



March 11, 2020

Sonal Aggarwal
City of Pleasanton
Community Development Department
200 Old Bernal Avenue
Pleasanton, CA 94566

RECEIVED

Mar 13, 2020

P20-0350

**CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B**

Re: P20-0350, 5860 Owens Drive, 3rd Floor

Dear Sonal,

The Chabot - Las Positas Community College District is requesting approval, from the City of Pleasanton Planning Department, of a Conditional Use Permit for the proposed tenant improvement to occupy the 3rd Floor at 5860 Owens Drive. The Conditional Use Permit would allow 6 vocational classrooms to operate within this PUD-I/C-D zoning district. The vocational classrooms are connected to the operations of the OSHA Training Institute Education Center as described below.

5860 Owens Drive is a 4 story building. The 1st and 2nd floors are medical related occupancies and the 4th floor is leased to business occupancies. The hours of operations for the floors are from 8:00am to 5:00pm.

The 3rd floor has been designed to accommodate the Economic Development and Contract Education (EDCE) division of the Chabot-Las Positas Community College District. The operations associated with the EDCE are:

1. **Administration & Fiscal Agency:** This operation is for the administration and implementation of economic development programs, grant management and related projects associated with the financial health of the department.
2. **Apprenticeship:** This operation is to serve as the Local Educational agency overseeing training and state funding for registered apprenticeship programs.
3. **Contract Education:** This operation is to provide employee training to external employers on a variety of supervisory and business skills topics, using both CLPCCD faculty and external training professionals. This is usually taught off-site, occasionally on the EDCE premises.
4. **Title-IV Child Welfare:** this operation is to support the coordination of training activities, as well as provide fiscal management for training activities, to social service staff in several counties throughout California.

5. Tri-Valley Career Center: The Center is a comprehensive employment resource center serving individual job seekers and regional businesses. They offer resources and guidance to job seekers, employers and small business owners. Daily operations include workshops, clients using computers, small events and counseling. Seasonal operations include free tax preparation.
6. OSHA Training institute Education Center: Authorized by the Unites States Department of Occupational Safety and Health Administration (OSHA) to deliver safety training and educational services to workers throughout California, Arizona, Hawaii, Nevada & Guam. Dailey operations include standard administrative support of OSHA's programs and hosting classes and educational events both locally and regionally.

The hours of operation for the proposed tenant improvement is 8:00am - 5:00pm Monday through Friday with the following exceptions:

1. The Administration, Fiscal Agency, Apprenticeship & Contract Education, on occasion, will arrive at 6:30am and leave at 8:00 pm.
2. The Title-IV operation will start at 7:00 am.
3. The Tri-Valley Career Center will open at 9:00am & on Tuesday & Thursday they will close at 7:00pm.
4. The OSHA Training Institute Education Center will open at 7:00 am.

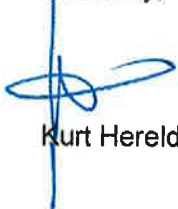
The number of employees/guests at this time will be as follows:

1. The Administration, Fiscal Agency, Apprenticeship & Contract Education has 11 employees
2. The Title-IV operation has 2 employees
3. The Tri-Valley Career Center will have 9 employees and approximately 10 guests visiting the center daily.
4. The OSHA Training Institute Education Center will have 7 employees, 6 Instructors/teachers and 90 trainees (6 classrooms with 15 trainees per classrooms; OSHA allows a maximum of 15 trainees in a classroom).

The proposed tenant improvement meets the required parking ratios. The attached Parking Analysis requires a total of 106 parking spaces and there are 146 spaces available.

Please advise if there is any additional information needed to support this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kurt Hereld', is written over a vertical line that extends from the word 'Sincerely,' above.

Kurt Hereld, Architect

04-21-20

PARKING ANALYSIS

**5680 OWENS DRIVE, 3rd FLOOR TENANT IMPROVEMENT
Economic Development and Contract Education (EDCE)
Chabot-Las Positas Community College District**

I. 3rd FLOOR BUILDING AREAS:

A.	CORE AREA	3,573 SF	
	OFFICE AREA	11,627 SF	
	OSHA ADMIN & TRAINING AREA	10,400 SF	
	TOTAL	25,600 SF	
<hr/>			
B.	PERCENTAGE OF FLOOR AREA FOR OFFICE AND OSHA AREAS		
	OFFICE AREA	11,627	53%
	OSHA TRAINING AREA	10,400	47%
	OVERALL BLDG AREA (MINUS CORE AREA)	22,027	
<hr/>			
C.	CORE AREA PERCENTAGES		
	CORE AREA PERCENTAGE FOR OFFICE - 53%	1,886 SF	
	CORE AREA PERCENTAGE FOR TRAINING - 47%	1,687 SF	
	TOTAL	3,573 SF	
<hr/>			
D.	ADJUSTED AREAS		
	OFFICE AREA = 11,627 + 1,886 =	13,513 SF	
	OSHA ADMIN & TRAINING AREA = 10,400 + 1,687 =	12,087 SF	
	TOTAL	25,600 SF	

II. PARKING RATIOS PER PLEASANTON MUNICIPAL CODE

- A. OFFICE 1 SPACE / 300 SF OF FLOOR AREA
- B. CLASSROOM 1 SPACE FOR ADMIN & TEACHER
1 SPACE FOR EACH 2 STUDENTS

III. OFFICE PARKING REQUIRED

13,513 SF / 300 = 45 SPACES

IV. CLASSROOM PARKING

	# OF STUDENTS		
A. CLASSROOM 1	15	8	SPACES
B. CLASSROOM 2	15	8	SPACES
C. CLASSROOM 3	15	8	SPACES
D. CLASSROOM 4	15	8	SPACES
E. CLASSROOM 5	15	8	SPACES
F. COMPUTER LAB	15	8	SPACES
G. ADMIN & TEACHERS		13	SPACES
TOTAL		61	SPACES

V. 3rd FLOOR PARKING REQUIRED

OFFICE	45 SPACES
CLASSROOMS	61 SPACES
TOTAL	106 SPACES

VI. OVERALL PARKING SUMMARY FOR BUILDING

A.	PARKING REQUIRED	AREA, SF	PARKING RATIO	
	1st FLOOR - MEDICAL	23,200	250	93 SPACES
	2nd FLOOR - MEDICAL	25,600	250	102 SPACES
	3rd FLOOR - PROPOSED	25,600		106 SPACES
	4th FLOOR - OFFICES	22,320	300	74 SPACES
	TOTAL			376 SPACES
<hr/>				
B.	PARKING PROVIDED			415 SPACES

A B C D E F G H I J K L M

1
2
3
4
5
6
7
8
9



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

PROJECT DATA

BUILDING OWNER:
PAUL SMITH
NETWORK BOND VENTURE, LLC
JOHN HUR HEALTH AND SERVICES
REGIONAL MEDICAL CENTER

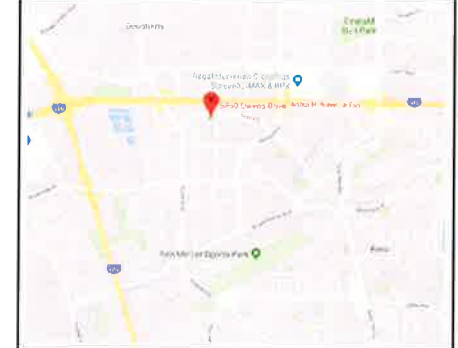
TENANT:
CHUBOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT
7600 BURLINGAME BLVD 3RD FLOOR
EMERSON, CA 94508
CONTACT: ZAVRA NOORWARI

SITE DATA:
APN: 941-2771-26
ZONING: P10-JC-D (C1235)
SITE AREA: 4.466 Acres
TOTAL BUILDING AREA: 166,840 SF

TENANT SPACE CODE SUMMARY:
CONSTRUCTION TYPE: I-4 (2011)
NUMBER OF STORIES: 1 (3RD FLOOR)
FIRE SPRINKLING: YES
LEASE TENANT AREA: 23,827 SF
NON LEASE AREA: 3,573 SF
TOTAL FLOOR AREA: 27,400 SF
(C) OCCUPANCY GROUP: EDUCATIONAL ABOVE 12TH GRADE
OCCUPANCY SEPARATIONS: NOT REQUIRED

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE (2015 IBC)
2016 CALIFORNIA MECHANICAL CODE (2015 IMC)
2016 CALIFORNIA PLUMBING CODE (2015 UPC)
2016 CALIFORNIA ELECTRICAL CODE (2014 NEC)
2016 CALIFORNIA FIRE CODE (2015 FC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
ALL OTHER APPLICABLE STATE AND LOCAL CODES

VICINITY MAP



WALL LEGEND

- (E) WALLS TO REMAIN
- (N) FULL HEIGHT WALLS:
3/4" WFL STUDS w/ 3/4" DYP. BD. BOTH SIDES TO BOTTOM SIDE OF (E)
SUSPENDED CEILING. REPAIR AND FINISH ADJACENT SURFACES AS REQUIRED
- (N) PARTIAL HEIGHT WALLS:
3/4" WFL STUDS w/ 3/4" DYP. BD. BOTH SIDES & 2x6 WOOD CAP w/
APRON TRIM. REPAIR AND FINISH ADJACENT SURFACES AS REQUIRED



100% COMPLETE
10/15/2018

5860 OWENS DRIVE, 3RD FLOOR T. I.
5860 Owens Drive, 3rd Floor
Pleasanton, CA 94588

DATE	BY	CHKD
08-08-18	PS/SM	MR

EXISTING FLOOR PLAN

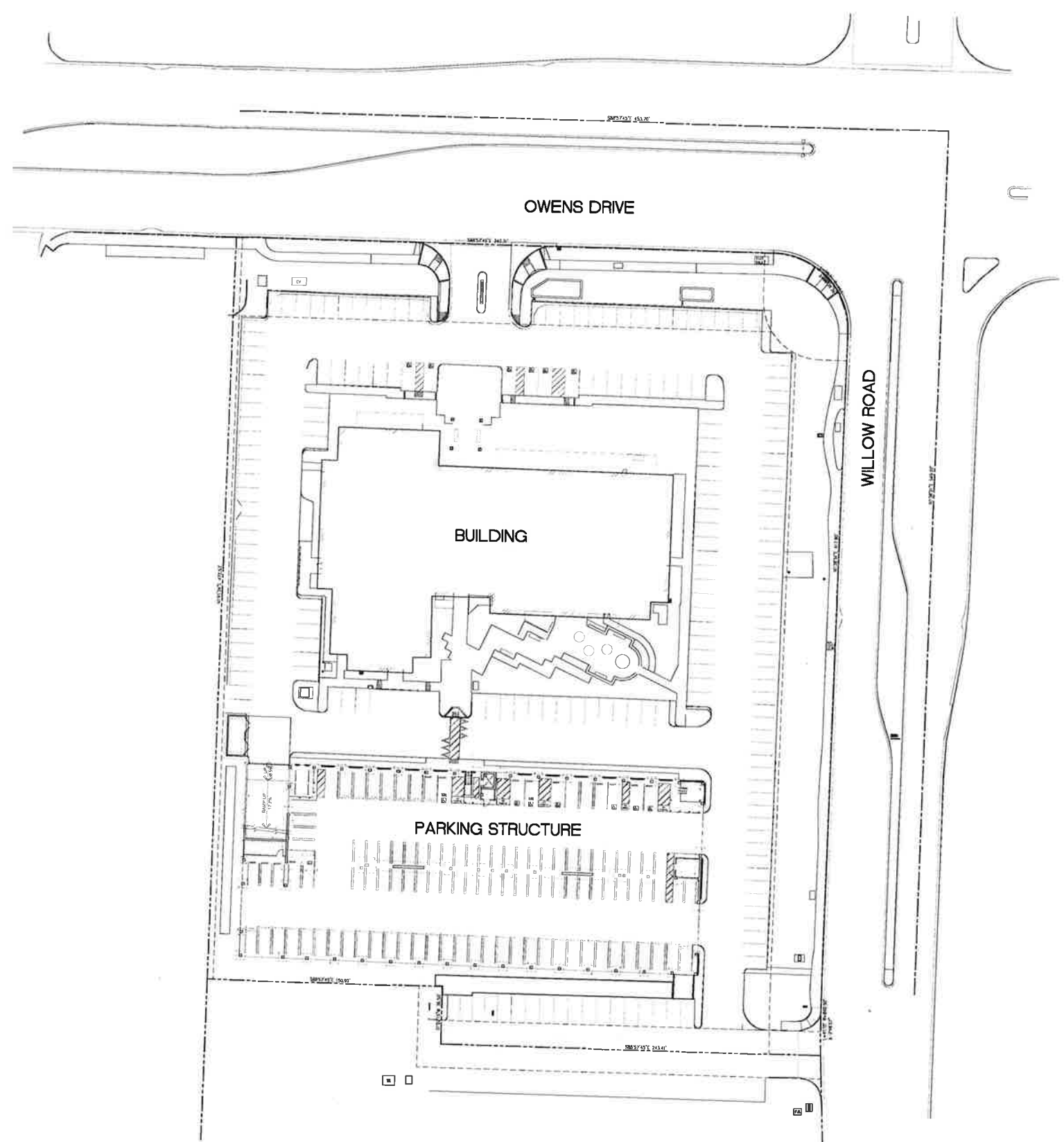
A1



HERELD & AYRES
ARCHITECTS
1038 Sepulveda Lane, Suite 10
Pleasanton, California 94566
925.462.1118
www.hereldandayres.com



The sheet is part of a set and is not to be used in isolation.
This sheet is to be used for the construction of the project. It is not to be used for any other purpose.
The user shall be responsible for the accuracy of the information provided on this sheet.
The user shall be responsible for the accuracy of the information provided on this sheet.
The user shall be responsible for the accuracy of the information provided on this sheet.
The user shall be responsible for the accuracy of the information provided on this sheet.



SITE PLAN
1"=30'-0"



PARKING STALL SUMMATION					
	MIN ACCESSIBLE	ACCESSIBLE	STANDARD	COMPACT	TOTAL
ON-GROUND	1	5	135	51	192
PARKING STRUCTURE					
GROUND LEVEL	2	5	43	61	111
UPPER LEVEL	0	0	57	55	112
TOTAL	3	10	235	167	415

5860 OWENS DRIVE, 3RD FLOOR T. I.
5860 Owens Drive, 3rd Floor
Pleasanton, CA 94588

DATE	09-25-15
BY	PRELIM

DATE: 09/25/15
BY: PRELIM
PROJECT: 19055
SHEET: PLOT-E

SITE PLAN

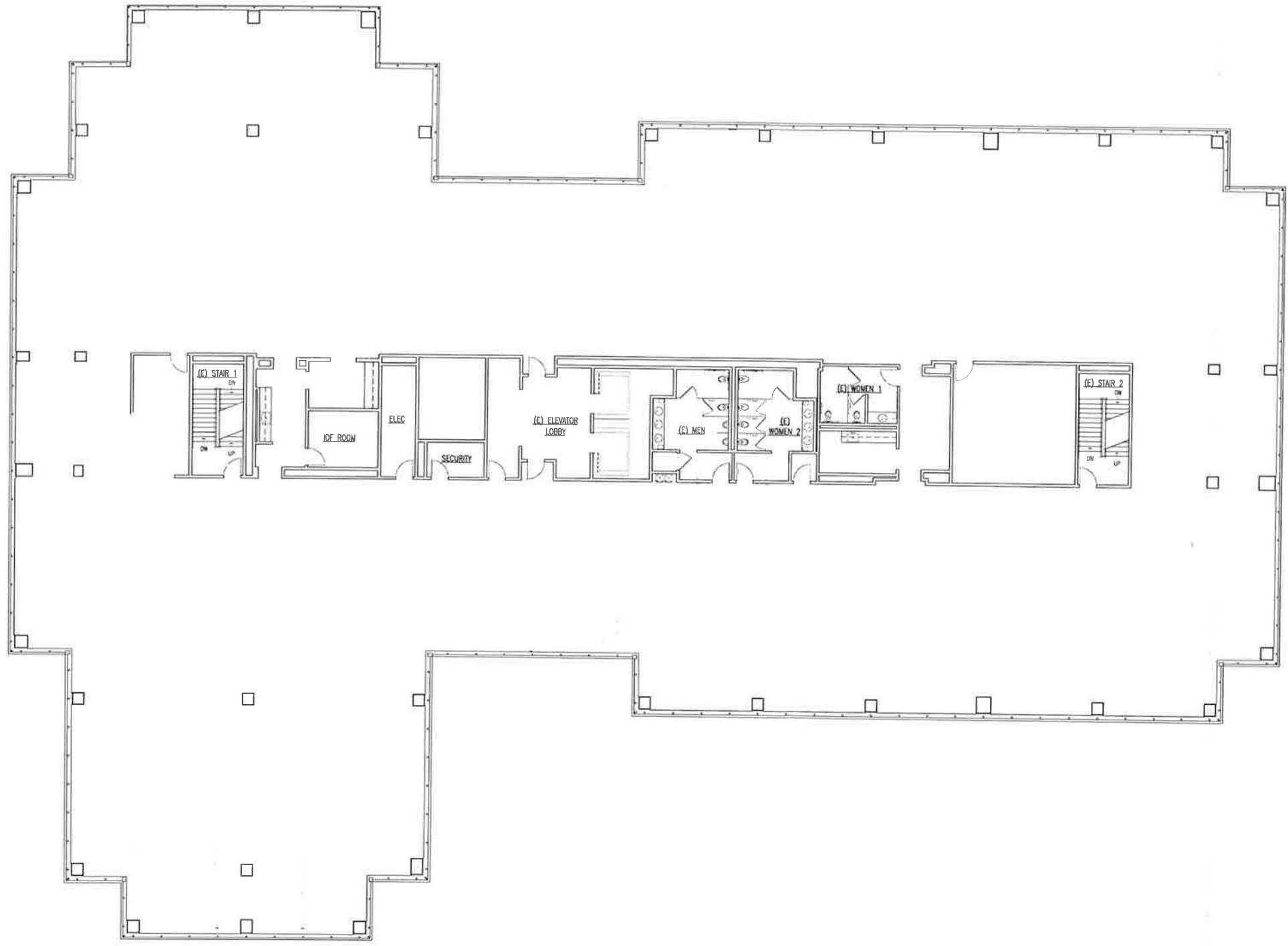
A2

A B C D E F G H I J K L M

10'-0" 10'-0" 10'-0" 20'-0" 10'-0" 10'-0" 20'-0" 20'-0" 20'-0" 20'-0" 20'-0" 20'-0" 10'-0"

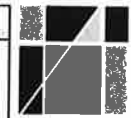
1 2 3 4 5 6 7 8 9

10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0"



WALL LEGEND

- (C) WALLS TO REMAIN
- (N) FULL HEIGHT WALLS:
3/4" MTL. STUDS w/ 3/4" CMU. ED. BOTH SIDES TO BOTTOM SIDE OF (E)
SUSPENDED CEILING. REPAIR AND FINISH ADJACENT SURFACES AS REQUIRED.
- (N) PARTIAL HEIGHT WALLS:
3/4" MTL. STUDS w/ 3/4" CMU. ED. BOTH SIDES & 2x4 WOOD CAP w/
APRON FRAM. REPAIR AND FINISH ADJACENT SURFACES AS REQUIRED.



HERELD & AYRES
ARCHITECTS
1030 Sepulveda Lane, Suite D
Pleasanton, California 94566
925.481.1150
www.ha-architects.com



This sheet is one of a set and is not to be read alone.
1. The owner is to be advised that construction shall be in accordance with the approved plans and specifications and that the contractor shall be responsible for obtaining all necessary permits and for the proper installation of the same.
2. These plans, specifications and contract documents shall be read in conjunction with the general conditions of contract, the contract documents and the contract documents for the project as a whole.
3. Copyright © 2013 by Hereld & Ayres Architects, Inc.

5860 OWENS DRIVE, 3RD FLOOR T. I.
5860 Owens Drive, 3rd Floor
Pleasanton, CA 94588

Sheet No.	03-09-13
PRELIM	04

Drawn	DA/SV
Checked	KIT
Date	12/05
Proj.	PL03-E