

## Justification Letter for Business Park at Ann and Leggett

To: Whom it may concern:

We are respectfully submitting the site development plan design review for Business Park at Ann Road and Leggett Road. APNs 125-28-801-014, 016, and 018.

The proposed 3.21 ac project is located at the boundary of Ann Road and Leggett Road. The proposed Business Park is composed of 4 standing alone office buildings with each has wood frame construction and glass front door entrance features.


Per previous condition we provided 30' landscape buffer on the North and West Property line with dense landscaping for a good separation to the residential area. We also provided 15' landscape buffer on the parameter facing streets and the landscape are provided per code requirement. The building height is 20' at the max height per pervious condition and is falling inside the slope of 1:3 requirement.

The project creates a nice landscape courtyard linking these 4 buildings and promotes the quality of the overall environment for the project. Based on the nature of this development, we respectfully request waivers of development standard for the location of the buildings being away from the street to form the landscape courtyard.

There are total of 139 parking spaces provided with 8 handicap parking and 9 compact spaces. The parking ratio is at 4.7 cars per 1000 sf which is beyond City's standard for office parking. Some of the parking for the parking area has more than 6 cars, therefore we respectfully request a waiver for the landscape standard for this project.

The proposed development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the City's policies and regulation.

Sincerely,

  
Yihong Liu, AIA, LEED AP  
President

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**REVISED**