

Valley Business Park

Architectural Review Board
Application for Development Review



Type of Application

- | | |
|---|---|
| <input checked="" type="checkbox"/> Conditionally Allowed Use * | <input type="checkbox"/> Preliminary Plans (\$300) |
| <input type="checkbox"/> Monument Sign | <input type="checkbox"/> Final Plans (\$300) |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Changes to Approved Plans (\$300) |
| <input type="checkbox"/> Other | <input type="checkbox"/> Plans for Changes to Existing Improvements (\$150) |

General Data Required

Name of Applicant: _____ Dan Taylor DBA Tri Valley Trainer

Address or Location of Property: _____ 1040 Serpentine Ln., 204, Pleasanton

Assessor's Parcel Number(s): _____

Description of Proposal (attach additional pages if needed):

Proposed use of the space will be a mix of private and small group (currently 2-5) fitness training. Most of the classes are scheduled outside the typical business day (before 6:00am, after 6:00pm, Sat and a half hour class (12:15 - 12:45) MWF. Music is kept low so instructor can be heard without amplification by clients/students. Several students ride bikes or carpool to facility. No children's classes are offered. Current business neighbors have agreed to attest to the fact that our business has not disrupted or impinged on theirs in any way over the past two years.

* 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: _____ Company: _____

Address: _____ City: _____ Zip: _____

Daytime Telephone: _____ Other Telephone: _____

Fax: _____ Email: _____

Signature: _____ Date: _____

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: Dan Taylor Company: Tri Valley Trainer

Address: 157 W. Angela St., #5 City: Pleasanton Zip: 94566

Daytime Telephone: 925.413.2268 Other Telephone: _____

Fax: _____ Email: Dan@TriValleyTrainer.com

Signature: Daniel Taylor Date: July 15, 2013