

# Valley Business Park

Architectural Review Board  
Application for Development Review

# VALLEY BUSINESS PARK

## 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: Bei Han

Address or Location of Property: 3958 Valley Ave. Suite B, Pleasanton, CA, 94566

Assessor's Parcel Number(s): 946-4547-171-00

Description of Proposal (attach additional pages if needed):

We plan to use this property as an art drawing / painting studio, all the classes at a time would not exceed more than 20 students whose age range is from 5 ~ 18 years old.

### \* For Conditionally Allowed Uses Only

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

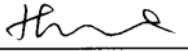
- (1) Day care center;
- (2) Gymnasium or health club;
- (3) Indoor recreation and sports facility;
- (4) Trade school
- (5) Recreation vehicle storage; and
- (6) Private noncommercial club and lodge

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.

## 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: Bei Han Company: \_\_\_\_\_  
Address: 5426 Aspen St City: Dublin Zip: 94568  
Daytime Telephone: 925-526-5216 Other Telephone: 925-999-9697  
Fax: \_\_\_\_\_ Email: bhdrawing@gmail.com  
Signature:  Date: 06/13/2013

**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: \_\_\_\_\_