

**Project Narrative
Bread of Life Christian Church
Conditional Use Permit**

Date: Aug 11th, 2010

To:
City of Pleasanton
Community Development Department
Planning Division
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, CA 94566-0802

From :
Simon Lin
Project Architect
Eleven Ten Architect & Associates
223 Sycamore St, San Carlos, CA 94070

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AUG 12 2010
CITY OF PLEASANTON
PLANNING DIVISION
PCWP-274
EXHIBIT B

Dear Planning Staff,

The following is a narrative of the proposed use for
6678 Owens Drive, Suite 102, Pleasanton, CA

A church to operate in the existing 6,305 square-foot commercial tenant space. The main assembly area is approximately 1825 square foot. The total seating capacity is around 150 people between one sanctuary and two classrooms. However, since the adult classroom is not usually used simultaneously with the Sanctuary, the regular seating is around 127.

Current congregation size is about 70 people, with a potential to grow to about 150 people in the next 5 years. Operating hours varies on different days of the week. Regular full operation only takes place on Sundays, between 9 am and 1pm. During the regular business hours of the week, the usage load is considerably lighter, and is limited to approximately 10~30 people at any given time. Currently, there is only one fulltime employee.

The following is the proposed usage schedule:

Monday—Friday 9:00am--5:00pm As church office--10 people, usually only pastor (1 car).

Wednesday 9:00am--12:00pm Prayer meeting--10 people (5 cars).

Wed end of each month 7:30--9:30pm Prayer meeting--10 people (5 cars).

Friday 8:00pm--10:30pm Bible study group--30 people (12 cars).

Saturday 10:00am--4:00pm Weddings approximately (2) times a year
--150 people at maximum (67 cars)

Saturday 6:00pm--10:00pm Special holidays (Good Friday, Hallelujah Party,
Christmas Eve etc.) --150 people at maximum (67 cars)

Sunday 9:00am--1:00pm Worship----150 people at maximum (67 cars)

The proposed location is between one existing office space and one existing light industrial space, both of which only operate during the regular business hours. Therefore, the proposed use will not be detrimental to the surrounding area, in such regards as noise, traffic, and parking.

Per the Pleasanton Municipal Code, churches need to provide one parking space for every six (6) fixed seats or one space for each sixty square feet of floor area.

Based on seating (127), Bread of Life church will need 22 parking spaces, and based on area, (excluding service and lobby area), 67 parking spaces.

There are 84 parking spaces provided on site. Out of the 84 parking spaces, 22 spaces are designated for "Bread of Life" church from Monday through Friday, from 7am to 6pm. On evenings and weekends, 60 out of 84 parking spaces are designated as priority parking for Bread of Life Church. Since existing adjacent tenant spaces are commercial and light industrial spaces that only operate during the week, and the proposed church only requires the full parking capacity on Sundays, there will also be no conflicts in regards to parking.

Sincerely



08.11.10

Simon Lin
Project Architect
Eleven Ten Architect & Associates

Tri-Valley Bread of Life Christian Church

Conditional Use Permit Application

ELEVEN TEN
Architect & Associates

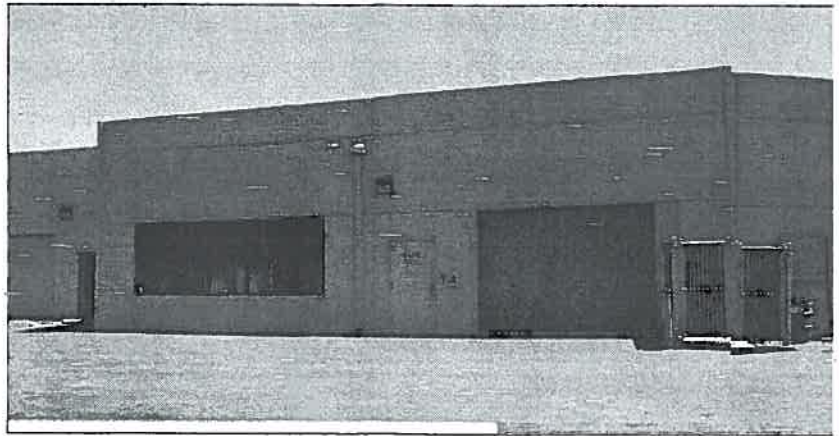
223 SYCAMORE ST
SAN CARLOS, CA 94070
Tel. (408) 505-3805
contact@1110architect.com

PARKING SUMMARY	PROJECT DATA	PROPOSED USE NARRATIVE	VICINITY MAP
<p>PARKING DESIGNATED FOR "BREAD OF LIFE" MONDAY THROUGH FRIDAY, 7AM TO 6PM: 22 EVENINGS AND WEEKENDS: 60</p> <p>EXISTING TOAL PARKING ON SITE: 84 STALLS (INCLUDING 4 ACCESSIBLE PARKING STALLS)</p> <p>PARKING REQUIRED BASED ON SEATING: 127/6 = 21.1</p> <p>PARKING REQUIRED BASED ON AREA: 3,985 /60 = 66.4 (EXCLUDING SERVICE AND LOBBY AREA)</p> <p>TOTAL PARKING REQUIRED ON SUNDAYS: 67 STALLS</p>	<p>LOT SIZE: APPROX. 1.71 ACRE</p> <p>PROJECT AREA: APPROX. 6,305 SF</p> <p>EXISTING USE: VACANT</p> <p>PROPOSED USE: CHURCH</p> <p>CURRENT ZONING: PUD - 1/C-D</p>	<p>A CHURCH TO OPERATE IN THE EXISTING 6,305 SQUARE-FOOT COMMERCIAL TENANT SPACE. THE MAIN ASSEMBLY AREA IS APPROXIMATELY 1825 SQUARE FOOT. THE TOTAL SEATING CAPACITY IS AROUND 150 PEOPLE BETWEEN ONE SANCTUARY AND TWO CLASSROOMS. CURRENT CONGREGATION SIZE IS ABOUT 70 PEOPLE, WITH A POTENTIAL TO GROW TO ABOUT 150 PEOPLE IN THE NEXT 5 YEARS. OPERATING HOURS VARIES ON DIFFERENT DAYS OF THE WEEK. REGULAR FULL OPERATION ONLY TAKES PLACE ON SUNDAYS, BETWEEN 9 AM AND 1PM. DURING THE REGULAR BUSINESS HOURS OF THE WEEK, THE USAGE LOAD IS CONSIDERABLY LIGHTER, AND IS LIMITED TO APPROXIMATELY 10-30 PEOPLE AT ANY GIVEN TIME. CURRENTLY, THERE IS ONLY ONE FULLTIME EMPLOYEE. THE PROPOSED LOCATION IS BETWEEN ONE EXISTING OFFICE SPACE AND ONE EXISTING LIGHT INDUSTRIAL SPACE, BOTH OF WHICH ONLY OPERATE DURING THE REGULAR BUSINESS HOURS. THEREFORE, THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING AREA, IN SUCH REGARDS AS NOISE, TRAFFIC, AND PARKING. PER THE PLEASANTON MUNICIPAL CODE, CHURCHES NEED TO PROVIDE ONE PARKING SPACE FOR EVERY SIX (6) FIXED SEATS OR ONE SPACE FOR EACH SIXTY SQUARE FEET OF FLOOR AREA. BASED ON SEATING, BREAD OF LIFE CHURCH WILL NEED 22 PARKING SPACES, AND BASED ON AREA, (EXCLUDING SERVICE AND LOBBY AREA), 67 PARKING SPACES. SINCE EXISTING ADJACENT TENANT SPACES ARE COMMERCIAL AND LIGHT INDUSTRIAL SPACES THAT OPERATE ONLY DURING THE REGULAR BUSINESS HOURS OF THE WEEK, AND THE PROPOSED CHURCH ONLY REQUIRES THE FULL PARKING CAPACITY ON SUNDAYS, THERE WILL ALSO BE NO CONFLICTS IN REGARDS TO PARKING.</p>	

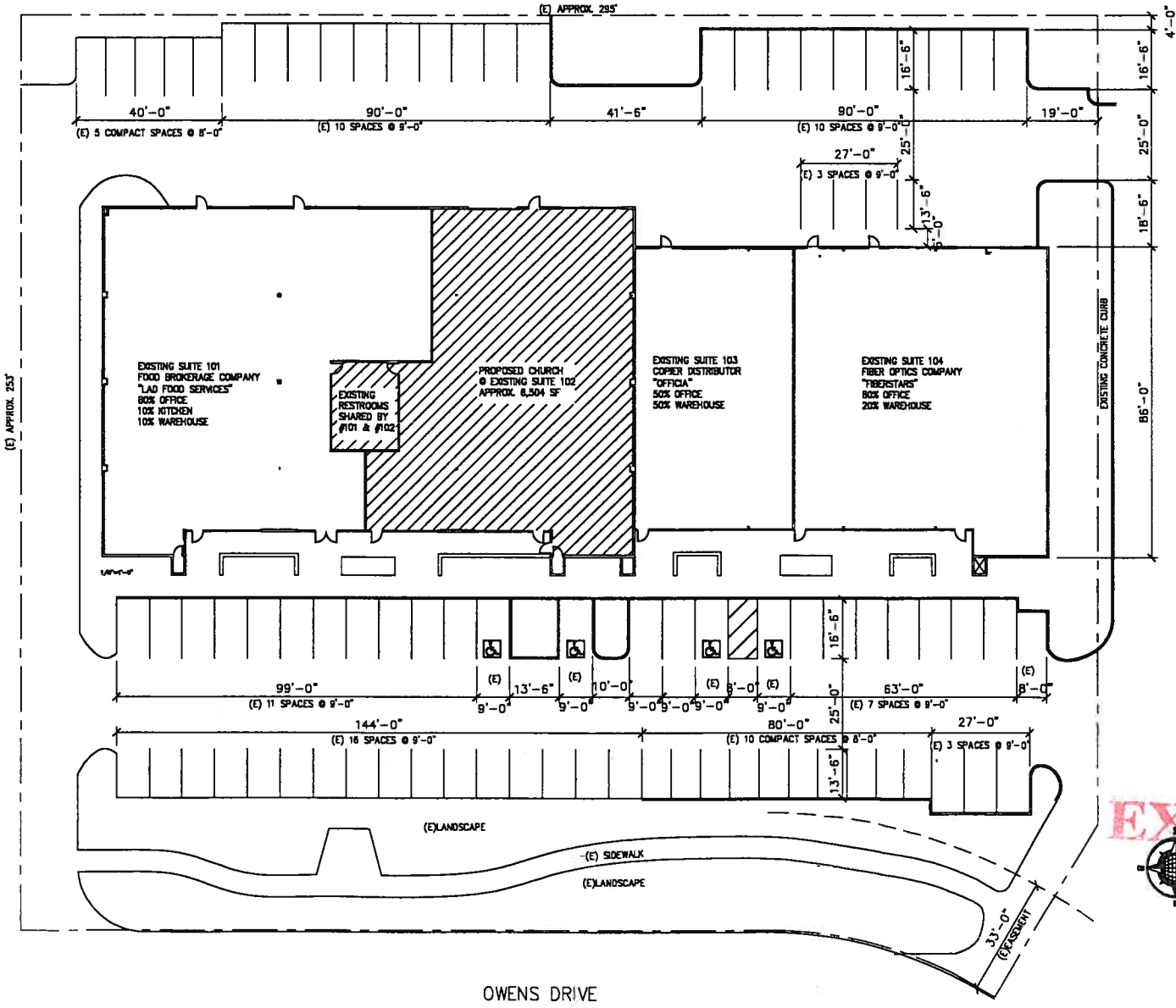
STAMP



2. EXISTING PHOTO (FRONT)



3. EXISTING PHOTO (REAR)



1. SITE PLAN 1" = 20'

Tri-Valley Bread of Life Christian Church
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6678 Owens Drive, # 102, Pleasanton, CA

SHEET REVISIONS
1-PLANNING 08.11.2010

RECEIVED

2010

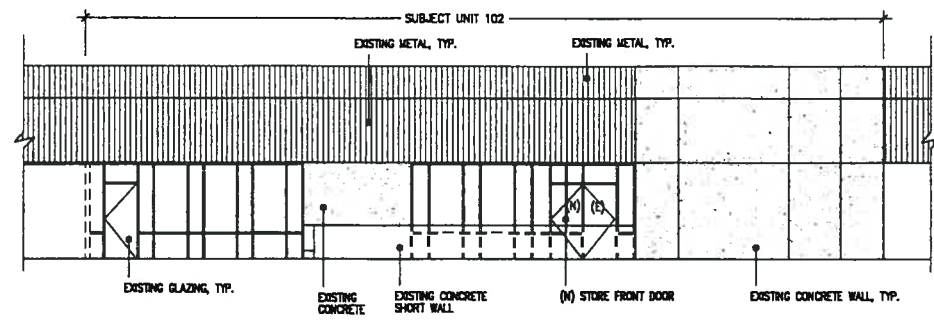
CITY OF PLEASANTON
PLANNING DIVISION

PCUP-274

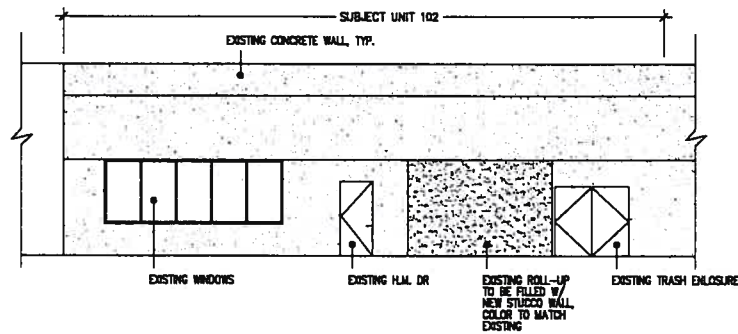
EXHIBIT B
Sheet Title:
COVER SHEET
SITE PLAN

DATE: June 26, 2010
SCALE: AS SHOWN
SHEET NO.

A0



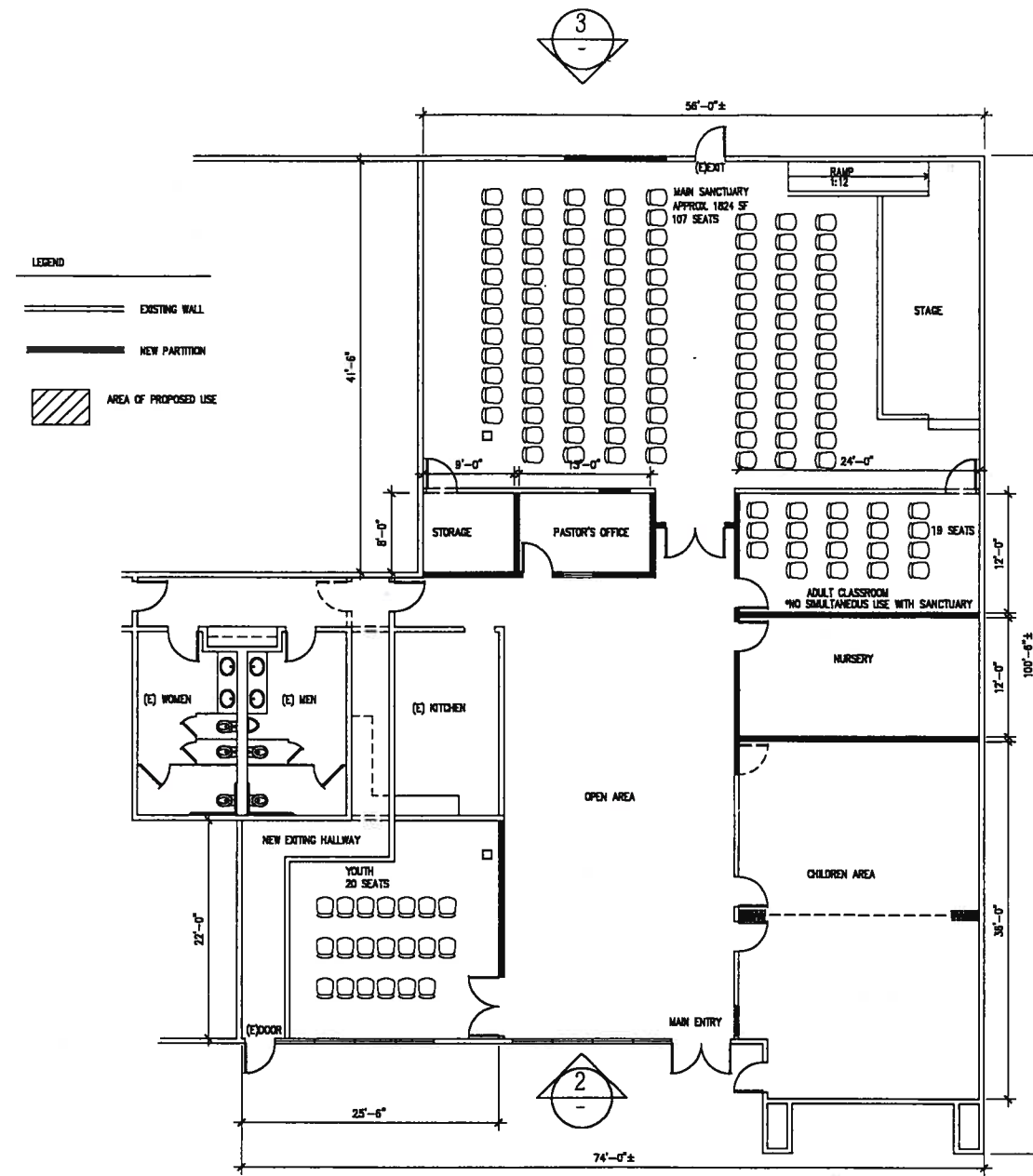
2. PROPOSED FRONT ELEVATION 1/8" = 1'-0"



3. PROPOSED REAR ELEVATION 1/8" = 1'-0"

SPACE NAME	APPROXIMATE SQUARE FOOTAGE	
MAIN SANCTURAY	1,900	SF
ADULT CLASSROOM	320	SF
NURSERY	320	SF
CHILDREN AREA	880	SF
YOUTH CLASSROOM	450	SF
PASTOR OFFICE	115	SF
STORAGE	80	SF
RESTROOMS	420	SF
HALLWAY	380	SF
KITCHEN / BREAK ROOM	220	SF
OPEN AREA	1,220	SF
TOTAL	6,305	SF

4. SQUARE FOOTAGE SUMMARY



1. PROPOSED FLOOR PLAN 1/8" = 1'-0"

* ALL DOORS AND WINDOW ARE TO BE CLOSE DURING OPERATION HOURS, FOR NOISE CONTROL PURPOSE

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STAMP



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SHEET REVISIONS
1. PLANNING 08.11.2010

Sheet Title:
**FLOOR PLAN
ELEVATIONS**

DATE: June 26, 2010
SCALE: AS SHOWN
SHEET NO.

A1