

9/9/16

St. Innocent currently rents space at 5860 Las Positas Road, Livermore, CA. There is a single Sunday worship that starts at 9:30 AM and last to approximately 11:30. Fellowship (coffee, snacks and conversations) immediately follows the services and typically ends around 1:00. The average Sunday service attendance is around 40 to 45 parishioners and can reach as high as 55. Fellowship is usually attended by about half the Sunday service attendees. No additional people attend the Fellowship. Services are also held on Saturday evening from 5:30 to 6:30 with about 20 parishioners attending.

There are three major holiday services: Christmas, Easter and Good Friday. All three of these services are held in the evening no earlier than 7:00 PM. These services will be approximately 3 hours long with attendance around 60 parishioners with a maximum of 65. These services are similar to the Sunday services.

There are approximately 20 services held at other times. Almost all are in the evenings, mostly on Wednesday from 7:00 to 8:00. Evening services never start before 7:00 PM. Specific dates are not available since like Easter the specific dates change from year to year. In general, they occur mostly in the six weeks before Easter and six weeks before Christmas. The week before Easter additional services are held again starting at 7:00 PM on Monday, Tuesday and Thursday. Sometimes there are short 30 minute fellowships attended only by the people who attended the service from 8:00 to 8:30. These evening services may have 5 to 25 parishioners. A couple of times of year there may be a morning service. Currently none are being held or are on the schedule, so no dates are available. They would likely be 10:00 to 11:00 with 5 to 10 parishioners. The morning services could be any day of the week depending on the holiday. There will not be any fellowship following the morning services. There are no other special services that are not in the evening. The Parish age range is from infants to into the 90's. Most of the time will be spent in the Sanctuary for the services while the fellowship time will be held in the Fellowship room. Fellowship in all cases is a group of parishioners who attended the service having conversations usually with coffee and snacks. No additional people attend the fellowship.

All of the above Church services do not use any musical instruments or electronic amplifiers. Normally about 25 percent of the parishioners, mostly the choir, sing responses during the service. The subject unit is on the back corner of the building and is constructed of 6-inch-thick concrete blocks. The roll up truck door will never open since it will be part of the Sanctuary. There will be no noise emanating outside the building.

The Parish is made up of mostly families with children and couples. On a typical Sunday 12 – 14 cars are parked during the Service. Refer to Parking Summary that states there will be 41 spaces available on Sundays. Note carpool information is discussed below.

The Sanctuary will be mostly open space. There will be no fixed chairs or benches. There will be approximately a dozen portable chairs around the perimeter of the room.

The Fellowship Area (Previously referred to as the Nursery/Community Room) is a place for parishioners to informally gather after a service and enjoy each other's company. There will be chairs and a couple of tables. During the services parents will sometimes take a fussy child to another room for a while. The term nursery is misleading and will no longer be used to avoid confusion. This room will not be used formally or informally as a "nursery".

The Office will have a desk, a couple of chairs and a bookshelf. The office will be used for paperwork or private conversations during the fellowship times. The Church normally keeps 50 to 75 books on church topics of which maybe 20 are sold per year to parishioners.

The kitchen currently consists of two sinks and a refrigerator. It will mostly be used to make coffee and store snacks, drinks and condiments for the fellowship periods. Currently there are no plans to change its configuration.

We do not keep official carpooling data. Although looking at the parking lot on a typical Sunday 12 to 14 car is the norm. Most cars have three to four people. These can be parents with children or other family members. Some families pick up elderly people who can no longer drive. With 3 to 4 people per car and 12 to 14 cars this results in the typical 40 to 45 parishioners. On the highest Sunday the expected 55 parishioners would then likely be around 16 cars.

Suite 200 has 5 to 8 vehicles arrive at 8:30 AM on Saturday to pick up supplies and get instructions for the day. By 9:00 AM these 5 to 8 vehicles leave to perform their various tasks for the day. Additional one or two vehicles will be there from 8:30 to 5:00 for office responsibilities.

We reached out to the Valley Business Park and submitted a package of information for their review. They have approved our use for the building.

The building has an existing sprinkler system for the building.

The proposed occupancy group is Assembly Group A-3.

#### Proposed Total Load

Sanctuary - 962 sq. ft. / 7 sq. ft. per Occupant = 137

Fellowship Room – 305 sq. ft. / 7 sq. ft. per Occupant = 43

Total Proposed Load = 137 + 43 = 180 Occupants.

#### Occupancy Class of Existing Tenants:

Suites 100, 400 & 500: RS Calibration Services, Inc. – B

Suite 200: Impact (an official DARE partner) – B

Suite 600: United Salvage Corporation - B

The current plan is to not change the kitchen area. For our purpose a refrigerator and sink is all that we need.

As shown in the floor plan in red several non-weight bearing walls and associated electrical will be removed. Note none of the internal walls are weight bearing. Two walls will be added as shown in green. One wall being added is to simply block the roll up door for aesthetic purposes. The second wall will be placed to separate the Sanctuary and the Storage / Kitchen areas with a door as shown on the floor plan. It is expected that the walls will be constructed of metal studs with drywall covering. Potentially electrical outlets may be installed on the new wall between the Sanctuary and the Storage / Kitchen area.

Joseph Hayes

Treasurer St. Innocent Church

**Parking Exhibit A**  
**Conditional Use Permit (CUP) 1047 Serpentine Lane, Suite 300, Pleasanton, CA**

The building at 1047 Serpentine Lane in Pleasanton has been split into six (6) equal sized condominium units. Each unit is 2,843±SF in size. There are four (4) owners. The current tenants are;

- Suites 100, 400 & 500: RS Calibration Services, Inc.
- Suite 200: Impact (an official DARE partner)
- Suite 300: Vacant (subject property)
- Suite 600: United Salvage Corporation

**Parking Summary**

There is a total of forty-four (44) parking spaces on the property. There are twelve (12) parking spaces on each side of the building which includes two (2) handicap spaces. At the back of the building there are twenty (20) parking spaces for a total of forty-four (44) spaces dedicated to the building.

The following is a description of the hours of operation of each tenant and any vehicles (truck or cars) that may be left on the premises overnight or on the weekends.

**Suite 100, 400 & 500: RS Calibration Services, Inc.**

Hours of operation – 7:00 AM to 4:00 PM (Monday through Friday, not open on weekends)

Only 1 – 2 trucks would be parked overnight or on weekends on the premises.

**Suite 200: Impact (an official DARE partner)**

Hours of operation - 8:00 AM to 8:00 PM (Monday through Friday). Suite 200 has five to eight vehicles arrive at 8:30 AM on Saturday to pick up supplies and get instructions for the day. By 9:00 AM these five to eight vehicles leave to perform their various tasks for the day. Additional one or two vehicles will be there from 8:30 to 5:00 for office responsibilities. No cars parked overnight; not open on Sunday.

**Suite 600: United Salvage Corporation**

Hours of operation – 8:00 AM to 4:00 PM (Monday through Friday, not open on weekends)

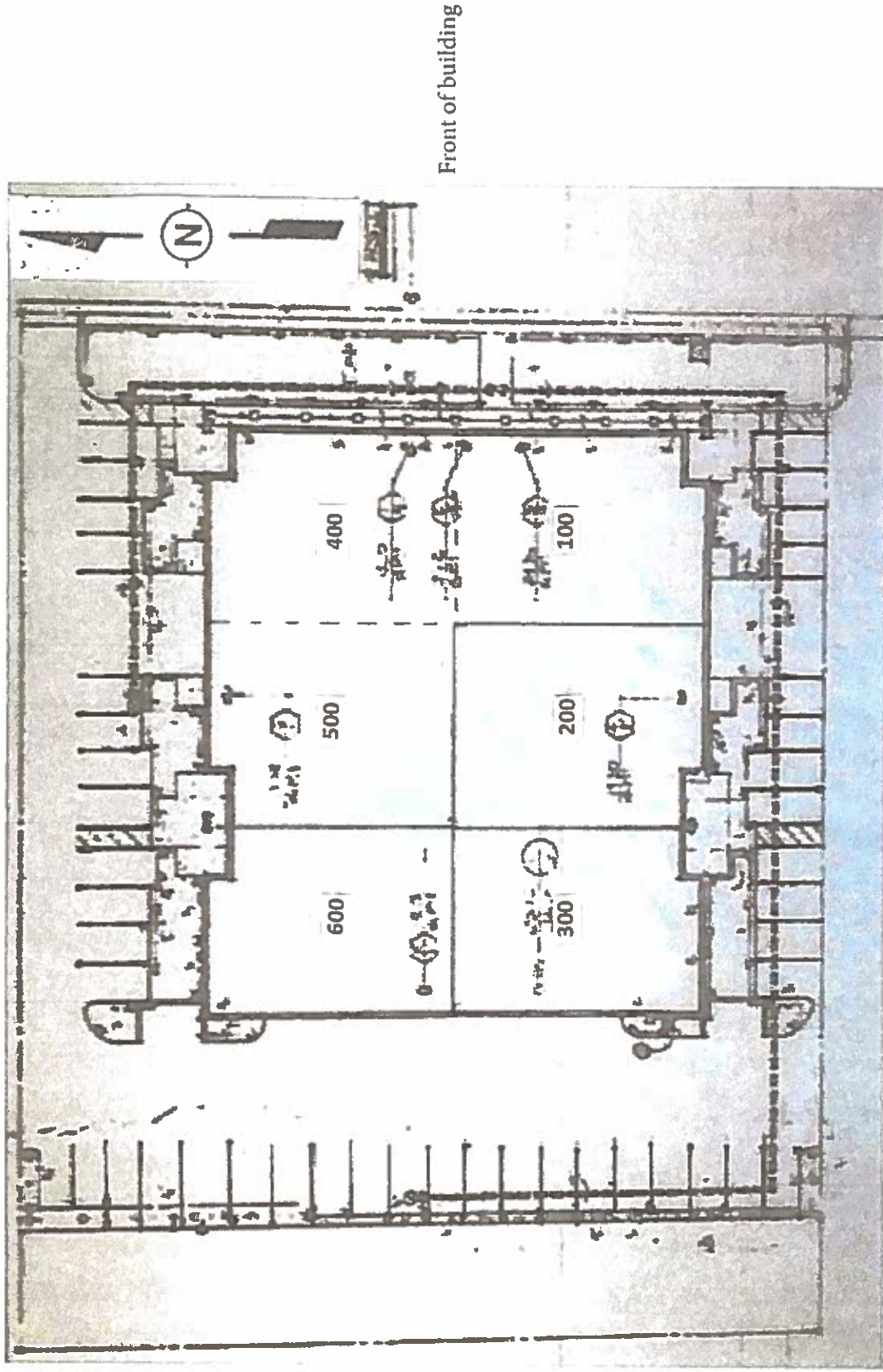
Only 2 – 3 people at facility, one truck parked overnight Monday through Sunday

**Suite 300: St. Innocent Church**

As mentioned in the church operations description, the church will typically have 12 – 14 cars parked in the lot on Sundays. There should be close to 41 spaces available after taking into account the trucks and cars left by the other tenants overnight. There should be plenty of available parking spaces for now and will allow church growth in the future.

# SITE PLAN

1047 Serpentine Lane, Suite 300, Pleasanton



Total of 44 parking spaces dedicated to this building. Twelve on each side (including two handicap spaces each side) and 20 spaces at rear of building.

Proposed Changes  
 1047 Serpentine Lane, Suite 300, Pleasanton



Note: red walls to be removed  
 green walls to be added

The proposed occupancy group is Assembly Group A-3.

Proposed Total Load

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