

**Narrative for Conditional Use Permit  
PROPOSED USE OF FACILITY  
(1059 Serpentine Lane, Pleasanton)  
Revised: October 22, 2014**

RECEIVED

OCT 30 2014

CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

P14-1143

**Introduction:**

The Islamic Center of Zahra Inc. (ICZ), a non-profit organization founded in Milpitas, California in 2008, is presently located in Pleasanton, California. ICZ is managed by a Board of Trustees and was formed to address the needs of our community with an emphasis on religious programs. ICZ currently represents about 70 families living in the San Francisco Bay Area. Our membership extends to San Francisco, San Jose, Tracy, Lathrop and Hercules. ICZ thrives under the guidance of reputable scholars, diligence of our board of trustees, the commitment of our volunteers and the generosity of our members.

ICZ is currently operating in a leased facility located at 1249 Quarry Lane, Suite 150 in Valley Business Park in Pleasanton. Our board members have been exploring alternative locations to own in order to accommodate our community. We feel that this location at 1059 Serpentine Lane which is just around the corner from our present location, is well suited for its intended use, not only because of its proximity to most members' residences, but also because it provides easy access for religious services to those individuals working in Pleasanton and surrounding areas. We will be able to continue to conduct programs open to Muslims and non-Muslims of any school of thought, related to various social topics including parenting, family and professional development.

ICZ provides youth with resources that will help them make a positive impact in our community at-large and contribute to the society through civic involvement, and public service, and help them achieve professional success.

The services provided to the community by ICZ include Friday noon congregational prayers, Thursday night sermon and supplications, commemorations of various important historical events and festivities. Every Sunday, ICZ premises are occupied by about 80 students attending the Sunday school.

Being a small community with the majority of our activities being conducted out of office hours, we expect minimum impact on traffic. On the few days that a larger congregation is expected, ICZ members will be required to follow strict parking guidelines.

**Building details:**

This building is located on 1059 Serpentine Lane with over 30 parking spaces along the north (front) and west of the building. The total building area is 9,600 square feet which ICZ intends to occupy fully. There are office buildings to the north and south. The residential area is to the west, separated by a wall. Serpentine Lane and additional office buildings are to the east.

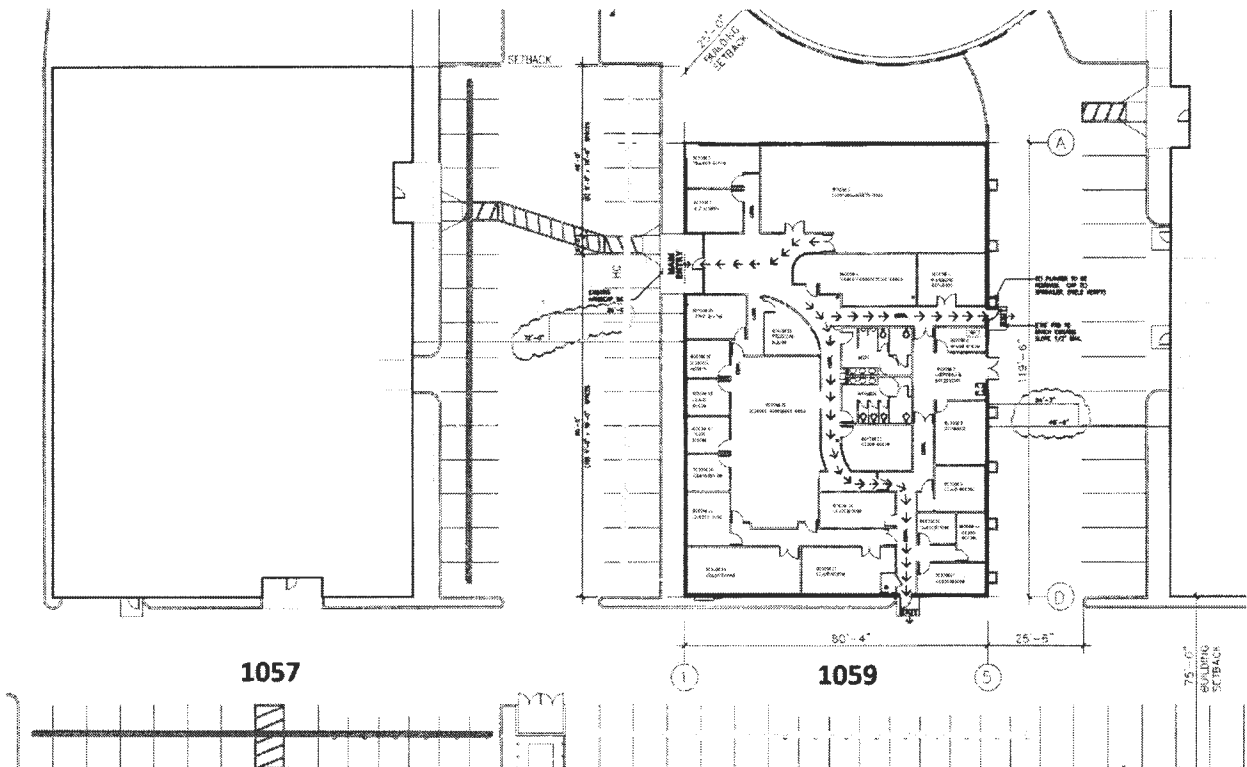
**Parking:**

There are over 30 parking spaces around the building. These spaces can cater for approximately 120 visitors assuming four people per car. The number of our regular visitors does not exceed 120 except on few occasions all of which are conducted after office hours. Out of the entire calendar year, this may happen on 6 of the events.

Furthermore, the entire building is not occupied during our programs. For example, during Sunday School, only the classrooms are occupied. The events will be held in the main hall only whereas prayers will be held in part of the main hall.

**Shared Parking arrangement:**

The diagram below is taken from the Site map already submitted to the City of Pleasanton. The yellow line highlights 30 (thirty) parking spots belonging to 1059 Serpentine Lane. The green line highlights 29 (twenty-nine) parking spots belonging to the neighboring building at 1057 Serpentine Lane.



As of October 24, 2014, ICZ and Powermatic Associates located at 1057 Serpentine Lane have reached an agreement to share parking. As a result, ICZ will have access to a total of 59 parking spaces during all events held after business hours. This agreement is attached to this Narrative.

**Future Growth:**

Historically, we have added two, and at the most, three new families per year. We are not expecting this rate to change significantly in the next 10-15 years at which point we expect the growth to decline as there is a finite number of families in our congregation. Whilst some families move into the area, others also move out hence reducing the number of families. Based on the above, we expect 100 families to be the maximum for the life of the use of 1059 Serpentine Lane.

**General Information:**

- Majority of the activities are conducted after office hours
- The center will not be staffed at all times
- The center will open only at times of usage by designated board members
- Community members do not attend all activities at the same time.

**Main Areas:**

- The Congregation Hall will be utilized for prayers and for sermons – the congregation sits on the floor
- Youth recreation room with a ping-pong, foosball and/or pool table
- Sunday School assembly area
- Sunday School classrooms

## Planned Activities

This section provides information about the type of activities envisaged for the center. All our programs are conducted in a way that no sounds can be heard outside of the building.

- Religious Instruction, lectures, religious activities
- Activities related to members' families

Activity	Day(s)	Time of Use	# of People	# of Cars (Max.)	Section/ Maximum square feet utilized	Expected Frequency
Prayers & Sermon	Thursday	7pm – 11pm	40 - 60	20	Congregation Hall (partial)/ 1000 sq.ft.	Weekly
Friday Congregation	Friday	12pm–2:30pm (varies based on daylight savings)	25 - 35	25	Congregation Hall (partial)/ 1000 sq.ft.	Weekly
Sunday School	Sunday	10:30am – 2:30pm	80 - 100	15	Rooms 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23 with total of approx. 1970 sq. ft.	Weekly
Family Night	Friday or Saturday	7pm – 12am	40 - 60	20	Congregation Hall (partial)/ 1000 sq.ft.	Every 4 to 6 weeks
Breaking of fast in the Islamic month of Ramadhan	Entire month	7pm – 11pm	100 – 125	25 - 30	Congregation Hall/ 1668 sq.ft.	One month a year
Commemorative events – prayers and sermon	Based on the lunar calendar	7pm – 11pm	100 – 125	25 - 30	Congregation Hall/ 1668 sq.ft.	32 nights per year

### Explanation of estimates for number of cars:

We have assumed each car will hold an average of 4 attendees. The family sizes range from 2 to 8 people per family. Many times children, parents and grandparents all travel in one car. Majority of the families are made up of more than 4 people. With the shared parking agreement, 59 parking spaces can accommodate up to 236 attendees. Even with an average of 3 people per car, 59 parking spaces can accommodate up to 177 attendees. The maximum number of attendees we expect at our off-hour events is 125. This is ample parking for our needs.

### Explanation of estimates for number of people:

The above estimates are very conservative. In reality, fewer people attend resulting in fewer cars than indicated in the table above. We have been holding the above activities for a few years and are able to derive the number of people attending the various events based on historical attendance.

For example, the actual attendance on **Thursdays** has been 33, 32, 30, 15, and 45 people whereas we have listed a range of 40-60 people in the activity table. Assuming 4 people attend per car, we typically have 8-12 cars on Thursday nights.

On **Fridays**, the prayer is held over lunch time and the congregation is made up of people working in the nearby cities. In this case the number of people per car is lower and we estimate 1 to 2 people per car. Again, the actual attendance has been 21, 24, 13, 23 people.

Upon Mr. Mike Tassano’s request, we took an actual count on the following dates:

Friday, 9/19: 21 attendees with 14 cars

Friday, 9/26: 24 attendees with 15 cars

The proposed building at 1059 Serpentine Lane houses 15 parking spots at its front (north) and another 15 by the wall on the west side. We expect this to be ample parking for the purpose of Friday congregations.

In regards to **Sunday School**, the number of cars expected is small compared to the number of students in the building. This is because the parents drop off their children and leave. They do not stay within the building. The cars that we expect to be parked at the building during the Sunday School belong to the teachers and administrative staff of the school only. There are about 13 teachers and 4 admin staff, many of whom are parents of attending students. Given that families travel together, we typically have 10-12 cars parked on a Sunday.

**The Islamic month of Ramadhan** is determined by the lunar calendar. It is expected to fall on the following dates for the next 10 years:

Year	From	To
2015	18-Jun	16-Jul
2016	7-Jun	5-Jul
2017	27-May	25-Jun
2018	16-May	14-Jun
2019	5-May	3-Jun
2020	24-Apr	23-May
2021	13-Apr	12-May
2022	2-Apr	1-May
2023	22-Mar	20-Apr
2024	11-Mar	9-Apr

**Thursday** programs consist of prayers and a short sermon. There is no music, chanting, or chorus. Being a weekday, most attendees want to leave immediately at the end of the program. Typically the program starts at 7:30pm and concludes by 10pm.

**Family Night** – This is when a specific topic benefitting the entire family will be discussed. This would not be a prayer session or a sermon but more general. For example, in 2013 we held two

such family nights. As an example, one of the discussions related to Scholarships for College. Another discussion related to writing a will, living trusts, etc.

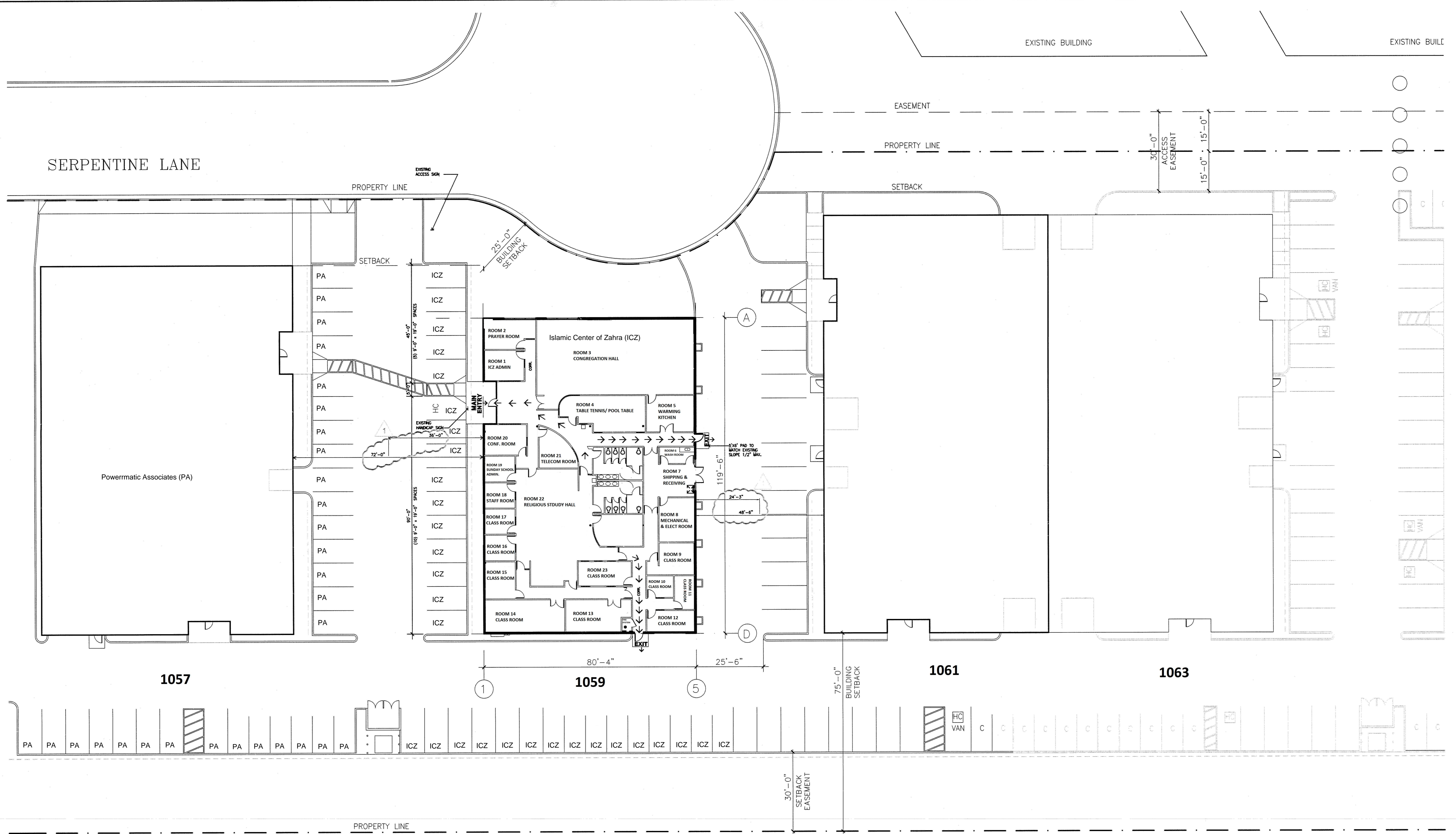
**Commemorative events** – As we have listed our Thursday program in the Activity Table, only the commemorative events that do NOT fall on a Thursday evening are listed below:

Dates (2014)	# of Days	Commemoration Event	Combined with regular Thursday program
Sat, 11-Jan	1	EID e ZEHRA	
Fri, 17-Jan	1	Event Milad un Nabi, Birthday of Prophet Mohammad (SAW) Birth of 6 <sup>th</sup> IMAM Jafar Al-Sadiq (AS)	
Friday, May 2	1	Evening Event – 10 <sup>th</sup> IMAM Ali Naqi (AS)	
Sat, May 17	1	Event Commemorating Birth of – 1 <sup>st</sup> IMAM Ali (AS)	
Sat, May 24	1	Evening Event – 7 <sup>th</sup> IMAM Musa Kazim (AS)	
Fri, 22-Aug	1	Evening Event – 6 <sup>th</sup> IMAM Jafar Al-Sadiq (AS)	
Sat, 04-Oct	1	Evening Event – Hazrat Muslim Bin Aqeel (AS) Day of ARAFAT	
Sun, 05-Oct	1	EID AL-ADHA – Prayers	
Fri, 17-Oct	1	EID-e-GHADEER/EID e MUBAHILA	
Oct 26 to Nov 7	12	<b>Muharram Night 1 to 12</b>	2 of the 12 days
Nov 19 to 22	4	Evening Event – 4 <sup>th</sup> IMAM Zain-ul-Abideen (AS)	1 of the 4 days
Nov 27 to Nov 29	4	Weekend sermons, Thursday to Saturday	1 of the 4 days
Dec 10 to Dec 14	4	40 <sup>th</sup> of SHUHADA e KERBALA (Thursday to Sunday)	1 of the 4 days
Wed, 17-Dec	1	Evening Event – Bibi Zainab (SA)	
Sun, 21-Dec	1	Evening Event - Prophet Mohamed(SAW) Evening Event – 2 <sup>nd</sup> IMAM Hasan (AS)	
Mon, 22-Dec	1	Evening Event – 8 <sup>th</sup> IMAM Ali Reza (AS)	
Tue, 30-Dec	1	Evening Event – 11 <sup>th</sup> IMAM Hasan Askari (AS)	

Of the above 37 days, 5 are combined with the Thursday program. This gives us 32 commemorative events outside of Thursday evenings. Typically the program starts at 7:30pm and concludes by 10 pm. There is no music, singing, or outside activities at any of the programs.

ICZ has been conducting the same programs outlined above at their current facility at 1249 Quarry Lane, Suite 150 since 2010. We have been good citizens of the City of Pleasanton and have not received any complaints from the neighbors or the City. We request the Planning Commission to approve the Conditional Use Permit for 1059 Serpentine Lane for the uses outlined above.





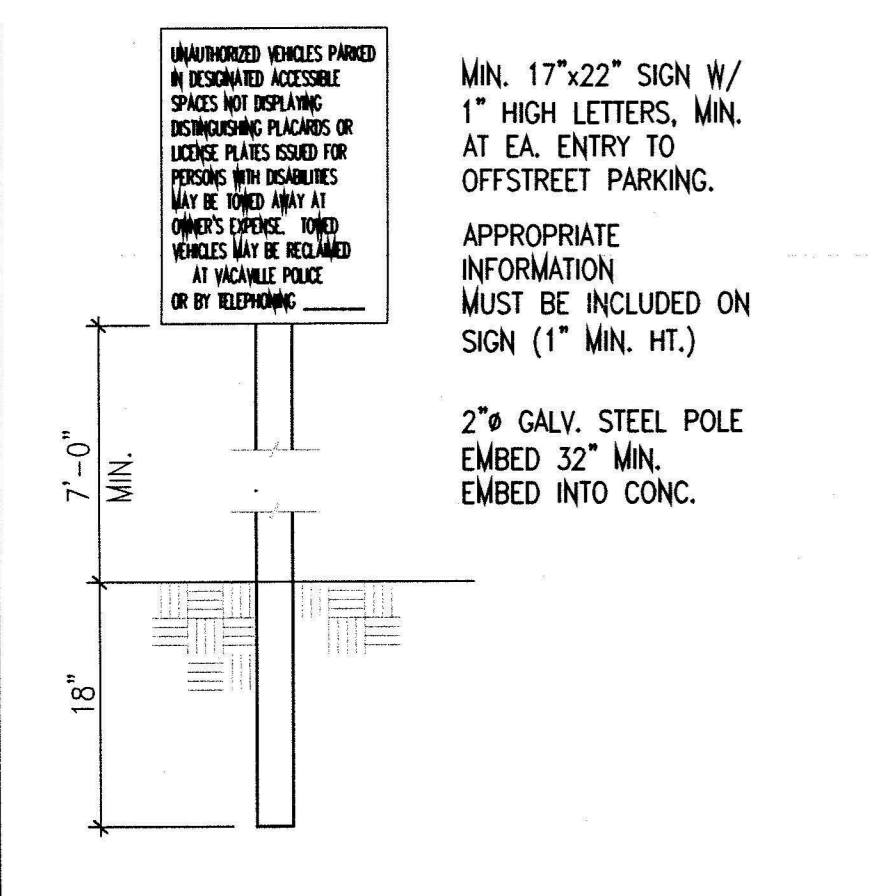
**OVERALL BUILDING SITE PLAN**

SCALE: 1/16"=1'-0"

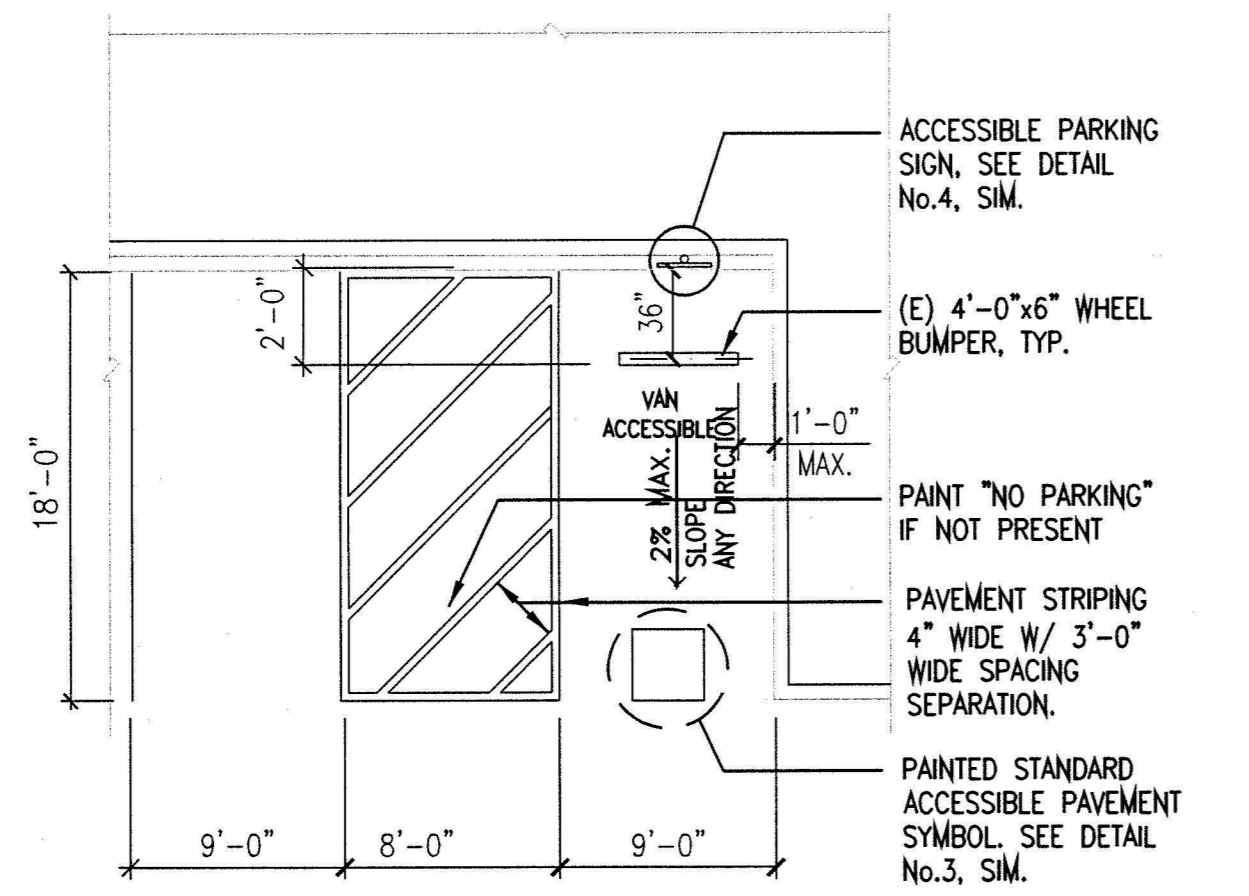
KULLN STREET  
SERPENTINE RESEARCH & DEVELOPMENT BUSINESS PARK

**ISLAMIC CENTER OF ZAHRA, INC**  
1059 SERPENTINE LANE  
PLEASANTON CA 94566

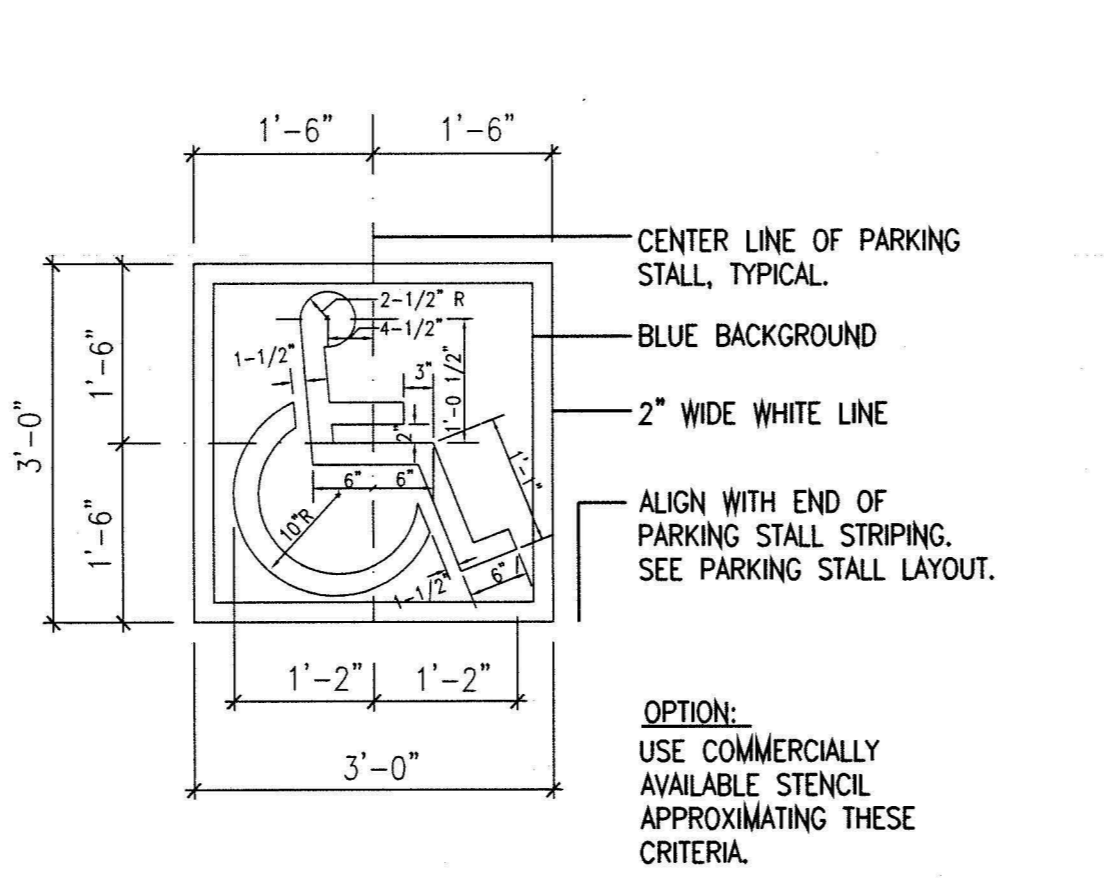
**ACCESSIBILITY DETAILS**



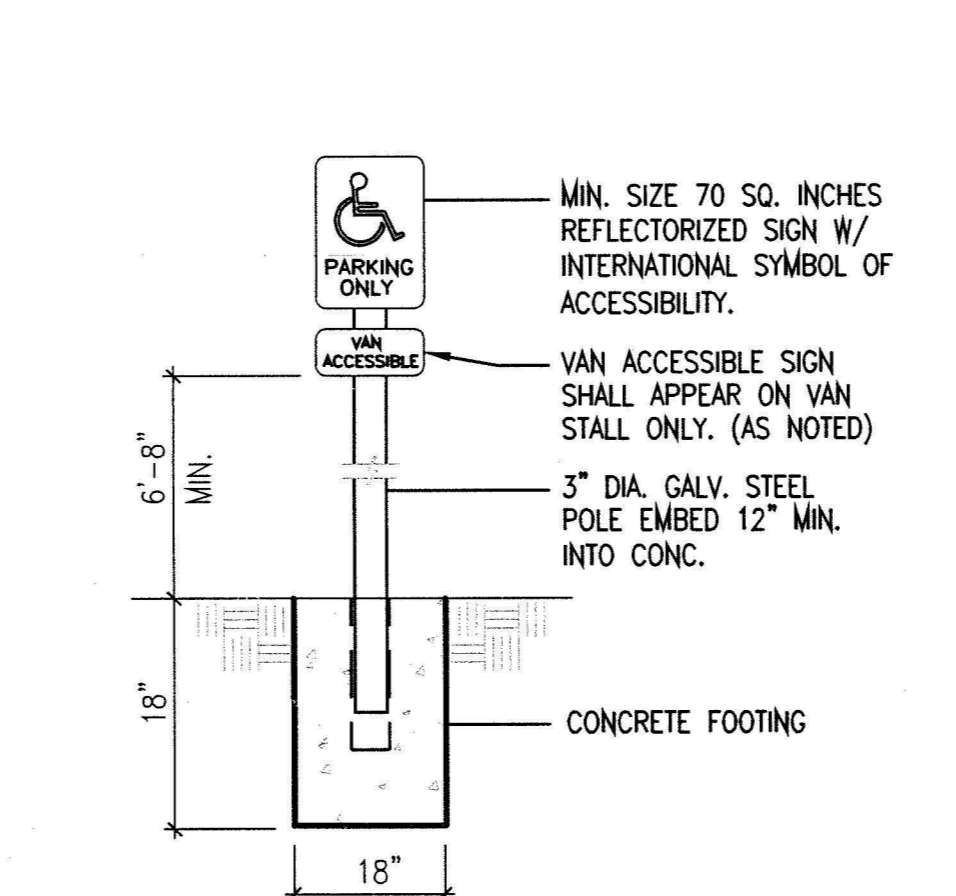
**1 (N) PARKING SIGN**  
SCALE: N.T.S. (REFERENCE ONLY)



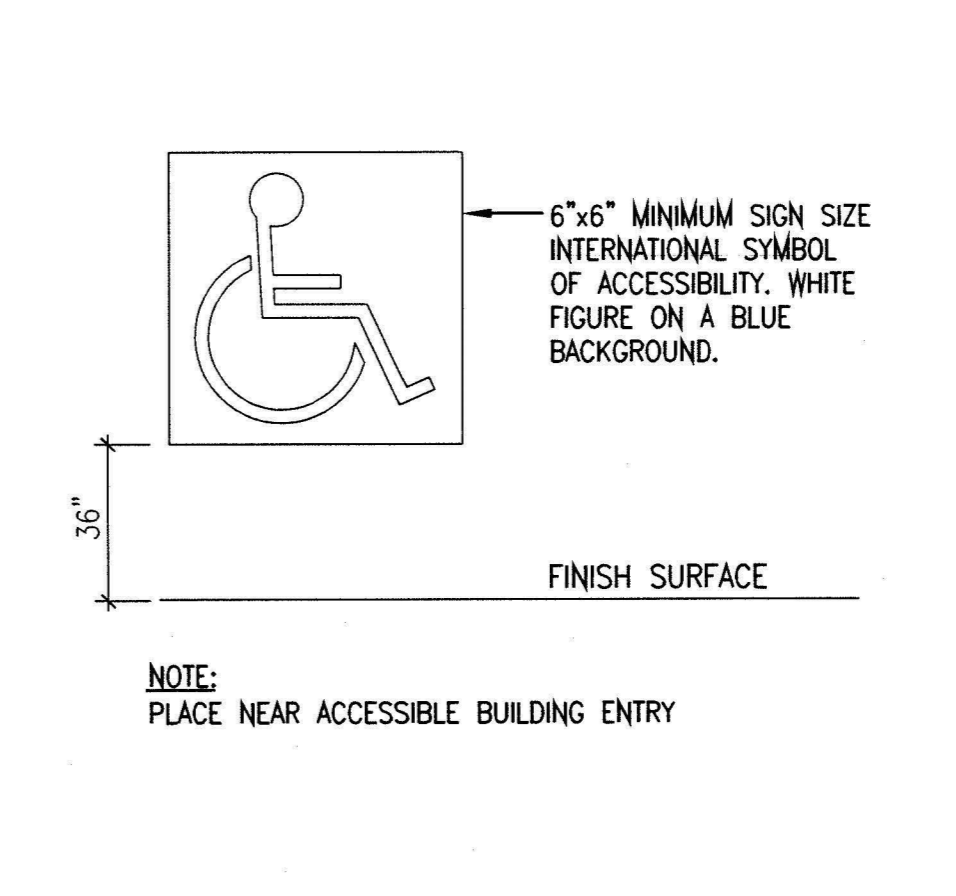
**2 (E) ACCESSIBLE PARKING STALLS, TYP.**  
SCALE: N.T.S.



**3 (E) ACCESSIBLE PAVEMENT SYMBOL**  
SCALE: N.T.S.



**4 (E) ACCESSIBLE PARKING SIGN**  
SCALE: N.T.S.



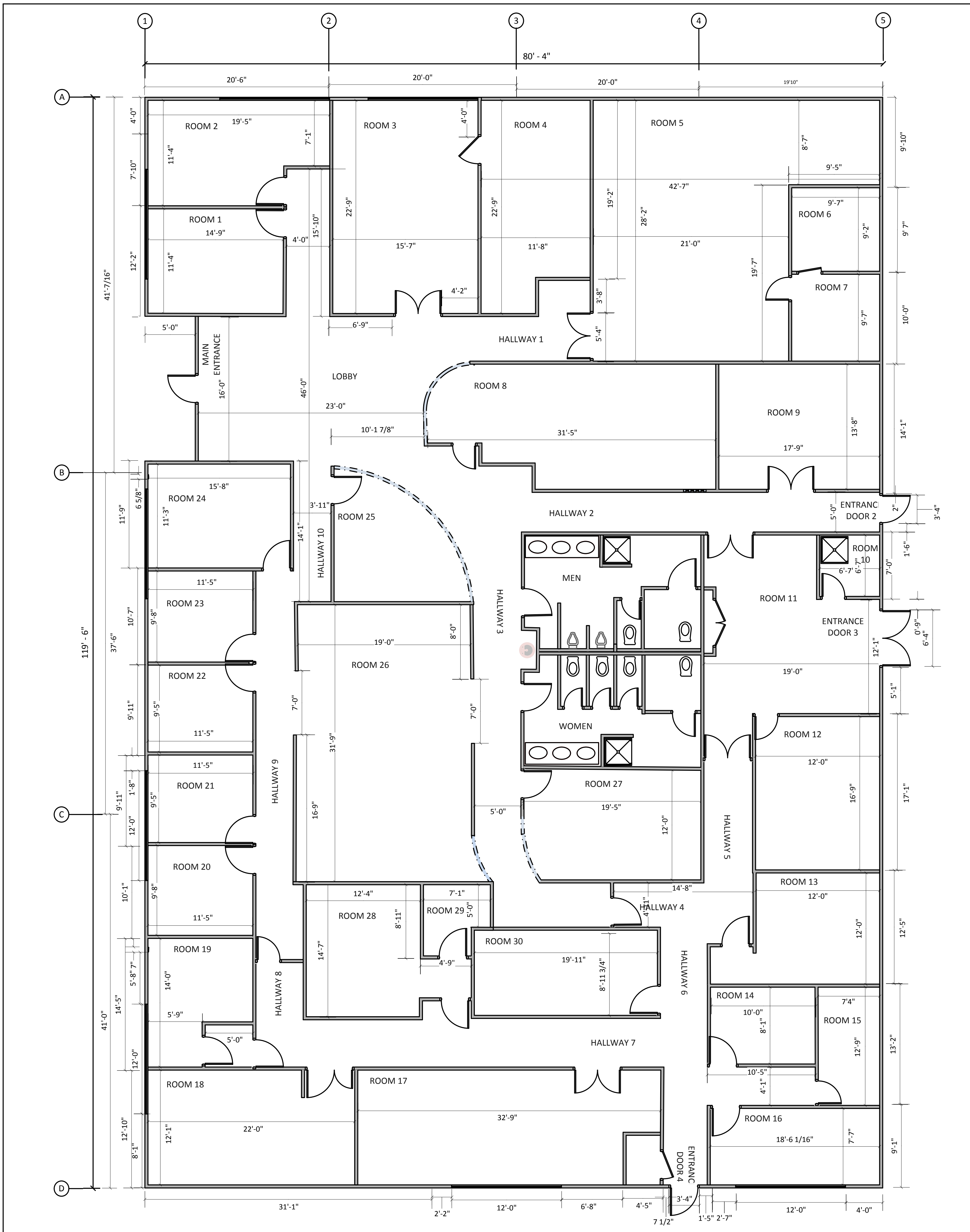
**5 (N) WALL ENTRY SYMBOL**  
SCALE: N.T.S.

**ACCESSIBILITY NOTES**

- ALL WALKWAYS AND SIDEWALKS SHALL BE:
  - MAINTAINED CONTINUOUSLY ACCESSIBLE
  - HAVE A MAXIMUM 1/2" CHANGE IN ADJACENT ELEVATION
  - BE A MINIMUM OF 48" WIDE
  - WHERE IT IS NECESSARY TO CHANGE ELEVATION SLOPES EXCEEDING 5% (1:20) SHALL HAVE RAMPS COMPLYING WITH UBC SECTION 1107.
- FOR EXISTING BUILDING INTERIOR, ALL TITLE-24 AND ADA REQUIREMENTS FOR ACCESSIBLE PATH OF TRAVEL WERE PREVIOUSLY PERMITTED UNDER A SEPARATE PERMIT.
- NO EXTERIOR BUILDING ADDITIONS ARE PROPOSED FOR THIS PROJECT.
- ALL BUILDING & SITE SIGNAGE MEETS CURRENT ADA & T-24 HANDICAP REQUIREMENTS.

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 DATE: 02/14/08  
 USER: 2000\2176\_Nop\Net\2176-BD.dwg





**ISLAMIC CENTER OF ZAHRA S.A**  
**1059 SERPNETINE LANE PLEASANTON CA 94588**

**BUILDING FLOOR PLAN**  
**EXISTING**

**DRAWN BY:** JAFAR MOHSIN

**DWG NO:**

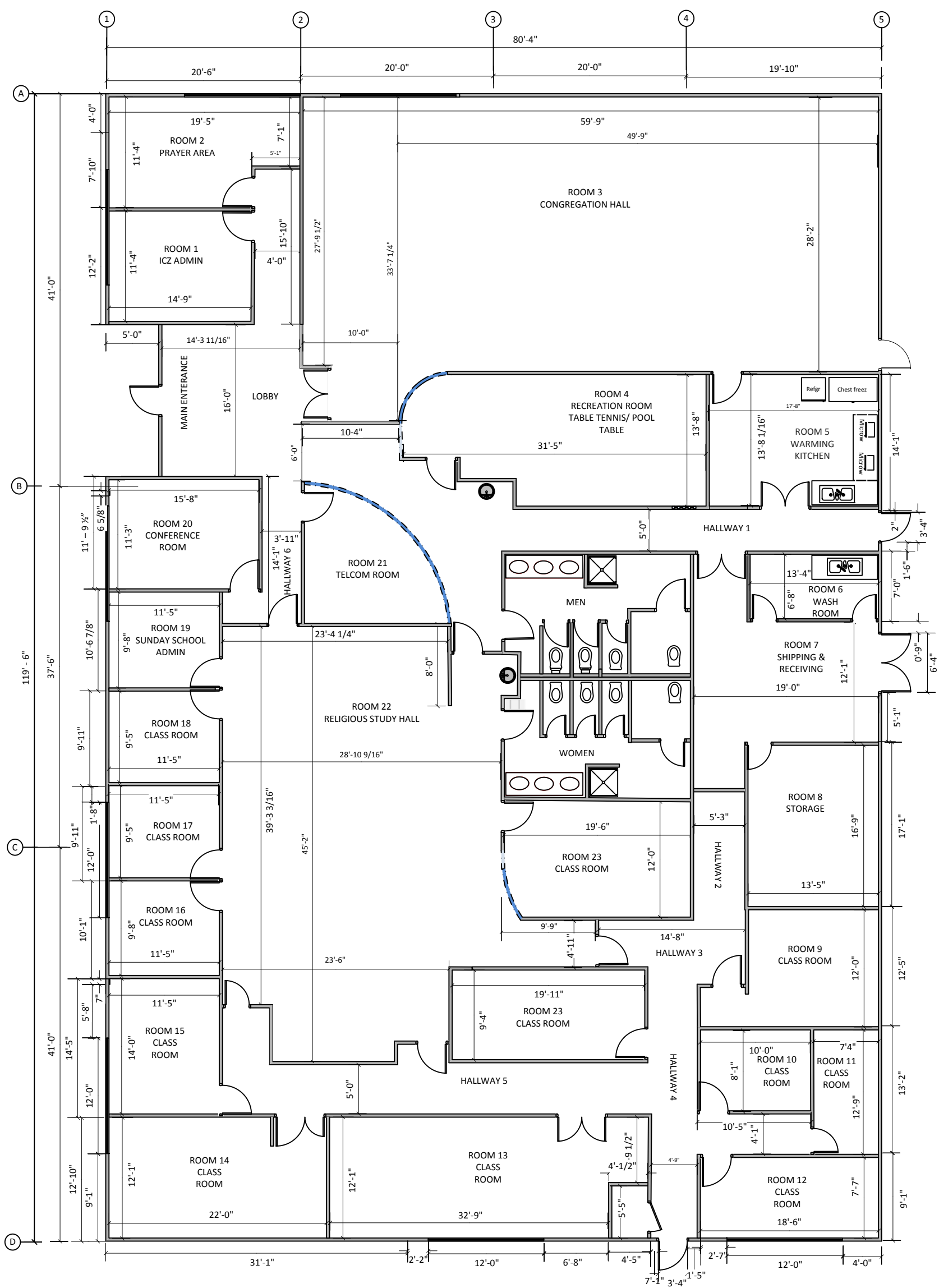
**DATE:** 25 JULY 2014

**1059-1**

**SCALE:** 0' 5' 10' 15'

rev: 0





**ISLAMIC CENTER OF ZAHRA S.A**  
**1059 SERPNETINE LANE PLEASANTON CA 94588**

**BUILDING FLOOR PLAN**  
**PROPOSED**

DRAWN BY: JAFAR MOHSIN

DATE: 4 AUG 2014

SCALE: 0" 5" 10" 15"

**1059 - 2**

REV 0