

**Planning Commission
Staff Report**

August 22, 2012
Item 6.a.

- SUBJECT:** PUD-80-01-12M/P12-0841
- APPLICANT:** Tri-Valley Chinese Bible Church
- PROPERTY OWNER:** Tri-Valley Chinese Bible Church
- PURPOSE:** Application for a Major Modification to the Planned Unit Development for the Valley Business Park to allow State-registered schools with approval of a Conditional Use Permit in the Valley Business Park (PUD-80-01-12M) and a Conditional Use Permit to operate a State-registered Heritage School for Kindergarten through 5th grade students within the existing building at the Tri-Valley Chinese Bible Church (P12-0841).
- GENERAL PLAN:** General and Limited Industrial
- ZONING:** PUD-I (Planned Unit Development – Industrial) District
- LOCATION:** 1055 Serpentine Lane
- EXHIBITS:**
- A. Draft Conditions of Approval for P12-0841
 - B. Written Narrative and Activities Schedule, Site Plan, and Floor Plan
 - C. Emails from the Valley Business Park approving the Heritage School and regarding the PUD Minor Modification
 - D. Emails received in support of the Heritage School
 - E. Email received in opposition of the Heritage School
 - F. Sections 33195 and 44237 of the California Education Code
 - G. Ordinance No. 928
 - H. Location and Notification Map
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BACKGROUND

Valley Business Park was approved under Ordinance No. 928 by the City Council on March 11, 1980. The Valley Business Park and is zoned PUD-I (Planned Unit Development-Industrial) District. The Business Park contains a variety of industrial uses including manufacturing, office, and assembly as well as non-manufacturing uses including music lessons, tutoring, and daycare.

The Tri-Valley Bible Church currently operates in the building located at 1055 Serpentine Lane in the Valley Business Park. A Conditional Use Permit was approved by the Planning Commission on June 23, 1993 to operate a church at this location (UP-93-25). The Church operates seven days a week, with Church services occurring on Sundays. Group meetings are held in the building at various times during the week.

On June 19, 2012, the Tri-Valley Chinese Bible Church submitted an application for a PUD Minor Modification to PUD-80-01 to allow State-registered Heritage Schools to operate in Valley Business Park with an approved Conditional Use Permit. The applicant also applied for a Conditional Use Permit to allow a State-registered Heritage School at 1055 Serpentine Lane.

PUD Modification

On July 13, 2012, the Planning Division sent a notice to all property owners in Valley Business Park and within a 1,000-foot radius of the Business Park regarding the PUD Modification. The notice indicated that the City had received an application requesting approval of a PUD Minor Modification to amend the list of allowed uses in the Valley Business Park to include State-registered Heritage Schools as a conditionally permitted use.

After the notice was sent, the City received a phone call from a property owner located within the Valley Business Park indicating that he had concerns regarding the proposed modification. Specifically, the property owner was concerned with modifying the list of uses to include uses which are not industrial in nature. The property owner was also concerned with safety of the children in an area which has manufacturing and other industrial uses. Other concerns noted by the property owner were parking and circulation impacts.

Because the City received a phone call indicating that there were concerns regarding the PUD amendment, this application will be processed as a Major Modification to the PUD and will be reviewed by both the Planning Commission and City Council with consideration for approval by the City Council.

Conditional Use Permit (Heritage School)

The Tri-Valley Chinese Bible Church has proposed to expand its operations to include a Heritage School, with a maximum of 60 students, from Kindergarten through 5th Grade.

Section 33195.4 of the California Education Code (CEC) defines a "Heritage School" as a school that serves children who are at least (4) years and nine (9) months of age and no older than 18 years of age, and who also attend a public or private full-time day school, and does all of the following:

- (a) Specifies regular hours of operation.
- (b) Offers education or academic tutoring, or both, in a foreign language.
- (c) Offers education on the culture, traditions, or history of a country other than the United States.
- (d) Offers culturally enriching activities, including, but not limited to, art, dancing, games, or singing, based on the culture or customs of a country other than the United States.
- (e) Maintains membership in a state or national cultural or language association.
- (f) Complies with relevant local government regulations, where applicable.
- (g) Does not operate out of a residential home.
- (h) Complies with the requirements of Education Code Section 33195 and maintains in its possession a copy of the registration form electronically filed with the Superintendent. The Heritage School shall make this form available upon request, including to the State Department of Social Services, to verify exemption from child care licensure.

CEC Section 33195.6.(e) states that a Heritage School, as defined in CEC Section 33195.4, above, shall not be subject to licensure by the State Department of Social Services as a child day care center pursuant to Chapter 3.4 (commencing with Section 1596.70) or Chapter 3.5 (commencing with Section 1596.90) of Division 2 of the Health and Safety Code. CEC Sections 33195.2 and 44237 require criminal background checks for persons associated with the school or who have contact with pupils.¹

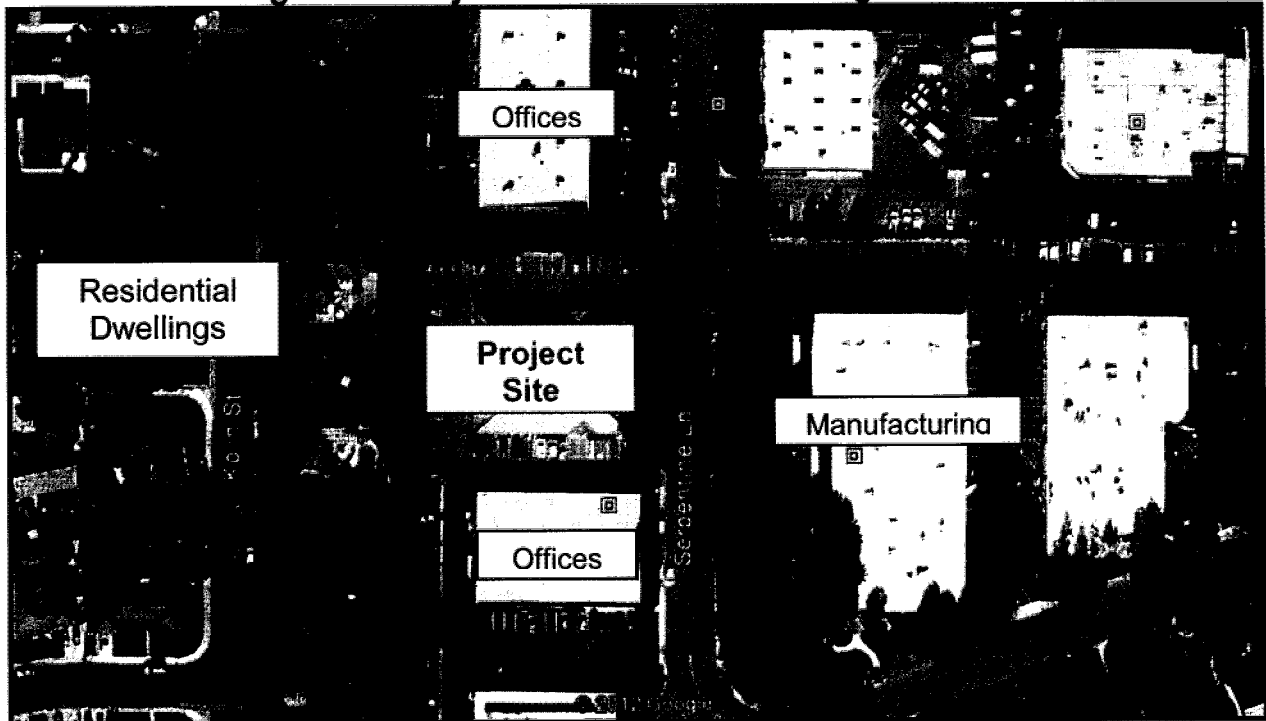
Approval of the Conditional Use Permit for a State-registered Heritage School will be contingent on approval of the PUD Major Amendment by the City Council.

¹Per California Department of Education (CDE), Heritage Schools are self-certified in terms of background checks, health and safety training, etc. CDE requires that these documents be kept by the director of the Heritage School and be available upon request, and, a proposed condition requires the applicant to confirm in writing to the Planning Division that this has been completed (# 10).

SITE DESCRIPTION

The Tri-Valley Chinese Bible Church is located within the Valley Business Park which includes a variety of office, manufacturing, and educational uses (such as lessons and tutoring). The Tri-Valley Chinese Bible Church is located at 1055 Serpentine Lane which is developed with one single-story building, landscaping, and a parking lot with 46 stalls. The Tri-Valley Chinese Bible Church currently owns and operates in the entire 12,920-square-foot building.

Figure 1: Project Site and Surrounding Location



Valley Business Park has a mix of uses that include, but is not limited to, professional offices, light manufacturing and industrial uses, and other uses, such as religious facilities, private schools, and cheerleader training and other sports and recreational facilities.

As shown on Figure 1, above, the Tri-Valley Chinese Bible Church is surrounded by office and industrial uses to the north, east, and south. A residential development is located to the west of the project site. This development is separated from the project site by a 30-foot wide landscaped easement and a 10-foot high concrete block wall.

PROJECT DESCRIPTION

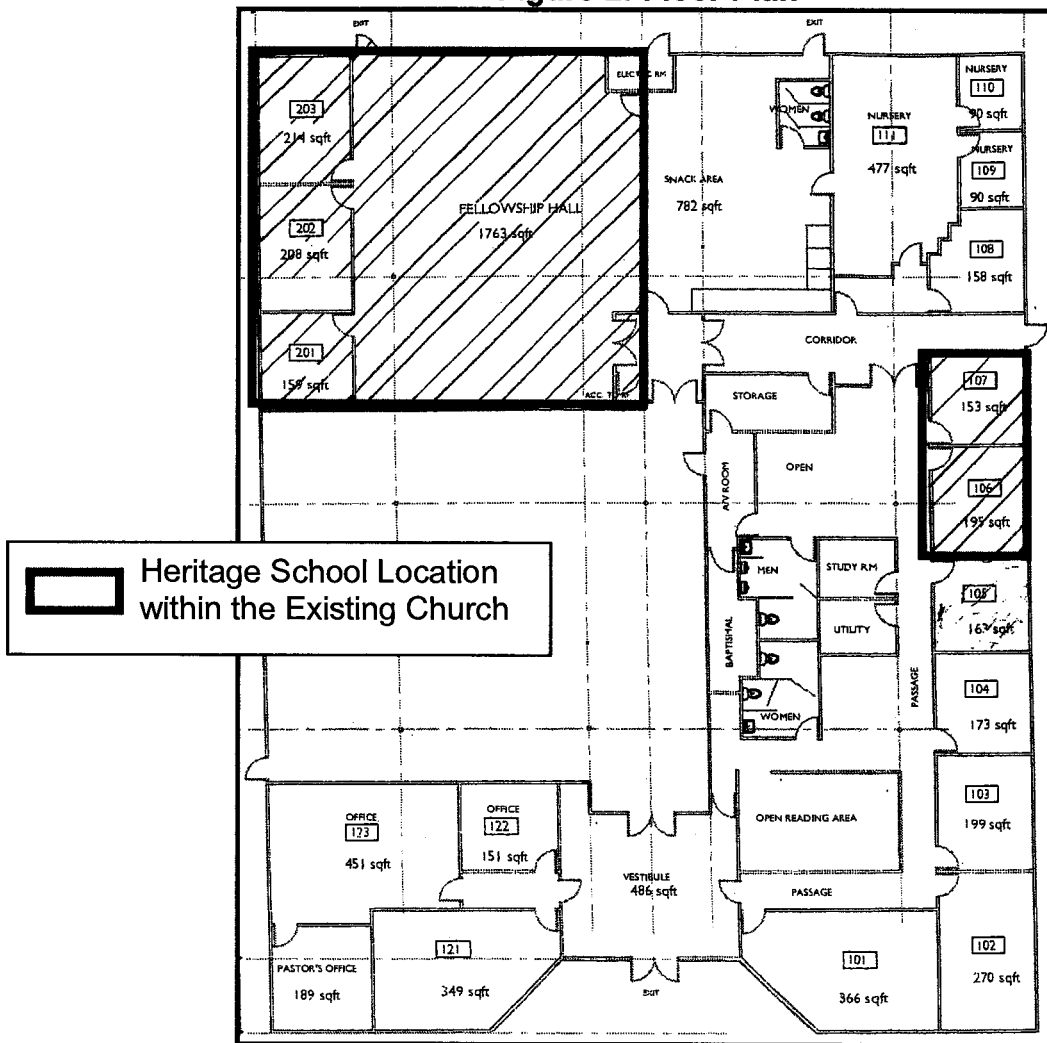
PUD Modification

The Tri-Valley Chinese Bible Church has requested approval of a Planned Unit Development Modification to allow State-registered Heritage Schools to operate in the Valley Business Park with an approved Conditional Use Permit.

Conditional Use Permit

The Tri-Valley Bible Church proposes to operate a State-registered Heritage School within their existing Church facility. The school will occupy 2,692 square feet, including five existing classrooms and the fellowship hall, within the Tri-Valley Chinese Bible Church. No exterior modifications are proposed. A Floor Plan indicating the location of the school within the Church is shown below.

Figure 2: Floor Plan



The Tri-Valley Chinese Bible Church will operate a State-registered Heritage School for Kindergarten – 5th grade students during the regular school year. A summer camp will also be offered. The curriculum for the school includes tutoring, language studies, cultural activities (such as dance and folk songs), art, and music lessons.

Enrollment Capacity:

Once fully operational, the Heritage School will enroll a maximum of 60 students. Initial enrollment is anticipated to be 35 students the first year and 50 students the second year with maximum enrollment occurring the third year. Enrollment in each program will vary, with the total enrollment for the school limited to 60 students. Enrollment in the summer camp will also be limited to 60 students.

There will be a total of eight teachers to support the school once maximum enrollment is achieved.

Hours of Operation:

The Heritage School will operate Monday through Friday. The typical hours of operation for each component of the program is listed below:

Table 1: Hours of Operation

Program	Hours of Operation
Kindergarten	12:00 – 6:00 p.m.
1 st -5 th Grade	3:00 – 6:00 p.m.
Summer Camp	8:00 am – 6:00 p.m.

The School will also have extended hours during Spring Break and on three of the no-school days for the Pleasanton Unified School District. During these times, the school will operate from 8:00 am – 6:00 p.m. to serve students in Grades 1 through 5. On minimum days, the school will operate from 1:00 p.m. – 6:00 p.m.

Summer Camp is anticipated to occur during the Pleasanton Unified School District's summer vacation (mid-June to mid-August). The school would operate Monday through Friday from 8:00 a.m. – 6:00 p.m. during this time.

Transportation:

Kindergarteners will be dropped off and picked up at the school by a parent/guardian. Children in Grades 1 – 5 will be picked up at their elementary school by employees of the Tri-Valley Chinese Bible Church and/or parent volunteers. Students will be picked up at the Heritage School by their parent/guardian at the end of the day.

During summer camp, students will be picked up and dropped off by their parent or guardian.

ANALYSIS

PUD Minor Modification

Ordinance No. 928, approving a development plan for the Valley Business Park, was adopted by the City Council on March 11, 1980 (Attachment F). The Development Plan includes a list of approved and conditionally approved uses. Under the original Development Plan, day care centers were listed as a conditionally permitted use.

A State-registered Heritage School is similar in nature to a day care center. Both uses provide care to children during the day. A Heritage School must comply with the requirements of Section 33195.4 of the California Education Code and is not required to provide outdoor play space. An outdoor play space is required to be provided for day care centers (in accordance with State regulations).

As previously discussed, the Valley Business Park currently has a variety of industrial and non-industrial uses. Valley Business Park was designed to accommodate a variety of uses. State-registered Heritage Schools are similar in nature to day care centers, which are currently allowed with a Conditional Use Permit. Additionally, the Development Plan for Valley Business Park included uses that are supportive to the neighborhood and commercial uses in the Business Park. A State-registered Heritage School will provide a learning environment that can be used by residents and employees in the neighborhood.

By requiring a Conditional Use Permit for State-registered Heritage Schools, the City will be able to review each request to ensure that the proposal will not create any negative impacts on the surrounding area. Because the proposed use is similar to uses that are currently allowed with a Conditional Use Permit in the Valley Business Park, staff believes that a State-registered Heritage School is compatible with the Valley Business Park. The Valley Business Park Owners Association was notified of the complaint staff received regarding the proposal and submitted an email to staff in support of the PUD Minor Modification on August 7, 2012 (Attachment D).

Land Use

When the proposed use is educational, instructional, recreational, or daycare, staff evaluates how that use integrates into the surrounding uses. The proposed Heritage School is located within the Valley Business Park. The Valley Business Park contains a variety of uses including manufacturing, offices, tutoring, and music studios. The Planning Commission has also approved several Conditional Use Permits within the Park to allow the operation of a Church (Tri-Valley Chinese Bible Church), a theater rehearsal studio, and a private school/daycare (Quarry Lane School).

Single family residential dwellings are located approximately 75 feet to the west of the building. The residences and the building are separated by a parking lot, a 10-foot tall soundwall, and a 30-foot wide landscaped buffer area. The subject property is adequately screened from the adjacent residential dwellings. All school activities will occur inside the building, and the start and end times of the students are staggered. The proposed Heritage School will only occupy a portion of the building, and the hours of operation of the school are consistent with typical office hours of operation. Given these factors, staff believes that it would be unlikely that the proposed use would create adverse impacts on the adjacent residences.

In the past, the Planning Commission has granted Conditional Use Permits for Heritage Schools in business parks. To staff's knowledge, these uses have not created any safety concerns or impacts within these areas or to adjacent uses. As discussed above, in staff's evaluation, this use is compatible with the surrounding uses.

Noise

The subject site is in an industrial area, and a certain amount of noise is expected. For industrial properties, such as the subject property, the Pleasanton Municipal Code states:

No person shall produce or allow to be produced by any machine, animal, device, or combination of the same, on industrial property, a noise level in excess of seventy-five (75) dBA at any point outside of the property plane.

The Pleasanton Municipal Code also states that a proposed conditional use must be in accord with the objectives of the Zoning Ordinance. One of those objectives is to "promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions." The school will utilize some microphones during group assemblies, and music lessons may also occur on the site. The remainder of the time will be devoted to academic lessons. Noise generated from these activities will be consistent with other activities in the industrial area and should not generate more noise than is typical for an industrial area. Furthermore, the building does not contain any operable windows, and the applicant has indicated that the exterior doors will not be opened during the day, which will further reduce noise impacts on the surrounding area.

It is unlikely that the noise produced by the use will be in excess of 75 dBA at any point outside of the property plane as prescribed by code (P.M.C. §9.040.50). Therefore, staff does not believe that the proposed use would be disruptive to existing or future neighboring businesses/tenants.

To further ensure that noise would be contained indoors, a condition (No. 7) has been added requiring all doors to remain closed during business hours.

Parking

There are 46 parking spaces within the subject site. Section 18.88.030.E.1 of the Municipal Code requires schools to provide one parking space for each employee, including teachers and administrators, and one space for each four students in Grade 10 or above. The Heritage School will have up to eight employees, and there will be no students above the 5th Grade. Therefore, a total of eight parking spaces are required to support the proposed use. Parents dropping-off their children will park in the parking lot and must walk inside the building. When picking up their children, parents will also be required to park inside the parking lot and go inside the building to pick-up their children.

Most Church uses will occur prior to or after the school's normal hours of operation. Most of the activities related to the Church occur on Sundays and during the evening on weeknights (two group meetings do occur during the week). During the week, two employees are located on-site to support the Church. The Church anticipates that this number will eventually grow to five employees.

During extended hours and the summer, the school will operate at the same time that two groups meet at the Church (please refer to Attachment 4 of Exhibit B for a schedule of weekday activities at the Church). The senior fellowship and the sisters' fellowship groups meet at 10:00 a.m. on Thursday which will occur during the hours of operation for the summer camp and on and when the school is open for extended hours (during no-school and minimum school days). Based on the requirements in Section 18.88.030.E.1 of the Municipal Code, a total of 12 parking spaces are required to support these two group meetings.

The Church has a Memorandum of Understanding (please refer to Attachment 8 of Exhibit B) which allows the adjacent business (Powermatic Associates located at 1057 Serpentine Lane) to use the parking spaces on the south side of the Church property during the week day (the Agreement does not indicate a maximum number of spaces that may be used). Based on information provided by the applicant, approximately three-five parking spaces are occupied by the adjacent property during the week. Staff estimates that there are approximately 11 parking spaces located south of the building that can be used by Powermatic.

Although there will be some overlap between the Heritage School and the Church, staff believes that there will be adequate parking to support the uses. During the school year, the Heritage School will require a total of eight parking stalls to support the use, the Church will require up to five parking stalls for their employees, and Powermatic can use up to 11 parking spaces on the site. This will result in a parking demand of 24 parking spaces, which will result in a surplus of 22 parking spaces (there are 46 parking stalls on-site).

During the summer and when the school is open for extended hours, two Church groups will also hold meetings on the site. These groups will require an additional 12 spaces to be provided based on the requirements of the Municipal Code. During these periods, a total of 36 spaces will be required to meet the needs of all users of the site and for Powermatic, which will result in a surplus of 10 parking spaces.

Based on the above discussion, the site has adequate parking to support all users of the site as well as Powermatic. In order to ensure that the operation of the school does not have any parking impacts on the surrounding area in the future, staff has included Conditions of Approval No.4 and No. 5 which requires City approval prior to any changes in the operation or number of children or staff of the school or changes to the schedule or number of Church group meetings.

Staff has also included Condition of Approval No. 6 which states should the Director of Community Development determine that the school is negatively impacting parking or circulation on the property or in the surrounding neighborhood, the Director of Community Development may require the applicant to revise the pick-up schedule to reduce negative impacts on the surrounding neighborhood.

Signage

No signage is proposed for the Heritage School. If the applicant wishes to add signage, the proposed signage would be required to adhere to Valley Business Park sign guidelines and the Municipal Code.

FINDINGS

The Planning Commission must make the following findings prior to granting the use permit:

- A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinances and the purpose of the district in which the site is located.**

Objectives of the zoning ordinance include fostering a harmonious, convenient, workable relationship among land uses; protecting existing land use from inharmonious influences and harmful intrusions; and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. As conditioned, staff feels the proposed Heritage School would be consistent with these objectives. Tutoring facilities, a private school/day care center, and music lessons currently operate in the Valley Business Park and have been found to be compatible with the surrounding businesses. The proposed Heritage School will be conducted indoors and on a property with adequate circulation and parking to support the use.

The subject business is proposed in Valley Business Park which is zoned Planned Unit Development – Industrial (PUD-I) and has the characteristics of the City’s I-P (Industrial Park) District. One purpose of the Industrial Park district is to provide locations for uses that can operate in close proximity to commercial and residential uses within minimum adverse impact. Staff believes the proposed use, as conditioned, will be compatible with the adjacent residential and industrial park uses. Other child-oriented uses currently operate within the Valley Business Park, and staff has not received complaints regarding those uses. The applicant will also be required to mitigate any future nuisances which may occur as a result of the proposed use. In summary, staff believes this finding can be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Based on the proposal, the Heritage School would be a compatible use to the adjoining uses and Valley Business Park. The building that the school is proposed to occupy is freestanding with an on-site parking lot. The site has an adequate number of parking spaces to support the use because there are a total of 46 parking stalls located on the site, and no more than 36 parking spaces are required to support the use including the Church and Powermatic. Additionally, drop-off and pick-up times of the children will be staggered which will help alleviate circulation and traffic impacts. The proposed Conditions of Approval will ensure that the center will not operate in a manner that is detrimental to the public health, safety, or welfare or be materially injurious to the properties or improvements in the vicinity. Therefore, staff believes that this finding may be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.

Staff finds that, as conditioned, the proposed use will comply with all provisions and requirements of the City’s zoning ordinance and the approved PUD development. As with any Conditional Use Permit, the use permit may be reviewed and potentially modified if the conditions are not met. Therefore, the proposed use will comply with the provisions of the Zoning Ordinance. Staff believes this finding can be made with the proposed conditions of approval.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit H for the Commission’s reference. Two letters have been received in favor of

the proposed project (included as Exhibit D) and one letter has been received in opposition of the project (included as Exhibit E).

VALLEY BUSINESS PARK OWNERS ASSOCIATION

The Valley Business Park Owners Association has reviewed the application for the proposed use and found that it is in substantial compliance with Valley Business Park guidelines set forth in the CC&Rs. Emails regarding the PUD Minor Modification and the Conditional Use Permit were submitted by the Owners Association and are included as Exhibit C.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1. Therefore, no environmental document accompanies this report.

CONCLUSION

Staff believes that the required use permit findings for the project can be met if the project is approved as conditioned. Conditions of Approval have been included which will ensure that the safety and general welfare of the surrounding area is maintained. Staff is of the opinion that the proposed Heritage School would provide a service to the community and that the proposed location is appropriate.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward Case PUD-80-01-12M and P12-0841 to the City Council by taking the following actions:

1. Find that the proposed PUD Major Modification is consistent with the Pleasanton General Plan;
2. Adopt a resolution recommending approval of PUD-80-01-12M; and
3. Make the Conditional Use Permit Findings stated in the staff report and adopt a resolution recommending approval of P12-0841 subject to the Draft Conditions of Approval listed in Exhibit A.

Staff Planner: Erica Fraser, 925.931.5621, efraser@cityofpleasantonca.gov

Erica Fraser

From: Bryan Bowers
Sent: Tuesday, August 07, 2012 12:36 PM
To: Erica Fraser
Cc: Bryan Bowers
Subject: RE: Application for a Heritage School

Hi Erica –

Yes, The Valley Business Park Board still supports modifying the zoning to allow Heritage Schools with a Conditional Use Permit.

While we understand that property owners have a right to object to PUD changes and CUP applications, it is incorrect to characterize Valley Business Park as only an “industrial” park.

The CC&Rs state on page 1 paragraph B that “Valley Business Park is being developed as a planned *business and* light industrial park, including professional offices *and neighborhood commercial activities...*” We feel that a Heritage School meets that definition.

While the Board believes that non-industrial uses may not always be compatible in certain locations within the park (Ex. Child-based services in multi-tenant industrial buildings with multiple truck doors, forklifts, etc...), we do feel that the Heritage School is a good fit at 1055 Serpentine Lane because it is a stand-alone, single tenant building, contained on its own one acre parcel, with its own driveway on the north side and has plenty of parking.

The Valley Business Park Architectural Review Board, in accordance with our CC&Rs, has approved the Tri-Valley Chinese Bible Church’s request to operate a Heritage School in the park and we feel it will be a valuable service to surrounding neighborhood community. We request that the Planning Commission approve the Major Modification and CUP.

Thank you,

Bryan B. Bowers
Partner / General Manager

Hodnefield Properties, LLC
1020 Serpentine Lane, Suite 111
Pleasanton, CA 94566

CA DRE License #1783008
925-485-0905 - Direct
925-963-7763 - Mobile
925-485-0909 - Fax

From: Erica Fraser [mailto:efraser@cityofpleasantonca.gov]
Sent: Tuesday, August 07, 2012 9:01 AM
To:
Cc:
Subject: RE: Application for a Heritage School

Bryan –

The City sent out a notice regarding the minor modification to the PUD for Valley Business Park to allow heritage schools with a CUP a few weeks ago. After that notice was sent out we did receive an objection from a property owner close to

the Tri-Valley Chinese Bible Church. He objects to the minor modification because he is not in favor of allowing non-industrial uses in the business park.

Because of the objection, the minor modification is now considered to be a major modification and we plan on having the Planning Commission make a decision regarding this at their meeting on August 22nd.

We were wondering if Valley Business Park is still ok with allowing heritage schools (with a Conditional Use Permit) or if the Business Park would like to reconsider this matter.

If you could let me know that would be great. I am also available by phone if you would like to discuss this more.

Thanks.

Erica
931-5621

From: Bryan Bowers
Sent: Monday, July 09, 2012 12:30 PM
To: Erica Fraser
Cc:
Subject: RE: Application for a Heritage School

Hi Erica –

The VBP Owners Assoc. Board has approved the Heritage School request with the condition that they only use the parking spaces available on their own property, unless they obtain a parking agreement with another property owner.

The Board is probably ok with allowing Heritage Schools to apply as a CUP. Could you give me a call to help explain the difference?

Thanks,

Bryan B. Bowers
Partner / General Manager

Hodnfield Properties, LLC
1020 Serpentine Lane, Suite 111
Pleasanton, CA 94566

CA DKE License #1783008
925-485-0905 - Direct
925-963-7763 - Mobile
925-485-0909 - Fax

From: Erica Fraser [<mailto:efraser@cityofpleasantonca.gov>]
Sent: Thursday, July 05, 2012 11:31 AM
To:
Subject: Application for a Heritage School

The City is currently reviewing a request from the Tri-Valley Chinese Bible Church (located at 1055 Serpentine Lane) for a minor modification to the Planned Unit Development for Valley Business Park.

The Tri-Valley Chinese Bible Church has requested the modification to allow heritage schools (as a conditional use).

Before we proceed with their request, we were wondering if you would like heritage schools to be allowed (by conditional use permit) throughout the business park or if it is your preference to only allow the school at the Tri-Valley Chinese Bible Church.

If you could let me know what your preference is that would be greatly appreciated.

If you have any questions for me or need any additional information on the proposed school feel free to call or email me.

Thanks,

Erica Fraser, AICP
925-931-5621

Click [here](#) to report this email as spam.

Erica Fraser

From: Fei Xu
Sent: Friday, July 20, 2012 11:10 PM
To: Erica Fraser
Subject: support for heritage school of TCBC

Dear Ms Fraser,

My name is Fei Xu and my family live at Pleasanton, CA 94566. We received a notice the other day about the Heritage school from TCBC.

My husband and I would like to express our welcome for it. It's fantastic to have an after-school so close. We have a four-year-old daughter who is going to kindergarten in a year, so this is really good news for us. The cultural infusion is a huge plus as well, considering that diversity is what the spirit of the States calls for. Besides, we heard that TCBC is a well-established church which has been around for over 20 years. Besides, the many existing classrooms from the church building would make it ideal for a school. And because of that, I firmly believe that the possible construction needed for the new school would be minor and it would not cause much trouble to the nearby residents.

When we were buying a house to settle down a few years ago, we fell in love with Pleasanton because we thought she is perfect for families with school-aged children. She has great schools, a nice library, so many parks, etc, making her super family-friendly. I am sure the coming of this new Heritage school would be the icing on the cake, and the many families living around the area would benefit from it!

I would really appreciate it if you would take our opinion into consideration. Please feel free to contact me via this email or phone number 310-849-1636. My name sounds the same as "Fay". Thank you and have a nice day!

Best,
Fei

Click [here](#) to report this email as spam.

Erica Fraser

From: Susan Cheung
Sent: Sunday, July 22, 2012 1:14 PM
To: Erica Fraser
Subject: Tri-Valley Chinese Bible Church

Date 7-22-2012

Planning Dept
City of Pleasanton
Pleasanton, CA

Dear Sir/ Madam,

I am a single mom with two small children. I am very glad to learn that Tri-Valley Chinese Bible Church is planning to open a heritage school in the near future. I have heard a lot of good things about heritage schools: they provide kids with a very solid and effective program of cultural activities such as music, dance and art. These subjects are generally not available to children enrolled in the school districts. I need this type of program for my children not only because I am a working mom, but also the program would help in the development and growth of my child. I feel my kids will be in good hands when I cannot take care of them full time during weekdays.

Yours sincerely,

Susan Cheung

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Erica Fraser

From: Doug Mann
Sent: Monday, August 13, 2012 11:05 AM
To: Erica Fraser
Subject: PUD-80-01-12MP/P12-0841 Church School on Serpentine

Hello Erica,

Thank you for the notice.

The ongoing safety issues at Quarry Lane School made me notice this item. As you probably know, it is extremely dangerous at Quarry Lane School in the mornings. This is because parents arrive in clusters, and often the only place to park a vehicle is on the street which is not served by sidewalk on either side. Since it is more difficult to exit the passenger side (especially in wet weather) the children are taken out of the car on the more dangerous driver's side. In retrospect, Quarry Lane School should have been required to install complete sidewalks prior to their opening.

So, let's not have another Quarry Lane. I would request that as a condition of approval, sidewalks exist on both sides of the street. How far each direction? That can be debatable, but once the school is approved there is no turning back. Perhaps 150' each direction could work, but you should study that.

The applicant may object to sidewalks and offer other procedural or less costly mitigation. Promises to instruct parents on proper drop-off procedures have been ineffective at Quarry and there is no reason to think there will be any difference at CBC. The church cannot control the parents and half-measures only cause problems. Sidewalks will improve safety.

Doug

Doug Mann
LMA Productions
1067 Serpentine Lane
Pleasanton, CA 94566
www.LMAproductions.com
ph 925 417-1420 x25
fax 925 417-1249

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CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 928

AN ORDINANCE APPROVING A DEVELOPMENT PLAN FOR JOHN AND JOAN CAROLINE FOR A BUSINESS PARK TO BE LOCATED ON A 69 ACRE PARCEL ON THE SOUTH SIDE OF VALLEY AVENUE AND IMMEDIATELY EASTERLY OF THE RESIDENCES ALONG KOLLN STREET (PUD-80-1)

WHEREAS, the City Council of the City of Pleasanton on January 22, 1980, adopted Ordinance No. 923 which rezoned an approximately 69-acre parcel of land located on the south side of Valley Avenue and immediately easterly of the residences along Kolln Street from the I-P (Public and Institutional) District to the PUD-Industrial (Planned Unit Development-Industrial) District; and

WHEREAS, the applicant, pursuant to rezoning established by Ordinance No. 923, has prepared a development plan; and

WHEREAS, the Planning Commission, at its February 13, 1980, meeting considered and approved case PUD-80-1, the application of John and Joan Caroline for approval of a development plan for a business park to be located on the 69-acre parcel described above; and

WHEREAS, the Planning Commission at the meeting of February 13, 1980, took public testimony and reviewed all reports and exhibits regarding this application, and thereafter adopted Resolution No. 1848, recommending approval of the development plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES ORDAIN AS FOLLOWS:

Section 1. The development plan as shown in PUD-80-1 for a business park to be located on a 69 acre site on the south side of Valley Avenue and immediately easterly of the residences along Kolln Street is hereby approved subject to the conditions attached hereto as Exhibit A and made a part hereof by reference. A copy of the development plan map and conditions are available for inspection at the office of the Planning Department of the City of Pleasanton.

Section 2. This ordinance shall become effective thirty (30) days after the date of its final passage and adoption.

Section 3. This ordinance shall be published once within fifteen (15) days after its adoption in "THE TIMES" a newspaper of general circulation, published in the City of Pleasanton.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on February 26, 1980.

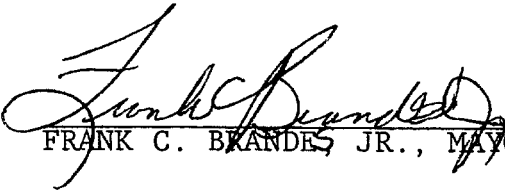
ADOPTED at a regular meeting of the City Council of the City of Pleasanton on March 11, 1980, by the following vote:


AYES: Councilmembers Butler, Kephart, Mercer, Wood and Mayor Brandes

NOES: None

ABSENT: None

ATTEST:


FRANK C. BRANDES, JR., MAYOR


Doris George, Deputy City Clerk

APPROVED AS TO FORM:


Harvey E. Levine, City Attorney

PUD-80-1
CONDITIONS OF APPROVAL OF DEVELOPMENT PLAN

1. That the development shall be constructed substantially as indicated on the development plan, Exhibit A, on file with the Planning Division. Said plan consists of 7 sheets as follows:
 - 1) Master Site Plan;
 - 2) Landscape Master Plan;
 - 3) Landscape Details;
 - 4) Site Development Standards;
 - 5) Signing Program;
 - 6) Paving Details; and
 - 7) Building Design and Architectural Details.
2. That since the development plan does not show the specific design of the buildings to be constructed on the property, all buildings and individual site landscaping and parking shall require approval by the Design Review Board prior to issuance of building permits.
3. That the developer provide the appropriate traffic control device (stop or yield sign or traffic signal) at the Valley Avenue/"A" Drive intersection in conjunction with construction of street improvements in the development.
4. That adequate visual and accoustical screening shall be provided for the trash and loading areas for all buildings on Lots 8 through 13, 21 through 25 and 41, and screening measures shall be considered during design review of these structures.
5. That there shall be some type of unimpeded vehicular access between E Court and the northwestern portion of D Circle, said access to be wide enough to accommodate emergency vehicles.
6. That there be access to the subject site for public safety vehicles via "City Street" at all times.
7. That parking requirements shall be determined on a case by case basis at the time of design review.
8. That permitted and conditionally allowed uses on the subject property shall be as follows:

Light Industrial Uses

- A. All industrial uses, activities and processes allowed in Section 2-7.20(1) (permitted uses, I-P District), Article 9, Chapter 2, Title II of the Ordinance Code of the City of Pleasanton.

EXHIBIT A

- B. Industrial support and service facilities to include activities limited to the servicing of businesses in the C & S Business Park or servicing of products produced on the site, such as: repair and maintenance of appliances or component parts; tooling; printers; testing shops; small machine shops; etc.
- C. Accessory uses and structures when related to and incidental to a permitted use.
- D. The following conditionally allowed uses:
 - 1. Warehousing (not including the storage of radioactive materials or fuel or flammable liquid).
 - 2. Industries engaged in construction and building trades.
 - 3. Accessory structures and uses located on the same site as a conditional use.

Neighborhood and Support Commercial Uses

- A. Coffee shop, restaurant, delicatessen, cafe.
- B. Diaper supply service.
- C. Laundry plants.
- D. Wholesale dry cleaner.
- E. Branch bank and/or savings and loan.
- F. Glass replacement and repair shop.
- G. Scientific instrument shops.
- H. Locksmiths.
- I. Travel agencies.
- J. Barber shops.
- K. Veterinary hospitals or veterinarians offices.
- L. Blue printing, photostating, photo engraving, publishing and bookbinding.
- M. Office supply and business machine stores.
- N. The following conditionally allowed uses:
 - 1. Day care centers.
 - 2. Gymnasiums and health clubs.
 - 3. Recreation and Sports facilities indoors.
 - 4. Trade schools.
 - 5. Recreational vehicle storage.
 - 6. Private non-commercial clubs and lodges..

Office Uses

- A. Administrative headquarters and executive offices.
 - B. Business offices including wholesaling establishments without stock and not including the retail sale of any commodity on the premises.
 - C. Business service offices including employment agencies, accountants, notaries, stenographic, addressing, computing and related services.
 - D. Business consulting service offices.
 - E. Design profession offices.
 - F. Research service offices, analytical and scientific, not involving the manufacture, fabrication, processing or sale of products on the premises.
9. No materials, supplies or equipment, excluding company owned or operated trucks and motor vehicles, shall be stored in any area on a site except inside or behind a solid visual barrier which screens such areas from adjoining properties or public streets, which barrier shall be at least 6 ft. in height.
 10. That prior to filing a final map on the subject property, CC&Rs shall be approved by the City Attorney. The CC&Rs shall provide for a property owners association with sufficient power to manage all commonly owned areas. The City shall be named as beneficiary of said CC&Rs and shall be granted the power to enforce its provisions if the property owners association fails to do so.
 11. That all street paving, curbs and gutters shown on the development plan shall be constructed prior to or in conjunction with construction of the first building on the subject property.
 12. That the developer be aware that this project will be subject to additional requirements under the Fire Code. The Fire Marshal should be contacted for further information.
 13. That the street number of all buildings be posted so as to be easily seen from the street at all times, day and night.
 14. That all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or elsewhere, be effectively screened from view with materials architecturally compatible with the main structure.
 15. That all mechanical equipment be constructed in such a manner that noise emanating from it will not be perceptible at or beyond the property plane of the subject property in a normal environment for that zoning district.

16. That all lighting be constructed in such a manner that glare is directed away from surrounding properties and rights-of-way.
17. That all trash and refuse be contained completely within enclosures architecturally compatible with the main structure.
18. That all trees used in landscaping be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
19. That 6" vertical concrete curbs be installed between all paved and landscaped areas.
20. That all parking spaces be striped and provided with wheel stops unless they are fronted by concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
21. That all utilities required to serve the development be installed underground.
22. That the applicant enter into an agreement with the City approved by the City Attorney which guarantees that all landscaping included in this project will be maintained in a healthful, attractive and weedfree manner. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
23. That the developer install street trees as required per ordinance.
24. That any damage to street improvements now existing or done during construction on the subject property be repaired at full expense to the developer.
25. That lighting approved by the Police Department shall be provided around the perimeters of all buildings on the subject property.
26. That if required by the Police Department, buildings shall be equipped with alarm systems, the type to be approved by the Police Department and that these systems shall be installed prior to final building inspection.
27. That the site be kept free of fire hazards from the start of construction to final inspection and that the Fire Department emergency number be provided adjacent to all telephones on the site.

28. That the following water conserving plumbing fixtures be installed: a) low flush water closets; b) shower flow control heads; c) aerators in interior faucets; and d) insulation of hot water lines.
29. That the developer's contractor obtain an encroachment permit from the City prior to the beginning of construction.
30. That the developer pay any and all fees that the property may be subject to.
31. That approval of the design for line, grade and structural sections for the streets serving this development be withheld pending final design.
32. That the median in Valley Avenue be 16 feet wide curb to curb.
33. That the developer's engineer submit preliminary design calculations, criteria, and assumptions in bound, 8-1/2" x 11" or 8-1/2" x 14" format which set forth the basis for design for the sewer, water, and storm drain systems as well as relevant information concerning soils, traffic, etc.
34. That approval of the water distribution system be withheld pending final design and subsequent approval by the City Engineer.
35. That the developer install the 20" water line from the existing termination on Valley Avenue to Kolln Street.
36. That approval of the sanitary sewer collection system be withheld pending final design and subsequent approval by the City Engineer.
37. That the developer design and install the off-site sanitary sewer line to the Jensen lift station and make whatever revisions may be required to the Jensen station and the outfall system. These plans shall be approved by the City Engineer.
38. That the sanitary sewer system be designed and sized to adequately serve the drainage area tributary to it.
39. That approval of the storm drainage system be withheld pending final design and subsequent approval by the City Engineer.
40. That the storm drainage system be designed and sized to adequately serve the drainage area tributary to it.
41. That all applicable requirements of the Alameda County Flood Control District be met.

42. That the 30 ft. wide landscape buffer along the western boundary be put in completely adjacent to lots 8 and 9 at the beginning of the project and that the remainder of this buffer shall be mounded and all trees planted at the same time; that the 30' western buffer, the 20 ft. strip along Valley Avenue and at least the front and exterior side 25 ft. of all lots facing and/or siding interior streets shall be maintained at all times by the property owners association. (Per sheet #2 of the Development Plan.)
43. That the height of any building not exceed 32 ft. unless otherwise approved by the Design Review Board.
44. That approval of this project does not guarantee sewer capacity for the subject property.
45. That the hours of operation of all non-office activities on Lots 8 through 13 and 21 through 25 and 41 be Monday through Friday, 7:00 A.M. to 7:00 P.M.
46. That vertical curbs shall be installed on all interior streets in the development.
47. That all interior streets in the development shall be private but that water, sewer and storm facilities in them shall be owned, maintained and operated by the City.

Tri-Valley Chinese Bible Ch

City of Pleasanton

GIS

Department

1055 Serpentine Lane

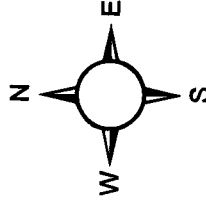
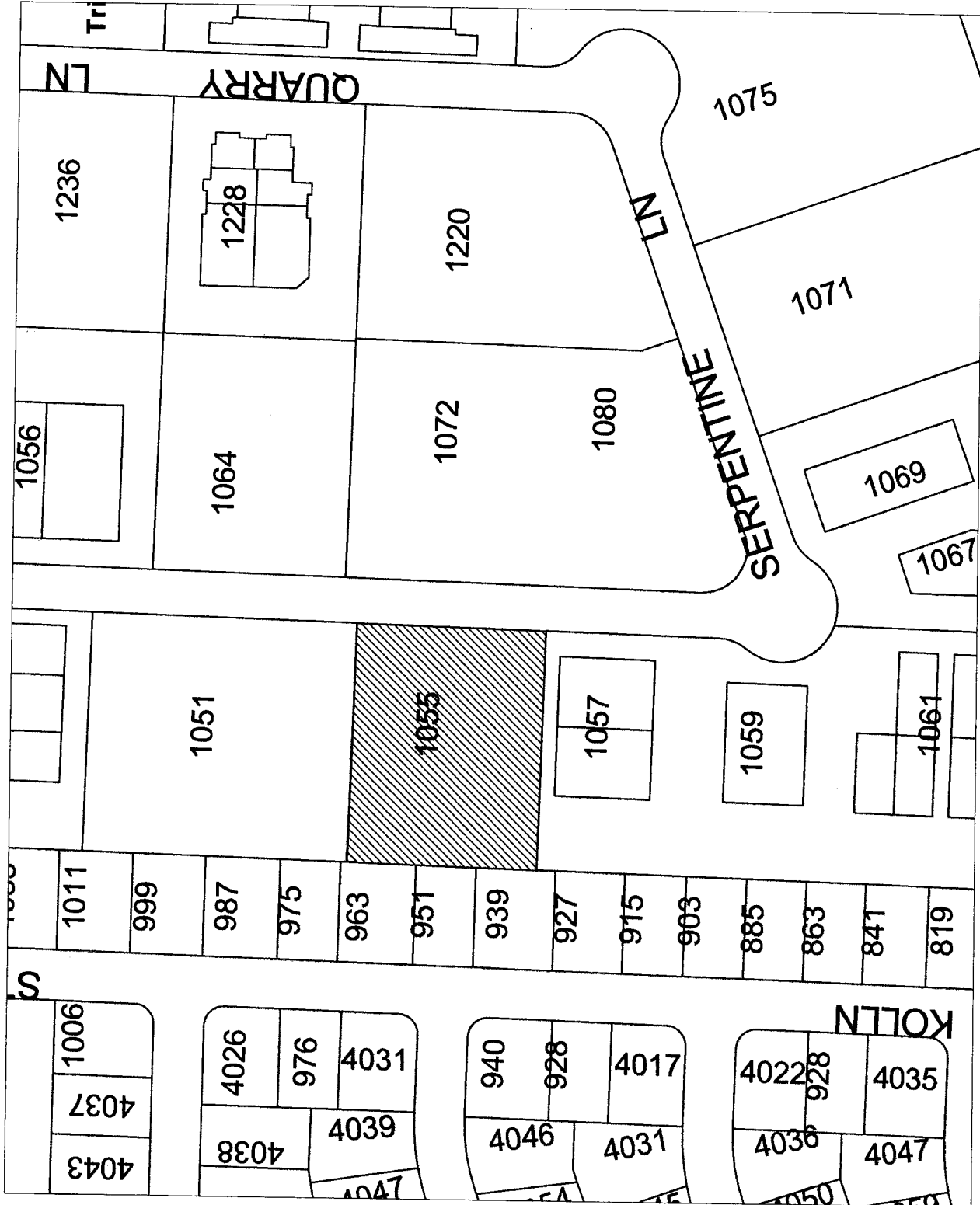


EXHIBIT H

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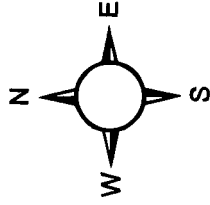


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