



DAVID BABCOCK
& ASSOCIATES

**Chinese Church in Christ
5064 Franklin Drive Pleasanton, CA**

Project Narrative
February 2, 2012

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FEB 02 2012
CITY OF PLEASANTON
PLANNING DIVISION
P11-0981 (CUP)
PUD-80-16-14M

The following is a project narrative describing the proposed use of the existing building located at 5064 Franklin Drive, Pleasanton California.

The Chinese Church in Christ proposes to purchase and use the existing 26,072 square foot office building and make modifications to the interior of the structure for use as a church and gathering place for their parishioners.

Currently the Chinese Church in Christ utilizes the Four Points Sheraton in Pleasanton for Sunday services and the Evangelical Free Church also in Pleasanton for Friday Adult Bible Study and AWANA children's program. The current congregation totals approximately 130 people with the potential to grow to a maximum of approximately 500 to 600 people over the next 5-years. It is anticipated that only a portion of the entire parish will attend functions at the church at any one time.

Existing Site Information

The adjacent uses surrounding the project consist of commercial office and industrial uses that operate typically during normal business hours on the weekdays.

The 1.74 acre site is currently designated in the General Plan as Business Park (Industrial/Commercial and Office) and Zoned PUD I/C-O (Planned Unit Development Industrial/Commercial and Office). There are 104 existing parking spaces consisting of 47 standard parking spaces, 52 compact parking spaces, and 5 handicapped spaces. The project will require a Conditional Use Permit and PUD Minor Modification to allow for the proposed Church use. The PUD Minor Modification is proposed to cover the entire boundary of the existing PUD.

Exterior Modifications

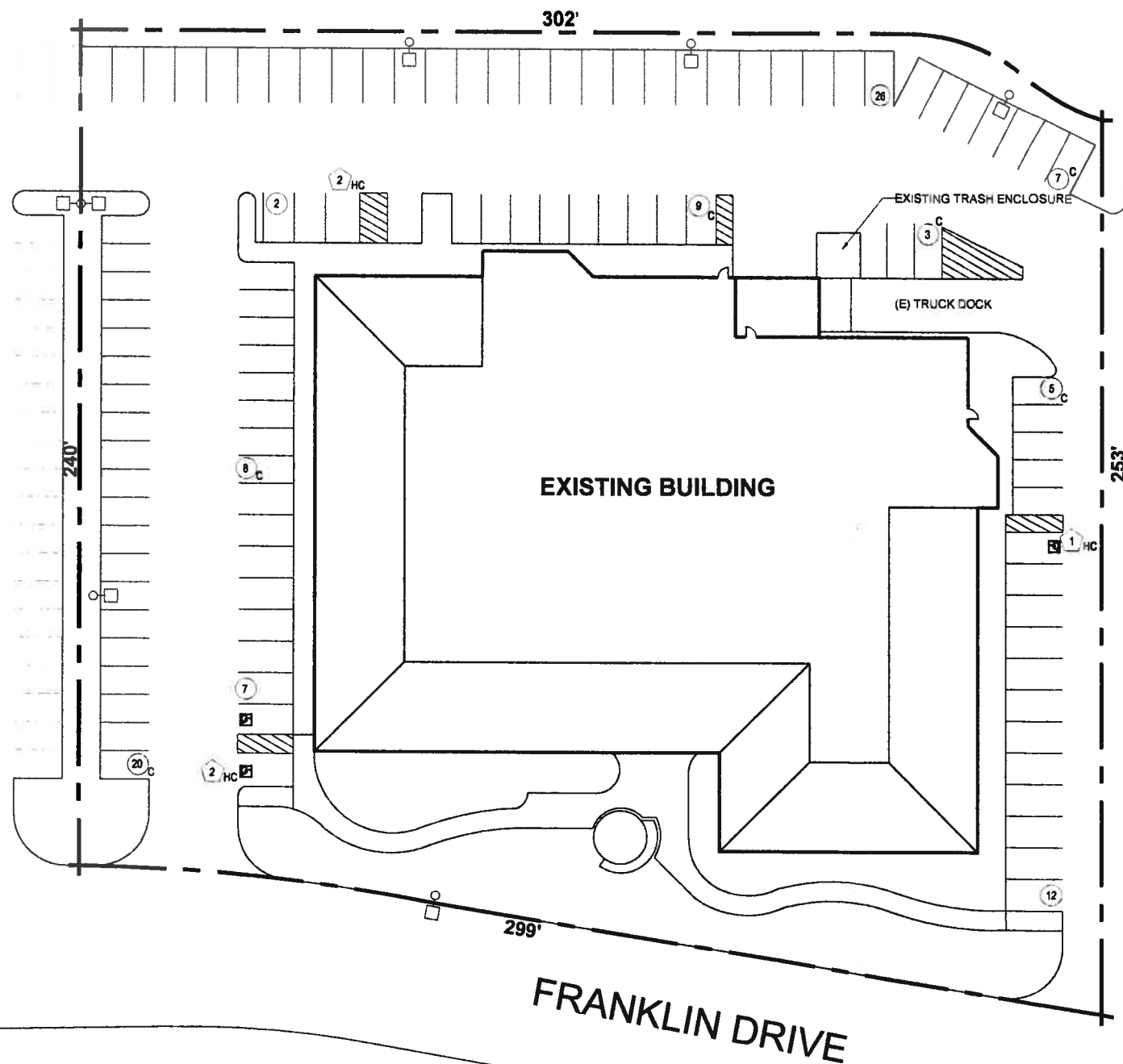
There are no modifications being made to the exterior of the existing building. Modifications may be required to upgrade the Handicapped ramps to current code requirements as required through the building permit process.

Parking

The sanctuary and the youth center may be used simultaneously and per the City of Pleasanton Municipal Code parking regulations for churches with non-fixed seating, would be required to be parked at 1 space per 60 square feet. The combined 6,124 square feet of space would require 102 parking spaces, which would be accommodated by the existing 104 spaces. The

**CHINESE CHURCH IN CHRIST PLEASANTON
APPLICATION FOR:
CONDITIONAL USE PERMIT
PUD MINOR MODIFICATION**

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P11-0981 (CUP)
EXHIBIT B
PUD-80-16-14M



SITE INFORMATION

5064 FRANKLIN DR.
PLEASANTON, CA 94588

EXISTING GEN. PLAN: BUSINESS PARK
(INDUSTRIAL/
COMMERCIAL-
OFFICE)
EXISTING ZONING: PUD I/C-O

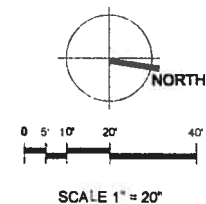
SITE DATA

LAND AREA:	76,056 SF
BUILDING AREA:	26,072 SF
COVERAGE:	34.23%
PARKING:	
STANDARD	47 STALLS
COMPACT	52 STALLS
H/C	5 STALLS
TOTAL	104 STALLS

PARKING RATIO: 1 PER 250

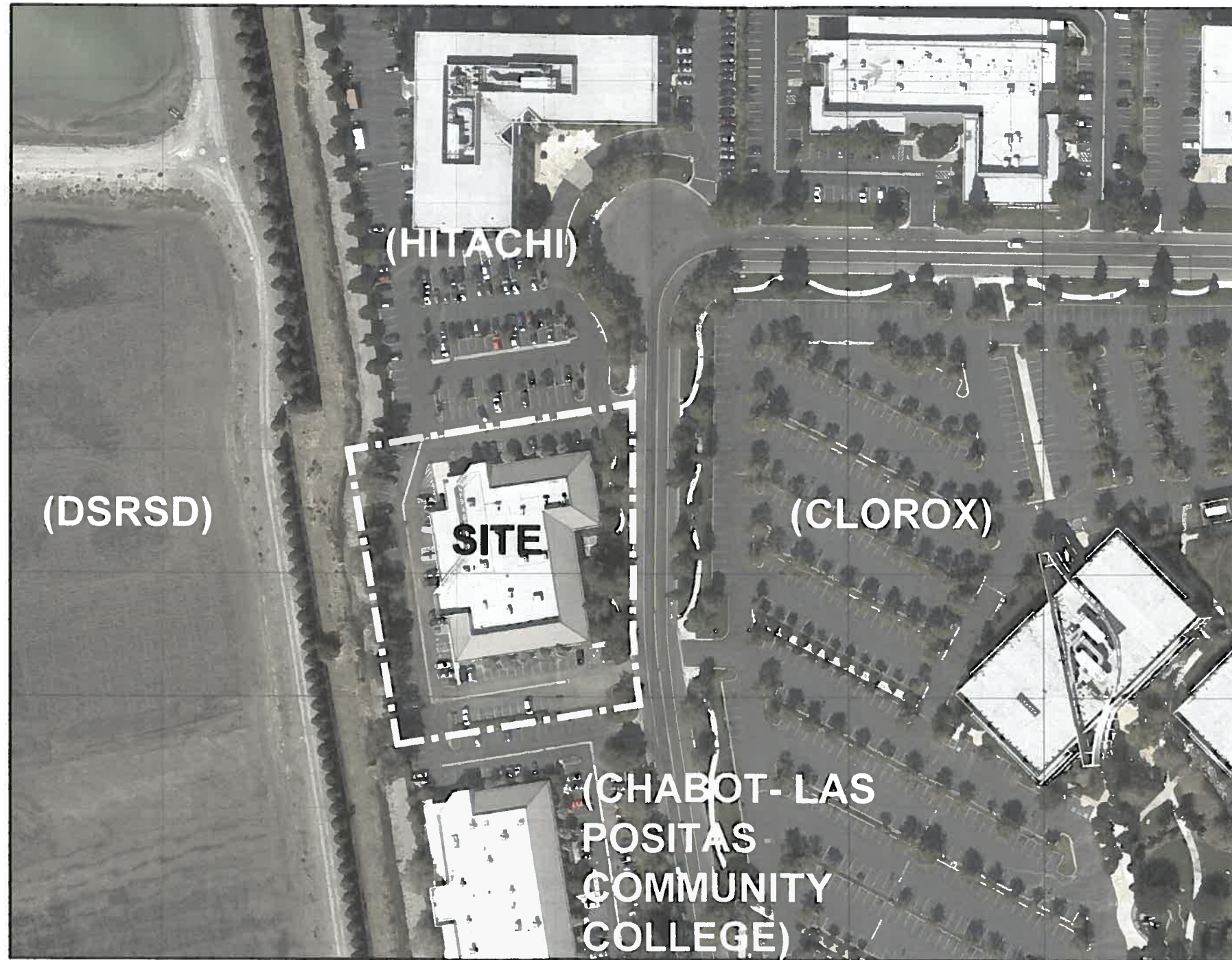
BUILDING INFORMATION
CONSTRUCTION TYPE: III-B

*THE FOLLOWING INFORMATION WAS BASED
ON INFORMATION BY DESIGN TECH
DRAWINGS FOR ADVANTAGE TENANT
IMPROVEMENT.

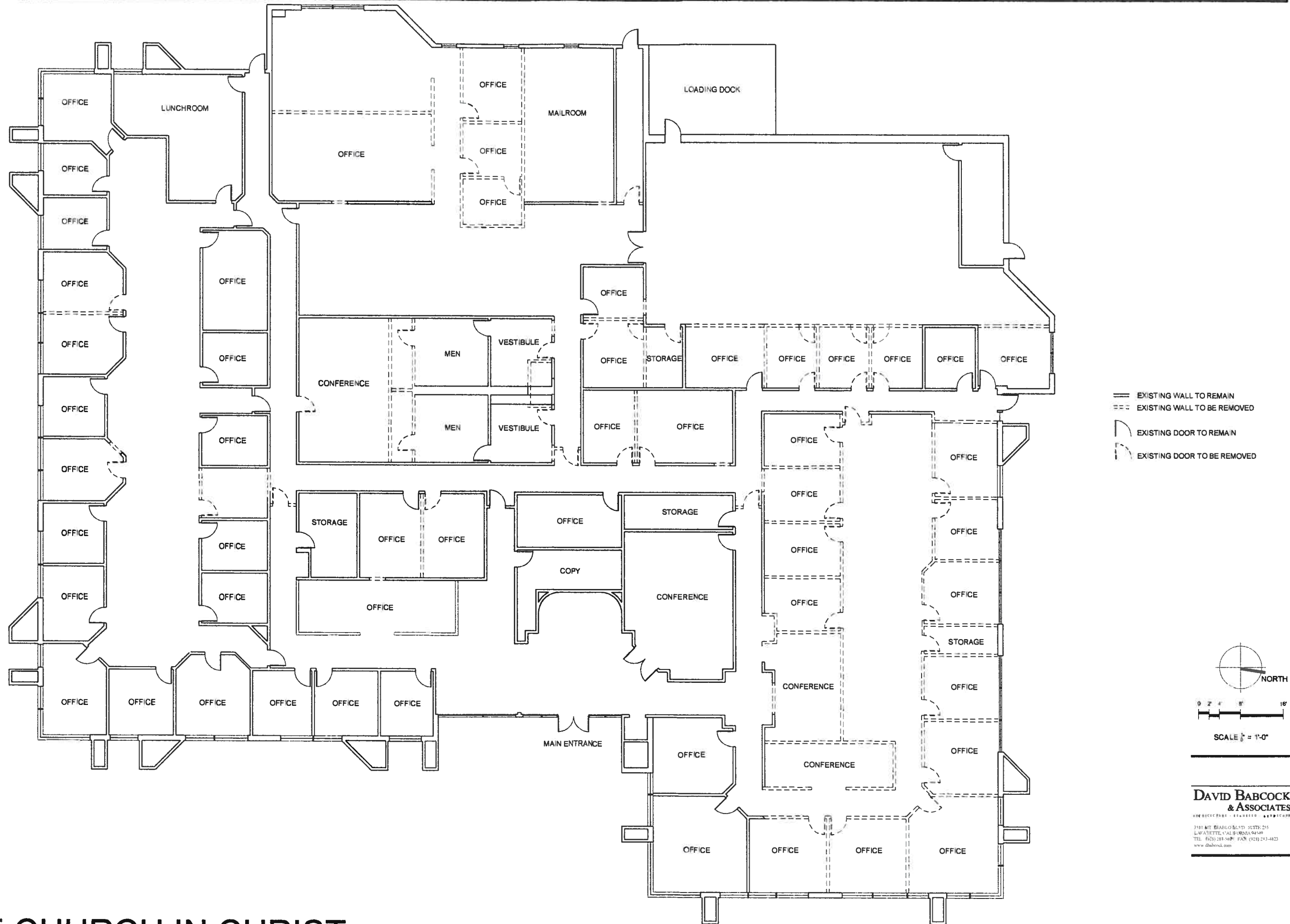


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CHINESE CHURCH IN CHRIST

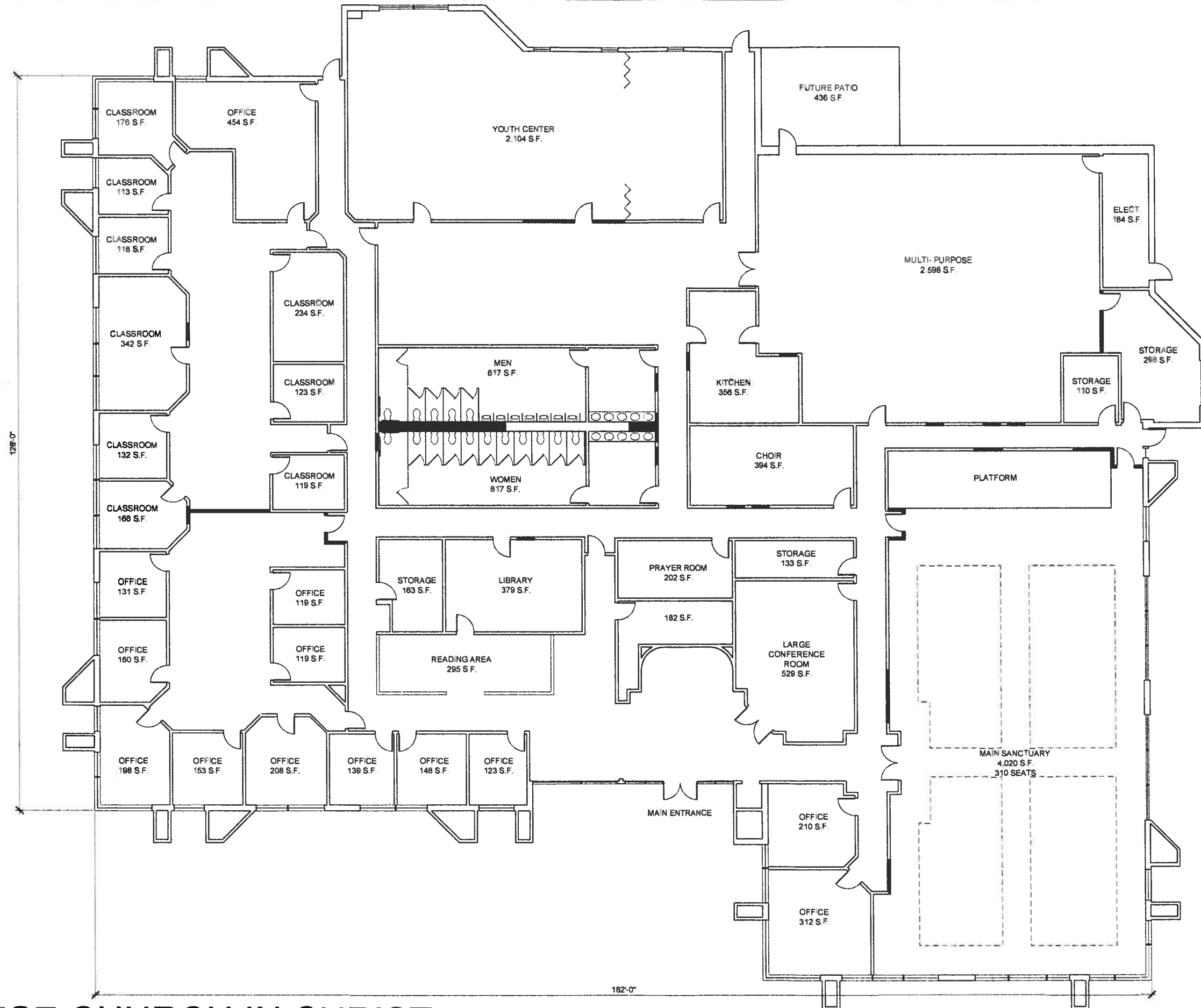
5064 FRANKLIN DRIVE, PLEASANTON CA

PRELIMINARY DEMOLITION PLAN

DECEMBER 16, 2011

A-3

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CHINESE CHURCH IN CHRIST

PRELIMINARY FLOOR PLAN

A-4

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remaining uses within the facility include administrative offices which are required to be parked at 1 space per 300 square feet and require 18 parking spaces. The classrooms would require 1 space for each employee and 1 space for each four students. There are 10 classrooms with approximately 10 students in each classroom along with 1 employee for each classroom and 1 administrator would require 36 parking spaces. The multi-purpose room would be required to be parked at 1 space per 60 square feet for a total of 41 spaces. If all of the offices, class rooms and multi-purpose facilities were used simultaneously, not including the use of sanctuary and youth center, it would require 95 spaces which again can be accommodated by existing on-site parking.

There is also an existing reciprocal parking agreement with the parcel to the north. There are approximately 244 additional parking located on the Hitachi site which is available through this agreement. With the on-site parking for the Chinese Church at 104 spaces, and 244 parking spaces as allowed by the reciprocal parking agreement, this could allow for a maximum total of 349 parking spaces for use by the church. There are no reciprocal parking agreements with the property to the south.

The typical hours and days of operation for the Hitachi building located to the North, and the college facility to the south are from 8am to 5pm, Monday through Friday. The largest functions for the church are Friday nights from 8 to 10pm, Saturdays from 9am to 2pm and from 6 to 10pm, and Sundays from 11am to 2pm. These functions for the church use are off peak from the Hitachi and college uses and would not be in conflict with the typical hours and days of operation with these uses. This would allow for a majority of the parking as outlined above for use by the church.

Car pooling to the facility is expected since the parish is comprised of families. We anticipate that approximately 20% of car pools will include 2 or less occupants, 40% will include 3 occupants, and 40% will include 4 or more occupants.

Building Reuse

The reuse of the building will include a 4,020 square foot sanctuary for approximately 310 seats; 3,100 square feet for classrooms, 4,702 square feet for a youth center and multi purpose area, 5,300 square feet for administrative offices, and 3,800 square feet for kitchen, storage, and restroom facilities. The remaining building square footage consists of circulation space and hallways. An increase in the size of bathroom facilities is also proposed as required by code.

The classrooms will typically be used for bible teaching for adults and youth, story telling and an AWANA teaching program for children. There will be no day care, after school care, or school uses except those as part of normal Friday and Sunday activities. Childcare for young children and infants will be provided when needed during Sunday worship services and special events. Parents are expected to be on-site when children are present and there will not be any use requiring a childcare license.

The youth Center will be used for bible teaching, singing, and group discussion for young adults between 12 and 18 years of age.

The offices will be used by administrative staff typical for conducting the business functions for the church.

Music and singing will be included as a normal activity during Friday night meetings, children's programs, and Sunday morning worship and special events. During the Sunday worship services there will be singing accompanied by Piano. There may be times when musical ensembles consisting of a keyboard, guitar, flute, violin, and/or drum set may occur. A public address system may be utilized by the pastor. Events at the Chinese Church will not include a DJ, only regular music that is typically associated with a church.

There will be amplification which will conform to the code requirement of no noise level in excess of seventy-five (75) dBA at any point outside of the subject property. No loud noises would occur during the congregation gathering or activities. Doors will be closed to reduce the noise level heard from outside, and the existing windows are inoperable.

Presented below is the typical number of parishioners and days and time of use of the facility. Special events or special occasions will be limited to weekends or holidays.

Day(s)	Event	Timing	No. of People (future Target)	No. of People (Currently)	Music and Singing
Sunday	Worship	9 am – 11 am	310	100	Yes
	Children Church	9 am – 11 am	140	40	Yes
	Bible School Program	11 am – 2 pm	400	120	No
Monday					
	Office	9 am – 5 pm	8	1	No
Tuesday	Bible study	9 am – 1 pm	50	0	No
	Office	8 am – 5 pm	8	1	No
Wednesday					
	Office	9 am – 5 pm	8	1	No
	Prayer Meeting	6 pm – 10 pm	40	20	No
Thursday	Bible Study	9 am – 1 pm	50	15	No
	Office	9 am – 5 pm	8	1	No
Friday	Office	9 am – 5 pm	8	1	No
	Adult Fellowship Meeting	8 pm – 10 pm	120	50	Yes
	Children AWANA	8 pm – 10 pm	150	60	No
	Youth Meeting	8 pm – 10 pm	70	30	Yes

Saturday	Weddings, memorials, holiday events, bible conferences, and other programs	9 am – 2 pm 6 pm – 10 pm	400	N/A	Yes
	Staff & Prayer meeting	2 pm – 6 pm	30	N/A	No