

Valley Business Park

Architectural Review Board
Application for Development Review



Type of Application

- Conditionally Allowed Use *
- Monument Sign
- Fence
- Other

- Preliminary Plans (\$300)
- Final Plans (\$300)
- Changes to Approved Plans (\$300)
- Plans for Changes to Existing Improvements (\$150)

General Data Required

Name of Applicant: TERRY MORRIS OF EAGLE ELECTRIC
 Address or Location of Property: 3942 Valley AVE, SUITE J, PLEAS.
 Assessor's Parcel Number(s): 946-4547-0184

Description of Proposal (attach additional pages if needed):

SEE ATTACHED!

*** For Conditionally Allowed Uses Only**

The following uses are conditionally allowed if specifically approved by the Architectural Review Board:

- (1) Day care center;
- (2) Gymnasium or health club;
- (3) Indoor recreation and sports facility;
- (4) Trade school
- (5) Recreation vehicle storage; and
- (6) Private noncommercial club and lodge

While the Board encourages child-based businesses to be located within the park to serve the surrounding community, they place particular scrutiny on the following factors when considering whether to approve or deny:

1. **Child Safety.** The Board is unlikely to approve an application when a child-based business requests to be located within a multi-tenant industrial building, or to be located in close proximity to truck doors, or highly trafficked ingress / egress areas. Office or stand-alone buildings are preferred.
2. **Parking.** Pick-up and drop-off times create a high demand for parking during small windows. Please ensure that your desired location has plenty of parking for your current and future needs without impacting your neighbors.
3. **Traffic.** Similar to parking, pick-up and drop-off times create a high volume of traffic in a small, concentrated area. Please ensure your traffic estimates are reasonable for your current and future needs.
4. **Aesthetic Integrity.** Landscaped setbacks create a "green" area between the street and building which provides a professional look and feel to the park. Any fenced in area must be located on the side or rear of a building.
5. **Licensing Requirements.** Please provide proof that all state, county, city, etc... licensing requirements have either (1) been completed, (2) actively applied for or (3) documentation showing why your business is exempt.

December 13, 2012

Description of Proposal:

Terry Morris of Eagle Electric, Inc. is purchasing an industrial office and warehouse condominium unit (2,592± SF) at 3942 Valley Ave, Suite J in Pleasanton. Terry plans to run his electrical contracting business from this unit. The present unit consists of approximately 44% warehouse and 56% office.

Nature of the Business:

Terry Morris has been in the electrical contracting business for over 35 years and has been the owner of Eagle Electric for 23 years. He has a City of Pleasanton business license #0070159. His business has been focused on serving the commercial/industrial market. The company's business hours are 7am to 5pm Monday through Friday. Terry will have two administrative staff in the office plus himself on a daily basis. He has an average of seven field electricians and each has a service truck that would be driven and taken home each evening. There would be no more than one service truck in the lot overnight or in the warehouse. The parking allocation for this unit is approximately 9 spaces so this business will be well within that limit. The warehouse would be used primarily for electrical parts and conduct.

Note: The owner is well aware of the 7am to 7pm Monday through Friday operation restrictions on parcels 13 through 23 in Valley Business Park. His truck door faces east and is two buildings away from the residential homes on Kolln Street.

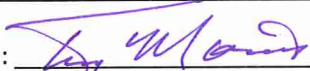
Regards,

Eagle Electric

Terry Morris,
President

Authorization of Property Owner

Property Owner: In signing this application, I, as 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: TERRY MORRIS Company: EAGLE ELECTRIC
Address: 500 HAPPY VALEY RD. City: PLEASANTON, CA Zip: 94566
Daytime Telephone: 925-426-9441 Other Telephone: 925-766-8316
Fax: 925-426-9370 Email: TERRY@EAGLEELECT.COM
Signature:  Date: 2-12-13

Applicant Other than Property Owner: In signing this application, I, as 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. I certify that the information and exhibits submitted are true and correct.

Name: _____ Company: _____
Address: _____ City: _____ Zip: _____
Daytime Telephone: _____ Other Telephone: _____
Fax: _____ Email: _____
Signature: _____ Date: _____