

ARGUMENT AGAINST MEASURE PP

There is a **better way** to protect our hills and beautiful views.

In a law written to protect our hills, the language must be clear, leaving no room for exceptions or interpretation. That did not happen with the poorly drafted Measure PP and it deserves a **NO** vote.

Measure PP has unintended consequences that will cost Pleasanton taxpayers both time and money. Measure PP will

- Allow Mansions on our ridgelines under its exemption for parcels of ten units or less
- Stop the promised Happy Valley by-pass road
- Eliminate publicly accessible open space
- Prevent additional senior housing

This poorly written Measure also:

- Violates state law by prohibiting second units for in-laws or aging parents
- Violates the rights of property owners within the urban growth boundary
- Lacks any environmental review or public hearings
- Counts extended stay hotels rooms toward the housing cap

This poorly written measure fails to define key words and phrases. The absence of clarification of these terms requires courts to interpret the vague language. If passed Measure PP can only be corrected by another initiative or years of litigation at the City's expense.

When protecting the hills, language must be clear leaving no room for exception or interpretation.

The Council vision for the southeast hills is consistent with our General Plan, which includes open space and a system of publicly accessible trails.

Under the Council's alternative the City will undertake a process of staff research, public hearings and comment, review by the planning commission, and only then, action by the Council. The **entire community** will participate.

There is a better choice, an ordinance supported by local environmental groups, trail advocates and your City Council, Measure QQ.

Protecting the hills is important. Lets do it RIGHT. **VOTE NO on Measure PP.**

s/Cheryl Cook-Kallio
City Council Member

s/Arne Olson
Planning Commissioner

s/Becky Dennis
Chair, Kottinger Place Redevelopment Task Force

s/Dolores Bengston
Open Space and Trails Advocate

s/Patricia Belding
Chairperson, Citizens for A Caring Community

Rebuttal Arguments in Support or Opposition of the proposed laws are the opinions of the authors.

REBUTTAL TO ARGUMENT AGAINST MEASURE PP

The arguments against Measure PP are untrue. Don't be misled. **Please read Measure PP.** You'll find Measure PP clearly is the measure that protects our precious ridgelines NOW.

Measure **PP** (Protect Pleasanton):

- Protects all ridges. Parcels of ten units or less are already protected by city policy.
- Protects property rights under existing General Plan.
- Does NOT eliminate public open space.
- Does NOT prevent additional senior housing.
- Does NOT count second units, per state law, toward Housing Cap.

Pro-development advocates and individuals against the voter approved Housing Cap want Measure PP to fail. They simply want more housing in Pleasanton.

This council majority approved mega-mansion housing developments on ridgelines that move more than **70,000 truckloads of dirt** to create roads and housing pads. Now they are saying they want to protect ridges. Their actions are in direct conflict with their words. **Actions speak louder than words.**

This is black and white:

- **Measure PP Protects Pleasanton Ridgelines NOW.**
- **Measure QQ does not!**

Measure PP, signed by over 5,000 Pleasanton residents, was written by experienced city planners, slow-growth proponents, open space advocates, trail advocates, and residents who want to preserve our ridgelines and voter-approved Housing Cap.

By voting **Yes on PP** (Protect Pleasanton) and **No on QQ**, your ACTION will ensure the quality of life we now enjoy.

Vote **Yes on PP** (Protect Pleasanton) and **No on QQ**,
www.SavePleasantonHills.com

s/Matt Sullivan

Pleasanton City Council

s/Brian Arkin

Planning Commission (1999-2006) & Trails Advocate

s/Ben Tarver

Former Mayor of Pleasanton/Friends of Pleasanton
Steering Committee

s/Karen Ellgas

Park & Rec Commissioner

s/Meribeth Detweiler

Human Services Commissioner