

To Public Hearing	
Date:	July 18
Item #	4
Re:	Robert Bylaw 7944

Facsimile Transmittal

D. WONG & ASSOCIATES, LLC

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Date July 12, 2005

Fax (604) 278-5139

To City of Richmond
Attn David Weber
Director, City Clerk's Office

From Darryl Wong 

Re Zoning Amendment Bylaw 7944
RZ 04-277620

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We are in receipt of your notice for a hearing to rezone the subject property from "Light Industrial District (12)" to "Townhouse District (R2-0 7)", in order to permit the development of approximately 36 townhouses

We represent the ownership of the property known as 12280-12320 Trites Road, an improved multi tenant industrial building

The Ownership requests that its rights to operate in an industrial zoned property not be adversely affected by the encroaching residential zoning

Our experience in different locales, is that when residential uses replace commercial businesses, eventually residents complain to the City to either eliminate, severely restrict, or cause hardships upon the operations of the commercial businesses. Purely as an example, an auto body repair shop operates perhaps seven days a week at varying hours, when housing is located adjacent to the business, the residents would require the businesses to change their operating hours to appease the residents

In our instance, the property has been light industrial, and now is rapidly changing to residential. Our request is that there be no hardships upon the commercial businesses as a result of the presence of residential development
City of Richmond

402A

Attn. David Weber
Director, City Clerk's Office
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Please give consideration to grandfathering the long standing uses of businesses operating before the changing of zoning to residential so as to not be adversely burdened by any complaints or mitigating factors

If you have any questions or need additional information, please do not hesitate to contact us

Thank you for your kind attention in this matter