

Application for Amendment of Development Permit

To:

The Panel,
Development Permit.
City of Richmond

Re: Amendment of Development Permit 6780 No.4 Road
Richmond

Respected Panel Members,

Development permit has been approved last October 2005. according to OCP it is parking is recommended back of the building. In this project it is Mix use Residential and commercial. We have to watch both commercial as well residential also.

I beg to say that in this proposal it must have a parking Lot in the front of the building for the following reasons.

First is the safety issue, this property zone for mix use residential and commercial, when we are looking for the requirements of commercial as well we have to look for the residential safety and a good environment.

1. Unsafe for small kids:

In this present development permit parking lot comes in the middle between backyard and the residential dwelling. when young children from the residential area will go to their backyard to play they always have to cross through the parking lot. I want this amendment that residential dwelling area must be connected with back yard. As this new application.

2. Unsafe for ladies and children:

Police always send the pamphlets home, how you protect your house. And how you keep your kids protected but in this case staff is only looking commercial OCP but totally ignore residential safety

Strangers are sitting 5 ft away from your residential dwelling front of main door. Commercial store parking lot is public place. No one can go and ask what are you doing here or why are you sitting here in the car. If you need a letter from police dept. their opinion which building is more safer they can tell you.

3. Break-in and rape.

When robbers or rapist is there sitting in the parking lot 5ft away from residential entry. Watching people going from house and coming back to the house. It will be scary for teen age girl to enter in her own house in winter after 6 pm when cars will front of her main door. I strongly urge that residential dwelling must be separate from commercial and must be connected with its backyard and should be authorized to have fenced and secure their side with full privacy.

4. Noise:

When sleeping at night. Commercial trucks stop at traffic lights and move upon green lights. Why this family have to suffer to sleep 15 ft away from traffic, when there is a possibility to live and sleep peacefully 80 ft away.

What is my fault? I support city staff. I fulfill their requirement for road widening .I dedicated over 2000 sq ft of land they needed for road widening, even more than that after development permit issued they ask another 200 sq ft from corner cut, they ask me if I want to I can put right of way, I said NO “you take it” Today they are questioning why I have tandem parking, if I had not dedicated my land then I did not have tandem parking.

I talk to The Manager Joe E^{scob} about dedication; he said in future everyone has to dedicate their land at No 4 Rd for road widening. Now two properties has been developed from last year and no one dedicated their land but my dedication of land was

conditional of development permit which is present market value approximately \$120000. Even doing every thing still permit is not Suitable for business view neither it is good for family safety.

According to OCP building right in corner are 99% in shopping mall have joint parking with other stores. OR Parking lot facing 4 lanes busy St. Show me a One and only one store similar to this (Residential & Commercial mix use) which single store facing backside.

After receive Development Permit I talk several tenants. Not a single person like it. Lot of people concern about family safety and 100% people told there will be no business at all. Main issue they raised: (main complained is parking on wrong place)

which will be our main Entrance of store. Their attraction for business is neighbor hood school. For this purpose they want store may face towards No 4. Road. But store can't survive with walking customers. Corner stores are not high demand, but these are needy for the old retire people or people don't have their transportation. City should try to keep this heritage to survive not to let them fail.

Then second issue comes up for Handicap customers if main entrance is on front. Will any one would like to go there where they has to walk 80 ft to enter the store for 5 minutes shopping. They will not stop here they will go next 5 blocks where they have all other comfortable facilities are available.

You can't leave front and back both doors open. End of the day no one like to pay money from his pocket because of shoplifting.

No one want to rent this now and if suppose I may build according to development permit, I will be in very big financial loss or bankruptcy.

I dedicated a (\$120000) big land conditional to DP. Paid \$30000 city taxes from the time DP application.

If any thing happens or problem and we come to solve our problem ask for help to city hall, but why city don't consider this today. I am requesting you to look at my family safety issue, customer convenience and convenience of the business.

I shall be Thankful for this kindness to consider amendment to our development permit.

Yours Sincerely,

JAGTAR SIHOTA