 PLEASANTON, CA 94566
 925.623.1776

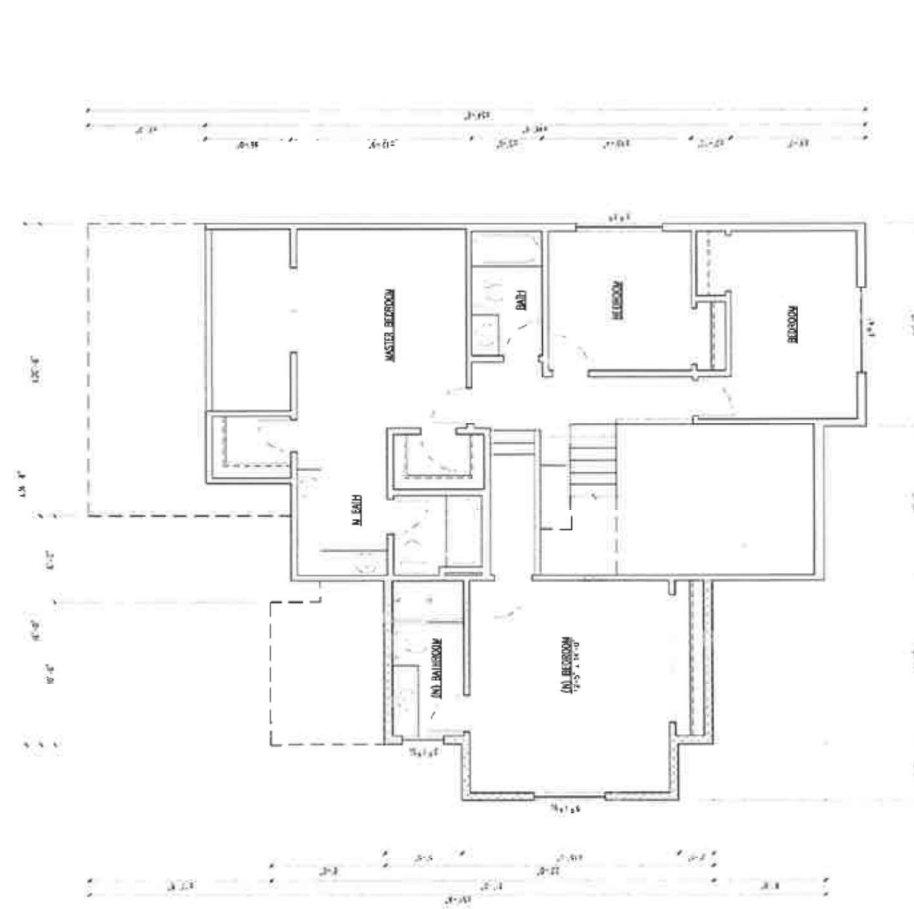
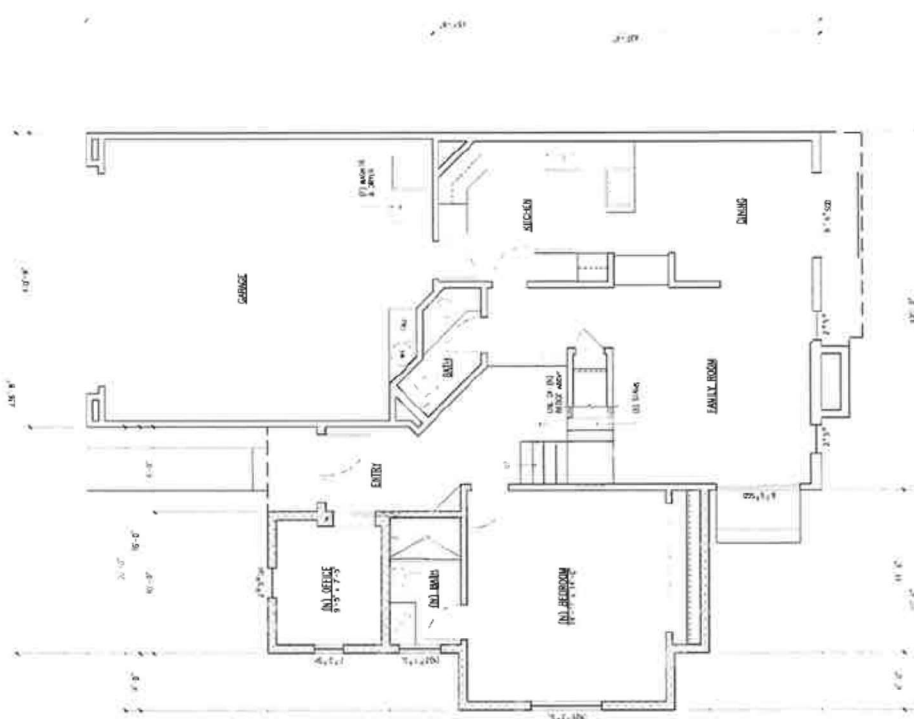


DATE: 11/15/11
 DRAWN BY: K. HERELD
 CHECKED BY: K. HERELD
 SCALE: AS SHOWN

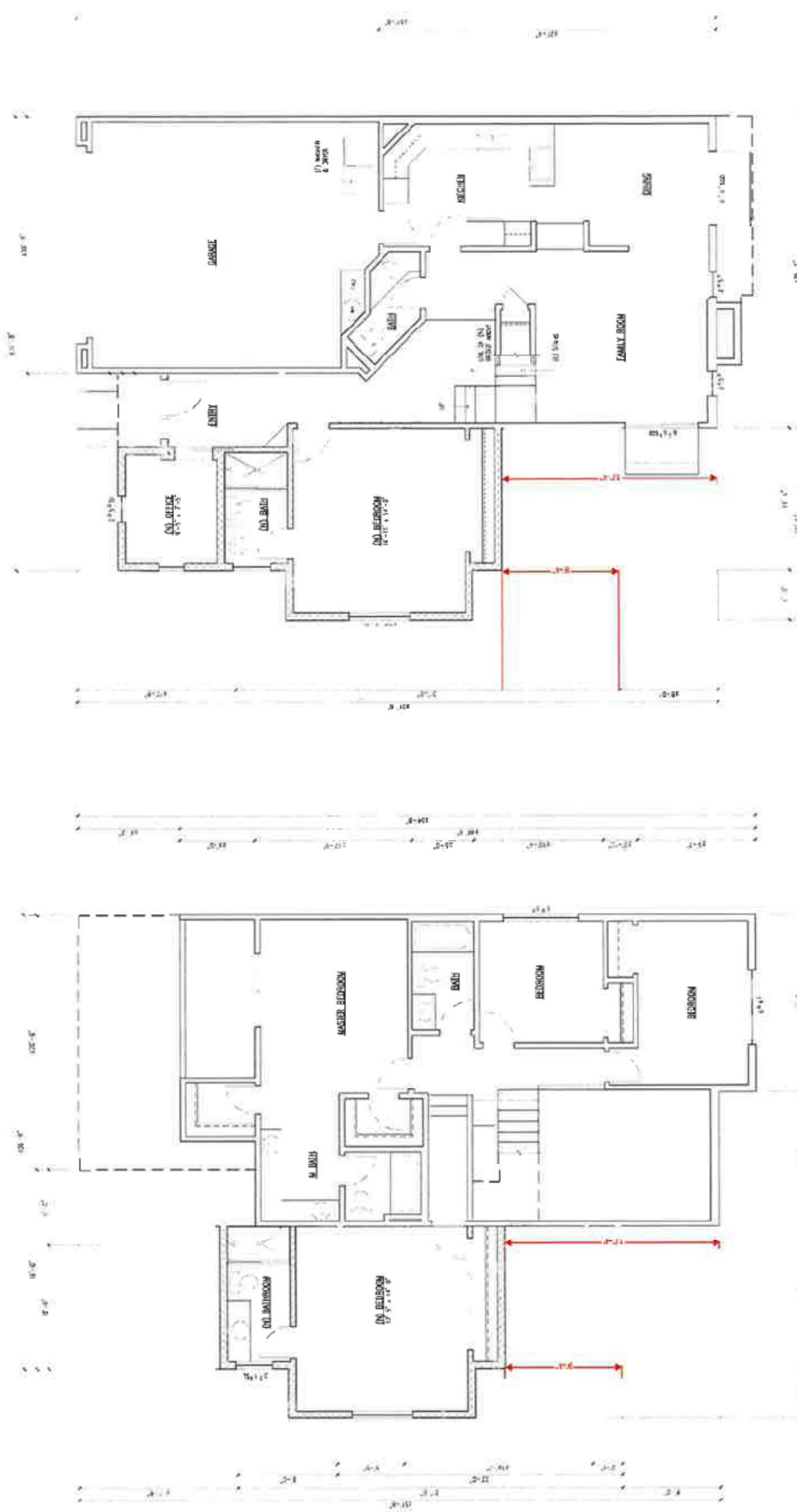
ACHAYATH-VALLATHOL ADDITION
 2986 LIBERTY DRIVE
 PLEASANTON, CA 94566

NO. 22	11
DATE	11/15/11
BY	K. HERELD
CHECKED	K. HERELD
SCALE	AS SHOWN

A3



PROPOSED MODIFICATIONS



LOWER FLOOR PLAN
1/8"=1'-0"

UPPER FLOOR PLAN
1/8"=1'-0"



A3

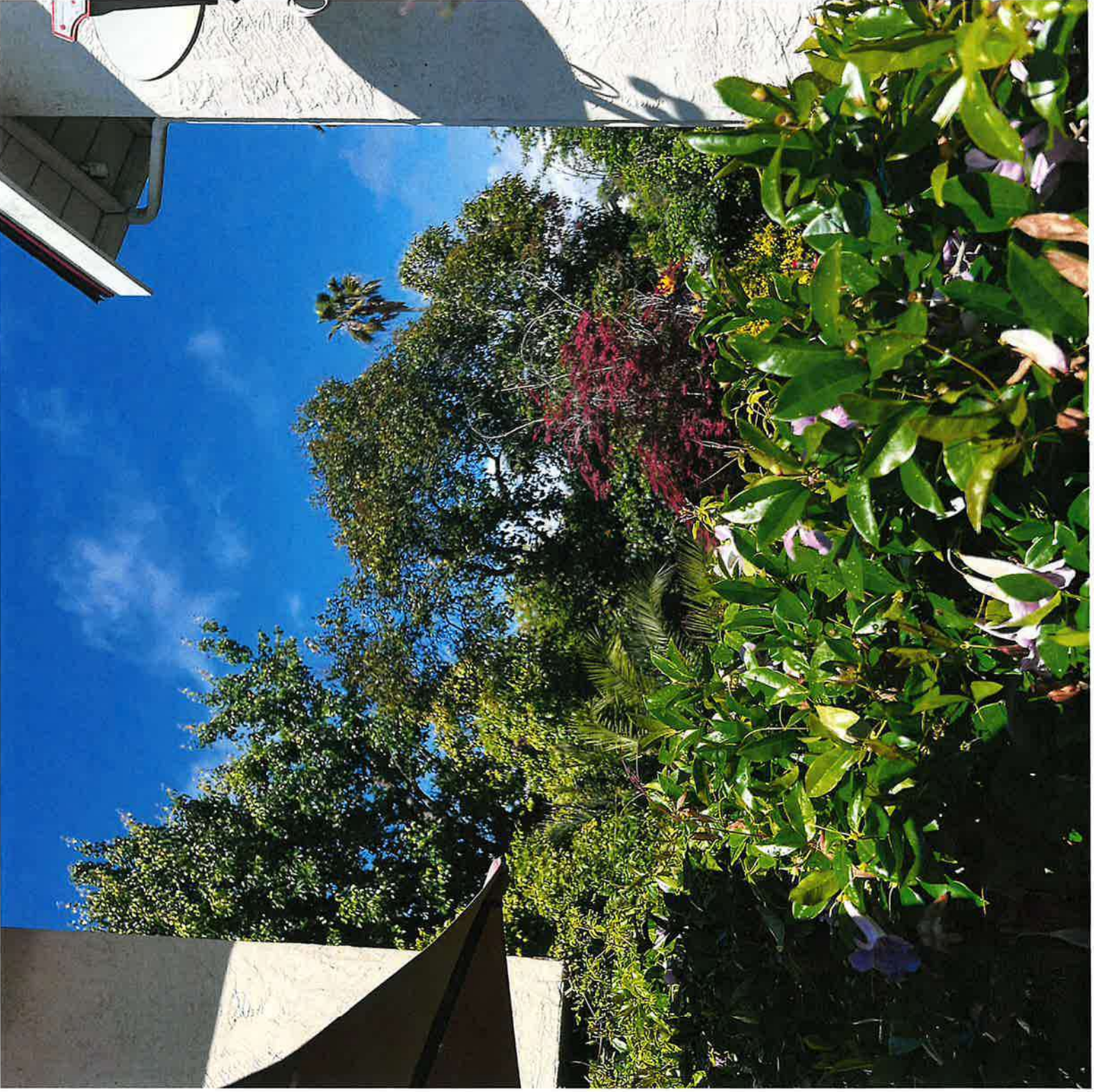
ACHAYATH-VALLATHOL ADDITION
2986 LIBERTY DRIVE
PLEASANTON, CA 94566

DATE	10/12/20
DESIGNED BY	ACHAYATH VALLATHOL
DRAWN BY	ACHAYATH VALLATHOL
CHECKED BY	ACHAYATH VALLATHOL
SCALE	AS SHOWN



KURT HEROLD, ARCHITECT
10099 SERPENTINE LANE
PLEASANTON, CA 94566
9256231776





Natalie Amos

From: Nasrat Alam
Sent: Wednesday, April 29, 2026 3:29 PM
To: Natalie Amos
Subject: Re: Letter of support for appeal of proposed 2-story addition at 2986 Liberty Drive

Hi Natalie,

Thank you for acknowledging the receipt of my email. I am happy to hear that my opposition to the proposal has been added to the Planning Commission's agenda packet.

I understand that the immediate neighbors were never consulted before the design of this addition was done. Having carefully studied the design myself, it is clear that it was done without any consideration of how the immediate neighbors would be impacted. I therefore highly recommend a walk-on tour of the immediate neighboring properties particularly their backyards before a final decision is made by the planning commission.

Thank you again for your consideration.

Kind Regards,
Nasrat Alam

On Monday, April 27, 2026 at 12:27:12 PM PDT, Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Dear Nasrat,

Thank you for your email, it will be included in the Planning Commission agenda packet for the Commission's consideration.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Nasrat Alam [REDACTED]
Sent: Tuesday, April 21, 2026 1:21 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Letter of support for appeal of proposed 2-story addition at 2986 Liberty Drive

Dear Chair and Members of the Commission,

My name is Nasrat Alam, and I am the owner of [REDACTED]. Having been a resident of Shadow Cliff Village for 36 years, I am writing to express my strong opposition to the proposed two-story addition at 2986 Liberty Drive.

I am deeply concerned that this project violates the fundamental character of our community and will negatively impact all surrounding properties. My opposition is based on the following:

- **Incompatible Scale and Character:** The lots in Shadow Cliff Village are intentionally small, and the neighborhood was designed for modest, affordable homes. The sheer scale of this 816-square-foot, two-story addition is inconsistent with the original design and character of our community. It is simply too large for its lot and for our neighborhood.
- **Setting a Detrimental Precedent:** As a long-term resident, I know that an addition of this massive scale is unprecedented. Approving it will set a dangerous precedent, encouraging a wave of similar large-scale constructions that will be detrimental to the close-knit, harmonious feel of our community.
- **Negative Impact on Neighbors:** While the impact will be most severe for the immediate neighbors, the consequences of such a large structure—in terms of lost privacy, blocked light, and a feeling of being crowded-out—will be felt by all. Furthermore, a construction project of this magnitude, potentially lasting 6-8 months, will create a significant and prolonged disruption to the peace and quiet of our immediate neighborhood.

This project was designed in a way that it does not respect the existing layout or the neighbors it will impact. I also ask that you please seriously consider the long-term, negative consequences this project will have on our community. I therefore urge you to please deny this proposal.

Thank you for your time and consideration.

Sincerely,

Nasrat Alam
[REDACTED]
Pleasanton, CA 94566

Natalie Amos

From: CHRIS VENING [REDACTED]
Sent: Tuesday, May 5, 2026 10:17 AM
To: Natalie Amos
Subject: P26-0136 2986 Liberty Drive Comments

I object to the expansion. This home wants to increase 816 square foot single and two story addition. If people need that much larger space they should move to another development. My backyard neighbor put a very long room onto his backyard. I never received a notice this was happening. My backyard no longer feels private... some of the plants were planted to get X amount of sun and now they are not doing well at all. Trees have been planted to close to the fence with the new addition that this will be a big problem down the road. When upstairs I feel windows and such looking into my space is too close.

If people need a larger home, move. It is not fair to force others out because they no longer live in the space they purchased.

Thank you,
Christine Vening
[REDACTED] resident

From: [Natalie Amos](#)
To: "Nick [REDACTED]"
Cc: [Anne \[REDACTED\]](#)
Subject: RE: 2986 Liberty proposed construction
Date: Tuesday, March 3, 2026 10:53:00 AM
Attachments: [Ord. 1139.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Exhibit B 2986 Liberty Drive.pdf](#)

Hi Mr. Titangos,

Thank you for your follow-up emails.

The City does not require Homeowners Association approval as part of its development review process. HOAs are private entities, and the City does not monitor, oversee, or provide notification to them regarding development applications. If HOA approval is required under private CC&Rs, it is the responsibility of the property owner to obtain that approval directly from the HOA. You may wish to contact the Shadow Cliff Village Homeowners Association directly regarding their internal processes, though you seem to be familiar with it if you regularly attend meetings.

The project is being reviewed for compliance with the applicable development standards of the Shadow Cliff Village PUD (PUD-83-16 and PUD-83-16-06m), approved by Ordinance No. 1139, as well as the Pleasanton Municipal Code.

With respect to construction impacts:

- All construction must adhere to City-adopted hours of operation.
- Equipment storage must occur on-site and may not obstruct the public right-of-way without proper authorization.
- Public streets may not be blocked without an encroachment permit.
- Contractors must comply with applicable safety, noise, stormwater, and debris-control regulations.
- Any equipment staged in the public right-of-way would require proper authorization and must comply with local code requirements.

If issues arise during construction, they may be reported to Code Enforcement for follow-up.

This lot is somewhat unique within the subdivision. It is a larger corner lot, which provides additional buildable area compared to many interior infill lots in the development that are generally constrained to rear-yard expansions only. The proposal is being evaluated against the subdivision's governing standards, which establish allowable setbacks and development parameters.

The City's review process evaluates compliance with adopted zoning and development standards.

Please let me know if you have additional questions regarding the applicable standards, or have further questions/comments.

Take care,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Nick T [REDACTED]
Sent: Tuesday, March 3, 2026 1:54 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Anne Lee [REDACTED]
Subject: Re: 2986 Liberty proposed construction

Hi Natalie,

I just remembered that we actually never received any notice from our HOA, Shadow Cliff Village Homeowners Association regarding this. Could you please verify that our HOA was informed and provided the necessary prior approvals for this project? Our next meeting is on March 25th which I do attend, so I would like to understand if our HOA board have provided the go ahead from their end.

Thanks again!

Nick

On Mar 2, 2026, at 3:09 PM, Nick T [REDACTED] > wrote:

Hello Natalie,

Thank you for the explanation and information. I am mostly taken back at the scale of expansion on the existing structure. This would constitute an increase well over 55% to the existing square footage of the house (last listed at 1434 sqft), which, even if that 816 sq ft addition is split between two floors, would be a huge change to the house. As you can imagine I am wary of the duration of this proposed project since it will most likely require adding foundation and other major earth moving work. My kids walk and bicycle around the block when weather permits, and the lot is not big enough to contain all the construction equipment without large heavy machinery being stored overnight and weekends on the street and curb side that can pose serious injury risk to children.

Our neighborhood, as a planned community built in the mid 80s, to my knowledge has never seen anything this drastic done to a house, particularly by people, who I heard from neighbors who are of similar background and thus know more, were just recently trying to sell and relocate again but did not get the bids they were hoping for. I don't know if they are doing this in order to increase the property value for a larger profit when they try to sell it next.

Ultimately, I understand the city has a process to review and approve this so it is not up to me. So I appreciate your time and attention in seeking the neighbors' feedback.

Thank you,

Nick Titangos

On Mon, 2 Mar 2026 at 13:26, Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Afternoon Mr. Titangos,

Thank you for your email regarding the proposed project at 2986 Liberty Drive.

The project is currently under City review, and, if approved, would be subject to standard Conditions of Approval and applicable state and local regulations intended to minimize construction-related impacts.

For example, construction activities, including demolition, deliveries,

inspections, and related coordination, would be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday. Aside from homeowner work, no construction is permitted on Sundays or State or Federal holidays. Any request for extended hours for specific activities (such as concrete pouring) would require approval from the Director of Community and Economic Development. All construction equipment must meet DMV noise standards and be properly muffled.

With respect to portable toilets and sanitation concerns, if any portable toilets/sanitation units are used during construction, it must be located on the project site and positioned as far as feasible from existing residences. They are required to be set back at least ten feet from any street or gutter and at least 50 feet from any storm drain inlet. If a 50-foot separation from a storm drain inlet is not feasible, Best Management Practices (BMPs), such as secondary containment and protective barriers, must be implemented to prevent runoff from entering the storm drain system. Portable toilets must also be secured to prevent tipping and serviced regularly to prevent odor.

In addition, all construction must comply with the California Building Code and applicable stormwater, dust-control, and debris-control requirements. Contractors are responsible for maintaining a safe and orderly site, preventing debris from entering the public right-of-way, and ensuring public streets are not blocked without proper authorization. Construction-related parking must comply with standard parking regulations.

The City enforces applicable codes and conditions of approval, and if the project proceeds and issues arise during construction, concerns may be reported to the Senior Code Enforcement Office, Mark Dennis, for follow-up. We also encourage neighbors to communicate directly with property owners regarding anticipated concerns, as early communication can often help minimize misunderstandings and disruptions.

Please feel free to contact me before 5p on March 4, 2026, if you have any further questions or comments.

Thank you again for reaching out.

Kindest regards,
Natalie

Natalie Amos, AGBP
Associate Planner, Community & Economic Development Department
D: 925-931-5613
O: 925-931-5600
namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

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

From: Nick T [REDACTED]
Sent: Saturday, February 28, 2026 4:25 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Anne Lee [REDACTED]
Subject: 2986 Liberty proposed construction

Hello,

My name is Nick Titangos. My wife Lee Anne (CCed here) and I have owned and lived at [REDACTED] since 2013. I am very concerned about the potential of many years of road blockages, debris, odor and run off from portable toilets, dust, pollution, noise, traffic and other impacts to the neighborhood as 2986 Liberty, which was recently purchased by its new owners from Texas, sits directly on a very busy T intersection that half the neighborhood passes through. They use their garage for miscellaneous item storage only so there will be additional impact to street parking during and after construction as well if the driveway is used as part of the construction effort.

Please let me know if I can provide any more information, as I was friends with the house's previous owners, Victor and Michelle Gomez, and would be sad to see such a lovely house with a well thought out yard being suddenly and dramatically expanded by recent buyers.

Thank you for your time,

Nick Titangos

--

Regards,

Nick Titangos

M.S.I.E



From: Gioia [REDACTED]
To: Natalie Amos
Cc: Frank [REDACTED]; Michelle [REDACTED]
Subject: Re: PROJECT ADDRESS: 2986 LIBERTY DRIVE APPLICATION #: P26-0136
Date: Tuesday, March 3, 2026 2:41:23 PM

Hi Natalie,

Attached is a photo of the current view from our living room. The proposed construction would fully obstruct our existing view, and restrict all current natural lighting between our properties.



On Tue, Mar 3, 2026 at 2:10 PM Gioia Tornaghi [REDACTED] wrote:
Hi Natalie,

Thank you for the quick and thorough response. Our neighbors have already spoken with the applicant and my understanding is that it wasn't productive. As a result, we'd like to proceed with a formal hearing.

To clarify, our opposition is to any expansion/development of the property.

Thanks,
Gioia

On Tue, Mar 3, 2026 at 10:43 AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Dear Ms. Tornaghi, Mr. Tornaghi, and others,

Thank you for your email regarding the proposed project at 2986 Liberty.

Attached please find a copy of the submitted plans, as requested.

The project was reviewed for compliance with the applicable development standards of the subdivision and the Pleasanton Municipal Code. The subject property is located within the Shadow Cliff Village PUD (PUD-83-16 and PUD-83-16-06m), originally approved by Ordinance No. 1139 (attached for reference). The governing development standards for the subdivision, including setback requirements and applicable site development standards, were applied as part of the review process.

Based on the submitted plans:

- The proposed addition is located on the west side of the property.
- The addition is centrally positioned on the lot rather than extending directly toward the rear property line.
- No new windows are proposed on the south elevation facing [REDACTED] Liberty Drive.

Your email indicates opposition to this project (single and second floor additions). For clarification of the record, please confirm your opposition is to the specific design as proposed or to any expansion/development of the property.

The Zoning Administrator will inquire whether any dialogue occurred between neighbors and the applicant prior to scheduling a hearing. Providing an opportunity for discussion before a hearing can demonstrate all parties have attempted to express their concerns and preferences to work on any mitigation measures or design changes, in advance of a formal public process.

If you would like, I can inquire whether the applicant is open to connecting with those on this email chain directly for a neighbor discussion prior to any formal hearing request being scheduled. If this is of interest to you, please confirm I may share your email/contact information with the applicant.

Please feel free to reach out if you have further questions after reviewing the attached plans and confirm how you'd like to proceed by noon on Wednesday, March 4.

Kindest regards,
Natalie

From: Gioia Tornaghi [REDACTED]
Sent: Monday, March 2, 2026 7:48 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>; Frank Tornaghi [REDACTED]
Michelle Tornaghi [REDACTED]; David Kluj [REDACTED]
Subject: PROJECT ADDRESS: 2986 LIBERTY DRIVE APPLICATION #: P26-0136

Hi Natalie,

We received the notice of the construction under approval for 2986 Liberty dr.

We are the neighbors who share a fence with/are right behind the property, (our address is 2906 Liberty Dr.) and we are very concerned and are in opposition to this project.

We would like to request the scheduling of a hearing and have spoken with multiple surrounding neighbors who have the same concerns.

Thank you,

Frank, Michelle, & Gioia Tornaghi

From: [Ekaterina \[REDACTED\]](#)
To: [Alexander \[REDACTED\]](#)
Cc: [Natalie Amos](#)
Subject: Re: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136
Date: Tuesday, March 3, 2026 3:17:42 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image004.png](#)
[image001.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

Hi Natalie,

To provide additional context, I'm sharing photos that show the current view and light conditions from our home toward the neighboring property.

These images reflect the existing openness and spatial relationship between the properties, which we believe would be materially altered by the proposed addition.

As you can see, we already experience limited natural light due to the closely located fence along the property line. Given these existing constraints, any additional height and massing from the proposed two-story addition would further reduce light access and increase the sense of enclosure.

We believe this existing condition is important to consider when evaluating the cumulative impact of the proposed structure.

We would like to request an official hearing.

Thank you,

Ekaterina Utova & Alexander Utov
[REDACTED], Pleasanton, CA 94566
phone: [REDACTED]

View from master room:



View from living area (pay attention we already have limited light here due to a closely located fence):





View from our backyard:



On Tue, Mar 3, 2026 at 1:12 PM Alexander Utov [REDACTED] wrote:

Natalie, we have 4 windows looking towards north, which be in direct line with the projected construction, and light from north side is the only light source in our kitchen and living area. We never had a massive extension like this ever approved in Shadow Cliff community, the only I know is 200 or 300 sqf and 1 story. We have no windows looking to the east due to easement with 2906, now we'll be also constrained from north side. I dont believe they will keep windows off center, which moves their south looking window in line with our master bedroom.

Absolutely unprecedented and massive construction in community that abides by original home models and planning.

Regards,

Alex

On Tue, Mar 3, 2026, 12:42 Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Dear Ms. Utova and Mr. Utov,

Thank you for your email regarding the proposed additions at 2986 Liberty Drive.

The project was reviewed for compliance with the Shadow Cliff Village PUD (PUD-83-16 and PUD-83-16-06m), approved by Ordinance No. 1139, as well as applicable provisions of the Pleasanton Municipal Code. Attached are the proposed plans and referenced ordinance.

With respect to the items raised in your email:

The proposed addition is located on the west side of the subject property. Your property is located to the south. Based on the orientation shown in the plans, the addition is positioned adjacent to the street and north of your property. Sunlight rises in the east and sets in the west and because the addition is not located south of your property, it would not typically be positioned to block primary southern sun exposure. Additionally, the proposed addition is set farther north on the lot than portions of the existing two-story structure.

The submitted plans do not show new windows on the south elevation facing your property. As such, direct overlooking toward your home from new upper-story windows is not proposed.

Approximately 90% or more of the homes within the subdivision are two-story residences. The proposal is being evaluated for consistency with the adopted setback and development standards governing the subdivision.

The City does not evaluate or regulate potential property value impacts as part of development review. Property values are market-based and subjective.

If approved, the project would be subject to standard Conditions of Approval, including limitations on construction hours, stormwater protection measures, dust control, and compliance with applicable building and safety codes.

The “Architectural Approval Requirements” referenced in your email do not originate from City regulations. If such requirements stem from private HOA governing documents, they are administered privately. The City does not require HOA action as part of its land use process. Questions regarding HOA architectural review must be directed to your HOA directly.

After you have reviewed the plans, and if you still wish to formally request a hearing, as part of that process, the Zoning Administrator will inquire whether there has been any prior

communication between neighbors and the applicant/property owner. Have either of you had any contact with the property owner/applicant regarding the proposal? If so, please share that outcome. If no, please confirm I may provide your contact information to the property owner so they may reach out to you directly.

Please feel free to review the attached plans and contact me with any specific questions regarding the proposed design or applicable standards. Please let me know how you'd like to proceed by 5p on Wednesday, March 4.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Ekaterina Utova [REDACTED]
Sent: Monday, March 2, 2026 8:28 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Alexander Utov [REDACTED]

Subject: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

Dear Ms. Amos,

We submit this letter as a formal objection to Application #P26-0136 for the proposed two-story addition at [REDACTED]

Based on the information provided, the proposed development would materially and adversely affect our property and appears inconsistent with both the character of the neighborhood and the governing architectural standards applicable to the Project.

1. Impact on Light and Outlook

Loss of Natural Light:

The proposed two-story extension appears to substantially block sunlight to our main living areas and garden. The scale and positioning of the addition would result in overshadowing, reducing natural light that we currently enjoy.

Dominance and Enclosure:

The height and massing of the structure appear excessive relative to the existing homes in the area. The extension would create a sense of dominance and enclosure, producing an oppressive "tunnel effect" between properties rather than maintaining the open character typical of this single-family neighborhood.

2. Direct Overlooking and Loss of Privacy

Direct Overlooking:

We are particularly concerned about new upper-floor windows that would directly face our master bedroom and main living spaces.

Loss of Privacy:

The proximity of the extension would allow visibility into areas of our home that were previously private and shielded. The proposed structure appears too close to the property line and would materially impact our reasonable expectation of privacy.

3. Character of the Area

This neighborhood consists of single-family homes and is not designed or characterized as townhouse-style development. None of the homes in the immediate vicinity have been extended in such an intrusive manner. The proposed addition appears inconsistent with the established scale, spacing, and architectural harmony of the area.

4. Impact on Property Value

The cumulative effects of reduced light, loss of privacy, visual dominance, and change in neighborhood character may negatively affect the value and marketability of our property.

5. Noise and Disturbance

We are also concerned about construction-related noise, duration of disturbance, and the long-term impact of increased occupancy and activity associated with the expanded structure.

Architectural Approval Requirements

According to Section 12.1 of the governing documents, exterior additions or alterations require submission and written approval from the Architectural Committee, with consideration given to:

- Harmony of external design with surrounding structures
- Effect of the location of proposed construction on nearby lots
- Conformity with other structures in the project
- Impact on surrounding properties

We respectfully request confirmation that proper Architectural Committee review has been completed and that the impact on neighboring lots — including ours — has been thoroughly evaluated in accordance with these standards.

Given the scale and impact of this proposal, we request that these concerns be formally considered as part of the review process. If appropriate, we would also request a hearing to further discuss these issues.

Thank you for your time and attention to this matter.

Sincerely,
Ekaterina Utova & Alexander Utov

phone: [REDACTED]

From: [Michelle](#)
To: [Natalie Amos](#)
Cc: [Clio](#)
Subject: Concerns about proposed remodel of 2986 Liberty Drive.
Date: Saturday, March 7, 2026 2:54:35 PM
Attachments: [Screenshot 2026-03-07 at 1.30.27PM.png](#)

Hi Natalie,

We received the notice of hearing scheduled for Wednesday, March 18 at 10:00 AM. I will be attending the video meeting and would like to request time on the agenda to speak about my concerns as the owner of the home directly behind the proposed two-story addition.

My concerns include the following:

1. Loss of sunlight and open space – The two-story addition will significantly reduce natural sunlight to my already small back patio and block my open sky view, leaving us facing a large wall.



2. Loss of privacy – The taller structure built so close to the lot line will greatly reduce our family's privacy.

3. Health and safety during construction – My daughter lives in the home and is expecting her second child soon. The close proximity of construction raises concerns about exposure to dust, insulation, roofing materials, and other potentially harmful debris in the yard where young children will be playing.

City Code: Property Nuisance

Pleasanton's municipal code treats dust and debris that travels off-site and impacts neighbors as a *nuisance condition*. If construction conditions become a nuisance (including unsecured materials or airborne dust that affects adjacent properties), the city can require correction *and even suspend construction* until the issue is fixed.

eCode360

4. Noise impact – Extended construction noise will be disruptive and potentially harmful for a newborn and toddler. As a speech and audiology professional, I am particularly concerned about noise levels exceeding safe guidelines.

In Pleasanton, California, maintaining a peaceful environment in residential areas is governed by the city's noise ordinances, which set specific decibel limits for various property types. For residential properties, noise levels must not exceed 60 decibels at any point outside the property line. Construction activities are permitted between 8:00 a.m. and 8:00 p.m. on weekdays, with equipment noise not exceeding 83 decibels at 25 feet. For more details, refer to [ChatGPT \(1 source\)](#). Check important info for mistakes.

5. Safety and privacy for children – Workers on a second story would have direct sightlines into our yard where my grandchildren play, raising safety and privacy concerns.

6. Neighborhood character – This large two-story addition does not align with the original design and scale of the neighborhood, which was intended for smaller homes and open yard space.

7. Precedent for overdevelopment – Allowing one home to maximize lot coverage may encourage similar expansions, changing the open, family-oriented feel of the neighborhood.

8. Length and disruption of construction – Projects of this scale often last a year or more. The prolonged disruption will negatively affect nearby families and daily life.

9. Property value impact – A structure that blocks light, privacy, and open views could negatively affect the value and future marketability of our home.

10. I am concerned with the loss of peace, tranquility, and pleasure of the use of my backyard during the lengthy remod process and afterward with obstructive sunlight, view, and privacy.

Please include me on the agenda to speak at the March 18 hearing.

Thank you,
Michelle Tornaghi

From: [Natalie Amos](#)
To: JAIRO [REDACTED]
Subject: RE: Application #P26-0136
Date: Wednesday, March 4, 2026 10:01:00 AM
Attachments: [Exhibit B 2986 Liberty Drive.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dear Mr. Gomez,

Thank you for your email regarding the proposed project. Apologies for the delayed response; your message was routed to my junk email folder and was not immediately visible.

With respect to your concerns about potential impacts on property values, the City cannot evaluate property values as part of the land use review process. Property values are subjective and are not a standard under the Pleasanton Municipal Code or applicable State law for evaluating development applications. Project review is conducted based on adopted zoning regulations and other applicable objective standards.

Regarding the notification timeframe, the public notice period provided for this application is consistent with the requirements of the Pleasanton Municipal Code and applicable Government Code provisions. The City is required to follow established noticing procedures to ensure due process, and those procedures have been satisfied. Each public comment received is considered as part of the review process. A single comment is weighed the same as multiple comments. The number of responses does not determine the level of consideration given to an issue.

At this time, the public comment period will not be extended, as the City must adhere to established procedural requirements and timelines. However, a Zoning Administrator hearing has been requested and will be scheduled for this project. Information of the hearing date/time and instructions on how to participate will be provided to those who have contacted me, in accordance with City requirements, and those individuals will have an opportunity for public comment at that time.

Attached are the proposed plans. If you have specific questions regarding the proposal or would like clarification on any aspect of the review process, please feel free to contact me again.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: JAIRO GOMEZ [REDACTED]
Sent: Monday, March 2, 2026 11:00 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Application #P26-0136

Dear Natalie,

My name is Jairo Gomez, and I am writing to express my concerns about the proposal. I am worried that it could negatively impact property values within our neighborhood. Additionally, the proposal may alter the aesthetics of our neighborhood. It would significantly detract from the visual appeal that makes our area unique.

Another concern is the short timeframe for responding to this proposal. Many neighbors, due to travel, work obligations, or other circumstances, have not had sufficient opportunity to review the details and formulate thoughtful questions or concerns. A low turnout should not be interpreted as indifference, but rather as a result of inadequate time to participate.

To address these issues, I suggest extending the response period to at least 30 days, organizing a neighborhood meeting to facilitate open discussion, and providing more detailed information about the proposal so residents can offer informed feedback. These steps would help ensure that all voices are heard and that any decisions made truly reflect the community's interests.

Sincerely,

Jairo Gomez

From: [Ekaterina \[REDACTED\]](#)
To: [Alexander \[REDACTED\]](#)
Cc: [Natalie Amos](#)
Subject: Re: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136
Date: Wednesday, March 4, 2026 6:12:37 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

Hello Natalie,

Please keep us posted on any updates regarding this matter.

We are attaching additional photos for your consideration. The images taken from the street in front of 2986 Liberty Drive, illustrate how our master bedroom window would be fully obscured by the proposed new construction.

We are also including a photo that shows how closely situated the three properties — [REDACTED] and [REDACTED] — are to one another. This proximity further highlights our concerns regarding light access and the cumulative enclosure effect the addition may create.

We believe these existing spatial conditions are important to consider when evaluating the overall impact of the proposal.

Thank you for your attention to this matter,

Ekaterina Utova & Alexander Utov
[REDACTED]







From: Gioia [REDACTED]
To: [Natalie Amos](#)
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing
Date: Monday, March 9, 2026 10:29:09 AM
Attachments: [image001.png](#)
[image005.png](#)
[image002.png](#)
[image004.png](#)
[image003.png](#)

Thank you for following up, and please keep me posted as soon as it becomes available because we are creating flyers for our neighbors to properly inform them of the project and hearing details.

Thanks,
Gioia

On Mon, Mar 9, 2026 at 10:20 AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Hi Gioia,

Thank you for the update. I hope the conversation with Shrihari and his wife was productive.

You are welcome to share the hearing day, time, and method of meeting with others who may be interested in attending. Our administrative staff are currently working through meeting setup items in the order they are received and based on priority, as we are short staffed. The meeting link will be circulated once it becomes available; however, the link will only be active at the time of the hearing.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi [REDACTED]
Sent: Monday, March 9, 2026 9:54 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing

Thank you, Natalie.

We did speak with Shrihari and his wife over the weekend.

Can you please provide an eta for when the link will be available, so that I can share it with other neighbors who would like to attend and voice their concerns.

Thank you,

Gioia

On Mon, Mar 9, 2026 at 9:41 AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Morning Gioia,

Shrihari, owner of 2986 Liberty Drive, can be reached at [REDACTED] between 5:30 p.m. and 8:00 p.m. He is aware you may be contacting him to discuss the application. Please do not share his personal contact information with others, as his consent to provide it was only for those who specifically requested it.

Zoning Administrator hearings are open to the public. However, additional noticing is not conducted for hearings of this type, as the hearing was scheduled in response to a request rather than through the standard public noticing process. Once the meeting link is available, you are welcome to share it with others who may wish to attend virtually.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi [REDACTED]
Sent: Friday, March 6, 2026 1:59 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing

Hi Natalie,

Thank you for the update, we plan on attending on March 18th. Can any of the neighbors in our neighborhood attend the hearing as well?

Are you able to provide the contact info for the neighbors at 2986 Liberty Dr. so we can speak to them directly ahead of the hearing?

Thanks,

Gioia

On Fri, Mar 6, 2026 at 1:28 PM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Afternoon all,

A Zoning Administrator hearing has been scheduled for Wednesday, March 18, at 10:00 a.m. The hearing will be conducted virtually and will not be held in-person.

A link to participate will be sent within the next week and will include details on how the meeting will be conducted, as well as the allotted time for public comment. The Zoning Administrator will have the plans, emails and photos which have been submitted for consideration.

As a reminder, HOA action is not part of the City process and is a separate civil matter.

Kindest regards,

Natalie

Natalie Amos, AGBP

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namos@cityofpleasantonca.gov


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From: [Michelle \[REDACTED\]](#)
To: [Natalie \[REDACTED\]](#)
Subject: Concern over proposed noise levels during a two story construction
Date: Friday, March 13, 2026 9:10:08 AM
Attachments: [IMG_9328.png](#)

Dear Natalie,

I am a veteran speech & hearing specialist. I own [REDACTED]. I am extremely concerned about the impact of a potential construction site at 2986 Liberty drive. My daughter and her soon to be newborn and two year old toddler live at our home [REDACTED] [REDACTED] referenced two story home. We only have a 10 feet set back from the proposed back yard construction site which would mean decibel levels during construction will be louder than safety guidelines. Research also documents that excessive high levels of hammering, sawing, and jackhammering can cause hearing loss and neurological damage to small and underdeveloped ears. See below.

Based on the City of Pleasanton's noise regulations and local reporting, construction activity is generally permitted to produce noise only between **8 a.m. and 8 p.m. on weekdays**. Construction noise that exceeds 60 dBA at 25 feet away from the source in residential areas is typically restricted outside of these hours. 

Key details regarding construction hours in Pleasanton:


- **Weekdays:** Construction noise is prohibited before 8 a.m. and after 8 p.m.,
- **Weekends/Holidays:** While some general municipal codes allow for different hours, the most commonly cited enforcement in Pleasanton is the 8 a.m. to 8 p.m. window, especially for high-noise activities near residential areas.
- **Noise Limit:** Construction noise should not exceed 60 dBA at 25 feet away in residential areas.
- **Violations:** Violations are usually handled by the police department or code enforcement, which require a decibel reading while the noise is in progress. 

If you are experiencing construction noise outside of these hours, you should contact the [City of Pleasanton](#) Police Department's non-emergency line to report a noise complaint.

8:42



google.com

The average noise level for a residential construction project, such as a two-story remodel, typically ranges from **65 to 88 dBA** when measured 50 feet from the site.  City of Santa Clara (.g...

However, the specific volume varies significantly depending on the phase of the project and the tools being used:

- **Average Site Noise:** A typical active construction site averages between **80 and 90 dB**.

- **Peak "Impact" Noises:** Activities like hammering nails or using a chainsaw can reach **120 to 125 dB**.
- **Interior vs. Exterior:** If you are inside the home during the remodel, typical wood-frame construction provides about **12 to 17 dBA** of noise reduction with windows open, and **20 to 25 dBA** with windows closed. [International Noise ... +2](#)

Typical Tool Noise Levels

During a remodel, you can expect the following decibel levels from common equipment: [🔗](#)

- **Hammering nails:** 120 dB
- **Jackhammer:** 130 dB
- **Power Saw:** 110 dB

Ask anything



dB

- **Pneumatic Tools:** 85 to 90 dB



google.com



Typical Tool Noise Levels

During a remodel, you can expect the following decibel levels from common equipment: [🔗](#)


- **Hammering nails:** 120 dB
- **Jackhammer:** 130 dB
- **Power Saw:** 110 dB
- **Electric Drill:** 95 dB
- **Handheld Breakers (for tile/paint removal):** 108 dB
- **Pneumatic Tools:** 85 to 90 dB

[🌐 International Noise ... +3](#)


At very close range (within 5 feet), maximum noise levels can briefly reach **100 to 110 dBA**. Because decibels are measured on a logarithmic scale, an increase of just 3 dB represents a doubling of the

sound energy.  YouTube +3

Are you planning to stay in the home during the **demolition** or **framing** phase of your remodel?

High-level construction noise can have significant, long-lasting impacts on newborns and toddlers, who are [more susceptible to noise damage due to developing auditory systems and narrower ear canals that amplify higher frequencies](#). The effects are cumulative, with prolonged exposure to loud, consistent, or sudden construction noises (e.g., jackhammers, drilling, dump trucks) potentially leading to permanent damage.  AAP +3

Effects on Newborns

- **Physiological Stress:** Noise levels above 45–50 dB can increase heart rates, raise blood pressure, and reduce oxygen saturation in newborns, particularly preterms.
- **Sleep Disturbance:** Intense noise causes fragmented sleep, which is critical for proper development.
- **Potential Hearing Damage:** Constant noise above 85 dB—a level typical of heavy machinery—can cause permanent noise-induced hearing loss (NIHL) in developing ears.
- **Developmental Delays:** Continuous exposure to loud noise can interfere with normal brain and sensory development.  HealthyChildren.org +5

This closely developed neighborhood with homes only 10 feet apart was not meant nor originally developed for large scale remodeling and expansions in such tight living conditions.

Please consider this and the effects on two small children when making your decisions.

I will monitor this project closely if passed and make sure all safety guidelines are followed strictly for the safety of the children.

Michelle Tomaghi

From: Gioia [REDACTED]
To: Natalie Amos
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing
Date: Tuesday, March 10, 2026 2:46:14 PM
Attachments: [image001.png](#)
[image005.png](#)
[image002.png](#)
[image004.png](#)
[image003.png](#)
[Shadow Cliff Village OA-CC&Rs.pdf](#)

Hi Natalie,

Providing an update for you:

- The Mayor of Pleasanton, Jack Balch, will be meeting with myself and a group of additional concerned neighbors this Thursday at 4 pm in person at our homes to discuss the impact of this project and seek his guidance for how to best proceed with our opposition.
- We will be attending the Shadow Cliff HOA Board meeting March 25th at 6:30 pm, to present our concerns, specifically as it relates to our neighborhood's Covenants, Conditions, & Restrictions (CC&Rs)

Please see our neighborhood's CC&Rs attached, and pay specific attention to Section 12 - Architectural Control.

Also attached are photos demonstrating how current lot spacing and visual balance between homes would be significantly impacted.

Zoning administrator Hearing statement:

I would like to share ahead of time that my statement for the hearing will include the following:

Section 12.1 of Shadow Cliff CC&Rs requires that all exterior additions be reviewed and approved by the Architectural Committee based on several factors, including the harmony of the design with surrounding structures and the effect of the location of proposed construction on nearby lots.

The proposed addition raises significant concerns under these standards.

First, the scale of an approximately 800 square foot rear expansion would materially alter the existing massing pattern of homes in the neighborhood. Rear yard spaces currently maintain a consistent sense of openness and visual balance between homes. A substantial extension of this size risks disrupting the architectural harmony referenced in Section 12.1.

Second, the CC&Rs explicitly allow the Committee to consider the effect of the proposed construction on nearby lots. A large rear addition could significantly affect adjacent properties by altering views, reducing natural light, and increasing the visual presence of the structure when viewed from neighboring yards and windows.

Third, approval of a project of this scale could establish a precedent for similar expansions

throughout the community. Section 12.1 gives the Committee broad authority to consider any factors relating to the impact of proposed construction, and maintaining the established character and spatial relationships within the neighborhood is an important consideration.

For these reasons, I respectfully request that the Zoning Administrator and the City of Pleasanton's Planning Division carefully evaluate whether the proposed expansion is consistent with the CC&Rs and the overall architectural harmony of the Shadow Cliff community.

Thank you,
Gioia

On Mon, Mar 9, 2026 at 10:28 AM Gioia Tornaghi [REDACTED] > wrote:
Thank you for following up, and please keep me posted as soon as it becomes available because we are creating flyers for our neighbors to properly inform them of the project and hearing details.

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Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

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From: Gioia Tornaghi [REDACTED]
Sent: Monday, March 9, 2026 9:54 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing

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share his personal contact information with others, as his consent to provide it was only for those who specifically requested it.

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Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi [REDACTED]

Sent: Friday, March 6, 2026 1:59 PM

To: Natalie Amos <namos@cityofpleasantonca.gov>

Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing

Hi Natalie,

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Natalie

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namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: [Shrihar](#) [REDACTED]
To: [Natalie Amos](#)
Cc: [Kur](#) [REDACTED]
Subject: FORMAL COMPLAINT: Procedural Interference and Hijacking of Public Process – 2986 Liberty Drive (Zoning Administrator Hearing)
Date: Wednesday, March 11, 2026 2:06:28 PM

Hi Natalie,

While I wait for the earlier query response, In the light of my bad experiences recently, decided to file a formal written note on my concerns about some recent developments in the community.

Subject: FORMAL COMPLAINT: Procedural Interference and Hijacking of Public Process – 2986 Liberty Drive (Zoning Administrator Hearing)

To: City Administrator / City of Pleasanton Planning Department

From: Shrihari Achayath, 2986 Liberty Dr

Date: March 11, 2026

Dear City Administrator,

I am writing to formally document a serious concern regarding the integrity of the public hearing process for my proposed home extension at 2986 Liberty Dr. My project is currently targeted by a "hijack attempt" that utilizes documented harassment and a coordinated misinformation campaign to incite fear and "mob mentality" within the community.

1. Manufactured Fear via Economic Misinformation Anonymous flyers have been distributed throughout the neighborhood using alarmist language to incite fear of a loss in property value—a claim that is mathematically and logically false. Real estate appraisals in Pleasanton rely on "comparables" of similar square footage; by expanding my home according to City Code, I am raising the neighborhood's price ceiling. Unfortunately, this misinformation has caused residents to oppose the project out of ungrounded financial fear rather than planning facts. Furthermore, the flyers feature photos of my private residence without permission, creating a potential security risk for my family.

2. HOA Abetment and Unprecedented "Multi-Casting" The Shadow Cliffs HOA has compromised its neutrality by sending an unprecedented community-wide email "urging" residents to attend the City hearing. I have formally complained to the HOA regarding their **deviation from fiduciary neutrality** and their **selective enforcement**. Specifically:

- **Administrative Bias:** The HOA took the unprecedented step of multicasting my private extension plans to the entire community while simultaneously allowing anonymous flyer solicitation to occur in a community where such solicitations are strictly prohibited.
- **The Timing:** This official email was broadcast to the entire community immediately following the distribution of the deceptive flyers.
- **The Effect:** This timing effectively validated an anonymous harassment campaign and "added fuel to the fire," recruiting opposition from neighbors who are not even within the legal notification radius.
- **Initial Good Faith Review:** I submitted my plans to the HOA *prior* to the City application. The Architecture Review Committee raised no concerns and instructed me to proceed with City permits first to ensure code compliance. Seems like a couple of

concerned neighbors were able to influence the HOA decision to send out a mail to create more noise during the hearing which is unprecedented.

3. Validity of Opposition Outside the Notification Radius Because this campaign was driven by economic misinformation, many recruited neighbors may cite secondary "planning reasons" or "neighborhood character" as a pretext for their opposition. I urge the City to recognize that testimony from residents outside the legal notification radius—who were recruited via this "multi-casting" of misinformation—should not be given the same weight as immediate neighbors. I am afraid most of them are driven by the false propaganda that this will cause property value loss for them. Their presence is a product of administrative overreach and fear-mongering, not a direct impact of the project on their own properties.

4. Basis of Opposition: Harassment and Falsehoods The opposition is rooted in documented hostile conduct. On March 2, 2026, a neighbor (Ms. Ekaterina Utova, 2902 Liberty Dr.) illegally entered my home without consent, shouting at my wife in front of my minor saying things like "Are you crazy" after entering our home without permission. Despite my urging for a peaceful discussion, she stormed out, slamming our front door. (captured on Ring video). Furthermore, the flyers claim a "loss of privacy" despite our plans featuring zero windows on the second-story side facing the adjacent property—a fact the neighbor has already verified but continues to misrepresent in the "anonymous" flyers.

5. Request for Administrative Review I have remained a compliant resident, following every City procedure. I request that the City evaluate this project based on the Pleasanton City Code and objective architectural facts, rather than the manufactured noise of a recruited opposition that has bypassed the City's established legal notification protocols.

Sincerely,

Shrihari Achayath 2986 Liberty Dr, Pleasanton, CA

--

-Thanks & Regards,

Shrihari.A

"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover."

Mark Twain

From: [redacted]
Re: [redacted]
Cc: [redacted]
Subject: [redacted]
Date: Tuesday, March 10, 2026 10:16:33 PM
Attachments: [redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]

Hi Natalie,

I wanted to provide some context for my previous question regarding the distribution of the virtual hearing information

After the city's notice was sent out, one of the adjacent neighbors came to our home with the notice in hand and entered the house without permission before speaking with us in a confrontational manner. Since then, flyers have also been left at several nearby homes stating that the project could negatively impact property values and encouraging others to get involved.

Because of this, it appears there may be an effort to bring in individuals who are outside the city's official notification radius for the project.

Looks like they have friends in HoA and got it broadcasted through an email to the entire distribution list. The below text was sent out in email to all residents of the community yesterday!

This meeting is an opportunity for residents to learn about the project and share feedback directly with the City.

How to participate:

To receive the virtual meeting link, please email Natalie Amos, Assistant Planner at the City of Pleasanton, as soon as possible and indicate that you would like to attend the hearing.

namos@cityofpleasanton.ca.gov

Your email will help ensure you receive the meeting details and that your interest is noted in the City's record.

Even if you did not receive a mailed notice, you can still participate.

Sincerely,

I wanted to clarify one concern regarding the upcoming virtual hearing. My understanding is that the city's notification requirement applies to neighbors within the specified radius (390 / 500 feet) of the property.

I am concerned that sharing the meeting information more broadly may result in participation from individuals who are not within the notification radius. My worry is that this could unintentionally lead to unnecessary crowding or disruption during the hearing.

If it is not legally required to notify or include neighbors outside the designated radius, I would respectfully request that the meeting information be shared only with those residents who fall within the required notification area. This may help ensure the hearing remains focused and orderly.

Kindly let me know.

Thank you

Shirhari

On Tue, Mar 10, 2026 at 5:08 PM Shirhari Acharya <[redacted]> wrote:
Hi Natalie,

Is the virtual meeting open to everyone, or only for those who raised the concern in the stipulated timeline? Just trying to understand the process.

Thanks,
Shirhari

On Mon, Mar 9, 2026 at 10:20 AM Natalie Amos <namos@cityofpleasanton.ca.gov> wrote:

Thank you, Shirhari. I hope it was a productive meeting.

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasanton.ca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Shirhari Acharya <[redacted]>

Sent: Monday, March 5, 2026 10:03 AM

To: Natalie Amos <namos@cityofpleasanton.ca.gov>

Cc: Kurt Herold <[redacted]>

Subject: Re: 2968 Liberty - Invoice

Hi Natalie,

We actually connected with Gioia Tomaghi and my wife has exchanged numbers. But no problem in sharing mine too.

Thanks,
Shirhari

On Mon, Mar 9, 2026 at 9:27 AM Natalie Amos <namos@cityofpleasanton.ca.gov> wrote:

Hi Shirhari,

The neighbor requesting to connect with you is Gioia Tomaghi, who indicated they reside at [redacted]. I will share your phone number and preferred time of contact with them, and anyone else excluding Ekaterina and Alex as you requested.

Take care,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasanton.ca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Shirhari Acharya <[redacted]>

Sent: Thursday, March 5, 2026 1:38 PM

To: Natalie Amos <namos@cityofpleasanton.ca.gov>

Cc: Kurt Herold <[redacted]>

Subject: Re: 2968 Liberty - Invoice

Hi Natalie,

May I know which neighbor requested this information before it is shared? Please do not get me wrong. I ask because we had a difficult experience after the city sent out the notice to neighbors.

One of the neighbors came to our home with the notice in hand. My elderly mother, who is visiting us, opened the door, and before we could come to the door, the person entered the home without permission or asking my mother and began yelling things like "Are you crazy?" at my wife for trying to extend the home. They created a scene in front of my children and my mother and did not respond to my repeated requests to calm down. The person also said things such as "We will have a lawyer and you will have to pay for our lawyer too. You will see," and then left slamming our front door hard.

Because of that experience, I would not feel comfortable sharing my personal contact information with that individual or engaging with them directly, as I am unsure what kind of behavior to expect. The only reason I did not pursue a police report at the time was because we ultimately have to continue living in the same community. I do have Ring camera recordings showing the person arriving with the notice and leaving a few minutes later after the incident.

I am perfectly fine sharing my contact number with other neighbors. Any neighbor (except Ekaterina Ulova and her spouse, Alex Ulov, from [redacted]) may contact me at [redacted] outside of office hours, preferably after 5:30PM and before 8PM, and I would be happy to explain the project and answer any questions. If it is them who wanted the number, I have to think about it.

Thank you for your understanding

Best regards,
Shrithar Acharyath

On Thu, Mar 5, 2026 at 8:12 AM Natalie Amos <namos@cityofpleasanton.gov> wrote:

Hi Shrithar,

One of the neighbors has asked for your contact information. If you are agreeable, please let me know what contact information I may provide them.

Also, the neighbors have mentioned there is an HOA meeting later this month where they will be discussing your project with the board. I have already explained to them the HOA process and action is a private matter and any HOA outcome is not a factor for the City when considering development applications.

Kindest regards,
Natalie

Natalie Amos, AGBP
Associate Planner, Community & Economic Development Department
D: 925-931-5613
O: 925-931-5600
namos@cityofpleasanton.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566




From: Shrithar Acharyath <[REDACTED]>
Sent: Wednesday, March 4, 2026 11:22 AM
To: Natalie Amos <namos@cityofpleasanton.gov>
Cc: Kurt Hensel <[REDACTED]>
Subject: Re: 2066 Liberty - Invision

Hi Kurt,

Thanks for adding me to the thread.

Hi Natalie,

The HOA said they have reviewed the design, but will not provide approval till we get city permission. I am including the snapshot of our conversation with HOA below for your reference.

 Common Interest Management Services <[REDACTED]>
3:19 PM

Thu, Jan 15, 10:04 PM ☆ 🌐 ↶

If you **reply** like to respond to this notification, please place your response above the dotted line.

Hi,

The board **did** reviewed your design but **did not** approve until building permits are obtained by the City of Pleasanton. These are single family homes, the Board cannot stop you from enlarging your home but only want to be sure you are following the correct procedure in building codes. I manage three **HOA's** in Pleasanton and all follow the same procedure.

Thank you.

Regards,
Common Interest Management Services

Thanks,
Shrithar

On Wed, Mar 4, 2026 at 11:20 AM Natalie Amos <namos@cityofpleasanton.gov> wrote:

Hi Kurt,

Correct, the City does not, nor can we, require HOA approval. This will likely come up at the Zoning Administrator hearing through one or more neighbors, though not something the City can require and was more curious to know if it had taken place.

Thanks,
Natalie

Natalie Amos, AGBP
Associate Planner, Community & Economic Development Department
D: 925-931-5613
O: 925-931-5600
namos@cityofpleasanton.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Kurt Hensel <[REDACTED]>
Sent: Wednesday, March 4, 2026 11:13 AM
To: Natalie Amos <namos@cityofpleasanton.gov>
Cc: Shrithar Acharyath <[REDACTED]>
Subject: Re: 2066 Liberty - Invision

Hi Natalie,

you and I discussed this briefly. The property owner, added to this email, submitted the plans and after a month they told them to submit the permit drawings to them for review and approval. And you told me the City of Pleasanton no longer 'requires' HOA approval for permitting purposes. So, we are planning on submitting the set of permit documents to the HOA prior to obtaining the permit from the Building Department.

Kurt Hensel
Architect
[REDACTED]

On Wed, Mar 4, 2026 at 10:53 AM Natalie Amos <namos@cityofpleasanton.gov> wrote:

Hi Kurt,

Do you know if the property owner's have received HOA approval or connected with their HOA for their approval?

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613
O: 925-931-5600
namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Natalie Amos <namos@cityofpleasantonca.gov>
Sent: Tuesday, March 3, 2026 8:26 AM
To: Kurt Herel <[REDACTED]>
Subject: Re: 2986 Liberty - Invoice

Hi Kurt,

Apologies for the rough voicemail I left this morning, and then my phone decided I was done and ended the call. I'm working remotely today and was calling to inform you of neighborhood opposition with the proposed project at 2986 Liberty. A request for a hearing has been made by a handful of neighbors, though I'll be sending them the plans to review and requesting they review them and reconnect to discuss before proceeding with a hearing request.

I'll reconnect with you once I've had an opportunity to have further dialogue with the those requesting the hearing. Please let me know if you'd like me to connect with the property owners to give them a status update or if you want to connect with them as there likely won't be a resolution in the next couple of days.

Take care,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613
O: 925-931-5600
namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Kurt Herel <[REDACTED]>
Sent: Monday, February 23, 2026 4:16 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: 2986 Liberty - Invoice

Here you go Natalie - thanks for your help
The Owner is taking care of the invoice - hopefully tomorrow
Kurt

On Mon, Feb 23, 2026 at 1:46 PM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Hi Kurt,

The only thing I would need from you is to have you sign the portion on the application form for the digital plan release (page 2) and return it to me. Attached is the invoice for payment either by phone at 925-931-5630 or during in-person hours (Mondays 9a-4p or Tues/Weds/Thurs 9a-1p).

Thanks,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613
O: 925-931-5600
namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



--

-Thanks & Regards,

Shirhari A

"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover."

Mark Twain

--

-Thanks & Regards,

Shirhari A

"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover."

Mark Twain

--

-Thanks & Regards,

Shirhari A

"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover."

Mark Twain

--

-Thanks & Regards,

Shirhari A

"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover."

Mark Twain

--

-Thanks & Regards,

Shehri A

"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover."

Mark Twain

From: [Natalie Amos](#)
To: "Michelle" [REDACTED]
Subject: RE: Another remod quest
Date: Monday, March 16, 2026 10:10:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Michelle,

There have been properties within the Shadow Cliffs subdivision that have expanded or created new second-floor space and windows over time. However, the City's readily accessible digital records primarily date back to approximately 2011. At this time, we do not have the resources available to conduct a comprehensive search of archived permit files in our storage facility prior to that date.

If you would like to review permit history for properties in the neighborhood from May 2011-current 2026, you are welcome to search available records through [Building and Safety Division permits](#), which allows the public to look up permits by address.

Please also know the comments and materials you have submitted have been provided to the Zoning Administrator.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Michelle Tornaghi [REDACTED]
Sent: Wednesday, March 4, 2026 1:01 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Another remod quest

Hi Natalie,

I sent you an email yesterday about the card we received in the mail about the request for remodel and addition to a two-story home right behind our home at [REDACTED]. I hope you saw the pictures and how it would impact our natural light to the left of our yard. We already have their entire whole house blocking any kind of natural light or privacy to the middle back of our yard. And we have a small section of natural light to the right of their house. It seems a little bit excessive that they want to take out 2/3 of our natural light and privacy. I believe that is a bit selfish.

My question to you and I hope you reply back is, is there any other two-story construction that was requested and permitted in our small shadow cliff community with Homes built so close to one another?? If so, I would like the addresses so I can view these homes and the impact it is made on these families myself. My daughter who is living in the home presently has a toddler and a newborn to arrive in two months. Living through the hassle of the next-door construction of a two-story home that could take over a year to complete would be quite a hardship to her and a small growing family, with all the noise, dust, lack of privacy, and lack of natural light. I truly believe that a two-story addition is not being neighborly or community conscious in our small shadow cliff neighborhood. There is going to be a homeowners association meeting for the neighborhood at The end of March, and this matter will be brought up to the community and the board. I am sure there will be many more upset family members than just the two that are impacted directly. I ask you and your department to please reconsider, and not allow this remodel addition to be approved. If you have any questions, please contact me.

Michelle Tornaghi

From: [POD](#)
To: [REDACTED]
Cc: [Alfredo Vasquez](#); [Natalie Amos](#)
Subject: Re: City Clerk Form submitted on City of Pleasanton
Date: Monday, March 16, 2026 1:52:28 PM
Attachments: [Ord. 1139.pdf](#)

Afternoon Michelle,

Your email inquiry submitted to the planner-on-duty (POD) account was forwarded to me for a response. The POD account receives a high volume of general inquiries, and it can take some time for items to be routed to the appropriate staff member. I am responding through the POD account to maintain continuity within this email thread.

As referenced in the March 3 email to you and your family members, Ordinance 1139 outlines the development standards applicable to this subdivision. The referenced ordinance, attached, was also included in the March 3 email. As in the previous email, the proposed project exceeds the minimum requirements and remains below the maximum standards for rear and side yard setbacks, building separation, height, and floor area ratio applicable to this development.

With regard to views and sunlight that you raised, the City of Pleasanton does not have sky view or view easements.

Any construction activity is required to adhere to Best Management Practices established under the California Building Code, which address items such as dust and debris control. These requirements are overseen and enforced by the City's Building and Safety Division. In addition, construction activity must comply with the noise standards outlined in the Pleasanton Municipal Code. [@Alfredo Vasquez](#), Senior Building Inspector, please provide Michelle with information on Building's requirements for dust and debris control for additions to single-family homes.

If you have further questions, please email me directly.

The communication chain below will also be included in the project record and provided to the Zoning Administrator.

Kindest regards,
Natalie

Planner on Duty

Planning Division, Community & Economic Development Department

D: 925-931-5600

C: 925-437-4009

pod@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



Permit Center In-Person Hours

Mondays: 9 am to 4 pm

Tuesdays, Wednesdays, and Thursdays: 9 am to 1 pm

Fridays: Closed

From: Michelle Tornaghi [REDACTED]

Sent: Tuesday, March 10, 2026 9:22 AM

To: POD <pod@cityofpleasantonca.gov>; Alfredo Vasquez <AVasquez@cityofpleasantonca.gov>

Subject: Re: City Clerk Form submitted on City of Pleasanton

Good morning.

I think now that it is a R3. It is 2986 Liberty Dr.;

A proposed two story remod behind my single story house. I want to make sure the proposal is within regular backyard, side yard and height restrictions and that no allowances have been given.

It will block my side sky view, natural sunlight and harmony of my back patio.

I am also interested in noise and dust-debris guidelines as the homes are extremely close (10 feet from fence line) and thus construction will considerably impact us through the entirety of the project.

Thank you

Michelle Tornaghi

Owner of [REDACTED]

[Sent from AT&T Yahoo Mail for iPhone](#)

On Tuesday, March 10, 2026, 9:13 AM, POD <pod@cityofpleasantonca.gov> wrote:

Good Morning Michelle,

Do you have an address for the proposed project?

If it is in the R-1-6500 or a similar residential zoning district, please see development standards attached.

Construction Guidelines can be found [here](#).

Best,

Riley

Planner on Duty

Planning Division, Community & Economic Development Department

D: 925-931-5600

C: 925-437-4009

pod@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



Permit Center In-Person Hours

Mondays: 9 am to 4 pm

Tuesdays, Wednesdays, and Thursdays: 9 am to 1 pm

Fridays: Closed

From: City of Pleasanton <noReply@www.cityofpleasantonca.gov>

Sent: Saturday, March 7, 2026 2:26 PM

To: Pleasanton City Clerk <pleasantoncityclerk@cityofpleasantonca.gov>

Subject: City Clerk Form submitted on City of Pleasanton

Your Name	Michelle Tornaghi
Your Email	[REDACTED]
Subject	Request for R1 building codes for addition of a one story to two story
Message	Hi I would like to request height guidelines, side and back yard set Backs, and floor ratios for a two story remod in shadow Cliffs. And all remod building codes. Plus any guidelines for noise, dust, and debris. Thank you!

From: [Natalie Amos](#)
To: [Craig](#) [REDACTED]
Cc: [Ekaterina](#) [REDACTED]
Subject: RE: Comments on Application P26-0136, 2986 Liberty Drive
Date: Monday, March 16, 2026 3:55:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon Craig,

Thank you for your email and for taking the time to provide comments regarding the proposed project at 2986 Liberty Drive. Your communication has been provided to the Zoning Administrator and will be included in the project record.

Regarding views, the City of Pleasanton does not have view or sky easements between private properties. Any such easements would typically be private agreements recorded on a property's title, if they exist.

As you noted, the Planning Division does not oversee and/or enforce Building or Fire Code requirements. Additionally, the Planning Division does not require or approve construction drawings, as our review is limited to applicable Planning standards. The plans submitted for Planning review are used to evaluate compliance with items such as setbacks, building height, building separation, floor area ratio, and other applicable Planning requirements. Detailed construction drawings are prepared and submitted later as part of the Building and Safety Divisions construction permit process, after a project has received a Planning entitlement. The construction permit process has different submittal requirements and is overseen by the City's Building and Safety Division.

It is the responsibility of the property owner and their design professionals to ensure all applicable Building and Fire Code requirements are identified and addressed as part of the construction permit process and to conduct their due diligence regarding the potential costs associated with construction.

For projects such as this, Planning approval is required prior to Building's permit process, and all active Building and Fire Codes in effect at the time of Building Permit submittal will be applied during plan check by the City's Building and Safety Division and Fire Department staff. Building permits for projects of this nature are often submitted one to three years after Planning approval, at which time the applicable codes and requirements will be reviewed and enforced by those divisions.

If you would like confirmation or clarification regarding your interpretations of Building or Fire Code requirements, I would encourage you to share your email with the City's Chief Building Official and Fire Marshal, as they are the appropriate staff to have that dialogue with directly to address those matters. Additionally, I would also encourage you to share your concerns regarding potential construction costs or requirements associated with the project directly with the property owner, so

they are aware of the considerations you have raised.

Thank you again for providing your comments.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Craig Mayer [REDACTED]
Sent: Monday, March 16, 2026 10:23 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Cc: Ekaterina Utova [REDACTED]
Subject: Comments on Application P26-0136, 2986 Liberty Drive

Good Morning Ms. Amos,

I appreciated your email message about the upcoming Zoning Administrator hearing. I may have a scheduling conflict that will prevent my participation. However, I was pleased to see in your message that it is not too late to provide additional emails and communications.

While I understand the Planning Division does do not have the primary responsibility for enforcing the building and fire code requirements of the Pleasanton Municipal Code, I am concerned that the project architect may not have identified all applicable code requirements for the property owner, or reviewed the most current adopted codes. It is important that the owners have a complete understanding of all applicable code requirements, and the associated costs, before deciding whether to proceed with the project.

I am concerned about this proposed large addition because I own the home at [REDACTED]. I have lived at this address since June 1987. For almost forty years I have enjoyed the view of the ridgeline north of Dublin through the patio door in my upstairs master bedroom,

and from my balcony. I have that view through the side yards between the homes across the street from me, at [REDACTED] and [REDACTED] Liberty Drive. The right side of my view is currently limited by the existing south wall and roof line of the home at 2986 Liberty Drive. The construction of the proposed two story addition to the west side of that home will eliminate this view of the ridgeline.

I want to call your attention to the following incorrect or missing information in the box labeled "Project Data," in the upper right corner of Sheet A-1 (as received by the Planning Division on 2/23/26):

1. The "Code Data" in this box currently includes the statement, "Fire Sprinklers: No." However, it appears that Pleasanton Municipal Code Section 20.24.160 903.2 3.a will require the installation of fire sprinklers in both the existing residence and proposed addition. That is because the modification will result in a 50 percent or greater increase to the original approved floor area of the existing residence. (Using the areas provided by the architect in the "Project Data" box, an 816 square feet addition to the existing 1,400 square feet is a 58 percent increase.)
2. The "Applicable Codes" information cites the 2022 editions of the California Codes. Much of this information is incorrect. Pleasanton Ordinance Number 2299, which adopted later versions of (and amended) many of the codes, is dated 10/21/25. It became effective on 1/1/26 (before the 2/23/26 date the Planning Division received the drawings).
3. The "Code Data" does not indicate that the project is located in a High Fire Hazard Severity Zone (Pleasanton Ordinance Number 2293). The "Applicable Codes" listed also do not include the related Wildland-Urban Interface Code, also adopted by Pleasanton Ordinance Number 2299.

There is no equivalent to the fire safety that fire sprinklers provide the occupants of a home. However, it can be very expensive to install fire sprinklers. This is especially true when existing walls or ceilings need to be opened if the owner wants concealed piping to fire sprinklers in rooms with ceilings on the lower floor (such as the dining room and kitchen). If the staff of the water utility or fire department require a larger water lead-in and/or water meter to supply the fire sprinklers, those items can also significantly add to the project cost. In addition, a larger water meter might more than double the amount of the bi-monthly water service charge for the life of the home.

The owners may also want to consider whether they want to invest even more money in a home located in a High Fire Hazard Severity Zone, as designated by the City of Pleasanton and State of California.

In conclusion, I believe it would be a disservice to the owners if the Planning Division approves the drawings without requiring these simple corrections to information in the "Project Data" box. If these matters are deferred now to be addressed later by the Chief Building Official's and Fire Marshal's plan check personnel, it increases the likelihood the owners will have already signed a construction contract before knowing all the requirements and costs. Any changes needed to implement additional requirements might be even more expensive if they are accomplished with change orders, that did not result from competitive bids.

I hope to also provide copies of this email message to the Chief Building Official and Fire Marshal, so they have an opportunity to confirm my interpretations of the codes. However, I have not yet been able to find their email addresses.

Thank you for this opportunity to enter these comments into your project records.

Craig Mayer



Pleasanton CA

From: Natalie Amos <namos@cityofpleasantonca.gov>

Sent: Friday, March 13, 2026 5:14 PM

Subject: March 18 Zoning Administrator (ZA) Hearing - Participation Information

Good evening,

Below is the link for the March 18, 10:00 a.m., Zoning Administrator (ZA) hearing.

Outside of staff and the applicant/property owner, each individual who wishes to speak will be limited to three (3) minutes. There will be no opportunity to speak more than once. Those wishing to provide public comment must use the virtual "raise hand" function and will be called upon by the Zoning Administrator/staff. Public comment is limited to providing comments; questions directed to staff, the Zoning Administrator, or the applicant/property owner cannot be answered during your public comment time. The applicant/property owner will be given an opportunity for conclusion comments at the end of public comments.

Prior to speaking, participants must state their name and address and have their camera turned on. All participants are expected to remain respectful during the hearing and while providing comments.

The hearing will generally proceed as follows, though the Zoning Administrator may modify the order at their discretion:

- Staff will provide a brief overview of the project and relevant history.
- The applicant and/or property owner will be allotted up to ten (10) minutes to speak.
- The Zoning Administrator may ask questions of staff and/or the applicant/property owner.
- The hearing will then be opened for public comment. This portion of the hearing is not a dialogue, but an opportunity for members of the public to provide comments.

Please consider this an acknowledgement that all emails, photos, and phone messages sent to staff have been received and provided to the Zoning Administrator for consideration. Questions will be responded to early next week, and in the order received. Be aware that any additional emails/communication received after Monday may not be responded to before the hearing.

As a reminder, CC&Rs and HOA guidelines, policies, and procedures are civil matters and are not part of the City's review process or decision-making. Property owners should contact their HOA Board directly regarding any questions or concerns related to CC&Rs or HOA requirements.

Kindest regards,

Natalie

ZOOM INFORMATION

You are invited to a Zoom webinar

When: This is a recurring webinar

Topic: Zoning Administrator Hearing- 3/18/26 at 10 a.m.

Join from PC, Mac, iPad, or Android:

<https://cityofpleasanton.zoom.us/j/82098868926>

Phone one-tap:

+16694449171,,82098868926# US

+16699006833,,82098868926# US (San Jose)

Webinar ID: 820 9886 8926

International numbers available: <https://cityofpleasanton.zoom.us/j/kevvFN9TsW>

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: [Natalie Amos](#)
To: "Gioia" [REDACTED]
Subject: RE: Question about front yard building restrictions
Date: Monday, March 16, 2026 3:20:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Afternoon Gioia,

Any development on the property would need to comply with the development standards outlined in Ordinance 1139 for the subdivision.

In terms of potential limitations on where additions could be located, there may be a variety of factors that affect feasibility, such as easements that restrict development, limitations related to the existing floor plan layout, or other site-specific constraints the property owner would need to evaluate.

If you think there may be an opportunity for a compromise, you are welcome to discuss potential options directly with the property owner. I recall you mentioning you spoke with the property owners previously and exchanged contact information. Understanding the development standards may help inform those discussions, but ultimately the feasibility of any alternative configuration would need to be assessed by the property owner and their design team.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi [REDACTED]
Sent: Friday, March 13, 2026 8:00 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>

Subject: Question about front yard building restrictions

Hi Natalie,

Could you please provide guidance on whether the city has any restrictions on building in the front yard of a property?

Specifically, we're trying to understand whether there are any limitations that would apply to construction extending north into the front yard at 2986 Liberty Dr.

We're asking because we believe there may be an opportunity to reach a compromise with the neighbors, and understanding the city's requirements would help inform that discussion.

Thank you in advance for your help!

Gioia

Natalie Amos

From: Ekaterina Utova [REDACTED]
Sent: Tuesday, March 3, 2026 3:17 PM
To: Alexander Utov
Cc: Natalie Amos
Subject: Re: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

Hi Natalie,

To provide additional context, I'm sharing photos that show the current view and light conditions from our home toward the neighboring property.

These images reflect the existing openness and spatial relationship between the properties, which we believe would be materially altered by the proposed addition.

As you can see, we already experience limited natural light due to the closely located fence along the property line. Given these existing constraints, any additional height and massing from the proposed two-story addition would further reduce light access and increase the sense of enclosure.

We believe this existing condition is important to consider when evaluating the cumulative impact of the proposed structure.

We would like to request an official hearing.

Thank you,

Ekaterina Utova & Alexander Utov

View from master room:



View from living area (pay attention we already have limited light here due to a closely located fence):





View from our backyard:



On Tue, Mar 3, 2026 at 1:12 PM Alexander Utov [REDACTED] wrote:

Natalie, we have 4 windows looking towards north, which be in direct line with the projected construction, and light from north side is the only light source in our kitchen and living area. We never had a massive extension like this ever approved in Shadow Cliff community, the only I know is 200 or 300 sqf and 1 story. We have no windows looking to the east due to easement with [REDACTED], now we'll be also constrained from north side. I dont believe they will keep windows off center, which moves their south looking window in line with our master bedroom.

Absolutely unprecedented and massive construction in community that abides by original home models and planning.

Regards,

Alex

On Tue, Mar 3, 2026, 12:42 Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Dear Ms. Utova and Mr. Utov,

Thank you for your email regarding the proposed additions at 2986 Liberty Drive.

The project was reviewed for compliance with the Shadow Cliff Village PUD (PUD-83-16 and PUD-83-16-06m), approved by Ordinance No. 1139, as well as applicable provisions of the Pleasanton Municipal Code. Attached are the proposed plans and referenced ordinance.

With respect to the items raised in your email:

The proposed addition is located on the west side of the subject property. Your property is located to the south. Based on the orientation shown in the plans, the addition is positioned adjacent to the street and north of your property. Sunlight rises in the east and sets in the west and because the addition is not located south of your property, it would not typically be positioned to block primary southern sun exposure. Additionally, the proposed addition is set farther north on the lot than portions of the existing two-story structure.

The submitted plans do not show new windows on the south elevation facing your property. As such, direct overlooking toward your home from new upper-story windows is not proposed.

Approximately 90% or more of the homes within the subdivision are two-story residences. The proposal is being evaluated for consistency with the adopted setback and development standards governing the subdivision.

The City does not evaluate or regulate potential property value impacts as part of development review. Property values are market-based and subjective.

If approved, the project would be subject to standard Conditions of Approval, including limitations on construction hours, stormwater protection measures, dust control, and compliance with applicable building and safety codes.

The "Architectural Approval Requirements" referenced in your email do not originate from City regulations. If such requirements stem from private HOA governing documents, they are administered privately. The City does not require HOA action as part of its land use process. Questions regarding HOA architectural review must be directed to your HOA directly.

After you have reviewed the plans, and if you still wish to formally request a hearing, as part of that process, the Zoning Administrator will inquire whether there has been any prior communication between neighbors and the applicant/property owner. Have either of you had any contact with the property owner/applicant regarding the

proposal? If so, please share that outcome. If no, please confirm I may provide your contact information to the property owner so they may reach out to you directly.

Please feel free to review the attached plans and contact me with any specific questions regarding the proposed design or applicable standards. Please let me know how you'd like to proceed by 5p on Wednesday, March 4.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Ekaterina Utova <[REDACTED]>

Sent: Monday, March 2, 2026 8:28 PM

To: Natalie Amos <namos@cityofpleasantonca.gov>

Cc: Alexander Utov <[REDACTED]>

Subject: Formal Objection Regarding Proposed Addition at 2986 Liberty Drive – Application P26-0136

Dear Ms. Amos,

We submit this letter as a formal objection to Application #P26-0136 for the proposed two-story addition at 2986 Liberty Drive.

Based on the information provided, the proposed development would materially and adversely affect our property and appears inconsistent with both the character of the neighborhood and the governing architectural standards applicable to the Project.

1. Impact on Light and Outlook

Loss of Natural Light:

The proposed two-story extension appears to substantially block sunlight to our main living areas and garden. The scale and positioning of the addition would result in overshadowing, reducing natural light that we currently enjoy.

Dominance and Enclosure:

The height and massing of the structure appear excessive relative to the existing homes in the area. The extension would create a sense of dominance and enclosure, producing an oppressive "tunnel effect" between properties rather than maintaining the open character typical of this single-family neighborhood.

2. Direct Overlooking and Loss of Privacy

Direct Overlooking:

We are particularly concerned about new upper-floor windows that would directly face our master bedroom and main living spaces.

Loss of Privacy:

The proximity of the extension would allow visibility into areas of our home that were previously private and shielded. The proposed structure appears too close to the property line and would materially impact our reasonable expectation of privacy.

3. Character of the Area

This neighborhood consists of single-family homes and is not designed or characterized as townhouse-style development. None of the homes in the immediate vicinity have been extended in such an intrusive manner. The proposed addition appears inconsistent with the established scale, spacing, and architectural harmony of the area.

4. Impact on Property Value

The cumulative effects of reduced light, loss of privacy, visual dominance, and change in neighborhood character may negatively affect the value and marketability of our property.

5. Noise and Disturbance

We are also concerned about construction-related noise, duration of disturbance, and the long-term impact of increased occupancy and activity associated with the expanded structure.

Architectural Approval Requirements

According to Section 12.1 of the governing documents, exterior additions or alterations require submission and written approval from the Architectural Committee, with consideration given to:

- Harmony of external design with surrounding structures
- Effect of the location of proposed construction on nearby lots
- Conformity with other structures in the project
- Impact on surrounding properties

We respectfully request confirmation that proper Architectural Committee review has been completed and that the impact on neighboring lots — including ours — has been thoroughly evaluated in accordance with these standards.

Given the scale and impact of this proposal, we request that these concerns be formally considered as part of the review process. If appropriate, we would also request a hearing to further discuss these issues.

Thank you for your time and attention to this matter.

Sincerely,
Ekaterina Utova & Alexander Utov

phone: [REDACTED]

Natalie Amos

From: Michelle Tornaghi
Sent: Saturday, March 7, 2026 2:54 PM
To: Natalie Amos
Cc: Gioia Tornaghi
Subject: Concerns about proposed remodel of 2986 Liberty Drive.

Hi Natalie,

We received the notice of hearing scheduled for Wednesday, March 18 at 10:00 AM. I will be attending the video meeting and would like to request time on the agenda to speak about my concerns as the owner of the home directly behind the proposed two-story addition.

My concerns include the following:

1. Loss of sunlight and open space – The two-story addition will significantly reduce natural sunlight to my already small back patio and block my open sky view, leaving us facing a large wall.







2. Loss of privacy - The taller structure built so close to the lot line will greatly reduce our family's privacy.

3. Health and safety during construction - My daughter lives in the home and is expecting her second child soon. The close proximity of construction raises concerns about exposure to dust, insulation, roofing materials, and other potentially harmful debris in the yard where young children will be playing.

City Code: Property Nuisance

Pleasanton's municipal code treats dust and debris that travels off-site and annoys neighbors as a *nuisance condition*. If const

4. Noise impact – Extended construction noise will be disruptive and potentially harmful for a newborn and toddler. As a speech and audiology professional, I am particularly concerned about noise levels exceeding safe guidelines.

In Pleasanton, California, maintaining a peaceful environment in residential areas is governed by the city's noise ordinances, which set specific decibel limits for various property types. For residential properties, noise levels must not exceed 60 decibels at any point outside the property line. Construction activities are permitted between 8:00 a.m. and 8:00 p.m. on weekdays, with equipment noise not exceeding 83 decibels at 25 feet. For more details, refer to  ChatGPT (1 source) • Check important info for mistakes. 

5. Safety and privacy for children – Workers on a second story would have direct sightlines into our yard where my grandchildren play, raising safety and privacy concerns.

6. Neighborhood character – This large two-story addition does not align with the original design and scale of the neighborhood, which was intended for smaller homes and open yard space.

7. Precedent for overdevelopment – Allowing one home to maximize lot coverage may encourage similar expansions, changing the open, family-oriented feel of the neighborhood.

8. Length and disruption of construction – Projects of this scale often last a year or more. The prolonged disruption will negatively affect nearby families and daily life.

9. Property value impact – A structure that blocks light, privacy, and open views could negatively affect the value and future marketability of our home.

10. I am concerned with the loss of peace, tranquility, and pleasure of the use of my backyard during the lengthy remodel process and afterward with obstructive sunlight, view, and privacy.

Please include me on the agenda to speak at the March 18 hearing.

**Thank you,
Michelle Tornaghi**

Natalie Amos

From: Gioia Tornaghi <[REDACTED]>
Sent: Tuesday, March 10, 2026 2:46 PM
To: Natalie Amos
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing
Attachments: 8026653547224837720.jpeg; 8099678478835012578.jpeg; 7287586545148942764.jpeg; Shadow Cliff Village OA-CC&Rs.pdf

Hi Natalie,

Providing an update for you:

- The Mayor of Pleasanton, Jack Balch, will be meeting with myself and a group of additional concerned neighbors this Thursday at 4 pm in person at our homes to discuss the impact of this project and seek his guidance for how to best proceed with our opposition.

- We will be attending the Shadow Cliff HOA Board meeting March 25th at 6:30 pm, to present our concerns, specifically as it relates to our neighborhood's Covenants, Conditions, & Restrictions (CC&Rs)

Please see our neighborhood's CC&Rs attached, and pay specific attention to Section 12 - Architectural Control.

Also attached are photos demonstrating how current lot spacing and visual balance between homes would be significantly impacted.

Zoning administrator Hearing statement:

I would like to share ahead of time that my statement for the hearing will include the following:

Section 12.1 of Shadow Cliff CC&Rs requires that all exterior additions be reviewed and approved by the Architectural Committee based on several factors, including the harmony of the design with surrounding structures and the effect of the location of proposed construction on nearby lots.

The proposed addition raises significant concerns under these standards.

First, the scale of an approximately 800 square foot rear expansion would materially alter the existing massing pattern of homes in the neighborhood. Rear yard spaces currently maintain a consistent sense of openness and visual balance between homes. A substantial extension of this size risks disrupting the architectural harmony referenced in Section 12.1.

Second, the CC&Rs explicitly allow the Committee to consider the effect of the proposed construction on nearby lots. A large rear addition could significantly affect adjacent properties by altering views, reducing natural light, and increasing the visual presence of the structure when viewed from neighboring yards and windows.

Third, approval of a project of this scale could establish a precedent for similar expansions throughout

the community. Section 12.1 gives the Committee broad authority to consider any factors relating to the impact of proposed construction, and maintaining the established character and spatial relationships within the neighborhood is an important consideration.

For these reasons, I respectfully request that the Zoning Administrator and the City of Pleasanton's Planning Division carefully evaluate whether the proposed expansion is consistent with the CC&Rs and the overall architectural harmony of the Shadow Cliff community.

Thank you,
Gioia

On Mon, Mar 9, 2026 at 10:28 AM Gioia Tornaghi <[REDACTED]> wrote:

Thank you for following up, and please keep me posted as soon as it becomes available because we are creating flyers for our neighbors to properly inform them of the project and hearing details.

Thanks,
Gioia

On Mon, Mar 9, 2026 at 10:20 AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Hi Gioia,

Thank you for the update. I hope the conversation with Shrihari and his wife was productive.

You are welcome to share the hearing day, time, and method of meeting with others who may be interested in attending. Our administrative staff are currently working through meeting setup items in the order they are received and based on priority, as we are short staffed. The meeting link will be circulated once it becomes available; however, the link will only be active at the time of the hearing.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi <[REDACTED]>
Sent: Monday, March 9, 2026 9:54 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing

Thank you, Natalie.

We did speak with Shrihari and his wife over the weekend.

Can you please provide an eta for when the link will be available, so that I can share it with other neighbors who would like to attend and voice their concerns.

Thank you,

Gioia

On Mon, Mar 9, 2026 at 9:41 AM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Morning Gioia,

Shrihari, owner of 2986 Liberty Drive, can be reached at ([REDACTED]) between 5:30 p.m. and 8:00 p.m. He is aware you may be contacting him to discuss the application. Please do not share his personal contact information with others, as his consent to provide it was only for those who specifically requested it.

Zoning Administrator hearings are open to the public. However, additional noticing is not conducted for hearings of this type, as the hearing was scheduled in response to a request rather than through the standard public noticing process. Once the meeting link is available, you are welcome to share it with others who may wish to attend virtually.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi [REDACTED]
Sent: Friday, March 6, 2026 1:59 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Re: 2986 Liberty Drive - Zoning Administrator Hearing

Hi Natalie,

Thank you for the update, we plan on attending on March 18th. Can any of the neighbors in our neighborhood attend the hearing as well?

Are you able to provide the contact info for the neighbors at 2986 Liberty Dr. so we can speak to them directly ahead of the hearing?

Thanks,

Gioia

On Fri, Mar 6, 2026 at 1:28 PM Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Afternoon all,

A Zoning Administrator hearing has been scheduled for Wednesday, March 18, at 10:00 a.m. The hearing will be conducted virtually and will not be held in-person.

A link to participate will be sent within the next week and will include details on how the meeting will be conducted, as well as the allotted time for public comment. The Zoning Administrator will have the plans, emails and photos which have been submitted for consideration.

As a reminder, HOA action is not part of the City process and is a separate civil matter.

Kindest regards,

Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

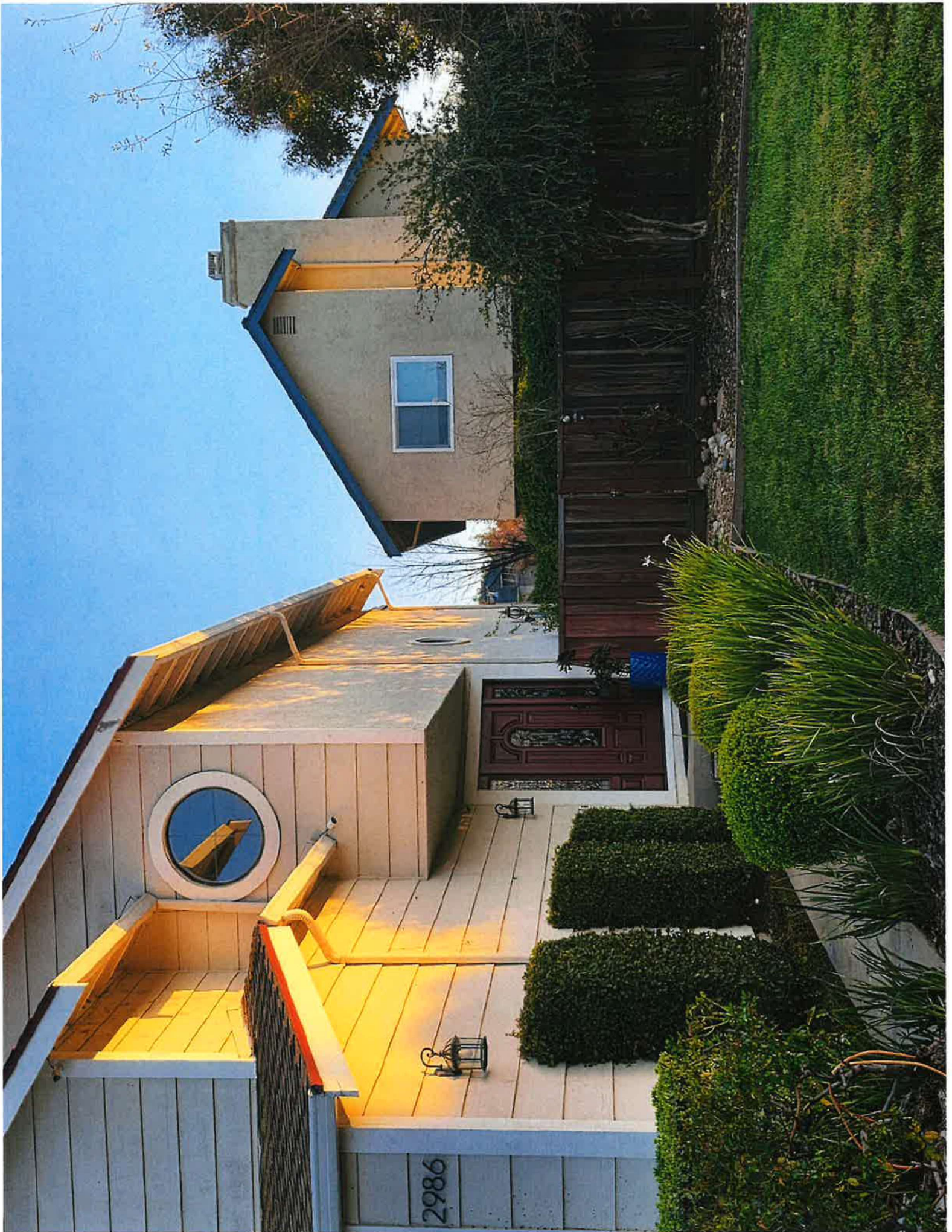
O: 925-931-5600

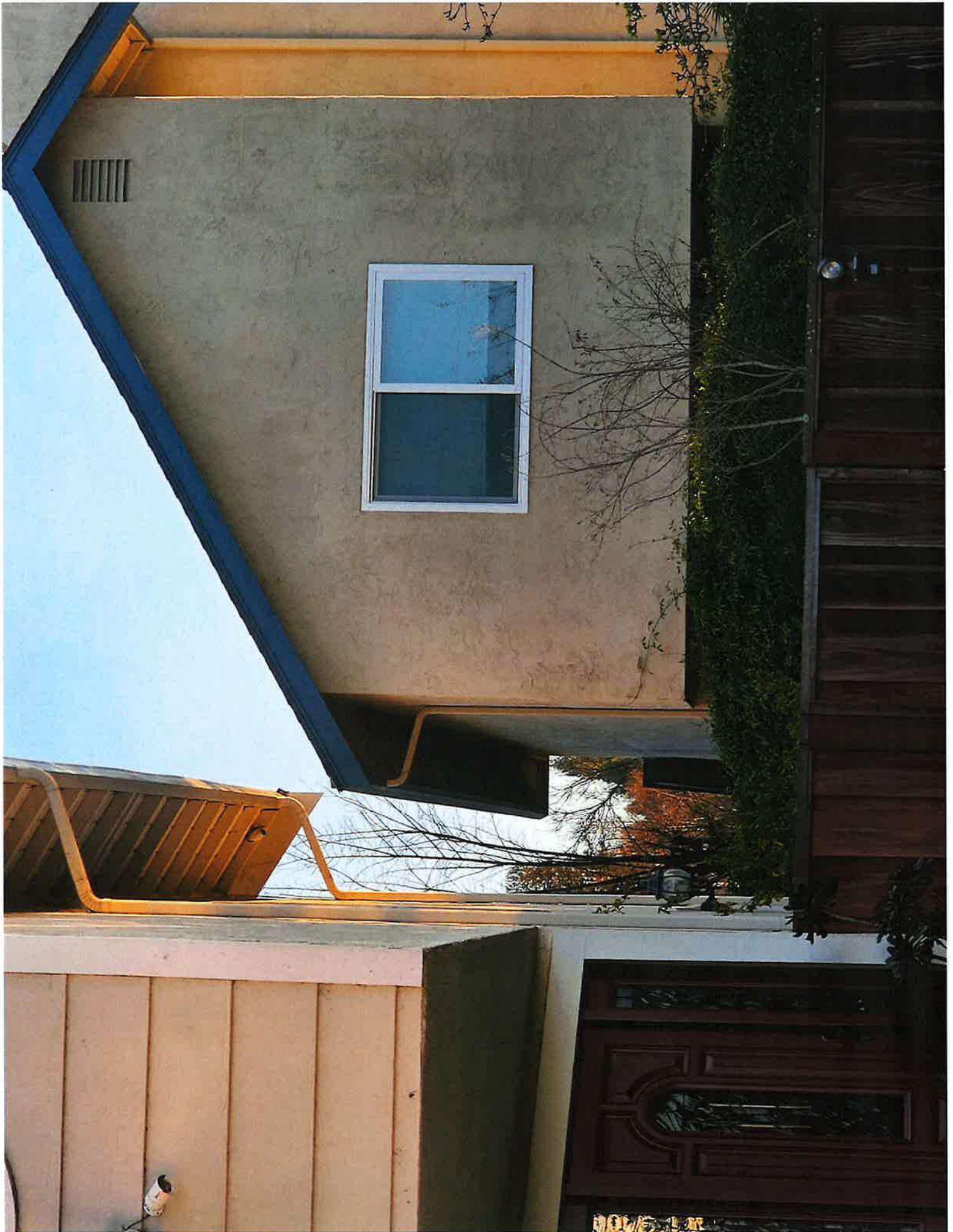
namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566









Natalie Amos

From: Ekaterina Utova [REDACTED]
Sent: Friday, April 17, 2026 5:12 PM
To: Natalie Amos
Subject: FORMAL OBJECTION & APPELLANT'S STATEMENT – Case P26-0136 (2986 Liberty Drive)

Dear Chair and Members of the Planning Commission,

My name is Ekaterina Utova, and I reside at [REDACTED]. As the formal appellant in Case P26-0136, I am writing to state my strong and unwavering opposition to the two-story addition proposed for the property at 2986 Liberty Drive.

This project, as currently designed, represents a radical and damaging departure from the established character of our neighborhood. Its approval would not only cause severe and irreversible harm to the livability of my own home but would also set a dangerous precedent for the entire Shadow Cliff Village community.

My opposition is based on the following key points:

1. Severe Impact on My Property: View Obstruction and Overwhelming Mass

My primary concern is the project's devastating impact on my property. The proposed second story is not a minor addition; it is a massive, 816-square-foot structure that creates an oppressive, monolithic wall at the rear of my property. This will:

- Irreversibly Obstruct Prized Views: It will completely block my family's view of Mount Diablo from our living areas and master bedroom—a significant feature that contributes to the value and enjoyment of our home.
- Drastically Reduce Light and Open Space: The sheer vertical bulk will cast significant new shadows over my backyard, diminishing natural light and creating a sense of confinement that does not currently exist.
- Destroy the Sense of Privacy and Openness: The towering second story will loom over our private outdoor space, fundamentally altering the open, airy character we and our neighbors cherish.

2. Setting a Dangerous Precedent That Will Change Our Neighborhood

This concern is not hypothetical. At the Zoning Administrator hearing on March 18, at least four other homeowners stated their intent to pursue similar second-story additions if this one were approved. To our knowledge, an addition of this scale is unprecedented in our immediate area. Approving it would signal a departure from our community's development pattern and effectively invite a wave of "mansionization" that would erode the modest, harmonious, and accessible character that defines Shadow Cliff Village.

3. Incompatibility with Established Neighborhood Character

The proposed design is fundamentally out of character with the surrounding homes, which are defined by their modest scale and massing. The project does not respect the visual harmony of the neighborhood. Instead of a design that blends in, it seeks to impose a structure that is disproportionately large and visually jarring compared to its neighbors.

4. A Reasonable Compromise Was Rejected

I want to be clear that I am not opposed to our neighbors expanding their home. My opposition is to *this specific, oversized, two-story design*. In a good-faith effort to find a solution, we previously suggested a reasonable alternative: a well-designed, single-story addition. This would still provide them with significant new living space without devastating the views, light, and privacy of their neighbors. This reasonable compromise was unfortunately rejected. My willingness to accept a single-story design demonstrates that my goal is not to obstruct, but to find a balanced solution that respects the rights of all residents.


For these reasons, I respectfully request that the Planning Commission grant this appeal and overturn the Zoning Administrator's approval of the current two-story design.

I urge you to protect the established character of our unique neighborhood and defend the rights of existing residents from the severe, negative impacts of oversized development.

Thank you for your time and consideration.

Sincerely,

Ekaterina Utova


Pleasanton, CA 94566

Natalie Amos

From: Michelle Tornaghi
Sent: Sunday, April 19, 2026 12:23 PM
To: Natalie Amos
Subject: Attn: City of Planning Commission Members -Appeal to project #P26-0136

April

19, 2026

To the City of Pleasanton Planning Commission,

I am writing to formally appeal the decision regarding the proposed two-story addition at 2986 Liberty Dr. My name is Michelle Tornaghi of

[REDACTED] As a long-term resident of Shadow Cliffs and 30-year resident of Pleasanton, I am concerned that this project departs from our neighborhood's established character—a deliberate mix of single and two-story homes strategically placed to maintain openness and harmony.

While the applicant has removed rear-facing windows, this does not mitigate the core issue: excessive massing and bulk. My appeal of case P26-0136 is based on the following points:

- Incompatible Scale: The design creates a monolithic, unbroken two-story wall that is disproportionate to the surrounding single-story**

footprints. This results in an oppressive "looming" effect that eliminates the sense of openness, sunlight, and fresh air in neighboring backyards.

- Shadow and Light Impact: The sheer vertical bulk will cast significant shadows over adjacent yards obstructing natural light and impacting the "quiet enjoyment" of our outdoor spaces.**
- Erosion of Affordable Housing: We are all aware that Pleasanton lacks affordability in home pricing. This 816 square feet addition, and the future additions that will surely follow, will systematically remove "modest size" starter homes from the market in our Shadow Cliffs neighborhood. Per the zoning meeting on March 18, four plus other neighbors indicated that they too, wanted to pursue second story remodeling in our neighborhood. This allowance of "mansionization" drives up local prices, making our neighborhood less accessible to young families and mid-to-lower income households.**
- Neighborhood Context and Setting a Precedent: Pleasanton's guidelines encourage new construction to remain in scale with its surroundings. I have seen this in past City Planning Commission meetings of late. This project disrupts that balance and sets a concerning**

precedent for over-building on lots not intended for such vertical density. In fact, per the Shadow Cliffs HOA, no second story remodeling has ever been constructed in this neighborhood before. It was a neighborhood that was respectful of neighbor's yards, light, privacy, peacefulness, and views. If this project is passed and second story construction is allowed, it will set precedent for unending construction in our quiet neighborhood disrupting all neighbors and completely changing our community's feel and harmony.

In Conclusion, I am not opposed to improvements to one's home, but I urge the Planning Commission to require a more compatible design that is congruent with our existing neighborhood. I suggest revising the project to a single-story addition or requiring the addition to be pushed out further to the front street of their existing home away from our extremely close & tight back yards. These alternative adjustments would preserve the privacy, light, and character of our home and the neighbors of our Shadow Cliffs community.

I would also like to cordially invite each Planning Commission member to our home at

before our City Planning meeting on Wednesday, May 13 to see how this large two-story addition would affect our backyard and livability. We would truly appreciate you taking the time to see our perspective in person.

Thank you for your consideration.

Sincerely,

Michelle Tornaghi



Pleasanton, CA 94566

Natalie Amos

From: Michelle Tornaghi [REDACTED]
Sent: Sunday, April 19, 2026 12:50 PM
To: Natalie Amos
Subject: Attn: City of Planning Commission Members -Invitation to visit Property of [REDACTED]
[REDACTED]

April 18, 2026

Dear City of Pleasanton Planning Commission Members,

My name is Michelle Tornaghi and I am appealing to the decision of the Zoning Department in regard to project P26-0136 at 2986 Liberty Drive. It is a proposed large scale 816 square feet second-story addition in a small zero lot line neighborhood mixed with both single and two-story homes. However, the homes of our neighborhood are constructed and placed extremely close to neighbors on both sides and in back of neighboring homes. A large scale two-story addition to the HOAs knowledge has never been executed before. I feel the allowance of this project going forward would negatively impact our backyard and livability and affect our neighboring homes as well. The proposed remodel owners never came to any of the adjacent neighbors to try to work together to come up with compatible solutions.

I would like to cordially invite each of you to visit our home sight before our scheduled meeting on Wednesday, May 13 to get our perspective on how this two-story addition would affect our backyard living, harmony, and peace. I have heard that it is not uncommon for committee members to visit appeal sites.

We did not get to present any pictures at the last zoning planning meeting, and we felt this was a big disadvantage to us.

We would really appreciate it if you all could take some time to visit our home at [REDACTED] and see from our perspective how this project would negatively impact us.

Thank you for your consideration,

Michelle Tornaghi

Natalie Amos

From: Michelle Tornaghi <[REDACTED]>
Sent: Sunday, April 19, 2026 1:34 PM
To: Natalie Amos
Subject: Attn: Planning Commission -Request for attached pictures to be made for slides for May 13 mtg.
Attachments: IMG_9380.jpeg; IMG_9381.jpeg; IMG_9383.jpeg; IMG_9385.jpeg; IMG_9386.jpeg; IMG_9387.jpeg; IMG_9387.jpeg

April 18, 2026

To the Members of the Planning Commission,

My name is Michelle Tornaghi of [REDACTED] and am opposed to the project at 2986 Liberty Drive, appeal #P26-0136.

I am requesting to have these pictures made into slides for our appeal presentation at the Planning Commission meeting on Wednesday, May 13 for discussion. We did not get any personal picture representations from our perspective at the last Zoning planning meeting, and I feel that that was a big disadvantage to us.

The pictures below show the entire space to the left of our backyard at [REDACTED] that will be blocked by the bulking and massing of the two-story remodel proposal at 2986 Liberty Drive, directly behind our home. You can see how close all homes are to each other in this zero-lot line neighborhood and how near our backyards are to each other. Any two-story addition of 816 square feet, that is 10-15 feet to our fence line, will feel the negative impact!

My neighbor and I would like to invite you to our home sites at [REDACTED] to personally feel and see what this impact could be. The pictures do not even give justice to the overwhelming feel of bulk and massing that we would experience.

Thank you for your consideration,

Michelle Tornaghi













Natalie Amos

From: Ekaterina Utova [REDACTED]
Sent: Sunday, April 19, 2026 7:33 PM
To: Natalie Amos
Subject: FORMAL SUBMISSION OF VISUAL EVIDENCE & SLIDE REQUEST – Case P26-0136
Attachments: Pic1.png; Pic2.png; Pic3.png

Dear Ms. Amos,

In the matter of the appeal of Case P26-0136, I hereby submit the attached photographic exhibits.

I formally request that these attached images be made into presentation slides to display on the main screen during my presentation at the Planning Commission meeting on Wednesday, May 13th. It is critical for the commissioners to see this evidence to fully comprehend the severe, real-world impact the proposed project will have on adjacent properties—an impact that two-dimensional blueprints cannot convey.

The attached exhibits are as follows:

- Pic1 – Projected View Obstruction from Master Bedroom: This is a composite image showing the "after" view. It illustrates the complete and permanent loss of light, sky, and view. I must stress that this visual is a conservative estimate; the applicant's current plans place the blocking wall even closer to my window, making the real-world impact more oppressive than what is depicted by AI.
- Pic2 – Current View from Master Bedroom: The "before" photo, showing the current unobstructed view that will be permanently lost.
- Pic3 – Current Backyard View: The "before" photo shows the current open sky from our ground-level outdoor space, which the proposed structure's mass will overwhelm.

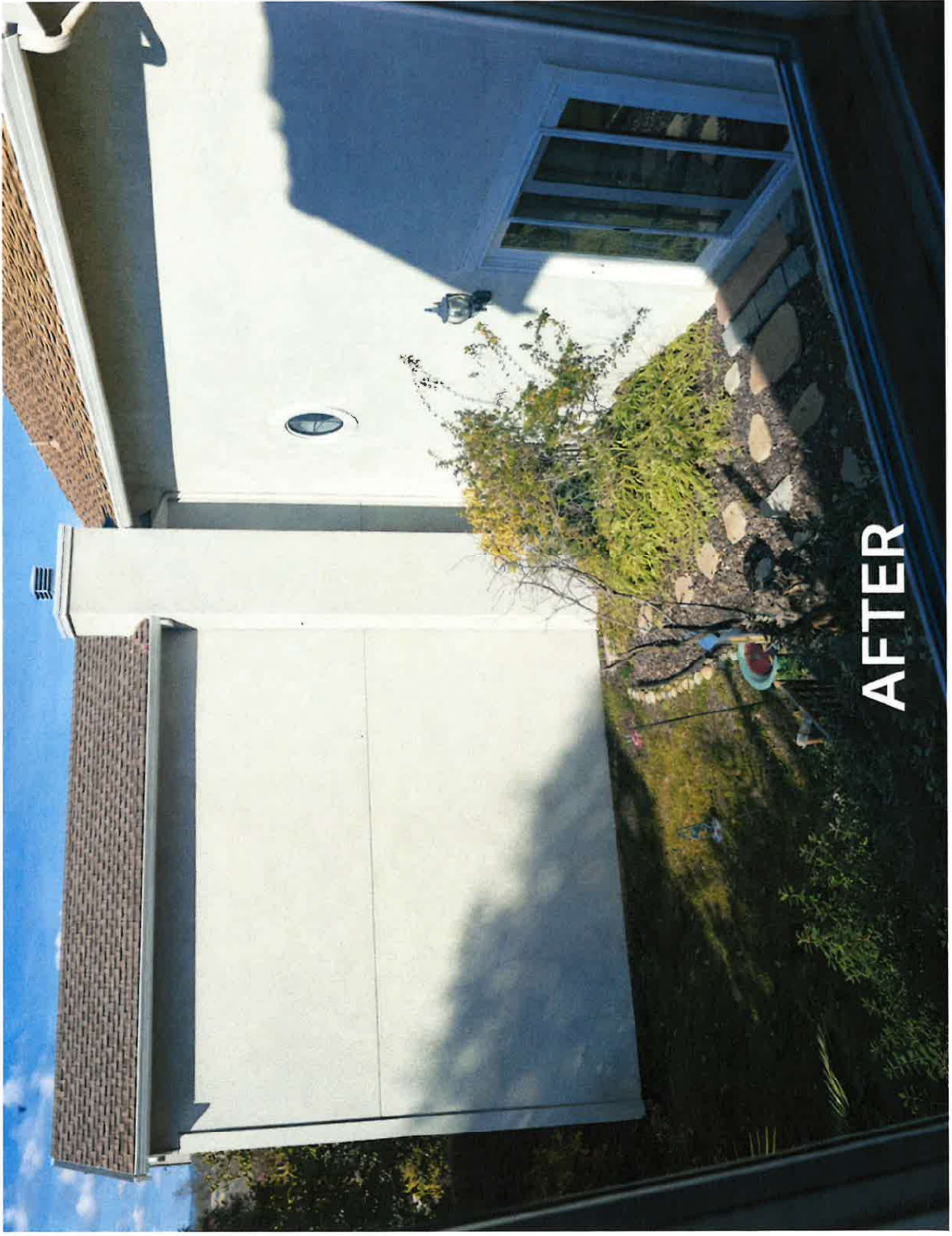
While these photos are illustrative, they cannot fully capture the proposal's overwhelming scale. Therefore, we would like to formally invite the members of the Planning Commission to conduct a site visit at our properties ([REDACTED] and [REDACTED] Liberty Drive) to see and feel for themselves what is at stake.

Please confirm receipt of these exhibits and that they will be prepared as slides for the May 13th hearing.

Thank you for your assistance.

Sincerely,

Ekaterina Utova
[REDACTED]
Pleasanton, CA 94566



AFTER





Natalie Amos

From: Ekaterina Utova [REDACTED]
Sent: Sunday, April 19, 2026 7:53 PM
To: Natalie Amos
Subject: Formal Request for Site Visit – Case P26-0136 (2986 Liberty Drive)

Dear Chair and Members of the Planning Commission,

I am writing today, following my formal appeal submission for Case P26-0136, to make a critical request.

While my submitted letter and photographic exhibits attempt to convey the severe negative impacts of the proposed two-story addition, two-dimensional evidence cannot adequately capture the real-world scale and oppressive massing of the project within our unique zero-lot-line neighborhood.

The feeling of being "walled in," the true proximity of the proposed structure, and the resulting loss of light and openness can only be understood by standing on the affected properties.

Therefore, on behalf of myself and my neighbor, I cordially invite each of you to conduct a site visit at our homes—[REDACTED] and [REDACTED]—at your convenience before the May 13th hearing.

We believe that seeing the site firsthand is necessary for the Commission to perform its due diligence and fully appreciate the gravity of the precedent this project would set.

Thank you for your time and serious consideration of this essential request.

Sincerely,

Ekaterina Utova
Appellant, Case P26-0136
[REDACTED]
Pleasanton, CA 94566

Natalie Amos

From: Diane Wardin, [REDACTED]
Sent: Monday, April 20, 2026 7:15 AM
To: Natalie Amos
Subject: Appeal of P26-0136 at 2986 Liberty Drive

Dear Chair and Members of the Planning Commission,

My name is Diane Wardin and I have lived at [REDACTED] since May of 1987. I am very opposed to the proposed two-story addition at 2986 Liberty Drive.

I know my neighbors are putting forward their objections for potential loss of views, light, privacy, and those are all valid concerns, especially for the people living behind 2986 Liberty. But I ask that you seriously consider the size of the addition and the and the composition and layout of the existing neighborhood.

Shadow Cliff was developed as a zero-lot line, affordable neighborhood. The homes, excluding the perimeter 33 larger ones, range from about 1100 - 1500 square feet. The neighborhood was promoted as affordable with modest sized homes on small lots and with narrow streets. Those characteristics are still the same today. The developers thoughtfully placed all the houses in this tight, little community. When you walk the streets, you see the consideration given to placement of the one-story and two-story houses. If you just look at a map, you do not see the relationship of one house to another nor do you feel how close together the houses actually are.

These smaller sized, and priced, homes are precisely the type needed in Pleasanton, and California and the nation. The proposed expansion of 2986 Liberty will push that home from 1431 square feet to 2247 square feet. It moves the house up a whole level as far as size and price are concerned. Pleasanton already has neighborhoods with 2100+ square foot homes and they are on larger lots. The family at 2986 Liberty Drive just bought that house a year ago. I have wondered why they did not buy something bigger in another neighborhood.

There is wide-spread discussion, both locally and nationally, about the housing issues we face: affordability, density, location and supply. State housing laws are calling for more homes, not just bigger homes. I am totally in favor of the ADU's going in behind the houses on Tawny Drive on those big lots. I applaud the approval of the higher, denser developments along Hopyard Road and Santa Rita Road. These additions are the type we need; they chip away at the housing problem we have created.

So, unless the Liberty Drive expansion is putting a separate entrance and kitchen in that 800 square foot addition, I do not think it is furthering the goal of more housing. It just pushes one house out of the modest size/affordable price category that we so desperately need.

It is my hope that all the individuals who contribute to the final decision on this particular project, and potential future projects, will carefully read all the objection points and then take a walk through the Shadow Cliff neighborhood to get an on the ground feel for what we are voicing.

Thank you for your attention and consideration.

Sincerely,

Diane Wardin

Natalie Amos

From: Nick T [REDACTED]
Sent: Tuesday, April 21, 2026 1:55 PM
To: Natalie Amos
Subject: Re: Case P26-0136

Hello Ms. Amos,

My name is Nicolas Titangos, and I live at [REDACTED] I am writing in regards to the proposed expansion at 2986 Liberty Drive, P26-0136. I have lived in this neighborhood for over 12 years now(23 years in the East Bay) and started a family with my spouse, we now have two children in the local school district. I grew up in a working class community just south of the Bay Area.

We were fortunate at the time to be able to barely manage the finances to purchase a small single story home of just over 1000 square feet in this neighborhood, one of the, if not the most affordable areas in Pleasanton. We are not high earners with high salaries and RSUs from Silicon Valley giants, rather I work for a small company that helps with logistics and billing departments of grocery store chains, many of them local, and my spouse is an educator with the public school system with the state.

I am concerned the ~70% expansion of the proposed plan will set the precedent and make our neighborhood a destination for out-of-area investors seeking to buy cheaper lots for the express purpose of expanding and flipping the enlarged structures, which will lead to sharply higher per-square-foot prices for smaller homes that sit on any lot with any room to expand. If that were the case when we were saving up for a home, I would be unlikely to be able to afford our current home.

I am also concerned that due to the narrow streets and sidewalks we have, an uptick of construction will make it hazardous for families and kids to walk in the otherwise quiet neighborhood in terms of noise, pollution, and obstruction of walking space.

I must admit that I am not personally unbiased, our family was friends with the previous owners, the Gomez's, who were center of the community on our street, the property in discussion was where many neighborhood parties were held with the large yard that Victor and Michelle were gracious enough to share with everyone on special occasions.

I thank you for your time and consideration in hearing what I have to say.

Thank you,

Nicolas Titangos

Natalie Amos

From: Youn Gi Hong <[REDACTED]>
Sent: Tuesday, April 21, 2026 8:30 PM
To: Natalie Amos
Subject: Notice of Concern Regarding the Residential Extension Project of Case P26-0136

Youn Gi Hong

April 21, 2026

Subject: Notice of Concern Regarding the Residential Extension Project of Case P26-0136 at 2986 Liberty Drive

Dear Chair and Members of the Planning Commission,

I am writing to you as a resident of Liberty Drive to comment on the home extension project currently underway at 2986 Liberty Drive, directly across the street.

While I do not anticipate this construction having a significant direct impact on my own property, I am formally submitting this letter to raise general concerns regarding the neighborhood disruptions associated with a project of this scale.

Specifically, I request that the City monitor the site to ensure that the ongoing work does not unreasonably interfere with public right-of-way and neighborhood safety. My primary concerns include:

- **Traffic Flow and Access:** The presence of heavy construction vehicles and material deliveries may obstruct the road, impeding normal traffic flow and potentially delaying emergency vehicle access.
- **Street Parking Reduction:** The prolonged staging of contractor vehicles and equipment may severely limit available street parking for local residents.
- **Neighborhood Disturbance:** General inconveniences such as noise, dust, and debris that could affect the quality of life in the immediate vicinity.

I respectfully request that the City of Pleasanton ensure the contractors strictly adhere to all local municipal codes, permitted construction hours, and site management regulations to minimize these burdens on the surrounding neighbors.

Thank you for your time, attention to this matter, and your continued service to our community.

Sincerely,

Natalie Amos

From: Craig Mayer <[REDACTED]>
Sent: Wednesday, April 22, 2026 8:36 AM
To: Natalie Amos
Subject: Case P26-0136, 2986 Liberty Drive

Dear Members of the Planning Commission:

My name is Craig Mayer. I live at [REDACTED] I am writing to request that you please overturn the Zoning Administrator's approval of this relatively large addition to a small home.

Pleasanton and the State of California both have a well-recognized need for more affordable housing. Therefore, I believe the Zoning Administrator was wrong to find that approving a project that reduces the ability of people to rent or own some of the more affordable existing detached homes in Pleasanton is in the best interest of the public's general welfare. The Zoning Administrator's decision is also based on some inconsistent/incorrect information.

The affordable prices of the small homes on small lots were what made it possible for me to purchase my home. Almost forty years later, Shadow Cliff Village still provides a similar opportunity to own or rent detached homes to many young families, single mothers, immigrants, elderly pensioners, and young adults who were raised in Pleasanton and wish to remain here. Over many years, I enjoyed seeing the obvious pride that many of my new neighbors take in caring for their homes, especially the occupants of 2902 and 2906 Liberty Drive who are the most affected by this project. This decision will set a precedent for even more additions that could be as much as 20 percent larger than what the City Council intended when this development was approved by Ordinance 1139 in 1984.

The text supporting Finding 1 in the Zoning Administrator's 3/18/26 letter includes:

"Concerns related to building intensity, proximity to adjacent homes, and potential overdevelopment are mitigated by the project's compliance with and, in some instances, exceedance of objective development standards prescribed by the Pleasanton Municipal Code (PMC), including ... floor area ratio," [I added the underlining for emphasis.]

Contrary to this statement, as a result of numerous communications with the Planner for this project I was astonished to learn that Pleasanton's development standards are not as objective as I expected, and are not always explicitly defined and prescribed by the PMC. For example, this statement implies the floor area ratio (FAR) is less than the maximum allowed by the Ordinance 1139, and could be a factor to offset other concerns. That is incorrect. Natalie Amos stated in an email message dated 3/17/26:

"Shadow Cliff's has a maximum allowed FAR of 48%. As proposed, the project is at 40%."

This project actually utilizes every square foot of floor area permitted by Ordinance 1139, Exhibit "A", Item 6. As recently as 3/22/22, Planner Emily Carroll responded to my next-door neighbor's inquiry about a proposed addition to his home built by the same builder in the same original phase of Shadow Cliff Village as this project. One email included the statement:

"Ordinance 1139 governs this development and established development standards for your property. Notably, a 40% maximum floor area ratio is permitted"

The 3/22/22 emails also included a scan of Ordinance 1139 from their files that is highlighted and marked up with handwritten notes. The note on Exhibit "A" Item 6 states:

"See memo in file for KB homes higher FAR. Original lots are still 40%."

I will not burden the Planning Commission by repeating all the details and other errors related to this inconsistent FAR limit problem in my 3/25/26 email to the appellant already in the project record. However, the Planning Commission needs to be aware that Natlie Amos supported the increased FAR she is using with a copy of what appears to be an informal internal memorandum to the Planners from someone named Steve dated 2/5/98. It appears to waive FAR limits established by the City Council in ordinances such as 1139. I trust the Planning Commission will know whether Steve had the authority to waive specific requirements established by ordinance, and whether the current City Council would want that practice to continue with the FAR limits they establish.

Another example of Pleasanton's development standards not being "objective" and explicitly "prescribed by the Pleasanton Municipal Code" is the lack of a definition for the FAR. When I could not find FAR defined in the Pleasanton Municipal Code, I asked Natalie Amos where I could find that definition. I also asked whether the area of the garage needs to be included in the floor area. She responded in an email message dated 3/17/26 that included the following statements:

"With respect to your question on floor area ratio (FAR), the Pleasanton Municipal Code does not provide a standalone definition of FAR in the same way some jurisdictions do; ... FAR is generally calculated as the ratio of a building's total gross floor area to the area of the lot." [I added the underlining for emphasis.]

"Based on this definition, areas used for off-street parking (such as a garage) are excluded from the gross floor area calculation and therefore are not counted toward FAR."

Again, I will not burden the Planning Commission by repeating all my concerns about the PMC lacking a specific definition for the FAR in my 3/25/26 email already in the project record. However, related to this issue, I would like to point out that the last paragraph on Page 3 of the Zoning Administrator's 3/18/26 letter states:

"The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines [15301(e) Existing Facilities ... in that it is an addition to an existing single-family home that does not result in 50% of the floor area before the addition." [I added the underlining for emphasis.]

I could not find a specific definition of "floor area" using the link to the California Environmental Quality Act (CEQA) Handbook provided in the Zoning Administrator's letter. However, using the uncodified method I was told the planners use (that excludes the area of the garage even when used for other than vehicle parking) and the Architect's numbers, adding 816 square feet to the existing 1,400 square feet is a 58 percent increase in living space! Note that I am not identifying a CEQA problem. I only bring this up to show the Planners occasionally utilize the garage area in their calculations, thus emphasizing the need to include specific definitions and methodologies in the PMC, and the large relative size of this addition.

In conclusion, the lack of objective and prescriptive development standards in the PMC allows the planning staff to use lots of discretion. Therefore, I hope the Planning Commission will also use their discretion to overturn the Zoning Administrator's approval of this project. Preserving some of the more affordable detached homes in Pleasanton is more in the best interest of the public's general welfare than approving this addition.

Thank you for your consideration of this matter.

Respectfully submitted,

Craig Mayer



Pleasanton CA 94566

Natalie Amos

From: Natalie Amos
Sent: Monday, April 27, 2026 12:02 PM
To: 'Gioia Tornaghi'
Subject: RE: FORMAL OBJECTION – Case P26-0136 (2986 Liberty Drive)

Dear Ms. Tornaghi,

Thank you for your email; it will be included with the Planning Commission agenda packet for the Commission's consideration. Please note the City will include materials submitted by members of the public in the agenda packet when they are relevant to the project under review. In this case, the drawings you provided may be included as part of the public record for the Commission's consideration. That said, the City does not review or confirm ownership or permission related to modified plans submitted by third parties. Any use or modification of the plans that may be protected by copyright or other intellectual property rights is the responsibility of the person submitting those materials. It is your responsibility to be prepared to deal with any legal consequences of you modifying the drawings you submitted if you did not have the appropriate authorization from the owner to do so.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Gioia Tornaghi [REDACTED]
Sent: Wednesday, April 22, 2026 1:22 PM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: FORMAL OBJECTION – Case P26-0136 (2986 Liberty Drive)

{Please confirm receipt of my letter so I know it was received.}

Dear Chair and Members of the Planning Commission,

My name is Gioia Tornaghi. My husband, David, and our two young children (both under age two) live at

We are writing to respectfully oppose the proposed two-story addition at 2986 Liberty Drive (Case P26-0136) in its current form.

Before filing this appeal, we made multiple good-faith efforts to work directly with our neighbors to reach a reasonable compromise. Our concerns, which are shared by other nearby neighbors, relate to the scale and massing of the proposed addition, reduced natural light, privacy impacts, shadowing, and the overall effect on neighboring homes.

Initially, we suggested revising the proposal to a single-story addition, which we believed would better address these concerns while still allowing the homeowners to expand their residence. That proposal was declined.

We then sought guidance from the City regarding whether shifting the structure further into the front yard might be feasible. The City explained that any revised design would need to comply with applicable development standards, and that alternative configurations would need to be evaluated by the property owner and their design team.

In an effort to continue discussions, my husband who works locally in commercial construction reviewed the plans and proposed an alternative (attached) that would shift their full 2-story proposed design (as is) forward approximately 9.4 feet, reducing the impact on adjacent homes while preserving much of the original concept, and minimizing any architectural design rework.

As a side note, we also wanted to point out that the original floor plan at 2986 Liberty Dr. violates the 15 ft setback rule from our backyard fence line. (It's currently built 13 ft 2 inches from our fence line, as shown in their drawings)

The applicants later advised they would consider only a two-foot shift, conditioned on neighbors signing an agreement not to file any further objections or appeals. We responded that while we appreciate movement toward compromise, a two-foot adjustment does not adequately address the concerns, and we invited further discussion.

Unfortunately, despite repeated efforts, no meaningful compromise has been reached.

We respectfully ask the Planning Commission to carefully consider the real impacts this proposal would have on neighboring properties, particularly with respect to privacy, light, and livability.

In addition, we'd like the commission to consider that the narrow spacing between homes means construction activity, scaffolding, dust, and noise would occur immediately adjacent to neighboring yards, magnifying the impacts beyond what is typical for a standard remodel.

We personally have strong concerns for our family, with two very young children, our backyard is heavily used, and the close proximity of major construction would create health, safety, and livability impacts.

We would also welcome the opportunity for Commissioners and staff to view the site conditions from our property, as the limited spacing between homes is difficult to fully appreciate from plans alone.

If a site visit is not possible, we have attached photographs to help illustrate the existing conditions and the likely impact of the proposed addition.

The attached photos demonstrate how the proposed expansion would fully enclose the limited spacing that we have between our homes, and fully remove the existing sight line from our yard, creating a claustrophobic environment to our living space.

Our goal is not to prevent our neighbors from improving their home, but to encourage a fair and balanced solution that better respects surrounding properties and neighborhood compatibility.

Thank you for your time, consideration, and attention to this matter. We look forward to the hearing on May 13.

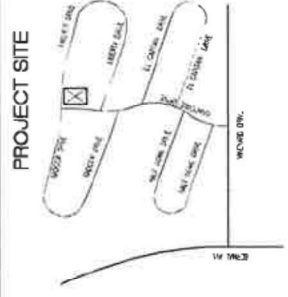
Respectfully,

Gioia & David

CURRENT DESIGN



VICINITY MAP



PROJECT DATA

SITE DATA	APN: 045-083-01
FLOOR AREA RATIO:	2178 SF / 2340 SF = .93
SITE COVERAGE:	1348 SF / 2340 SF = .58
BUILDING AREA	1348 SF
USE	RESIDENTIAL
DATE	02/25/18
SCALE	1/8" = 1'-0"
DATE	02/25/18
BY	ARCHITECT
PROJECT NO.	18000
PROJECT NAME	2986 LIBERTY DRIVE ADDITION
PROJECT ADDRESS	2986 LIBERTY DRIVE, PLEASANTON, CA 94566
PROJECT CONTACT	KURT HERRELD, ARCHITECT
PROJECT PHONE	925.623.1776

- CHANGE AND PROVISION CONTROL NOTES:**
- EXISTING DAMAGE TO BE MAINTAINED, UNLESS INDICATED OTHERWISE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLEASANTON.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLEASANTON.
 - PROVIDE CONCRETE FOUNDATIONS AS SHOWN.

LIBERTY DRIVE



SITE PLAN
1/8" = 1'-0"



ACHAYATH-VALLATHOL ADDITION
2986 LIBERTY DRIVE
PLEASANTON, CA 94566

DATE	02/25/18
BY	ARCHITECT
PROJECT NO.	18000
PROJECT NAME	2986 LIBERTY DRIVE ADDITION
PROJECT ADDRESS	2986 LIBERTY DRIVE, PLEASANTON, CA 94566
PROJECT CONTACT	KURT HERRELD, ARCHITECT
PROJECT PHONE	925.623.1776

A1

CURRENT DESIGN

KURT HERELD, ARCHITECT
 1039 SERPENTINE LANE
 PLEASANTON, CA 94566
 925.623.1776

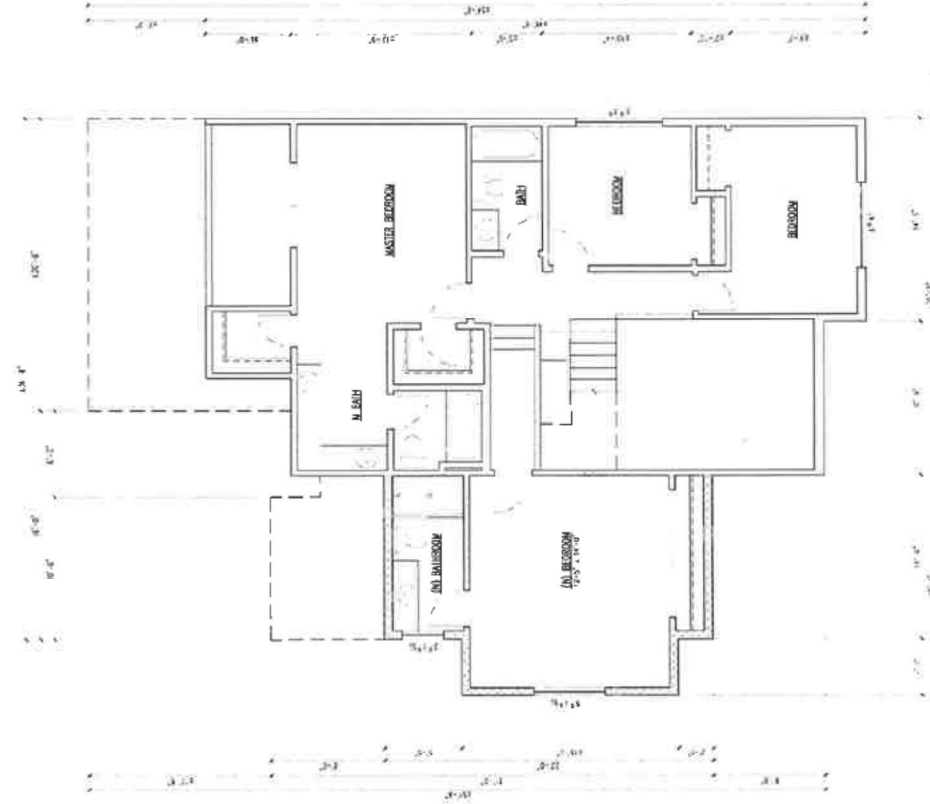
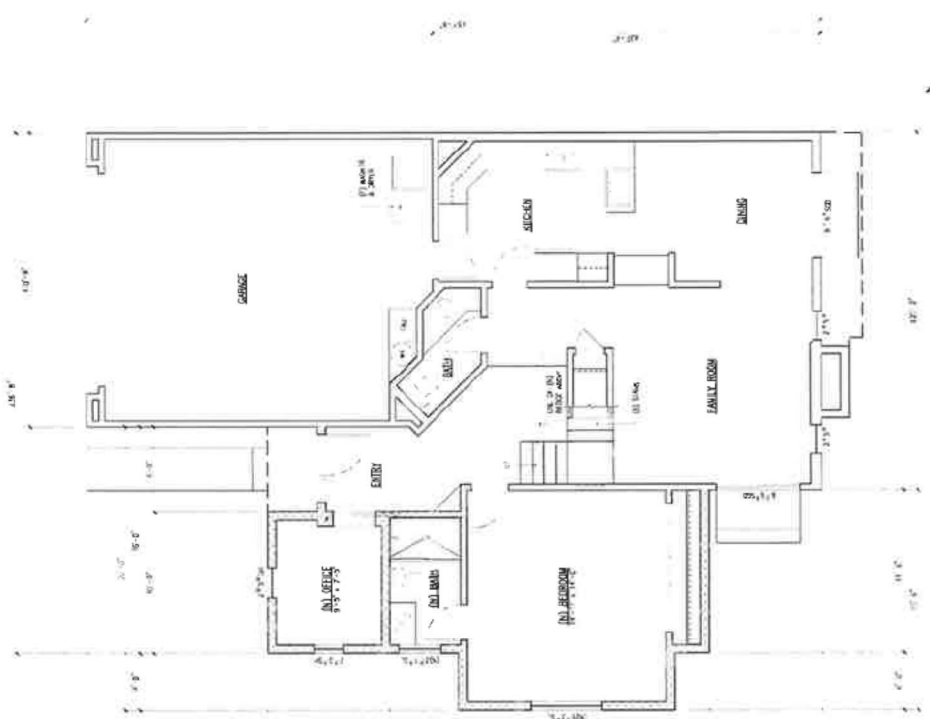


PROJECT NO. 2018-001
 SHEET NO. 101
 DATE: 08/15/18

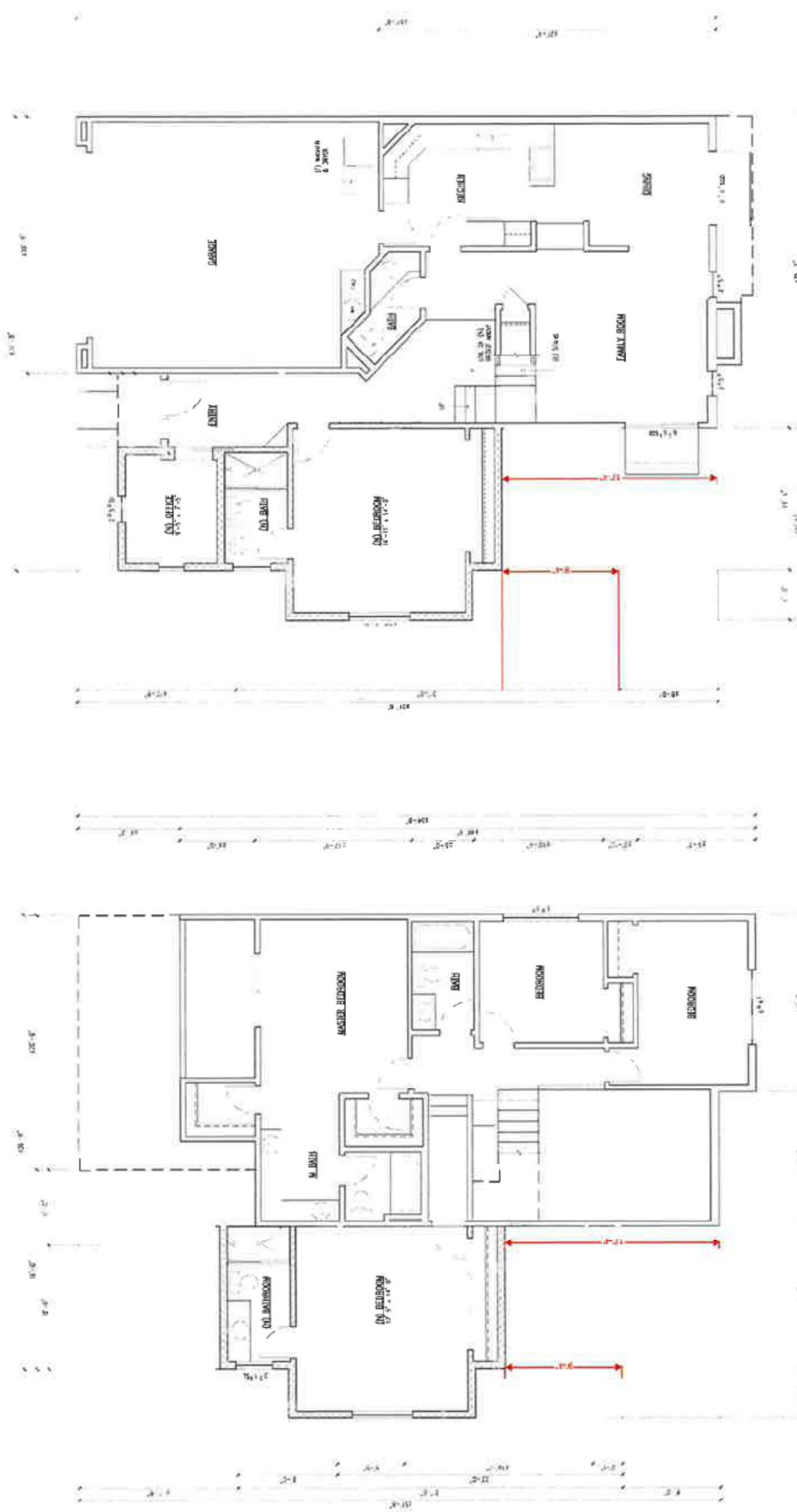
ACHAYATH-VALLATHOL ADDITION
 2986 LIBERTY DRIVE
 PLEASANTON, CA 94566

DATE	DESCRIPTION
08/15/18	FINAL DESIGN
08/15/18	PERMITS
08/15/18	CONSTRUCTION

A3



PROPOSED MODIFICATIONS



LOWER FLOOR PLAN
1/8"=1'-0"

UPPER FLOOR PLAN
1/8"=1'-0"

A3

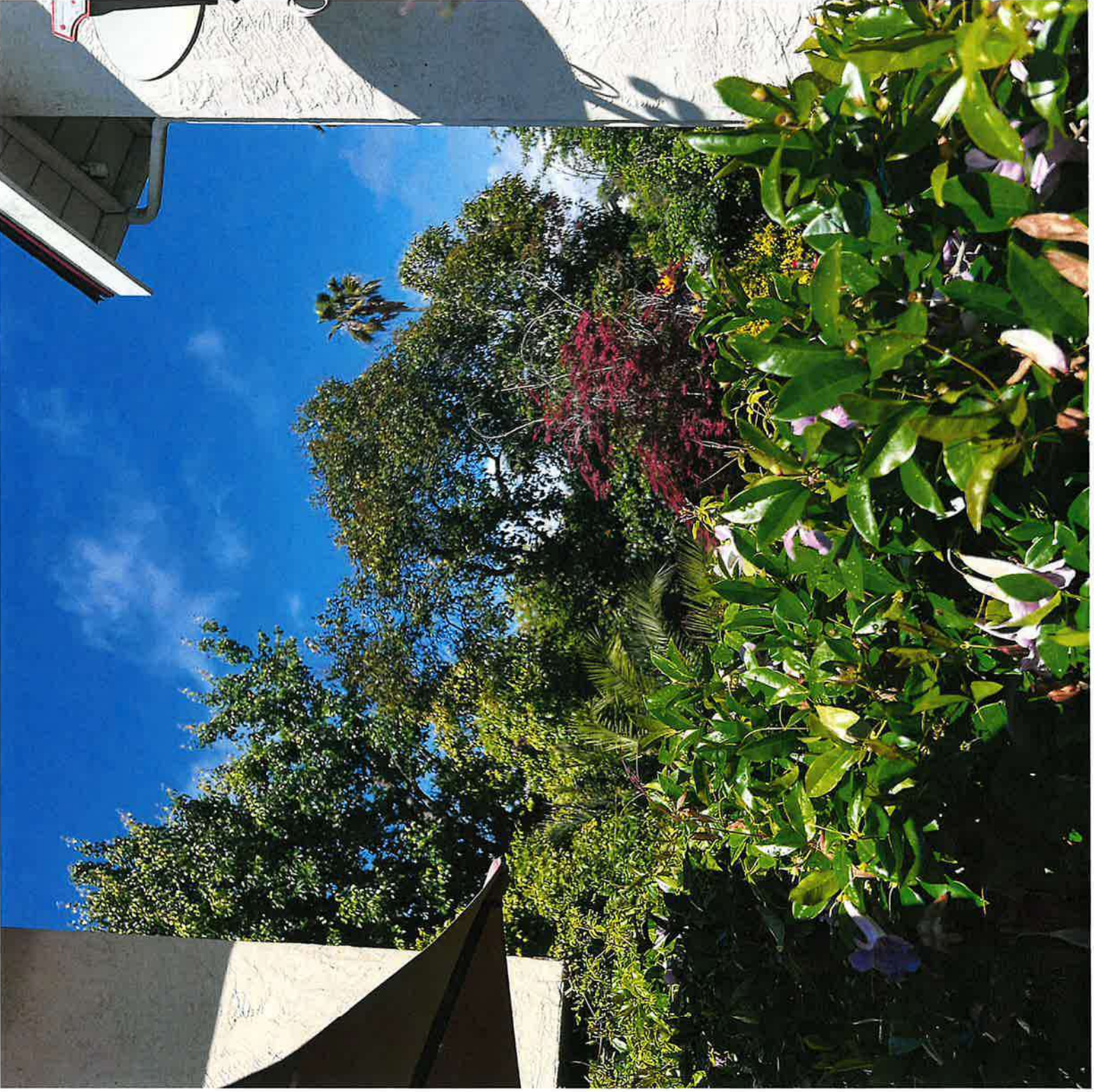
ACHAYATH-VALLATHOL ADDITION
2986 LIBERTY DRIVE
PLEASANTON, CA 94566

KURT HEROLD, ARCHITECT
1039 SERPENTINE LANE
PLEASANTON, CA 94566
9256231776



DATE	DESCRIPTION
10/10/20	ISSUED FOR PERMITS
09/15/20	REVISED PER COMMENTS
08/20/20	ISSUED FOR PERMITS





Natalie Amos

From: Nasrat Alam
Sent: Wednesday, April 29, 2026 3:29 PM
To: Natalie Amos
Subject: Re: Letter of support for appeal of proposed 2-story addition at 2986 Liberty Drive

Hi Natalie,

Thank you for acknowledging the receipt of my email. I am happy to hear that my opposition to the proposal has been added to the Planning Commission's agenda packet.

I understand that the immediate neighbors were never consulted before the design of this addition was done. Having carefully studied the design myself, it is clear that it was done without any consideration of how the immediate neighbors would be impacted. I therefore highly recommend a walk-on tour of the immediate neighboring properties particularly their backyards before a final decision is made by the planning commission.

Thank you again for your consideration.

Kind Regards,
Nasrat Alam

On Monday, April 27, 2026 at 12:27:12 PM PDT, Natalie Amos <namos@cityofpleasantonca.gov> wrote:

Dear Nasrat,

Thank you for your email, it will be included in the Planning Commission agenda packet for the Commission's consideration.

Kindest regards,
Natalie

Natalie Amos, AGBP

Associate Planner, Community & Economic Development Department

D: 925-931-5613

O: 925-931-5600

namos@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Nasrat Alam [REDACTED]
Sent: Tuesday, April 21, 2026 1:21 AM
To: Natalie Amos <namos@cityofpleasantonca.gov>
Subject: Letter of support for appeal of proposed 2-story addition at 2986 Liberty Drive

Dear Chair and Members of the Commission,

My name is Nasrat Alam, and I am the owner of [REDACTED]. Having been a resident of Shadow Cliff Village for 36 years, I am writing to express my strong opposition to the proposed two-story addition at 2986 Liberty Drive.

I am deeply concerned that this project violates the fundamental character of our community and will negatively impact all surrounding properties. My opposition is based on the following:

- **Incompatible Scale and Character:** The lots in Shadow Cliff Village are intentionally small, and the neighborhood was designed for modest, affordable homes. The sheer scale of this 816-square-foot, two-story addition is inconsistent with the original design and character of our community. It is simply too large for its lot and for our neighborhood.
- **Setting a Detrimental Precedent:** As a long-term resident, I know that an addition of this massive scale is unprecedented. Approving it will set a dangerous precedent, encouraging a wave of similar large-scale constructions that will be detrimental to the close-knit, harmonious feel of our community.
- **Negative Impact on Neighbors:** While the impact will be most severe for the immediate neighbors, the consequences of such a large structure—in terms of lost privacy, blocked light, and a feeling of being crowded-out—will be felt by all. Furthermore, a construction project of this magnitude, potentially lasting 6-8 months, will create a significant and prolonged disruption to the peace and quiet of our immediate neighborhood.

This project was designed in a way that it does not respect the existing layout or the neighbors it will impact. I also ask that you please seriously consider the long-term, negative consequences this project will have on our community. I therefore urge you to please deny this proposal.

Thank you for your time and consideration.

Sincerely,

Nasrat Alam
[REDACTED]
Pleasanton, CA 94566

Natalie Amos

From: CHRIS VENING [REDACTED]
Sent: Tuesday, May 5, 2026 10:17 AM
To: Natalie Amos
Subject: P26-0136 2986 Liberty Drive Comments

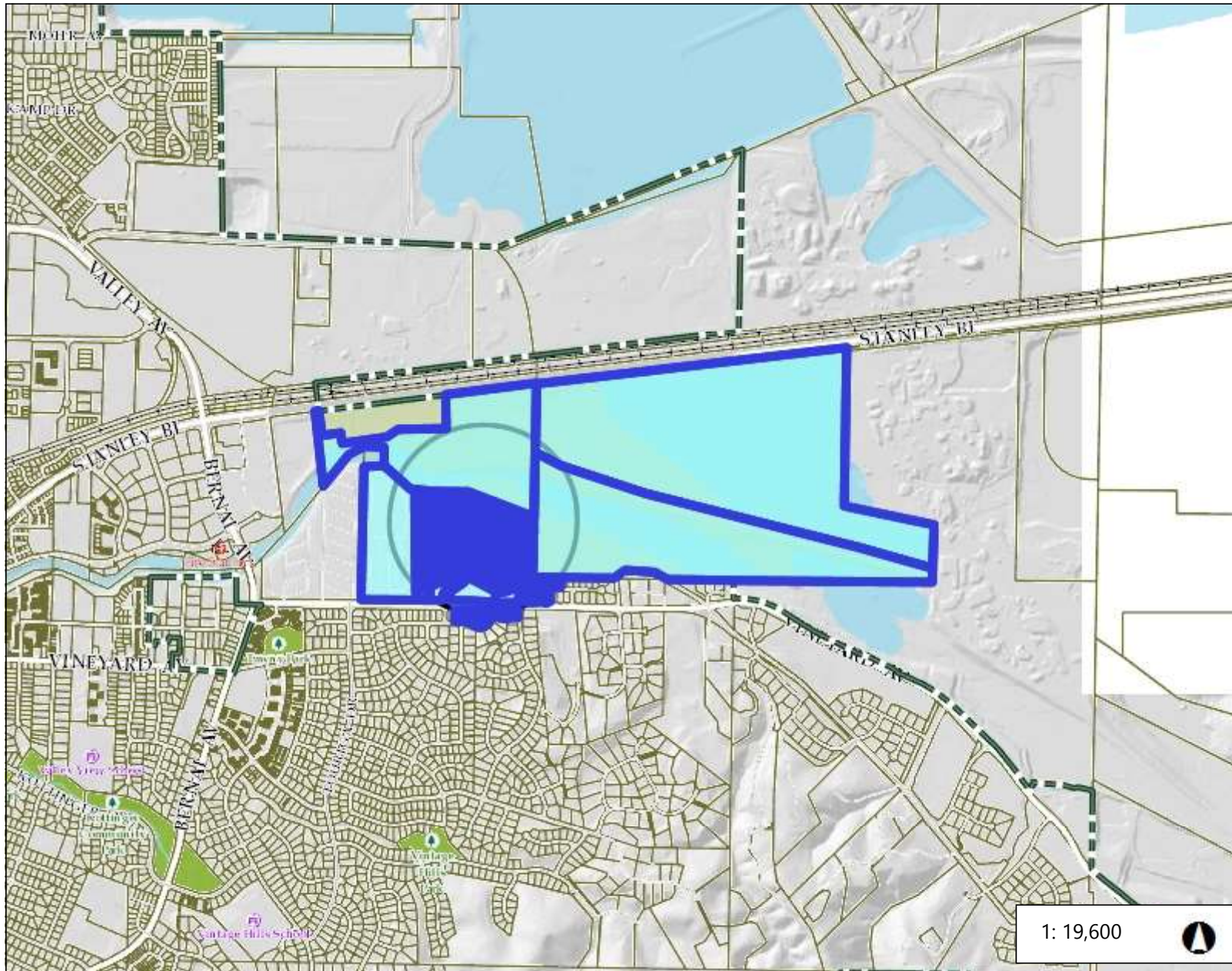
I object to the expansion. This home wants to increase 816 square foot single and two story addition. If people need that much larger space they should move to another development. My backyard neighbor put a very long room onto his backyard. I never received a notice this was happening. My backyard no longer feels private... some of the plants were planted to get X amount of sun and now they are not doing well at all. Trees have been planted to close to the fence with the new addition that this will be a big problem down the road. When upstairs I feel windows and such looking into my space is too close.

If people need a larger home, move. It is not fair to force others out because they no longer live in the space they purchased.

Thank you,
Christine Vening
Shadow Cliff resident

2986 LIBERTY DRIVE - Location and Noticing Map

EXHIBIT E



Legend

-  Fire Station
-  School
-  Park
-  Parcels

Notes

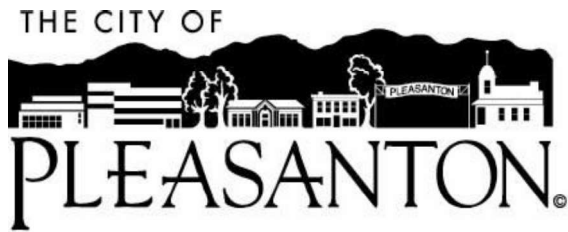
Notes

3,266.6 0 1,633.30 3,266.6 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Planning Commission
Agenda Report**

May 13, 2026
Item 5

SUBJECT: P25-0300

APPLICANT: Guy Houston

PROPERTY OWNER: Mike Ahmadi, GAWFCO Enterprises, LLC

PURPOSE: Appeal of the Zoning Administrator's denial of an application for Sign Design Review to rebrand an existing 76 Gas Station and Circle K Market to a Shell Gasoline Station and FastFill Market

LOCATION: 4191 First Street

GENERAL PLAN: Retail/Highway/Service Commercial Business and Professional Offices

ZONING: C-C Commercial Central District

**DOWNTOWN
SPECIFIC PLAN:** Downtown Commercial

EXHIBITS:

- A. Draft Resolution
- B. Denial Letter dated February 25, 2026
- C. Appeal materials submitted by applicant on March 5, 2026, including narrative and project plans
- D. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends that the Planning Commission deny the appeal and uphold the Zoning Administrator's denial of Case No. P25-0300, based on the findings in Exhibit A.

EXECUTIVE SUMMARY

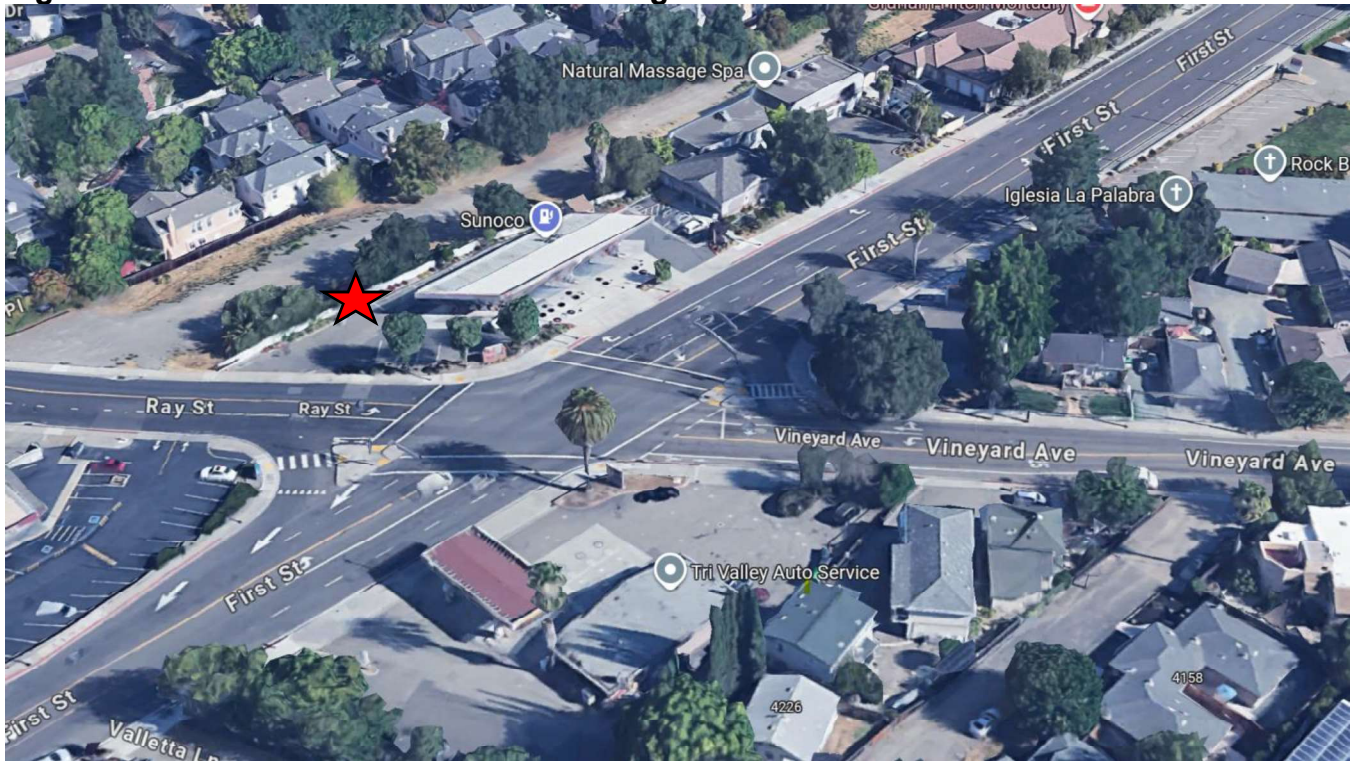
On September 2, 2025, the applicant requested review of a Sign Design Review (SDR) application to allow for the installation of new monument, wall, canopy, and pump signage as part of a gas station rebranding for a Shell gasoline station located at 4191 First Street (former 76 Gas Station). In the absence of an approved master sign program, the requested signage changes require SDR approval. The Zoning Administrator denied the SDR application (P25-

0300) on February 25, 2026. The applicant filed an appeal on March 5, 2026, pursuant to Pleasanton Municipal Code (PMC) Section 18.144. The application is therefore before the Planning Commission for de novo consideration, whereby the Commission is tasked with evaluating the application afresh, as if the Zoning Administrator had never taken action. The Planning Commission may uphold the denial or approve the SDR with or without modifications.

SITE AND AREA DESCRIPTION

The subject site is an approximately 0.5-acre parcel located at the intersection of First Street and Ray Street/Vineyard Avenue. The site contains a gas station and a convenience market (shown in Figure 1). Access to the site is provided along the First Street and Ray Street frontages. Adjacent uses to the site include detached single-family homes and office buildings to the west along Ray Street, commercial tenant spaces to the north along First Street, residential to the east along Vineyard Avenue and a variety of commercial uses to the south along First Street (shown in Figure 1).

Figure 1: Aerial of the Site and Surrounding Area



BACKGROUND

Design Review Process

The PMC Section 18.20.010.B.7. (Design Review) specifies the City's Zoning Administrator shall review and make decisions regarding all signs.

Determinations on signs are typically made in one of two ways:

1. Conformance with an approved master sign program; or
2. Sign Design Review.

Master Sign Program

If a sign is proposed within a project area with an approved master sign program (e.g., a shopping center, office/business park, corporate headquarters/campus, etc.), the Zoning Administrator reviews the proposed signage against the criteria specified in the master sign program. If the proposed signage meets the criteria, the proposed signage is approved ministerially and any required construction permits may be applied for by the applicant. If the proposed signage is found not to conform to the approved master sign program, it is rejected by the Zoning Administrator, and the applicant is directed to correct the deficiencies prior.

Sign Design Review

If the sign is not in a project area subject to an approved master sign program, then as part of the SDR process, the Zoning Administrator evaluates the proposed signage against the following standards prior to making a determination:

1. Any applicable General Plan policies, specifically:
 - Community Character Element Policy 15, Program 15.3:
 - Attractive sign design and higher quality sign materials
 - Attractive colors, minimizing bright franchise colors
 - Community Character Element Policy 16, which "discourages franchise and prototype architecture and signage".
2. Any applicable Design Guidelines (such as the Downtown Design Guidelines) and, for signs on Main Street, standards in the Downtown Revitalization District Ordinance (PMC Chapter 18.74).
3. Any applicable provisions specified in PMC Section 18.96 (Signs).

The City's Sign Ordinance includes basic parameters as to the amount, size, placement and lighting of signs (with such standards varying by Zoning District), but lacks strict, objective design parameters in many respects, particularly with regard to aesthetics (e.g., colors, materials, permissible lighting levels, amount of branding vs. non-branding components, etc.).

Staff provides feedback to applicants through the review process, with comments taking into account factors such as the location and visibility of the site, existing signage/sign conditions, and design/character of the buildings or structures on which the signage is being placed, nature of the use for which the signage is proposed, and character, type, and proximity of adjacent uses. The City must also consider the reasonable expectation or First Amendment right that a business may wish or be entitled to use its corporate colors, business identification, or branding as part of its signage program.

ZONING ADMINISTRATOR ACTION

On September 2, 2025, Guy Houston, on behalf of the owners of the gas station at 4191 First Street, submitted a Sign Design Review application for signage modifications as part of a rebranding process from the former 76 Gas Station to a new Sunoco Gas Station. The scope of work also included replacing much of the dead landscaping and removing outdated structures like the propane tank holders, bollards, etc.

On September 16, 2025, the application was deemed incomplete. While staff indicated general support for the applicant's intent to upgrade and improve the appearance of the project site, comments requested that the percentage/intensity of blue the franchise branding colors be reduced in order to be consistent with the existing 76 Gas Station canopy design, which features approximately 25 percent orange franchise branding colors. See Figure 2 for the existing canopy design and Figure 3 for the design proposed with the September 2025 proposal.

Figure 2: Previous 76 Branded canopy



Figure 3: Canopy Design Proposed with September 2025 Application



Over the course of the following weeks, staff communicated with the applicant several times to review possible sign design options, lighting options, etc. The applicant decided to switch brands from Sunoco to Shell.

After switching brands to Shell Gasoline, the applicant resubmitted a sign package on January 15, 2026 (See Figure 3). This submittal included less franchise branding colors than the Sunoco design, which featured about 25 percent franchise branding color, but still featured a predominant amount of yellow and red franchise branding colors on the canopy (approximately 66 percent of the canopy fascia). As a compromise, staff reached out to the applicant to request that the franchise branding color bands be reduced such that franchise branding colors do not exceed 33 percent of the total canopy band fascia on each side of the canopy.

Figure 3: Shell Branding



The applicant was unwilling to further modify the canopy signage and requested that the Zoning Administrator take action on the application as proposed. As such, the Zoning Administrator issued a denial letter on February 25, 2026 (Exhibit B). Note that the Design Review findings were updated following the project submittal and Zoning Administrator denial. As such, the Zoning Administrator denial letter includes findings for the former Design Review criteria outline, whereas the resolution (Exhibit A) utilizes the updated Design Review findings. The applicant filed a timely appeal on March 5, 2026, pursuant to PMC Section 18.144.

ANALYSIS

As proposed, the signage fails to meet the intent of two General Plan policies:

- Community Character Element Policy 15, Program 15.3:
 - Attractive sign design and higher quality sign materials
 - Attractive colors, minimizing bright franchise colors
- Community Character Element Policy 16, which "discourages franchise and prototype architecture and signage".

Moreover, the project site is located at a prominent entryway to Downtown, where the visual character of the streetscape contributes to the City's community identity. The Downtown Specific Plan states that "signage is a factor in the overall aesthetic of downtown's commercial district, and attractive signs can reinforce downtown's pedestrian scale and traditional design."

The proposed canopy design creates an overly franchise-brand-forward visual emphasis that detracts from the intended Downtown entry character and does not reinforce the site's relationship to the City's broader aesthetic context and natural/visual setting. The proposed canopy color band is disproportionately large (63.8 percent of the canopy height), altering the perceived scale and emphasis of the canopy when viewed from the public right-of-way. Rather than providing a balanced architectural feature that transitions appropriately with the streetscape at a Downtown gateway, the canopy reads as a dominant graphic/franchise branding element, which is also discouraged by General Plan Community Character Element Policy 16.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the subject parcel, and it was published in the Valley Times newspaper on May 1, 2026. At the time this report was published, staff had not received any public comments.

ENVIRONMENTAL ASSESSMENT

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270, which statutorily exempt projects that a public agency intends to deny. Therefore, no additional environmental review is required.

SUMMARY/CONCLUSION

As proposed, the Zoning Administrator found that the proposed SDR is not in keeping with other similar gas station signage design concepts throughout the City and is not consistent with the General Plan's sign policies. Therefore, staff recommends that the Planning Commission adopt a resolution upholding the Zoning Administrator's denial of Case No. P25-0300.

Staff Planner: Emily Carroll, Associate Planner, 925-931-5608 or ecarroll@cityofpleasantonca.gov

Reviewed/ Approved By:

Derek Farmer Assistant Director of Community and Economic Development and Planning Manager

Eric Luchini, Senior Planner

Katherine Wisinski, Assistant City Attorney

RESOLUTION NO. PC-2026-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON UPHOLDING THE ZONING ADMINISTRATOR'S DENIAL OF AN APPLICATION FOR SIGN DESIGN REVIEW TO REBRAND AN EXISTING 76 GAS STATION AND CIRCLE K MARKET TO SHELL GASOLINE AND FASTFILL MARKET LOCATED AT 4191 FIRST STREET, AS FILED UNDER CASE NO. P25-0300

WHEREAS, on September 2, 2025, Guy Houston, on behalf of the owners Mike Ahmadi, GAWFCO Enterprises, LLC submitted a Sign Design Review application to install new monument, wall, canopy, and pump signage as part of a gas station rebranding process from the former 76 Gas Station to the new Shell Gas Station located at 4191 First Street (hereinafter "the Property"), Assessor Parcel No. 94-110-12-6 (hereinafter "the Project"); and

WHEREAS, the Property is designated Retail/Highway/Service Commercial Business and Professional Offices in the City's General Plan; and

WHEREAS, the Property is zoned C-C (Central Commercial) District; and

WHEREAS, the Property is designated Downtown Commercial in the Downtown Specific Plan; and

WHEREAS, on February 25, 2026, the Zoning Administrator denied the Sign Design Review application, filed under Case No. P25-0300; and

WHEREAS, on March 5, 2026, the applicant timely appealed the Zoning Administrator's decision; and

WHEREAS, pursuant to Section 65905 of the Government Code, the Planning Commission held a duly noticed public hearing to consider the Project on May 13, 2026, at which time all interested parties had the opportunity to be heard. The Planning Commission considered the agenda report dated May 13, 2026, incorporated herein by reference, and all written and oral testimony; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Pleasanton does resolve, declare, determine, and order the following:

Section 1: Prior to acting on the Project, and at a properly noticed public hearing, the Planning Commission reviewed written and oral agenda reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 2: The Project does not fulfill the following findings set forth in Pleasanton Municipal Code Section 18.20.050.B:

1. The project's approval is in the best interest of public health, safety, and general welfare.

The Project, as designed, is not in the best interest of the general welfare, which encompasses not only health, spaciousness, and balance, but also beauty. Berman v. Parker (1954) 348 U.S. 26. The proposed canopy composition is not a balanced architectural expression because the color band occupies 63.8% of the canopy height, making color the primary defining feature rather than the relationship of architectural components and materials. The disproportionate band undermines architectural quality and the cohesive relationship of building components, colors, and materials.

The project site serves as a prominent Downtown gateway/entry corridor, where the streetscape's visual character contributes to Pleasanton's community identity and general welfare. The proposed canopy design, specifically the oversized, franchise-forward color band, creates an overly brand-forward visual emphasis that detracts from the intended Downtown entry character and does not reinforce the site's relationship to the City's broader aesthetic context and natural/visual setting. The proposal conflicts with the General Plan Community Character Element, including Policy 15 / Program 15.3 (attractive sign design and higher-quality sign materials and colors, minimizing bright franchise colors) and Policy 16 (discourages franchise and prototype architecture and signage). As a result, the project does not demonstrate that approval would serve the general welfare as contemplated by the City's adopted community character policies.

2. The site design, including building placement, parking and circulation, landscape, and outdoor space, enhances the pedestrian experience, embraces natural features, promotes connections, creates visual interest, and relates to the character of the surrounding development.

The proposed canopy treatment relies primarily on a dominant franchise color field rather than a context-sensitive architectural composition that reinforces the established Downtown entry character. Because the color band is disproportionately large and visually dominant from the public right-of-way, it draws attention away from building form, materials, and the broader streetscape composition and therefore does not enhance the pedestrian experience along this Downtown approach. Further, the emphasis on franchise color diminishes the ability for landscaping and streetscape elements to complement architectural features, strengthen vistas, and reinforce an established gateway character.

3. Architectural considerations, including character, scale, massing, and quality of design, have been incorporated to ensure the project integrates with the existing site and has a cohesive relationship with the surrounding context.

The proposed canopy design creates an overly brand-forward visual emphasis that detracts from the intended Downtown entry character and does not reinforce the site's relationship to the City's broader aesthetic context and natural/visual setting. The proposed canopy color band occupies approximately 63.8% of the canopy height, which changes the perceived scale and emphasis of the canopy when viewed from the public right-of-way. Rather than reading as a balanced architectural feature with subordinate branding, the canopy reads as a dominant graphic/branding element, which is not compatible with the intended Downtown gateway context and is inconsistent with the City's direction to avoid franchise/prototype architecture and signage (General Plan Community Character Element Policy 16). The disproportionate band undermines architectural quality and results in an inappropriate relationship to the site, public views, and surrounding development patterns.

4. Exterior lighting, signage, amenities, mechanical equipment, and other architectural features are integrated into the design of the site and building.

The canopy color band functions as a large-format branding device rather than an architectural element integrated into the overall design concept. Given its size and prominence, the band is not consistent with integrated sign design, and it does not meet the record-supported threshold that would keep branding subordinate to architecture (i.e., staff's supported design direction of a band at or below 50% of canopy height). The proposal conflicts with General Plan Community Character Element Policy 15 / Program 15.3 (minimize bright franchise colors; attractive sign design and materials) and Policy 16 (discourage franchise and prototype architecture/signage).

5. The project, when adjacent to existing residential dwelling units, is designed to minimize impacts, including privacy, light, and glare.

The west side of the property is adjacent to residential uses, and the record indicates the north and west sides of the canopy are non-illuminated. Accordingly, the proposed illumination design is appropriate in relation to nearby residential uses and minimizes potential impacts from light and glare.

6. The plan meets the requirements of the municipal code and any other applicable guidelines, policies, and standards.

The proposed Project is not consistent with the City's applicable guidelines or policies included in the following:

- a. The General Plan. *The Project does not align with the applicable General Plan's Programs, Policies, and Goals, including Community Character Element Policy 15, Program 15.3 which calls for "attractive sign design and higher quality sign materials," and "attractive colors, minimizing bright franchise colors." As proposed, the Project's sign design is not attractive, and uses the bright franchise colors*

specifically discouraged by the General Plan. Additionally, the Project is not consistent with Community Character Element Policy 16, which "discourages franchise and prototype architecture and signage," inasmuch as it relies heavily on franchise signage.

- b. The Downtown Specific Plan. Moreover, the Project fails to conform to the Downtown Specific Plan, which calls for developments to, amongst other things, "improve the major gateways into downtown to create a sense of arrival and to enhance the aesthetics along these roadways." (Downtown Specific Plan, LD-G.13.) The Project's proposed signage does not improve this major gateway into downtown, nor create any sense of arrival or enhance aesthetics, with its use of overly bright franchise colors.*

Section 3: Findings for California Environmental Quality Act (CEQA).

With respect to CEQA, the Planning Commission finds the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270, which statutorily exempt projects that a public agency intends to deny. Therefore, no additional environmental review is required.

Section 4: Based upon the Planning Commission's own independent review of the Record Evidence, the Planning Commission hereby finds that the proposed Sign Design Review application is inconsistent with the City's General Plan, the Pleasanton Municipal Code, and the City's Guidelines and denies the Sign Design Review Application (Case No. P25-0300).

Section 5: The Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

Section 6: This resolution shall become effective 10 days after its passage and adoption unless appealed before that time.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on May 13, 2026, by the following vote:

Ayes: Commissioners
 Noes: Commissioners
 Absent: Commissioners
 Abstain: Commissioners

ATTEST:

Derek Farmer
 Secretary, Planning Commission

Brandon Pace
 Chair

APPROVED AS TO FORM:

Katherine Wisinski
Assistant City Attorney

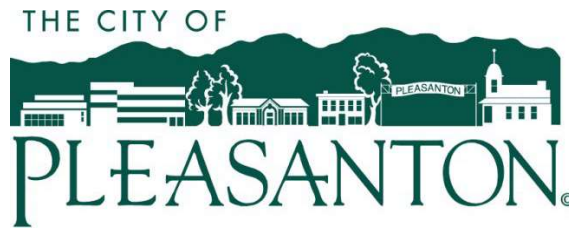


EXHIBIT B

February 25, 2026

VIA Email:

Guy Houston
California Gold Advocacy Group
6300 Village Parkway
Suite 200
Dublin, CA 94568

**Subject: P25-0300, Gas Station Monument, Wall, Canopy Signage
4191 First Street
Effective Date: March 7, 2026**

Dear Mr. Houston:

The City of Pleasanton has completed its Sign Design Review procedure for your proposal to install new monument, wall, and canopy signage as part of a gas station rebranding for Shell Gas Station located at 4191 First Street.

Your application has been **denied**, subject to the following review criteria outlined in Pleasanton Municipal Code Section 18.20.030:

1. Preservation of the natural beauty of the city and the project site's relationship to it;

The project site is located at a prominent entryway to Downtown, where the visual character of the streetscape contributes to the City's community identity. The proposed canopy design creates an overly brand-forward visual emphasis that detracts from the intended Downtown entry character and does not reinforce the site's relationship to the City's broader aesthetic context and natural/visual setting. General Plan Community Character Element Policy 15, Program 15.3 requires redevelopment of existing commercial sites to include attractive sign design and higher-quality sign materials and attractive colors, minimizing bright franchise colors. Further, Community Character Element Policy 16 "discourages franchise and prototype architecture and signage".

2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and

COMMUNITY & ECONOMIC DEVELOPMENT
www.cityofpleasantonca.gov

P. O. BOX 520 · 200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Planning
(925) 931-5600

Building & Safety
(925) 931-5300

Code Enforcement
(925) 931-5620

Permit Center
(925) 931-5630

Traffic Engineering
(925) 931-5677

adjoining buildings;

The proposed canopy color band is disproportionately large (63.8% of canopy height), which changes the perceived scale and emphasis of the canopy when viewed from the public right-of-way. Rather than providing a balanced architectural feature that transitions appropriately with the streetscape at a Downtown gateway, the canopy reads as a dominant graphic/branding element, which is also discouraged by General Plan Community Character Element Policy 16. This results in an inappropriate relationship to the site and public views along the corridor.

3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;

At this Downtown entry location, the project should contribute to a cohesive, context-sensitive character. The dominant franchise color treatment is not compatible with a locally integrated architectural approach and does not promote harmony with surrounding development patterns that rely on architectural form and materials rather than large-format franchise color fields. Accordingly, the proposal is not consistent with the intended neighborhood/Downtown character.

4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;

Because the site is part of a gateway into Downtown, views from public streets are particularly important. The oversized color band draws attention away from building form, materials, and the broader streetscape composition, visually interrupting the quality of views experienced by passersby. The design therefore does not adequately preserve the visual experience along this Downtown approach.

5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;

The proposed canopy treatment relies primarily on a dominant color field rather than architectural design that can be complemented by landscaping and streetscape elements. By emphasizing franchise color over integrated architectural composition, the canopy diminishes the ability for landscaping to serve its intended role—enhancing architectural features and strengthening the gateway streetscape. The proposal does not demonstrate a design approach where landscaping and architecture work together to reinforce an established Downtown entry character.

6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;

The north and west sides of the canopy are non-illuminated. The west side of the property is adjacent to residential uses, as such the proposed illumination is appropriate for the site.

7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;

The proposed canopy composition is not a balanced architectural expression because the color band occupies 63.8% of the canopy height, making color the primary defining feature rather than the relationship of architectural components and materials. This conflicts with staff's supported design direction (band ≤50%) that was intended to maintain a more proportionate, higher-quality appearance consistent with the existing/previous canopy design and the Downtown entry context. The disproportionate band undermines architectural quality and the cohesive relationship of building components, colors, and materials.

8. Integration of signs as part of the architectural concept; and

The canopy color band functions as a large-format branding device rather than an element integrated into the overall architectural concept. Given its size, the color band is not consistent with the intent of integrated sign design. Staff's support was explicitly tied to limiting the band to 50% or less to ensure the canopy remained an architectural element with subordinate branding; the proposal does not meet that integration threshold. General Plan Community Character Element Policy 15, Program 15.3 requires redevelopment of existing commercial sites to include attractive sign design and higher-quality sign materials and attractive colors, minimizing bright franchise colors. Further, Community Character Element Policy 16 "discourages franchise and prototype architecture and signage". The signage as proposed does not meet the requirements and intent of the General Plan.

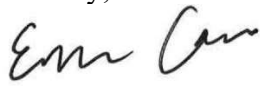
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

As a Downtown entryway location, the site's overall public realm experience depends on cohesive design among building features and streetscape elements. The proposed canopy's dominant franchise color band does not contribute to a coordinated architectural concept that complements the surrounding public realm character; instead it introduces a prototype-like visual emphasis that competes with, rather than reinforces, the broader streetscape composition.

Any interested party may file an appeal of this action within 10 days of the date of action. Therefore, denial of the Sign Design Review will become effective on **March 7, 2025**, unless appealed prior to that time.

If you have questions, please feel free to contact me at ecarroll@cityofpleasantonca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Carroll". The signature is written in a cursive, flowing style.

Emily Carroll, AICP
Associate Planner



Community Development Department | Planning Division 200 Old Bernal Ave. | P.O. Box 520, Pleasanton, CA 94566
925-931-5600 | pod@cityofpleasantonca.gov

2025 APPLICATION FOR DEVELOPMENT REVIEW

CHECK TYPE OF APPLICATION(S)

- | | | |
|---|---|---|
| <input type="checkbox"/> Administrative Design Review (\$345) | <input type="checkbox"/> PC Determination (\$2,069) | <input type="checkbox"/> Sign Design Review (\$483) |
| <input checked="" type="checkbox"/> Appeal (of Case <u>P25-0300</u>) (\$345) | <u>Preliminary Review</u> | <input type="checkbox"/> Specific Plan/Specific Plan Amend.
(min. 25% of consultant fee) (\$2,633) |
| <input type="checkbox"/> Beekeeping (\$207) | <input type="checkbox"/> SB 330 (\$1,518) | <u>Small Wireless Facility</u> |
| <input type="checkbox"/> Condominium Conversion (\$3,807) | <input type="checkbox"/> With Hearing (\$2,000) | <input type="checkbox"/> Public ROW (\$4,348) |
| <u>Design Review</u> | <u>PUD (Planned Unit Development)</u> | <input type="checkbox"/> Private Property (\$4,088) |
| <input type="checkbox"/> Minor job value < \$25,000 (\$345) | Residential - | <input type="checkbox"/> Pole Lic. Agreement (\$303) |
| <input type="checkbox"/> Major job value ≥ \$25,000 (\$2,276) | <input type="checkbox"/> 1 unit (\$4,138) | <u>Subdivision Map</u> |
| <u>Environmental (CEQA) Fees</u> | <input type="checkbox"/> 2-5 units (\$10,344) | <input type="checkbox"/> Tentative Tract Map (\$6,400) |
| <input type="checkbox"/> Staff review of Consultant Work
(25% of consultant costs) | <input type="checkbox"/> 6-15 units (\$20,688) | <input type="checkbox"/> Minor Subdivision (\$690) |
| <input type="checkbox"/> <u>2025 CEQA Filing Fees</u>
(CEQA Doc.: _____) | <input type="checkbox"/> 16+ units (\$27,584) | <u>Use Permits</u> |
| <input type="checkbox"/> General Plan Amendment (\$20,509) | <u>Commercial</u> | <input type="checkbox"/> Conditional (\$1,034) |
| <u>Home Occupation/Cottage Foods</u> | <input type="checkbox"/> 0-20,000 sq ft (\$4,138) | <input type="checkbox"/> Minor Conditional (\$690) |
| <input type="checkbox"/> Non-exempt – no hearing (\$138) | <input type="checkbox"/> 20,001-60,000 sq ft (\$10,344) | <input type="checkbox"/> Pets (\$276) |
| <input type="checkbox"/> Non-exempt – with hearing (\$345) | <input type="checkbox"/> 60,001-100,000 sq ft (\$20,688) | <input type="checkbox"/> Temporary Conditional (\$193) |
| <u>Housing Site Compliance Review</u> | <input type="checkbox"/> 100,001+ sq ft (\$27,584) | <input type="checkbox"/> Administrative Temporary (\$34) |
| <input type="checkbox"/> 50 units or less (\$9,465) | <u>PUD Modifications</u> | <u>Variance</u> |
| <input type="checkbox"/> 51 units or more (\$10,415) | <input type="checkbox"/> Minor existing residential (\$138) | <input type="checkbox"/> General (\$3,117) |
| <input type="checkbox"/> Lot-Line Adjustment (\$593) | <input type="checkbox"/> Minor (\$690) | <input type="checkbox"/> Developed Residential Lot (\$690) |
| <input type="checkbox"/> Outdoor Dining/Display (\$193) | <input type="checkbox"/> Major (\$2,758) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Over-height Fence Permit (\$34) | <u>Rezoning</u> | |
| | <input type="checkbox"/> without PUD (\$16,950) | |
| | <input type="checkbox"/> with PUD (\$2,758) | |

Refer to the appropriate [Informational Handouts](#) for required submittal information that must accompany this application.

REQUIRED INFORMATION

- A. Project Address(es): 4191 First Street
- B. Assessor's Parcel Number(s): 94-110-12-6
- C. Description of Proposal: rebrand of 76 service station to Shell Gasoline, and Circle K Market to FastFill Market.
At original submittal of this project, the proposed rebrand was to be 76 to Sunoco Gasoline

D. **PROPERTY OWNER:** In signing this application, I, as the property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal period. I certify that the information and exhibits submitted are true and correct.

Name: Mike Ahmadi Telephone: [REDACTED]

Company: GAWFCO E-mail: [REDACTED]

Mailing Address: 3669 Mount Diablo Blvd, Lafayette Ca 94549

Signature: [REDACTED] Date: 3/5/26

E. **OWNERS ASSOCIATION:** Is the property subject to the rules or guidelines of a homeowners or business owners association?

- Yes (include the associations response and contact information – name, phone number, email, & mailing address).
- No
- The HOA/business owner's association does not review any proposed construction projects or use changes.

F. **APPLICANT OTHER THAN PROPERTY OWNER:** In signing this application, I, as the applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearings on the application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file the application. I certify that the information and exhibits submitted are true and correct.

Name: Guy Houston Telephone: [REDACTED]
Company: California Gold Advocacy Group E-mail: [REDACTED]
Address: 6300 Village Parkway Suite 200 Dublin CA 94568
Signature: _____ Date: 9/2/25

I, the copyright owner, consent to allow proposed plans and/or documents to be digitally shared with members of the public upon inquiry.

Signature: [REDACTED] Date: 3-5-26

LEVINE ACT

SB 1439 California Levine Act Disclosure Statement Cal. Govt. Code § 84308

INSTRUCTIONS

California Government Code Section 84308, most recently amended by Senate Bill 1439, and commonly referred to as the "Levine Act", prohibits a local elected official or appointed board or commission official from participating in any action related to a contributor's contract, license, permit, or use entitlement if the official receives any campaign contributions totaling more than \$250 within the twelve (12) months prior to the City decision, and for twelve (12) months following the date a final decision has been made, from the party, participants, or agendas in the proceeding. The Levine Act /SB 1439 also requires a member of the Pleasanton City Council or quasi-judicial Pleasanton Boards or Commissions who has received such a contribution to disclose the contribution on the record of the proceeding and recuse themselves before the proceeding unless the violation has been properly cured.

Members of the Pleasanton City Council can be found here <https://www.cityofpleasantonca.gov/our-government/mayor-city-council/> and are as follows:

Mayor Jack Balch
Vice Mayor Jeff Nibert (District 1)
Councilmember Craig Eicher (District 2)
Councilmember Julie Testa (District 3)
Councilmember Matt Gaidos (District 4)

A complete list of boards and commissions can be found here: <https://www.cityofpleasantonca.gov/our-government/boards-commissions/>.

Parties, participants, or agents for a proceeding involving a license, permit, or other use entitlement pending before the City Council or a City Board or Commission are responsible for accessing the above link to review the names prior to completing this form in advance of the proceeding.

DEFINITIONS

"License, Permit, or other entitlement for use" means all business, professional, trade, and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises. Cal. Gov. Code §84308(a)(5). The FPCC interprets "competitively bid" contracts to apply only when bidders submit fixed amounts in their bids and the City is required to select the lowest qualified bidder with no discretion in awarding the contract.

"Party" means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for us. Cal. Govt. Code §84308(a)(1).

"Participant" means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision. A person actively supports or opposes a particular decision in a proceeding if that person lobbies in person the offices or employees of the City of Pleasanton, testifies in person before the City, or otherwise acts to influence officers of the City. Cal Govt. Code §84308(a)(2).

SB 1439 California Levine Act Disclosure Statement Cal. Govt. Code § 84308

The Levine Act requires a Party in a proceeding pending before the City of Pleasanton that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$250 within the twelve (12) months prior to the City decision. A Participant in such a proceeding may voluntarily report a campaign contribution on this form.

Have you or your company/organization, or any agent on behalf of you or your company/organization, made campaign contributions totaling more than \$250 to any Pleasanton City Council Member, or to any Member of a Quasi-Judicial Pleasanton Board or Commission, in the 12 months preceding the anticipated date of any Council or Quasi-Judicial Board or Commission action related to this license, permit, or other use entitlement? *Note: Answering yes does not preclude the Pleasanton City Council or Pleasanton Quasi-Judicial Boards or Commissions from acting on the license, permit, or other use entitlement. It does, however, preclude the identified Council Member(s) or Board or Commission Member(s) from participating in the actions.*

YES: Complete the information below.

NO

City Council/Quasi-Judicial City Board/Commission: _____

Council Member(s)/City Board/Commission Member(s): _____

Brief agenda description (e.g., contract, license, permit, use entitlement): _____

Meeting Date: _____ Agenda item number: _____

VERIFICATION

I have used all reasonable diligence in preparing this Disclosure Statement. I have reviewed this Disclosure Statement and to the best of my knowledge the information contained in this statement is true and complete. I declare under penalty of the laws of the State of California that the foregoing is true and correct.

Signature of Authorized Individual: _____

Date: 3-5-26

Name of Authorized Individual (Print): _____

Name of Company/Organization: California Gold Advocacy Group

Narrative -

Letter of Appeal of Decision – February 5, 2026

File P25-0300

Applicant Guy S. Houston, acting on behalf of GAWFCO, principal/owner of property at 4191 First Street, Pleasanton, appeals the decision of the Community Development Director in denying the application for rebranding of the current 76 Gas Station to Shell. The appeal is based that the decision by the Community Development Director is arbitrary and was made without regard for the many compromises and efforts to comply made by the applicant.

Attachments:

Exhibit 1- Original Application September 2, 2025

Exhibit 2- Original Sunoco Application Artwork

Exhibit 3- Shell Application

Historical Reference:

This application was first filed with the City of Pleasanton on September 2, 2025 (see original application form).

On September 16, 2025 this email was sent to applicant's representative.

On Tuesday, September 16, 2025 at 10:58:59 AM PDT, Melinda Denis <mdenis@cityofpleasantonca.gov> wrote:

Good morning Guy,

Thank you for the submittal of the Sign Design Review for the rebranding of the existing 76 Gas Station to Sunoco Gas Station, located on property at 4191 First Street. Due to the existing Council interest in the Gulf Gas Station across the intersection, I completed the staff review on the current Sunoco Gas Station signage, in collaboration with our Director of Community & Economic Development, Ellen Clark. I'm happy to meet with you in person, virtually or over the phone to discuss our comments in more detail as needed. Our goal is to provide clear design direction to your team with the intent of approving the Sign Design Review at staff level

1. Building Sign 1: Staff is supportive of design as proposed.
2. Building Sign 2: Staff is supportive of design as proposed.
3. MID 1: Staff is supportive of design as proposed.
4. MID 2: Staff is supportive of design as proposed
5. Canopy: Staff recommends the following design modifications:

- a. Replace the 'Sunoco Blue' color on the canopy with 'Sunoco Light Gray' on all four sides. The intent is to be consistent with the existing canopy design, which is predominantly a light gray and/or white background with two logos and orange accent stripe.
 - b. 'Sunoco Light Blue' band/accent stripe at lower portion of canopy is ok as proposed on all four sides.
 - c. Remove the 'Arrow Fixture' signage from all columns.
 - d. Remove the 'Column Mount POP' signs from canopy columns.
 - e. Brick canopy columns to remain and paint using 'Sunoco Light Gray'.
 - f. Canopy logo details (sign no. 6) and canopy letter details (sign nos. 7, 8 and 9) are ok as proposed.
6. Dispensers 9: Staff is supportive of design as proposed.

I have attached a mark-up of our comments for your reference. If your client is amenable to the proposed design recommendations, please revise sheets 6 and 7 of the sign package and email directly to myself and Emily Carroll for review and processing.

Thank you very much,

Melinda

Applicant's representative went back to the Sunoco Brand and received the following instructions, my response to Staff on October 19, 2025 was:

Melinda/Eric/Emily,

Sorry it has taken so long; it took a month to make the adjustments and changes on my end with the various subs and contractors involved.

Please see attached our revision to your comment letter dated September 16, 2025. We have made the following adjustments:

- 5a. Retained the Sunoco Blue color on the canopy. This is the corporate canopy design and wish to go forward with that color scheme.
- 5C & D. Removed the Arrow Fixture Signage and the column Mount POP signs from the canopy columns.

All of your other comments were supportive of our original designs.

Please let me know when we can proceed to the City Council.

Perhaps this can be taken up the same time we go back to the City Council for the Gulf application which has been completed.

Guy Houston
[REDACTED]

In October 2025 there were other conversations with Staff and the basic message from them was they don't like the color blue, at least the Sunoco shade of blue. Applicant's representative told staff that with the several compromises made already, that the current request is reasonable, and we wish to proceed, with or without staff recommendation.

There was some back and forth in November, Staff asking questions about illumination and articulation. No resolution.

In Mid-December, Applicant was called by the City Manager. After a thorough discussion, City Manager asked if I could go back one more time to the Applicant and Gas Brand to lessen the massing of the colors on the canopy.

Conversation with the Sunoco brand was unsuccessful, they would not permit their brand design to be altered.

Owner decided, at much time and expense, to change brands to Shell and resubmit the package. On January 15, 2026 the new design was submitted. The color band on the Canopy was the primary color yellow and occupied 66% of the Canopy, versus the 100% for the previous Sunoco application.

On January 23rd, response back from Planner Emily Carroll

Hi Guy,

I apologize, this email was in my draft box!

Thank you for allowing time to review. Would it be possible to reduce the size of the yellow stripe, so that the effect is 2/3 white band, 1/3 color band? The existing canopy signage is about 25% bright brand color.

Take care,

Emily

The next step from the City was to ask for 50% white and 50% color. An impasse was declared, and Applicant's Representative asked to proceed, with or without staff support.

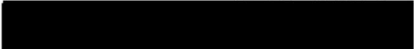
Denial letter was received dated February 25th, 2026.

Applicant is appealing this decision and requests the Planning Commission and City Council to approve the current plan for the Shell brand. A copy of the previous submission (Sunoco) and the current submission (Shell) is attached for review. The owner of the property wants to make substantial investment in the property to enhance viability of the business and be an asset to the community, please support his efforts.



February 25, 2026

VIA Email:



Guy Houston
California Gold Advocacy Group
6300 Village Parkway
Suite 200
Dublin, CA 94568

**Subject: P25-0300, Gas Station Monument, Wall, Canopy Signage
4191 First Street
Effective Date: March 7, 2026**

Dear Mr. Houston:

The City of Pleasanton has completed its Sign Design Review procedure for your proposal to install new monument, wall, and canopy signage as part of a gas station rebranding for Shell Gas Station located at 4191 First Street.

Your application has been **denied**, subject to the following review criteria outlined in Pleasanton Municipal Code Section 18.20.030:

1. Preservation of the natural beauty of the city and the project site's relationship to it;

The project site is located at a prominent entryway to Downtown, where the visual character of the streetscape contributes to the City's community identity. The proposed canopy design creates an overly brand-forward visual emphasis that detracts from the intended Downtown entry character and does not reinforce the site's relationship to the City's broader aesthetic context and natural/visual setting. General Plan Community Character Element Policy 15, Program 15.3 requires redevelopment of existing commercial sites to include attractive sign design and higher-quality sign materials and attractive colors, minimizing bright franchise colors. Further, Community Character Element Policy 16 "discourages franchise and prototype architecture and signage".

2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and

COMMUNITY & ECONOMIC DEVELOPMENT
www.cityofpleasantonca.gov

P. O. BOX 520 · 200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Planning
(925) 931-5600

Building & Safety
(925) 931-5300

Code Enforcement
(925) 931-5620

Permit Center
(925) 931-5630

Traffic Engineering
(925) 931-5677

adjoining buildings;

The proposed canopy color band is disproportionately large (63.8% of canopy height), which changes the perceived scale and emphasis of the canopy when viewed from the public right-of-way. Rather than providing a balanced architectural feature that transitions appropriately with the streetscape at a Downtown gateway, the canopy reads as a dominant graphic/branding element, which is also discouraged by General Plan Community Character Element Policy 16. This results in an inappropriate relationship to the site and public views along the corridor.

3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;

At this Downtown entry location, the project should contribute to a cohesive, context-sensitive character. The dominant franchise color treatment is not compatible with a locally integrated architectural approach and does not promote harmony with surrounding development patterns that rely on architectural form and materials rather than large-format franchise color fields. Accordingly, the proposal is not consistent with the intended neighborhood/Downtown character.

4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;

Because the site is part of a gateway into Downtown, views from public streets are particularly important. The oversized color band draws attention away from building form, materials, and the broader streetscape composition, visually interrupting the quality of views experienced by passersby. The design therefore does not adequately preserve the visual experience along this Downtown approach.

5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;

The proposed canopy treatment relies primarily on a dominant color field rather than architectural design that can be complemented by landscaping and streetscape elements. By emphasizing franchise color over integrated architectural composition, the canopy diminishes the ability for landscaping to serve its intended role—enhancing architectural features and strengthening the gateway streetscape. The proposal does not demonstrate a design approach where landscaping and architecture work together to reinforce an established Downtown entry character.

6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;

The north and west sides of the canopy are non-illuminated. The west side of the property is adjacent to residential uses, as such the proposed illumination is appropriate for the site.

7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;

The proposed canopy composition is not a balanced architectural expression because the color band occupies 63.8% of the canopy height, making color the primary defining feature rather than the relationship of architectural components and materials. This conflicts with staff's supported design direction (band ≤50%) that was intended to maintain a more proportionate, higher-quality appearance consistent with the existing/previous canopy design and the Downtown entry context. The disproportionate band undermines architectural quality and the cohesive relationship of building components, colors, and materials.

8. Integration of signs as part of the architectural concept; and

The canopy color band functions as a large-format branding device rather than an element integrated into the overall architectural concept. Given its size, the color band is not consistent with the intent of integrated sign design. Staff's support was explicitly tied to limiting the band to 50% or less to ensure the canopy remained an architectural element with subordinate branding; the proposal does not meet that integration threshold. General Plan Community Character Element Policy 15, Program 15.3 requires redevelopment of existing commercial sites to include attractive sign design and higher-quality sign materials and attractive colors, minimizing bright franchise colors. Further, Community Character Element Policy 16 "discourages franchise and prototype architecture and signage". The signage as proposed does not meet the requirements and intent of the General Plan.

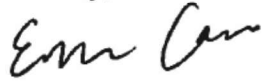
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

As a Downtown entryway location, the site's overall public realm experience depends on cohesive design among building features and streetscape elements. The proposed canopy's dominant franchise color band does not contribute to a coordinated architectural concept that complements the surrounding public realm character; instead it introduces a prototype-like visual emphasis that competes with, rather than reinforces, the broader streetscape composition.

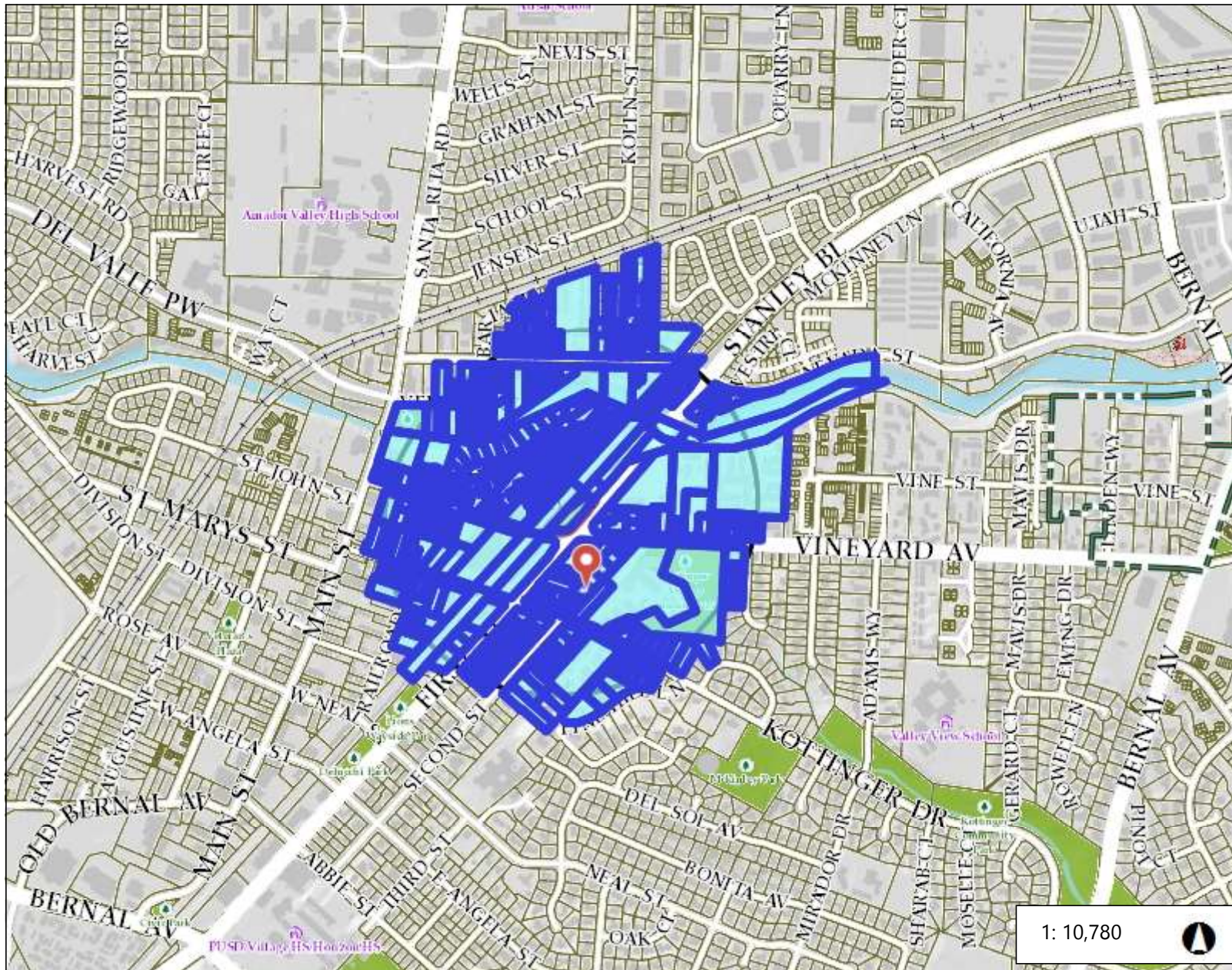
Any interested party may file an appeal of this action within 10 days of the date of action. Therefore, denial of the Sign Design Review will become effective on **March 7, 2025**, unless appealed prior to that time.

If you have questions, please feel free to contact me at ecarroll@cityofpleasantonca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Carroll". The signature is written in a cursive, flowing style.

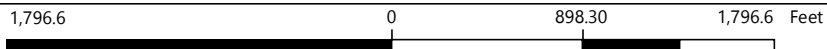
Emily Carroll, AICP
Associate Planner



Legend

- Fire Station
 - School
 - Park
 - Parcels
- aerial 2025 Vexcel 3 inch
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 10,780



Notes

Notes

SUBJECT: Planning Commission Subcommittee List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time: Fourth Monday of every other month at 6:45 p.m.
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative: Commissioner Jain
Alternate: Commissioner Jagoe
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Protected Tree Board

Make findings of fact upholding, reversing or modifying the director's decision with regard to protected tree removal permits.

Meeting Time: As needed
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives: Commissioner Jagoe, Wedge
Alternate: Commissioner Morgan
Staff Contact: Sarah Hosterman, Landscape Architect Asst., 931-5514

SUBJECT: Future Planning Calendar

P26-0255 - Consider and recommend to the City Council to rezone two properties to allow up to ten units on each property, as implementation of the Housing Element.

P26-0222, 4301 Hacienda Drive, Fusion Academy: Application for a Conditional Use Permit by Fusion Academy. Fusion currently operates in Suite 120 under CUP P20-0992. Fusion requests a CUP to: expand its "Private School" into the adjacent Suite 100, increase the students from 40 to 65 students at one time in the facility, and increase the faculty/staff from 20 to 33 staff/faculty in the facility at one time within the five-story office building.

PUD-152, 231 Old Bernal Avenue: Application for a Planned Unit Development and Certificate of Appropriateness to demolish an existing 6,160 square-foot commercial office building and construct a three-story four-unit apartment ranging in size from approximately 430 square feet to 13,626 square feet with associated site improvements.

PUD-154 et al, Arroyo Lago Vacant lots with APN 946-4634-1 and APN 946-4634-2 located on the north side of Busch Road and east of 3333 Busch Road: Recommendation to City Council on Applications for Annexation (P25-0115), General Plan Amendment (P25-0116), Rezoning (P25-0018), Planned Unit Development Plan (PUD-154), and Vesting Tentative Subdivision Map 8423 for the construction of 189 single-family residential homes and on- and off-site improvements.

Update the Objective Design Standards for Residential Multifamily Development - Recommend updating the Objective Design Standards for Residential Multi-Family (RM), Central Commercial (CC) and Mixed Use (MU) Districts and adoption of an Ordinance amending Chapter 18.88 of the Pleasanton Municipal Code.