

Lighthouse Baptist School Changing Location Proposal

Purpose

To obtain a conditional use permit to allow the continued operation of a K-12 grade school at the new Ridgeview Hope/Pleasanton Evangelical Free church location on 5959 W. Las Positas Boulevard. Lighthouse Baptist School is currently permitted and operating at the original 6900 Valley Trails location, but would like to move with the Ridgeview Hope/Pleasanton Evangelical Free Church to their new location, once it is ready.

Site Description

Single building in an office-commercial zoning. This site has plans to be renovated into a worship center with classrooms, recreational areas, offices, and cafeteria area.

Project Description

Our current K-12 school operation would be mostly the same as it is at 6900 Valley Trails. We would like to implement an afterschool care program for K5-12th grade students, only some of which would come from our existing school. We feel there is a need in the area for this type of program. A detailed school program is described below.

Program Description

Lighthouse Baptist School's operational hours are 7:30AM-6PM. Students and teachers typically arrive by private vehicles between 7:30-8:00 AM. Students attend regular classes from 8AM-3PM. During break times and recess, the students and teachers will be utilizing the cafeteria and indoor/outdoor recreational areas. Most students will be picked up at 3PM by private vehicles. At 3PM, our afterschool care program for school age children begins. Children will arrive via private vehicles and our van transport/shuttle. The afterschool care program would include a recreational time, a homework time, and a snack time. Parents would pick up their children by private vehicles. Please see the attached matrix for further detail.

For pickup and drop off, parents will drive private vehicles into the Coronado Lane entrance, park in a parking stall, and drop off/pickup their children. To exit, parents will exit the Las Positas exit.

There is no school during the Summer break or during Federal Holidays. Thus, students will not be on the property during these times.

Building Use Information

The classrooms are on the first floor and are large enough in size to adequately house 18-22 occupants per classroom, including teachers. The renovation plans allow for a full sprinkler system in accordance with code requirements. The maximum number of students and teachers on site during any proposed time period is 60 students and 5 staff (expected enrollment is 48 students). Maximum employees on site at any given time, even considering with overlapping work schedule, would be 11 employees maximum. Our maximum student enrollment by grade breakdown is as follows: K5 – 7 students, 1st – 6 students, 2nd – 6 students, 3rd – 6 students, 4th – 6 students, 5th – 5 students, 6th – 4 students, 7th – 4 students, 8th –

4 students, 9th – 3 students, 10th – 3 students, 11th – 3 students, 12th – 3 students. These breakdowns would be consistent from 7:30AM-3PM. The maximum number of students by grade for the after school hours of 3PM-5PM are as follows: 1st – 7 students, 2nd – 7 students, 3rd – 6 students, 4th – 6 students, 6th – 6 students. The maximum number of students during the after school time of 3PM-6PM is 32 students.

Parking Lot

This site has 99 parking spaces. There is an option to use an outdoor sports court on the parking lot, which we would use on occasion. We would play games such as wiffle ball, basketball, and other school yard games. These courts would be permanent. There is no other structures or play equipment proposed. This court has gates to restrict traffic through the area. These gates will be closed while school is in session. When the gates are closed, the number of usable parking spaces is 77 spaces because the spaces cannot be reached by vehicles. Gates will be left open while school is not in session.

A certain level of noise is to be expected from children at play. There will be no amplification or projected sound. There will be no instrumentation outdoors, such as band practice. The only type of noise expected is supervised children at play. We expect that the nearby vegetation and street traffic noise to cover most of the “children at play” noise.

Parking Analysis for Lighthouse Baptist School

Max hours and numbers: Lighthouse Baptist School’s operational hours are from 7:30AM-6PM. Our maximum student enrollment by grade breakdown is as follows: K5 – 7 students, 1st – 6 students, 2nd – 6 students, 3rd – 6 students, 4th – 6 students, 5th – 5 students, 6th – 4 students, 7th – 4 students, 8th – 4 students, 9th – 3 students, 10th – 3 students, 11th – 3 students, 12th – 3 students. These breakdowns would be consistent from 7:30AM-3PM and would present maximum total number of 60 students on site at any given time.

The maximum number of students by grade for the after school hours of 3PM-6PM are as follows: 1st – 7 students, 2nd – 7 students, 3rd – 6 students, 4th – 6 students, 6th – 6 students. The maximum number of students during the after school time of 3PM-6PM is 32 students. Maximum employees on site at any given time, even considering with overlapping work schedule, would be 11 employees maximum.

By the numbers it appears that the school will need 11 parking spaces for the 11 employees maximum on site at any given time, 2 parking spaces for the 9 students that are in 10th-12th grade.

Total parking demand based on enrollment numbers appears to be 13 spaces. (11 for staff, 2 for students in 10th-12th grade)

Outdoor court use

Outdoor court times will be from 7:30-8Am; 9:30-10AM; 11:50AM-12:50PM; 1:40-5PM. The maximum number of students on the outdoor courts at one time will be 32 students.

School Operation/Flow Matrix

Below you will find the expected timeline, hours of operation, and classroom use. We are expecting 48 students total and 3 staff total during school hours and 32 students and 2 teachers during the after school hours.

School Flow Matrix (Kindergarten-12th grade)

Time	Activity	Gym/Outdoor cour	Cafeteria	Classroom A115	Classroom A116	Classroom A117
7:30-8AM	Arrival	8 students, 3 teacher	0 occupants	0 occupants	0 occupants	0 occupants
8-9:30AM	Classes	0 occupants	0 occupants	16 students, 1 teacher	16 students, teacher	16 students, 1 teacher
9:30-9:40AM	Break/Class	16 students, 1 teacher	0 occupants	0 occupants	16 students, teacher	16 students, 1 teacher
9:40-9:50AM	Break/Class	16 students, teacher	16 students, 1 teacher	0 occupants	0 occupants	16 students, 1 teacher
9:50-10AM	Break/Class	16 students, 1 teacher	16 students, teacher	16 students, 1 teacher	0 occupants	0 occupants
10-10:10AM	Break/Class	0 occupants	16 students, 1 teacher	16 students, 1 teacher	16 students, teacher	0 occupants
10:10-11:30AM	Classes	0 occupants	0 occupants	16 students, 1 teacher	16 students, teacher	16 students, 1 teacher
11:30-11:50AM	Lunch/Class	0 occupants	16 students, 1 teacher	0 occupants	16 students, teacher	16 students, 1 teacher
11:50-12:10PM	Lunch/Class	16 students, 1 teacher	16 students, teacher	0 occupants	0 occupants	16 students, 1 teacher
12:10-12:30PM	Lunch/Class	16 students, teacher	16 students, 1 teacher	16 students, 1 teacher	0 occupants	0 occupants
12:30-12:50PM	Lunch/Class	16 students, 1 teacher	0 occupants	16 students, 1 teacher	16 students, teacher	0 occupants
12:50-1:50PM	Classes	0 occupants	0 occupants	16 students, 1 teacher	16 students, teacher	16 students, 1 teacher
1:40-1:50PM	Break/Class	16 students, 1 teacher	0 occupants	0 occupants	16 students, teacher	16 students, 1 teacher
1:50-2PM	Break/Class	16 students, teacher	0 occupants	16 students, 1 teacher	0 occupants	16 students, 1 teacher
2-2:10PM	Break/Class	16 students, 1 teacher	0 occupants	16 students, 1 teacher	16 students, teacher	0 occupants
2:10-3PM	Classes	16 students, 1 teacher	0 occupants	16 students, 1 teacher	16 students, teacher	0 occupants
3-3:15PM	Dismissal	8 students, 3 teacher	0 occupants	0 occupants	0 occupants	0 occupants

After School Care Flow Matrix (Kindergarten-12th grade)

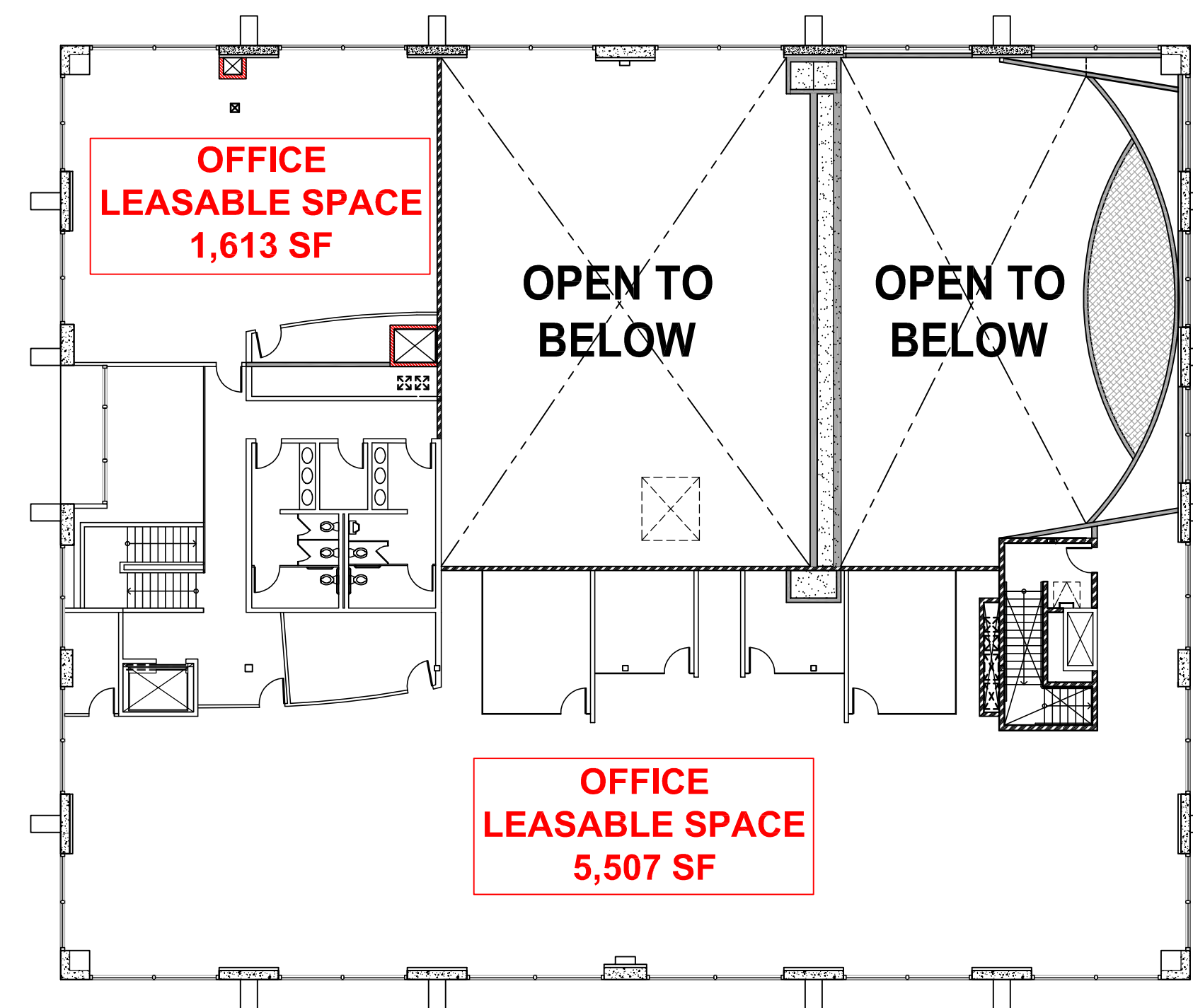
Time	Activity	Gym/Outdoor cour	Cafeteria	Classroom A115	Classroom A116	Classroom A117
3:15-4PM	Arrival	2 students, 2 teacher	0 occupants	0 occupants	0 occupants	0 occupants
4-4:30PM	Snack/Gar	16 students, teacher	16 students, 1 teacher	0 occupants	0 occupants	0 occupants
4:30-5PM	Snack/Gar	16 students, 1 teacher	16 students, teacher	0 occupants	0 occupants	0 occupants
5-6PM	Homework	0 occupants	0 occupants	16 students, 1 teacher	16 students, teacher	0 occupants

*Colors denote movement times. Red moves 2 minutes before time, Green moves on time, Blue moves 2 minutes after. This aids in transition.

PARKING DEMAND SCHEDULE

Use	Mon	Tue	Wed	Thur	Fri	Sat	Sun
Church			After 5pm			930am to 6pm	930am to 6pm
Church Office	9am to 5pm	9am to 5pm	9am to 5pm	9am to 5pm			
Church Misc	630pm to 8pm		630pm to 8pm	7pm to 8pm		8am to 12pm	
School	730am to 6 pm	730am to 6 pm	730am to 6 pm	730am to 6 pm	730am to 6 pm		
Office	8am to 5pm	8am to 5pm	8am to 5pm	8am to 5pm	8am to 5pm		
Max. Total Parking Req'd by Code (overlapping uses)	2 + 13 + 28 = 43 spaces	2 + 13 + 28 = 43 spaces	2 + 13 + 28 = 43 spaces	23 + 2 + 13 + 28 = 66 spaces	2 + 13 + 28 = 43 spaces	67 spaces	67 spaces

2ND FLOOR PLAN



Code Requirements

Pleasanton Municipal Code

- Church use requires 1 space/6 seats (fixed) or 1 space/60 sq. ft. (non-fixed)
- School use requires 1 space/employee and 1 space/4 students above Grade 10

Hacienda Guidelines

- Office use requires 1 space/250 sq. ft. (NOTE: medical office has the same ratio)

Historical Attendance Data Requirements (used for religious uses)

- Church use requires 1 space/3.2 persons

Proposal

- 99 parking spaces available on site (no school in session)
- 79 parking spaces available on site (school in session)

Church (Code Required)

- 140 fixed seats = 140/6 = 23 spaces
- 2,609 sq. ft. non-fixed seats (sport court area) = 2,609/60 = 44 spaces
- Total spaces required = 23 + 44 = 67 spaces**

Church (Historical Attendance Data)

- Wednesday service (50 to 75 persons) = 50 to 75/3.2 = 16 to 23 spaces
- Sunday service (25 to 35 persons) = 25 to 35/3.2 = 8 to 11 spaces
- Special services (Easter, Xmas, etc.) (186 persons) = 186/3.2 = 58 spaces

School

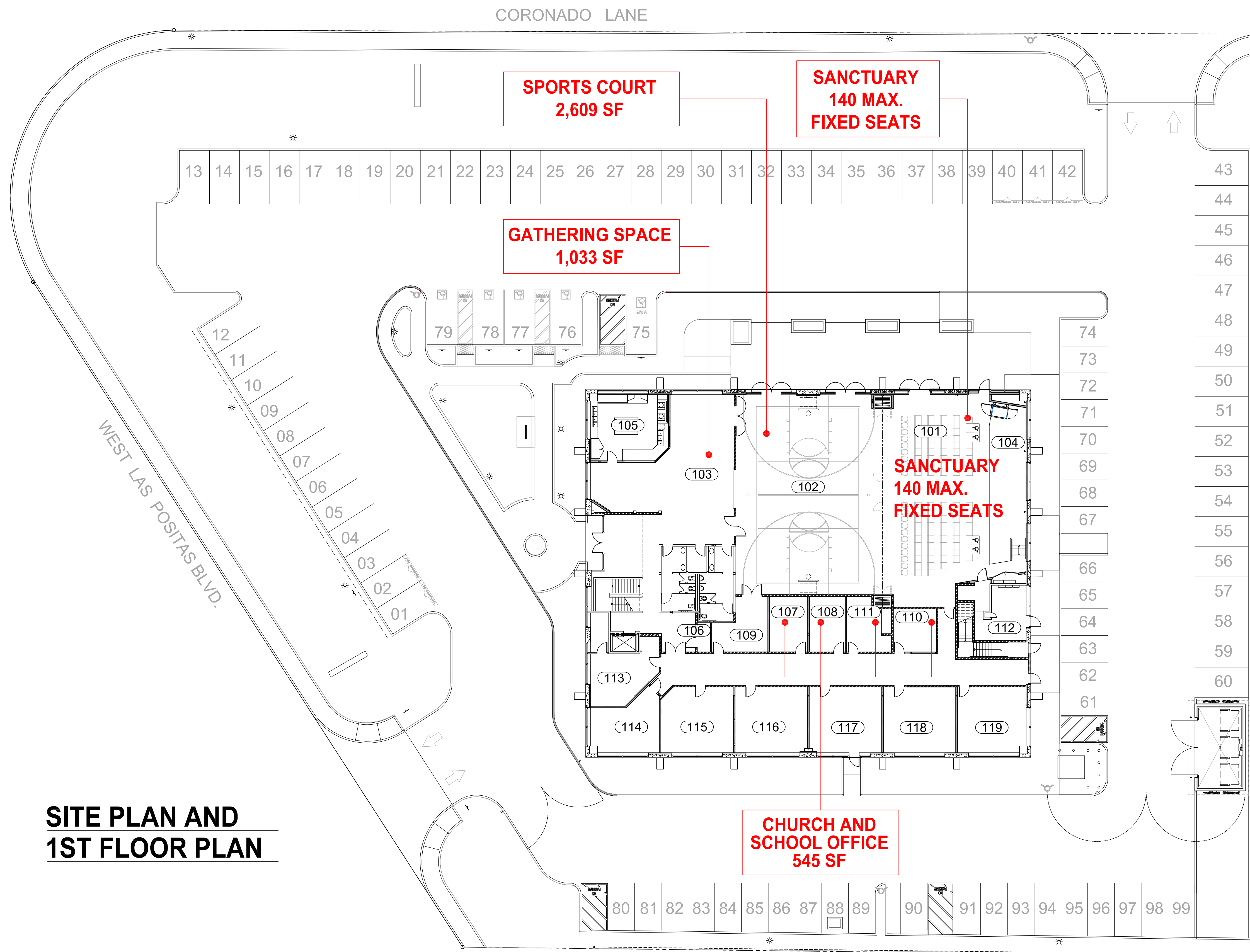
- 11 employees maximum on site at any given time = 11X1 = 11 spaces
- 9 students above Grade 10 = 9/4 = 2 spaces
- Total spaces required = 11 + 2 = 13 spaces**

Office

- Church and school office (545 sq. ft.) = 545/250 = 2 spaces
- Leasable office space (7,120 sq. ft.) = 7,120/250 = 28 spaces
- Total spaces required = 2 + 28 = 30 spaces**

ROOM SCHEDULE

ROOM LABEL	ROOM NAME	ROOM DIMENSIONS, FT-IN x FT-IN
101	SANCTUARY	32'-4" x 59'-7"
102	SPORTS COURT	43'-5" x 59'-7"
103	GATHERING SPACE	42'-9" x 34'-10"
104	STAGE	11'-0" x 52'-8"
105	KITCHEN	23'-3" x 19'-11"
106	IDF CLOSET	8'-9" x 4'-0"
107	PASTOR'S OFFICE 1	11'-4" x 16'-8"
108	TEACHERS OFFICE	10'-9" x 16'-8"
109	STORAGE	16'-9" x 16'-8"
110	CHURCH RECEPTION	12'-11" x 12'-11"
111	PASTOR'S OFFICE 2	13'-6" x 16'-8"
112	ELECTRICAL ROOM	15'-5" x 16'-6"
113	CLASSROOM 2 YEARS	20'-6" x 15'-8"
114	CLASSROOM 3 YEARS - K	20'-6" x 16'-8"
115	CLASSROOM GRADES 1-3	21'-8" x 19'-8"
116	CLASSROOM GRADES 4-5	21'-8" x 19'-8"
117	CLASSROOM MIDDLE SCHOOL	21'-8" x 19'-8"
118	CLASSROOM SR. HIGH	21'-8" x 19'-8"
119	CLASSROOM ADULT	20'-6" x 19'-8"

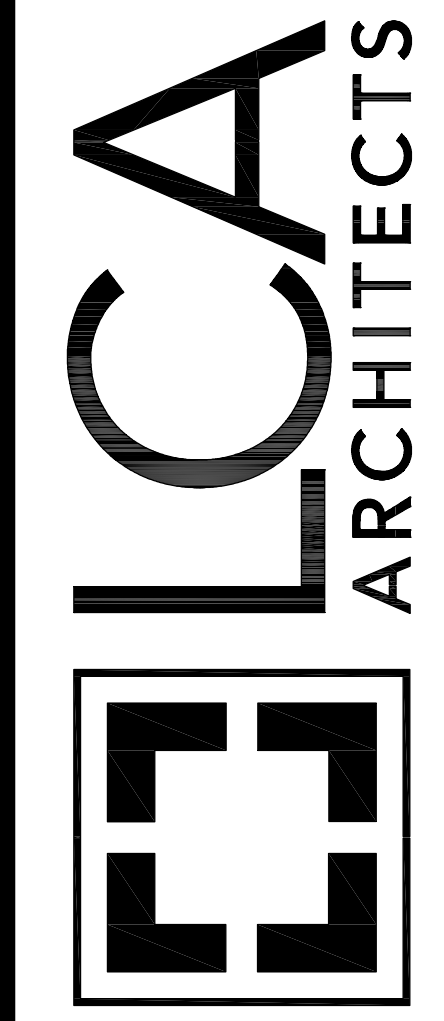
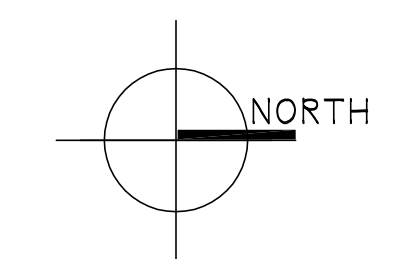


SITE PLAN AND 1ST FLOOR PLAN

1 PARKING DEMAND ANALYSIS

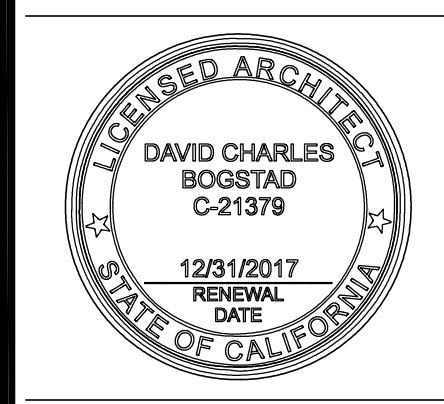
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



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PARKING ANALYSIS

SCALE: 1/16" = 1'-0"
DATE: 12 / 20 / 2017

REVISIONS:

PROJECT NO. 16027

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SHEET OF