

10/23/2014

To Whom It May Concern:

We are requesting a conditional use permit for automotive sales at 4262 Stanley Blvd. Suite B. There is currently an automotive repair/smog shop at this address and will remain in operation in conjunction with the proposed automotive retail business. The repair shop is owned and operated under the general partnership of Jake Bronson and Irman Turanovic. The automotive sales business is a sole proprietorship owned by Irman Turanovic. The automotive sales business will simply be another service offered at the current property. Both the repair shop and auto sales will operate from Monday to Friday 8:00 a.m. to 5:00 p.m. and Saturday 9:00 a.m. to 5:00 p.m. The new business will impact two parking spots for display purposes only when needed and will otherwise be offsite. At any given time there should a maximum of 2 cars on display. Any other inventory will be stored offsite. The lease has been amended to authorize the sales of vehicles on the owners property.

The type of automobile will vary according to the market. They will be only class c type automobiles and possibly motorcycles. The vehicles will all be sold as used. The vehicles will be acquired through private citizens, auctions and wholesale dealers. The anticipated volume is estimated to be around 5 to 8 per month. The vehicles will be test driven in the same manner as the vehicles being test driven on the repair side of the business. The vehicles will fall under the garage keepers insurance for damage, storage and accident damage while being driven. The vehicles will be transported the same way as the repair vehicle which is either driven or towed in.

The anticipated parking need is only two spots at any given time. There may be up to four cars for sale but only two will be on-site. All other vehicles will be off-site. The spaces will be used dynamically and on an as-needed basis. The off-site storage is located in Livermore, ca at preston RV storage. The storage facility is outdoors and can accommodate as many vehicles as needed though we only anticipate up to two vehicles.

There will be no changes to the existing office space beyond the shared use of a desk/computer.

Thank you,

Irman Turanovic

RECEIVED

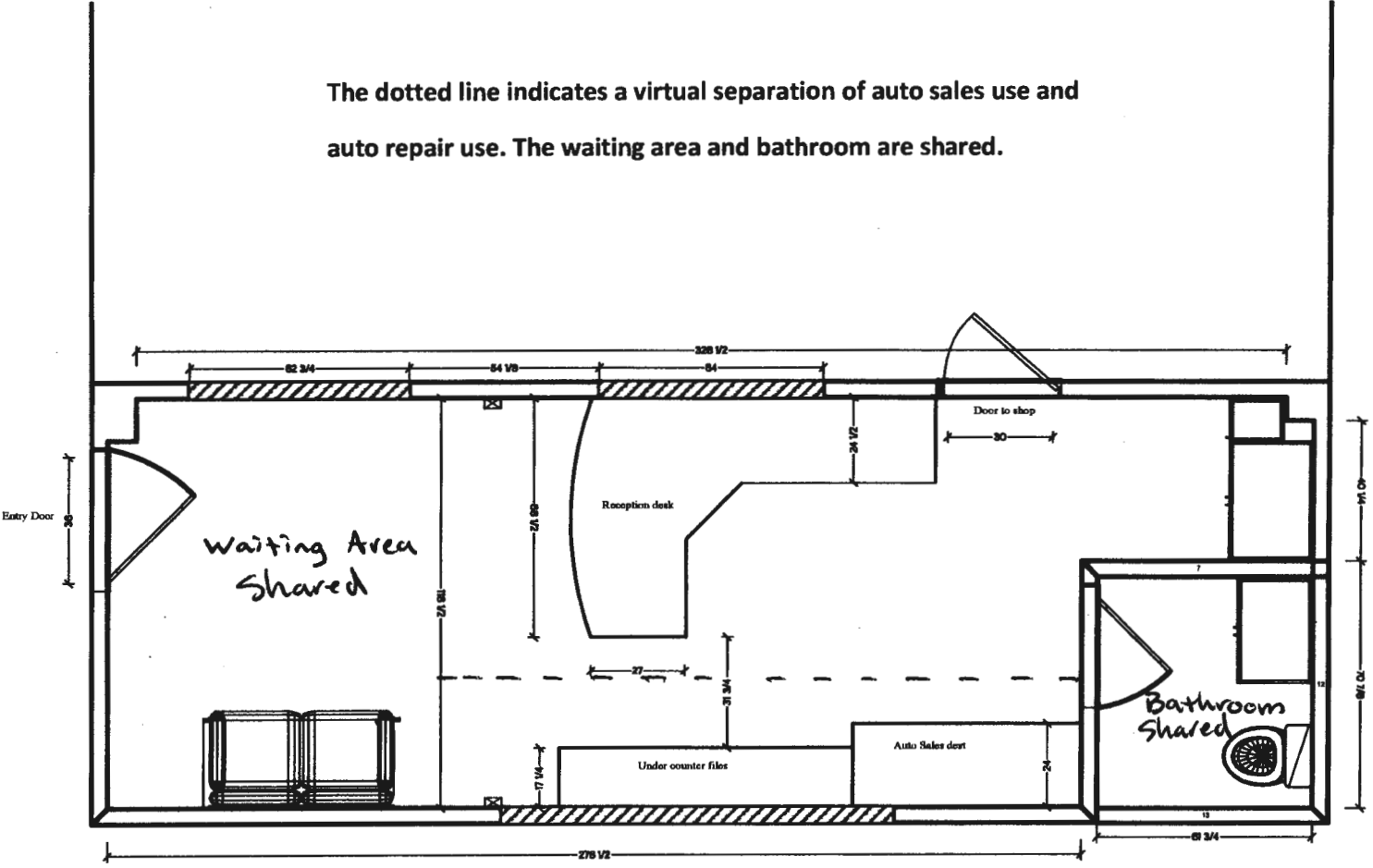
OCT 24 2014

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

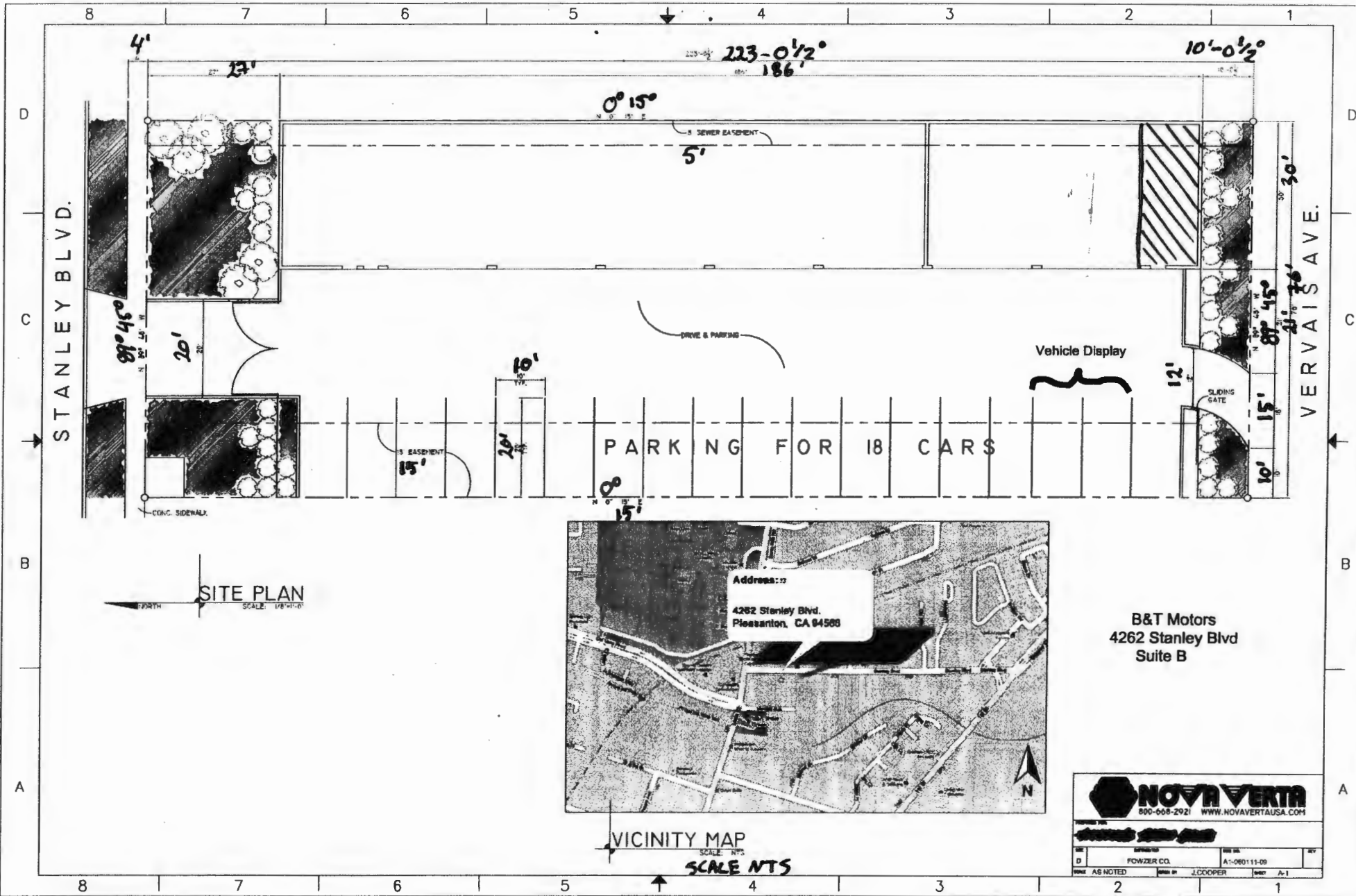
P14-1169

The dotted line indicates a virtual separation of auto sales use and auto repair use. The waiting area and bathroom are shared.

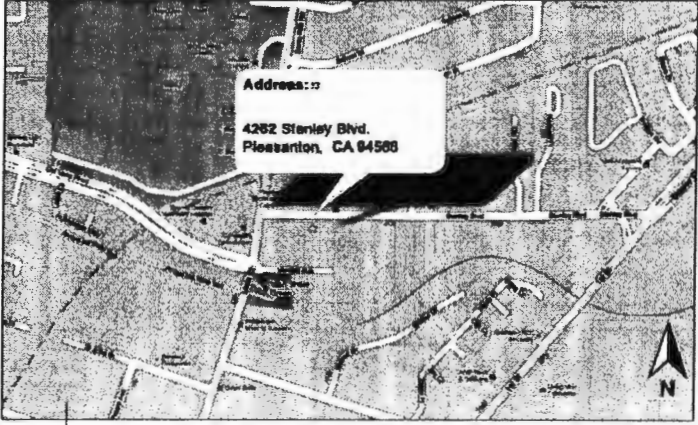


B & T Motors
 4262 Stanley Blvd. Pleasanton

Date 08/18/14
 Revised
 1/4" = 1'



SITE PLAN
SCALE: 1/8"=1'-0"



B&T Motors
4262 Stanley Blvd
Suite B

NOVAVERTA
800-668-2921 WWW.NOVAVERTAUSA.COM

NO.:	DATE:	REV.:
D	POWZER CO.	A1-060111-09
TITLE:	DATE:	BY:
AS NOTED	J. COOPER	A-1