

April 11, 2014

EXHIBIT B

Dear Planning Commission,

Please review my application for a Conditional Use Permit (CUP) at the location: 3657 Old Santa Rita Road.

Request Summary:

- Conditional Use Permit for Online Retail Car Dealership ("The Dealership")
- Compliments and showcases products from the existing retail automotive accessory business ("Kartunz")
- Selling/Storing 1-2 cars at a time, indoors only
- No impact on site plan or traffic/parking

More Detail:

The requested CUP is for an online retail used car dealership. There will be no local fanfare or disruption, which is typically associated with a car dealership. No balloons, no traffic increase and no mass promotions will occur. We will be marketing 1-2 cars at a time, online only and working within the strict guidelines of the DMV.

This CUP and this type of retail business are necessary to compliment and showcase the current retail automotive accessory business at KarTunz today. Most of the customers that come into the business cannot imagine what certain accessories would look like on their car, so we would like to show them and offer them the option of buying a car that is already built to their specifications.

Accessories that are sold today include items such as: Wheels/Tires; Different color wraps; Stereos/Electronics; Custom Body Kits; and more. Our goal is to make the streets around Pleasanton more beautiful, one car at a time.

Regarding the hours of operation, we will operate by appointment only, during normal business hours. Information about the cars can be accessed anytime online, and most contact will be through emails and phone calls. If a customer would like to purchase a car, as stated in the DMV guidelines, the paperwork must be completed on premise. This means that at that particular time traffic may increase by 2-3 cars for the transaction at the listed location (the sales person, the buyer and/or someone dropping them off for example).

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No changes are proposed or needed for the existing site and floor plan. We will have 2 parking spaces inside (or behind) the building to hold/store our vehicles for sale. We will have one desk and one file cabinet, along with a 2'x2' sign on the door, as well as our dealer license on the inside wall. We expect to have only 1-2 vehicles for sale at all times, as this is just a complimentary part of our business and not the focus. We will have 1-2 employees, that will be certified and fingerprinted sales people as stated by the DMV. The dealership will also be licensed, bonded, insured and monitored by the DMV.

I would welcome any questions or comments as necessary for approval of this CUP.

Thank-you for your consideration, and please let me know if I could help find you a car,



John Pinelli

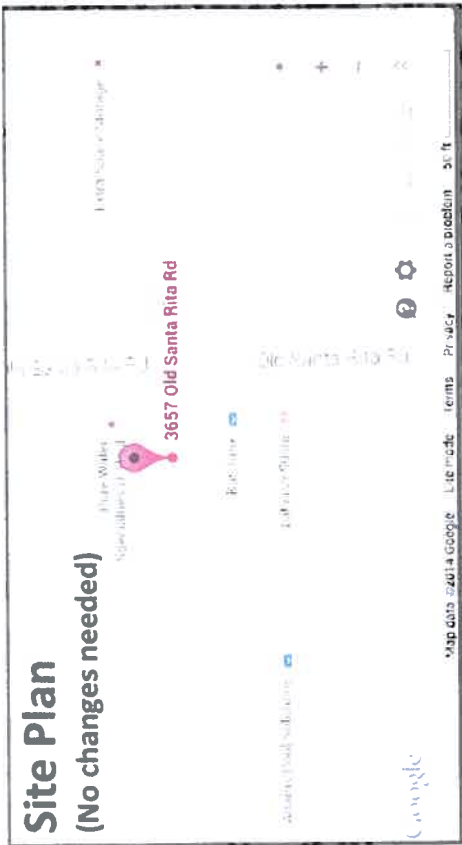
J@DLRSHP.com

925.454.0589

or cell: 408.887.5057

Site Plan (No changes needed)



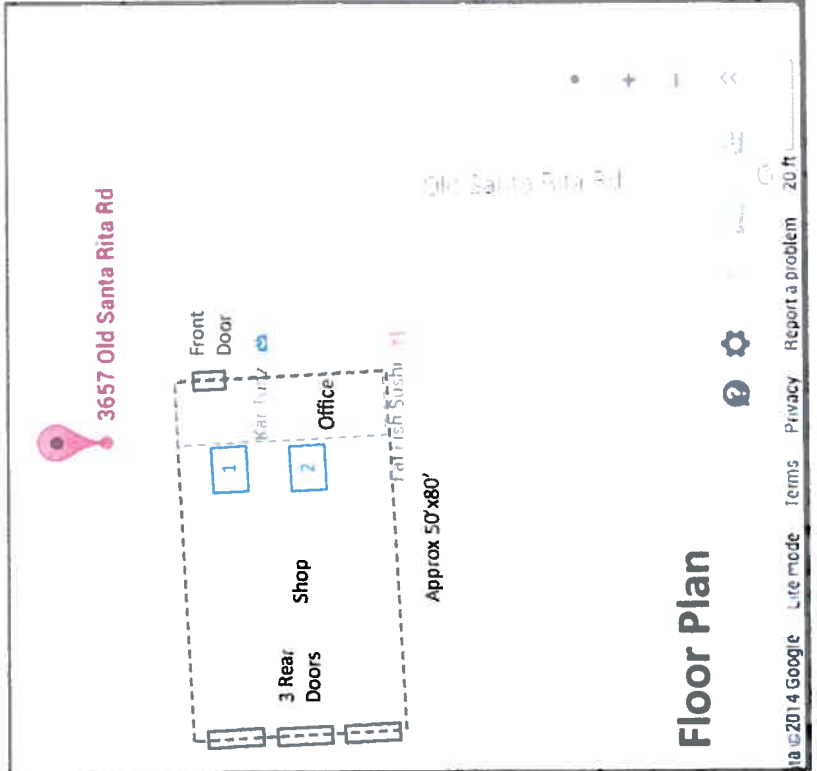


Site Plan

(No changes needed)



Existing Frontage, Will add 2'x2' Dealer Sign



OLD SANTA RITA RD



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195'

455'

625'

274'

0 60 120 Feet