

D. 4



The Pat Lane Team

"Promises Always Kept, Value Always Given"

October 25, 2017

Attn: Planning Commission

Re: Development of 2424 Olympic Blvd, Walnut Creek

To Whom It May Concern,

I would like to offer my support for building the maximum number of single family homes possible at 2424 Olympic Blvd in Walnut Creek. I represented the seller of this property, Bay Area Rescue Mission, which closed escrow on August 18, 2015. This site already had three single family homes on this property at one time. This property has not been an asset to the local community for many years. In fact this property has been an eye sore and a blight to the neighborhood.

Walnut Creek and Contra Costa County have a huge and growing shortage of homes. As of Oct 18 Walnut Creek's inventory was 37% below last year's inventory on the same date. See attached. Housing inventory has continued to decrease over the years as you can see in the attached 7 Year Inventory Comparison.

This development will be a beautiful and valued addition to the neighborhood, City of Walnut Creek and Contra Costa County. If you have any questions or concerns that I can help you with please do not hesitate to reach out.

Regards,

Patrick Lane

Broker

RE/MAX Accord
313 Sycamore Valley Rd.
Danville, CA 94526
Cell: (925) 876-9768
Email: Pat@PatLaneHomes.com
Web: www.PatLaneHomes.com

D.4

Seven local Supports for 2424 Olympic Blvd project

Dear Gayle and Jen,

Hope all is well. Update: 2424 Olympic Blvd project is staged for the Board mtg tomorrow.

Request: It will be great if you could share the enclosed Support Letters from Seven citizens of Contra Costa County and the market research report on "Critically low housing inventory" in Contra Costa County with the Board of Supervisors.

PS: We have Five Support Letters and 2 People had come in person to support the project. I will share the other three peoples info in the next email.

Thank you.

Many Wishes,

Atri Macherla

M: 417-350-5853

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

From: **Atri** <atrimacherla@gmail.com>

Date: Wed, Oct 25, 2017 at 2:19 PM

Subject: FYI: Support Letter 1

To: Aruna Bhat - CC County - Dep Dir of Planning <aruna.bhat@dcd.cccounty.us>, Jennifer Cruz - Planner - CC County <jennifer.cruz@dcd.cccounty.us>, Jocelyn LaRocque - CCC Public Works <jocelyn.larocque@pw.cccounty.us>, Larry Gossett - CCC Public Works <larry@gossettce.com>, Gayle Israel - Supervisor Andersen <gayle.israel@bos.cccounty.us>, Jen Quallick - Supervisor Andersen <Jen.Quallick@bos.cccounty.us>

FYI n Thx

From: Atri <atrimacherla@gmail.com>

Date: October 25, 2017 at 1:48:11 PM PDT

To: Hiliana Li - Planning Commission - CC County <Hiliana.li@dcd.cccounty.us>

Cc: Patrick Lane - Walnut Creek Agent <Pat@PatLaneHomes.com>

Subject: Support Letter 1

Dear Hiliana,

Hope all is well. It was great Mtg with you the other day. Request to share the enclosed "Support letter" and market research report on "Critically low housing inventory" from Contra Costa County local citizen Patrick Lane to the Respected Planning Commission.

Thank you.

Many Wishes,

Atri Macherla

M: 417-350-5853

From: Pat Lane <pat@patlanehomes.com>

Date: October 25, 2017 at 10:16:09 AM PDT

To: Atri <atrimacherla@gmail.com>

Subject: Letter

Patrick Lane
Broker, MBA
5 Time Re/Max USA Top 100
Danville's #1 Realtor by Volume Since 2011
Top 10 Contra Costa Agent Since 2011
5 Star Award-2013, 2014, 2015, 2016, 2017

"Promises Always Kept,
Value Always Given"

Re/Max Accord
313 Sycamore Valley Rd, W
Danville, Ca 94526

(925) 876-9768
www.PatLaneHomes.com
Pat@PatLaneHomes.com
BRE #01243752



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Walnut Creek and Contra Costa County have a huge and growing shortage of homes. As of Oct 18 Walnut Creek's inventory was 37% below last year's inventory on the same date. See attached. Housing inventory has continued to decrease over the years as you can see in the attached 7 Year Inventory Comparison.

This development will be a beautiful and valued addition to the neighborhood, City of Walnut Creek and Contra Costa County. If you have any questions or concerns that I can help you with please do not hesitate to reach out.

Regards,

Patrick Lane

Broker

RE/MAX Accord
313 Sycamore Valley Rd.
Danville, CA 94526
Cell: (925) 876-9768
Email: Pat@PatLaneHomes.com
Web: www.PatLaneHomes.com

Pat Lane's 7 Year Inventory Stats
Tri-Valley & Lamorinda, Week Ending 10.1.17

LISTINGS	Current	2016	%	2015	2014	2013	2012	2011
	Listings	Oct 1 Listings		Listings	Listings	Listings	Listings	Listings
Alamo	54	44	22.73%	60	53	48	49	94
Antioch	104	125	-16.80%	164	238	142	95	257
Blackhawk	23	31	-25.81%	44	33	41	40	39
Brentwood	133	176	-24.43%	172	153	135	80	155
Clayton	14	33	-57.58%	20	32	28	14	43
Concord	101	143	-29.37%	154	170	132	81	219
Danville	83	110	-24.55%	107	78	75	69	183
Diablo	8	3	166.67%	8	10	10	11	7
Discovery Bay	91	69	31.88%	87	69	87	52	63
Dublin	39	62	-37.10%	34	70	48	33	64
Lafayette	40	51	-21.57%	26	42	47	42	82
Livermore	73	132	-44.70%	124	143	86	80	201
Martinez	56	70	-20.00%	78	75	52	32	125
Moraga	25	24	4.17%	9	21	12	12	26
Oakley	85	52	63.46%	74	60	53	52	113
Orinda	37	49	-24.49%	35	48	51	38	65
Pittsburg	62	77	-19.48%	60	86	46	26	126
Pleasant Hill	23	24	-4.17%	29	41	46	29	68
Pleasanton	50	87	-42.53%	85	75	75	59	177
San Ramon	50	89	-43.82%	76	71	48	40	184
Walnut Creek	44	68	-35.29%	56	60	49	36	115
Totals	1195	1519	-21.33%	1502	1628	1311	970	2406

Pat Lane's Market Statistics
Tri-Valley, Lamorinda. Week Ending 10/18/17

LISTINGS	Current Week	Change From	%	2016	%
	Listings	Last Week		Listings	
Alamo	47	2	4.44%	40	17.50%
Antioch	121	21	21.00%	137	-11.68%
Blackhawk	29	2	7.41%	29	0.00%
Brentwood	124	-3	-2.36%	159	-22.01%
Clayton	11	-3	-21.43%	26	-57.69%
Concord	97	0	0.00%	136	-28.68%
Danville	83	-7	-7.78%	119	-30.25%
Diablo	8	0	0.00%	4	100.00%
Discovery Bay	84	2	2.44%	58	44.83%
Dublin	33	-3	-8.33%	60	-45.00%
Lafayette	38	3	8.57%	46	-17.39%
Livermore	55	-1	-1.79%	119	-53.78%
Martinez	50	-3	-5.66%	87	-42.53%
Moraga	17	-6	-26.09%	18	-5.56%
Oakley	79	-1	-1.25%	51	54.90%
Orinda	46	4	9.52%	44	4.55%
Pittsburg	53	0	0.00%	76	-30.26%
Pleasant Hill	19	-5	-20.83%	19	0.00%
Pleasanton	49	-6	-10.91%	77	-36.36%
San Ramon	41	-6	-12.77%	89	-53.93%
Walnut Creek	39	-9	-18.75%	62	-37.10%
Totals	1123	-19	-1.66%	1456	-22.87%
Pending Sales	Current Week	Change From	%	2016	%
	Pending	Last Week		Pending	
Alamo	2	-3	-60.00%	2	0.00%
Antioch	18	-8	-30.77%	27	-33.33%
Blackhawk	1	-2	-66.67%	1	0.00%
Brentwood	19	-2	-9.52%	27	-29.63%
Clayton	3	1	50.00%	3	0.00%
Concord	19	-2	-9.52%	30	-36.67%
Danville	17	4	30.77%	10	70.00%
Diablo	0	0	0.00%	0	0.00%
Discovery Bay	7	-5	-41.67%	5	40.00%
Dublin	10	0	0.00%	4	150.00%
Lafayette	5	0	0.00%	5	0.00%
Livermore	20	1	5.26%	21	-4.76%
Martinez	12	3	33.33%	13	-7.69%
Moraga	6	2	50.00%	6	0.00%
Oakley	11	4	57.14%	10	10.00%
Orinda	4	1	33.33%	5	-20.00%
Pittsburg	11	-1	-8.33%	14	-21.43%
Pleasant Hill	8	1	14.29%	2	300.00%
Pleasanton	19	6	46.15%	13	46.15%
San Ramon	13	2	18.18%	12	8.33%
Walnut Creek	11	1	10.00%	16	-31.25%
Totals	216	3	1.41%	226	-4.42%

Support Letter 2

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

From: **Atri** <atrimacherla@gmail.com>

Date: Wed, Oct 25, 2017 at 2:22 PM

Subject: FYI: Support Letter 2: 2424 Olympic Blvd., Walnut Creek - Support for High Density Project

To: Aruna Bhat - CC County - Dep Dir of Planning <aruna.bhat@dcd.cccounty.us>, Jennifer Cruz - Planner - CC County <jennifer.cruz@dcd.cccounty.us>, Jocelyn LaRocque - CCC Public Works <jocelyn.larocque@pw.cccounty.us>, Larry Gossett - CCC Public Works <larry@gossettce.com>, Gayle Israel - Supervisor Andersen <gayle.israel@bos.cccounty.us>, Jen Quallick - Supervisor Andersen <Jen.Quallick@bos.cccounty.us>

FYI n Thx

From: Atri <atrimacherla@gmail.com>

Date: October 25, 2017 at 1:54:37 PM PDT

To: Hiliana Li - Planning Commission - CC County <Hiliana.li@dcd.cccounty.us>

Cc: Sreenivas Ramireddy - Walnut Creek - Neighbor <info@ramireddy.net>

Subject: Support Letter 2: 2424 Olympic Blvd., Walnut Creek - Support for High Density Project

Dear Hiliana,

Request to share the enclosed "Support letter" from Contra Costa County local citizen Sreenivas Ramireddy to the Respected Planning Commission.

Sreenivas is my direct neighbor. I have good communication with him. Today he is not able to attend the Mtg due to

Concord Park & Shop Center Association annual meeting at 7:00 pm at Pistino Restaurant in Lafayette.

Thank you.

Many Wishes,

Atri Macherla

M: [417-350-5853](tel:417-350-5853)

From: Sreenivas Ramireddy <sreenivas@ramireddy.net>

Date: October 25, 2017 at 12:30:33 PM PDT

To: atrimacherla@gmail.com

Cc: Sreenivas Ramireddy <info@ramireddy.net>

Subject: 2424 Olympic Blvd., Walnut Creek - Support for High Density Project

Respected Planning Commission,

My name is Sreenivas Ramireddy, Managing Member of Island Dream Homes, LLC, that co-owns the 2400 Olympic Blvd., with SVV Ventures, LLC. I am sending this email because I couldn't attend tonight's meeting due to conflicting schedule.

Our property is a direct Neighbor to 2424 Olympic Blvd. As of today the above property looks ugly, an eye sour for a great neighborhood and attracts unwanted guests (homeless people).

Density & Parking: A high density project similar to Saranap Village project would be an ideal on this property. But as the applicant has proposed 6 Single Family Homes and the proposal has 12 Car parking spots for guests and 12 Car garages, I would encourage you to approve 6 Homes instead of 5 Homes. No new project in the neighborhood provides 4 Car parking spaces per house.

Trees liability: Also I am really concerned that the 8 dead trees (from the 11 trees marked for removal) on the property may cause a Fire hazard to the neighborhood and as of today there are no Fire Hydrants along Olympic Blvd all the way past the 5 Multifamily Units. I am hoping this development will take care of these high risk concerns, especially after recent fire disaster which burnt thousands of homes & commercial properties in Sonoma & Napa counties.

Neighborhood safety: I am having a lot of issues with homeless people trying to camp on this ugly property and create safety issues to the neighborhood.

This location is perfect for "Hight Density" project like Saranap Village, so I strongly support and encourage you to approve maximum number of single family homes at the earliest.

As a small property owner I understand the pain and financial risk the applicant & his family have been taking from over 2 years to provide quality housing to our neighborhood.

I feel Planning Commission support is critical for developers to providing new homes, so they should approve more housing as initially advised by staff and not less especially after Governor Brown signing 15 Bills to address housing crisis in our State and especially Bay Area.

Every home creates 10 jobs in the neighborhood and I am sure you would like to support 6 Homes on this site which is perfect for this high density project.

Should you have any questions, please feel free to contact me at 925-351-4496 or send me an email to info@ramireddy.net

Sreenivas Ramireddy
Managing Member of Island Dream Homes, LLC
2400 Olympic Blvd,
Walnut Creek, CA

To: Planning Commission

Contra Costa County

Martinez, CA

Dear Commission Members,

My name is Ajit Kaushal reside at 1442 San Carlos Ave. Concord, CA, in Contra Costa County. I am also serving on few Contra Costa Boards along with Community Advisory Committee for Reuse development Project, also known as former Naval Station.

In Contra Costa County Property and rental prices are going so high which creat a major hurdle in people's life and become a stress for families. The reason for that is cost of living is too high and there is not enough housing inventory compared to the demand. So along with stress, we also have increase in homelessness and some families even can't get access to housing.

If there is more housing development in our county it will help the residents of Contra Costa County on above problems I mentioned, so I will support "Maximum" number of Homes on new housing development projects and I hope Planning Commission will also like to see the same vision. Thank you in advance for supporting the community of Contra Costa County.

Sincerely,

Ajit Kaushal,

1442 San Carlos Ave.

Concord, CA.



Contra Costa Planning Commission,

My name is Brian Phan I am a current resident of Lafayette and a property owner **on 60 Cottage Lane in Walnut Creek**. I have been a resident and small business owner for 14 plus years in Contra Costa. My wife and I have to young kids here and have seen over the last 14 years the area change dramatically for the better and for worse. I am in favor of projects that create a sense of community without overwhelming the area. That said building single family homes rather than high density apartments and condos when available in my mind is a much better option when available. This project on Olympic boulevard will provide 6 new single-family homes for the area but it's doing such a manner that will provide ample space for people to share in the land and development of the area. It's not just providing large apartment complexes to maximize residency it's providing high quality single family homes for potential families to grow and enjoy. I'm a big fan of supporting single family homes over condos and apartment complexes because you get that feeling of being home in your own comfortable space. I had the privilege and opportunity to look at these plans (6 Homes with 2 Car garages each and additional 12 Parking spots) and I think it will be a great addition to this area and surrounding neighborhoods as it will greatly provide a needed demand for housing, but also housing for six families.

Best Regards,
Brian Phan

Sharing: contact info of 2 local Supporters who came and spoke at the Planning Mtg (and) the 5th Support letter.

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

From: **Atri Macherla** <atrimacherla@gmail.com>

Date: Mon, Dec 4, 2017 at 3:24 PM

Subject: Sharing: contact info of 2 local Supporters who came and spoke at the Planning Mtg (and) the Support letter 5

To: Gayle Israel - Supervisor Andersen <gayle.israel@bos.cccounty.us>, Jen Quallick - Supervisor Andersen <Jen.Quallick@bos.cccounty.us>

Cc: Aruna Bhat - CC County - Dep Dir of Planning <aruna.bhat@dcd.cccounty.us>, Jennifer Cruz - Planner - CC County <jennifer.cruz@dcd.cccounty.us>, Jocelyn LaRocque - CCC Public Works <jocelyn.larocque@pw.cccounty.us>, Larry Gossett - CCC Public Works <larry@gossettce.com>

Dear Gayle and Jen,

Sharing: contact info of 2 local Supporters who came and spoke at the Planning Mtg (and) the 5th Support letter.

Request to share the enclosed with the Board of Supervisors for tomorrows mtg.

Thank you.

Many Wishes

Atri Macherla

M: 417-350-5853

On Wed, Oct 25, 2017 at 9:46 PM, Atri <atrimacherla@gmail.com> wrote:

Dear Team,

Thank you and much appreciated for everything.

I have shared 5 Support letters from neighbors and citizens of Contra Costa County (and)

We had the below

2 local Supporters

come and speak at the Mtg

this evening.

1) Kari Wahl

2603 Camino Ramon Suite 200 San Ramon, CA 94583

M: (925) 548-7112

2) Steve Monasch

1801 N. California Blvd

Walnut Creek, Ca. 94596

M: (925) 285-1961

It will be great if the project is staged on Tuesday
December 5th at 9:30 am
for the Board of
Supervisors mtg.

Many Wishes,
Atri Macherla
M: 417-350-5853

From: Atri <atrimacherla@gmail.com>
Date: October 25, 2017 at 6:13:42 PM PDT
To: Hiliana Li - Planning Commission - CC County <Hiliana.li@dcd.cccounty.us>
Cc: Simer Singh - Epikso - Walnut Creek <simer@epikso.com>
Subject: **Support letter 5: Looking forward to House in your development**

Dear Hiliana,
Request to share this
5th Support letter from another Contra Costa County resident Simer Singh
to the respected
Planning Commission.
Thank you.
Yours, Atri.

From: Simer Singh <simerpahwa@gmail.com>
Date: October 25, 2017 at 5:37:08 PM PDT
To: atrimacherla@gmail.com
Subject: **Looking forward to House in your development**

Hello Atri,
I been searching for almost last year and half and not been able to find a house to move
into Walnut Creek. I'm looking forward to your new development coming up in Walnut
Creek. I'll be very much interested in 2700 sqft house and hope you are able to pass
through all approval and are ready with this new development soon.

--

Thanks
Simerjit Singh
Address: 563 Black Walnut Pl, Hercules, CA 94547
Ph: 510.520.8822