



3410 Cornerstone Court
Pleasanton, CA 94566
925.846.4436
www.CENTERPOINTEchurch.info

December 12, 2011

Mr. Brian Dolan
Director of Planning & Community Development
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566

RECEIVED
P11-953 CUP
CITY OF PLEASANTON
PLANNING DIRECTOR

RE: Conditional Use Modification Request

Dear Mr. Dolan,

Centerpointe Church graciously thanks you for your candid direction as we seek a modification to our existing Conditional Use Permit (dated November 11, 2004) to allow for the operation of a K-8 Christian Academy at our site. The purpose of this letter is to serve as the written narrative for the Conditional Use Permit Application modification.

Details of Use:

The Conditional Use modification we are seeking is to operate a K-8 Christian Academy on our existing Centerpointe campus with a maximum of 207 students (approximately 23 students per class). The total number of Academy Staff Personnel would be 18, and this would be at project completion. It is our intention to phase this project over a period of time, likely starting with Kindergarten, First and Second Grade classes, followed by the addition of subsequent grades. Administrative and Teaching staff will also be phased, and will increase as additional grade-levels are brought on-line. The included Phasing Plan outlines our best estimation of the construction sequence for remaining buildings at our campus. As we indicated when obtaining our original Conditional Use Permit, and is still the same today, our decisions regarding future construction is predicated on membership expansion and funding resources. As economic factors can significantly impact our funding, our campus construction sequence may be altered, based on our ability to fund subsequent phases.

Materials and Equipment Used:

The materials and equipment will be consistent with the existing conditional use approved by the City of Pleasanton on November 11, 2004. The Academy will be located in the additional structure in Building C (as shown in "Phase 2" of the attached Site Phasing Plan). All building materials will be consistent with the two existing portions of Building C, and will be built to reflect the previously approved design review.

Hours of Operation:

Kindergarten classes shall be held from 9:00 a.m. to 3:00 p.m.
Elementary school classes shall be held from 9:20 a.m. to 3:20 p.m.

Effects on Traffic and Parking:

The proposed Academy would generate a maximum of 225 vehicle trips at a.m. peak hours (based on a 18 School Personnel and 207 Students), and it is highly likely this number would be less, as we would encourage carpooling and walking/biking to the campus. We have been studying existing traffic patterns at our site, and have conducted traffic counts for our existing Preschool Program. With this information, we have structured the Academy start times, in an effort to avoid the current peak Preschool traffic times, thus eliminating any potential congestion issues at our site and the intersections nearby. It is also important to note that vehicle trips created by the addition of a Christian Academy are not new vehicle trips within the City of Pleasanton; rather, they are a reallocation of trips to existing Pleasanton schools.

On June 21, 2002, the City of Pleasanton commissioned Dowling Associates, Inc. to conduct a Traffic Analysis for the Busch Property/Ponderosa Homes Project. This study analyzed the proposed uses at the Busch Property, to include residential homes (112 Single-family and 172 Senior Housing), a Church campus, and a 1,000-Student School Site. The combined total of peak a.m. trips to the property was estimated at 1,518 (1,160 of which were allocated to the 1,000-Student School). Per City guidelines, the intersections at Valley Avenue, Busch Road, and Ironwood Drive were designed and constructed to accommodate the projected traffic flow. As the 1,000-Student School has been replaced with a far less-intensive use, 110 Senior Homes, the projected traffic at the site has been reduced greatly, by over 1,000 fewer peak a.m. traffic trips per day. For this reason, we believe that the traffic impact on the surrounding area will be far less than what was planned for and approved in the original PUD.

The parking lot at the Centerpointe campus is completely constructed per the plans approved by the City of Pleasanton, and will easily accommodate the parking required for the proposed K-8 Academy, as well as all existing and future facilities/uses at the Centerpointe campus.

Effects on Urban Clean Water Runoff:

The effects on urban clean water runoff were previously considered as part of the Church's Conditional Use Permit, and there will be no changes from the plan previously approved by the City.

Conclusion:

We look forward to working with the City of Pleasanton as we complete this project, and to adding another superior quality school to Pleasanton's already impressive academic inventory. Should you require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

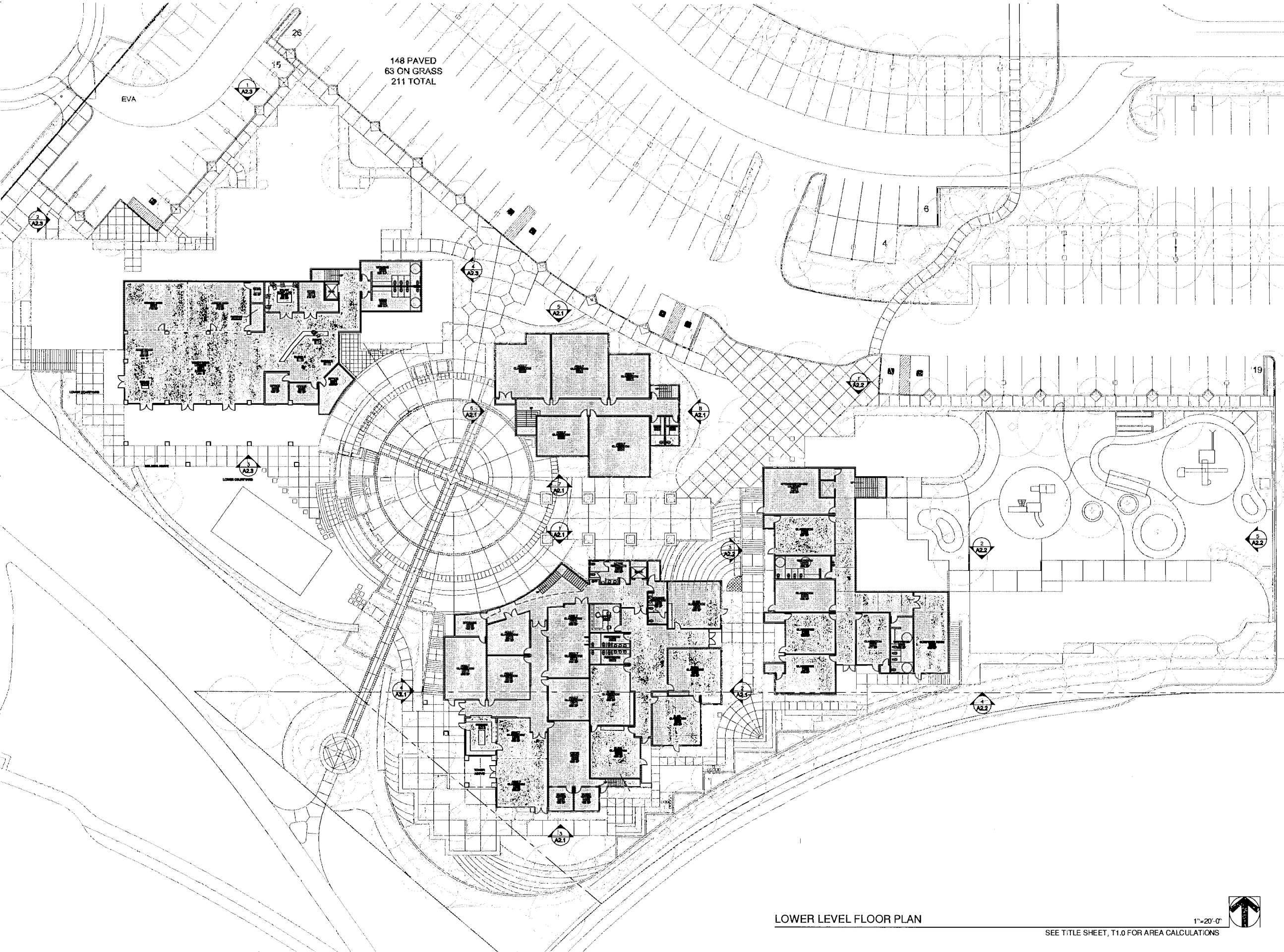


Rian Gamble
Centerpointe Presbyterian Church

Attachments:

Site Phasing Plan
Floor Plan Drawings
Conditional Use Modification Application
Check for \$150

© COPYRIGHT December 10, 2011 by DDM. All rights reserved. This drawing and design are provided by contract to the client and are not to be used for any other project without the written consent of the architect. All materials are provided by contract to the client and are not to be used for any other project without the written consent of the architect. All materials are provided by contract to the client and are not to be used for any other project without the written consent of the architect.



148 PAVED
63 ON GRASS
211 TOTAL

EVA

LOWER LEVEL FLOOR PLAN

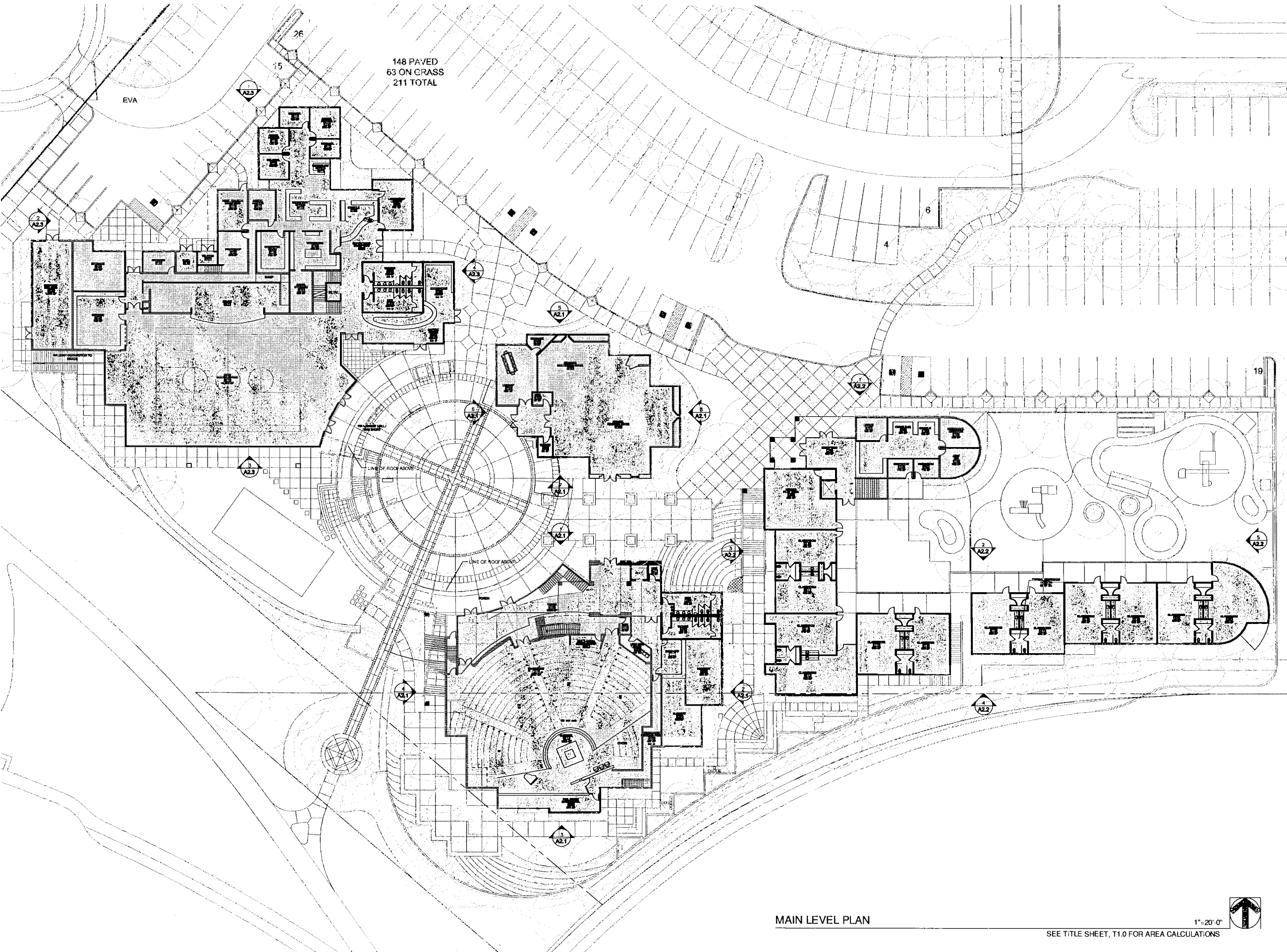
1"=20'-0"

SEE TITLE SHEET, T1.0 FOR AREA CALCULATIONS

Donkey + Associates Architects & Interiors
2150 West Washington, Suite 200
San Diego, California 92110
Tel: 619.492.9999
Fax: 619.492.9994
donkeya.com
Project: 1125
Revised Plotting Diagram: 28 Nov 2011



© COPYRIGHT December 02, 2011 10:02 AM Plotted by: las.donohue File Location: Q:\1\0\Projects\1125\Centerpointe Presbyterian Church\1125\Drawings & Details\2\501 Drawings\2\501 Main Level.dwg These drawings and design are provided by contract for copyright. All information herein contained herein and originating with Donohue Architects & Interiors, LP shall be the property of Donohue Architects & Interiors, LP.



148 PAVED
63 ON GRASS
211 TOTAL

EVA

LINE OF ROOF ABOVE

LINE OF ROOF ABOVE

MAIN LEVEL PLAN

1"=20'-0"

SEE TITLE SHEET, T1.0 FOR AREA CALCULATIONS

Donohue Architects & Interiors, LP
2150 West Washington, Suite 203
San Diego, California 92110
Tel: 619.492.9993
Fax: 619.492.9904
donohue@a.com
Project: 1125
Revised Plotting Diagram: 28 Nov 2011

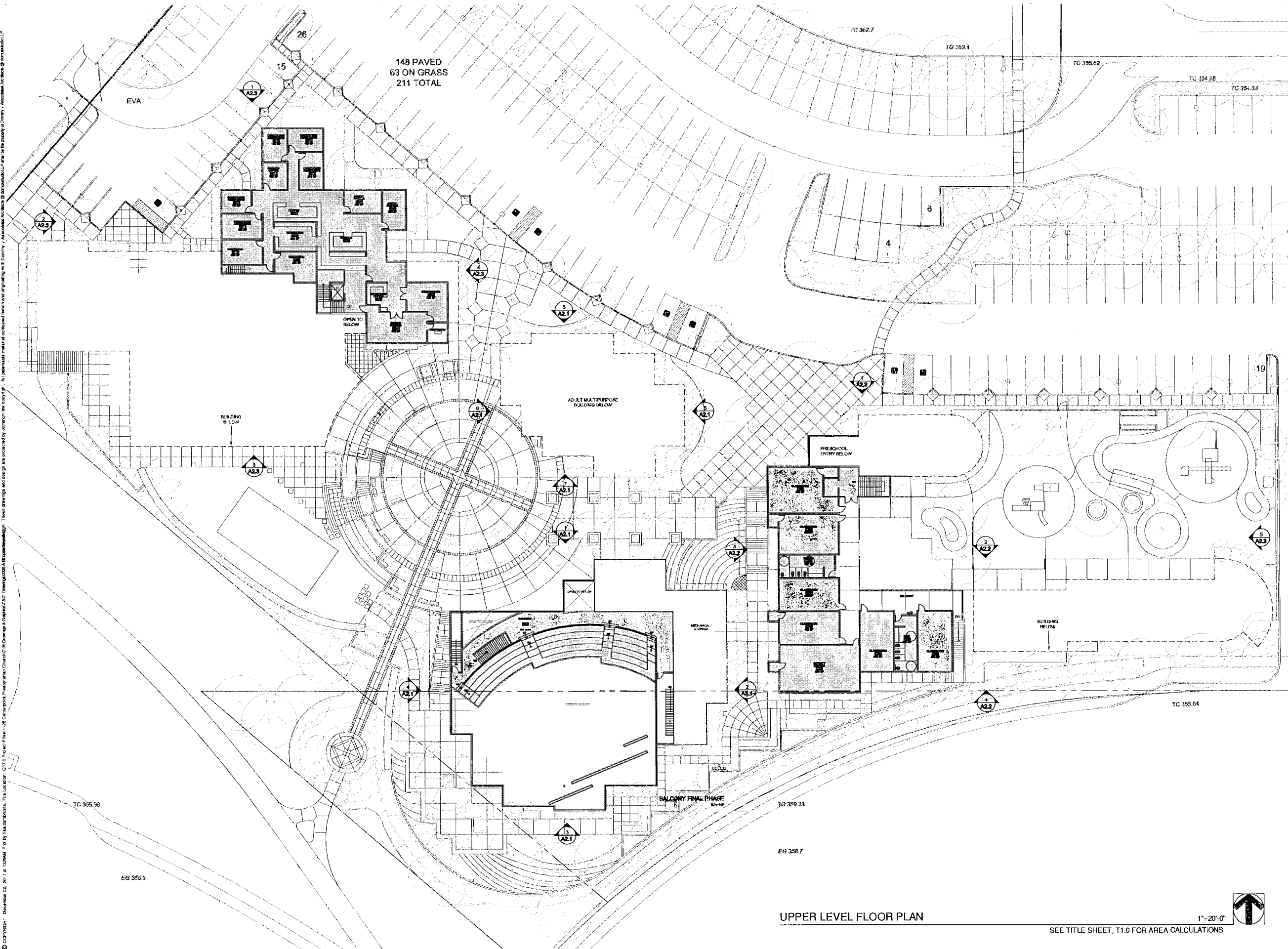


Centerpointe Presbyterian Church
Pleasanton, California

Main Level Plan

A 1.1

© COPYRIGHT December 02, 2011 by HKS, Inc. All rights reserved. This drawing and design are prepared by contract for the use of the City of San Diego. All materials, materials, methods, and designs are the property of HKS, Inc. and shall remain the property of HKS, Inc. All materials, materials, methods, and designs are the property of HKS, Inc. and shall remain the property of HKS, Inc.



148 PAVED
63 ON GRASS
211 TOTAL

EG 355.9

EG 358.7

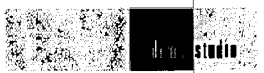
UPPER LEVEL FLOOR PLAN

1"=20'-0"

SEE TITLE SHEET, T1.0 FOR AREA CALCULATIONS



Shawby + Associates Architects @ dba.com
2150 West Washington, Suite 203
San Diego, California 92110
Tel: 619.492.9993
Fax: 619.492.9994
dba.com
Project: 1125
Revised Phasing Diagram: 28 Nov 2011



Upper Level Plan

Centerpointe Presbyterian Church
Pleasanton, California