

## Planning Commission Staff Report

January 8, 2014  
Item 5.a.

- SUBJECT:** P13-2445
- APPLICANT:** Tri-Valley Chinese Bible Church
- PROPERTY OWNER:** Tri-Valley Chinese Bible Church
- PURPOSE:** Application for approval of a Conditional Use Permit to operate a church and State-registered Heritage School for Kindergarten through 12th grade students at 1035 Serpentine Lane, within Valley Business Park.
- GENERAL PLAN:** General and Limited Industrial
- ZONING:** PUD-I(Planned Unit Development – Industrial) District
- LOCATION:** 1035 Serpentine Lane
- EXHIBITS:**
- A. [Draft Conditions of Approval for P13-2445](#)
  - B. [Written Narrative and Activities Schedule, Site Plan, and Floor Plan](#)
  - C. [Conditions of Approval for Tri-Valley Chinese Bible Church and Heritage School at 1055 Serpentine Lane](#)
  - D. [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 and modified under Ordinance No. 1123 on February 24, 1984, to conditionally permit churches and similar religious facilities. The Valley Business Park 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 12,920 square foot 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 August 22, 2012, the Planning Commission reviewed a request for a PUD Modification to conditionally allow the operation of State-registered heritage schools in the Valley Business Park and recommended that the City Council approve the modification. The City Council approved the PUD Modification on October 2, 2012. On August 22, 2012, the Planning Commission approved a Conditional Use Permit request to operate a State-registered heritage school with up to 60 Kindergarten through 5th grade students at the Tri-Valley Chinese Bible Church. On May, 22, 2013, the Planning Commission approved a modification to the Conditional Use Permit to operate a summer school program at the approved Heritage School (See attached Exhibit C for all current Conditions of Approval).

Due to a growing congregation and success of the Heritage School, the Tri-Valley Bible Church has entered into escrow to purchase the 20,831 square foot building located five parcels down at 1035 Serpentine Lane in the Valley Business Park. The building located at 1035 Serpentine Lane is currently occupied by two separate tenants, Ford Motor Company, and Volvo/Mazda Companies. Both tenants operate similar trade schools for employee training approved in 1990 under Conditional Use Permit UP-90-16. Ford Motor Company's lease of 12,192 square feet expired on December 31, 2013 but may be extended up to four months. Volvo and Mazda's lease will also expire on December 31, 2013, but will be extend an additional three years through December 31, 2016.

## **SITE DESCRIPTION**

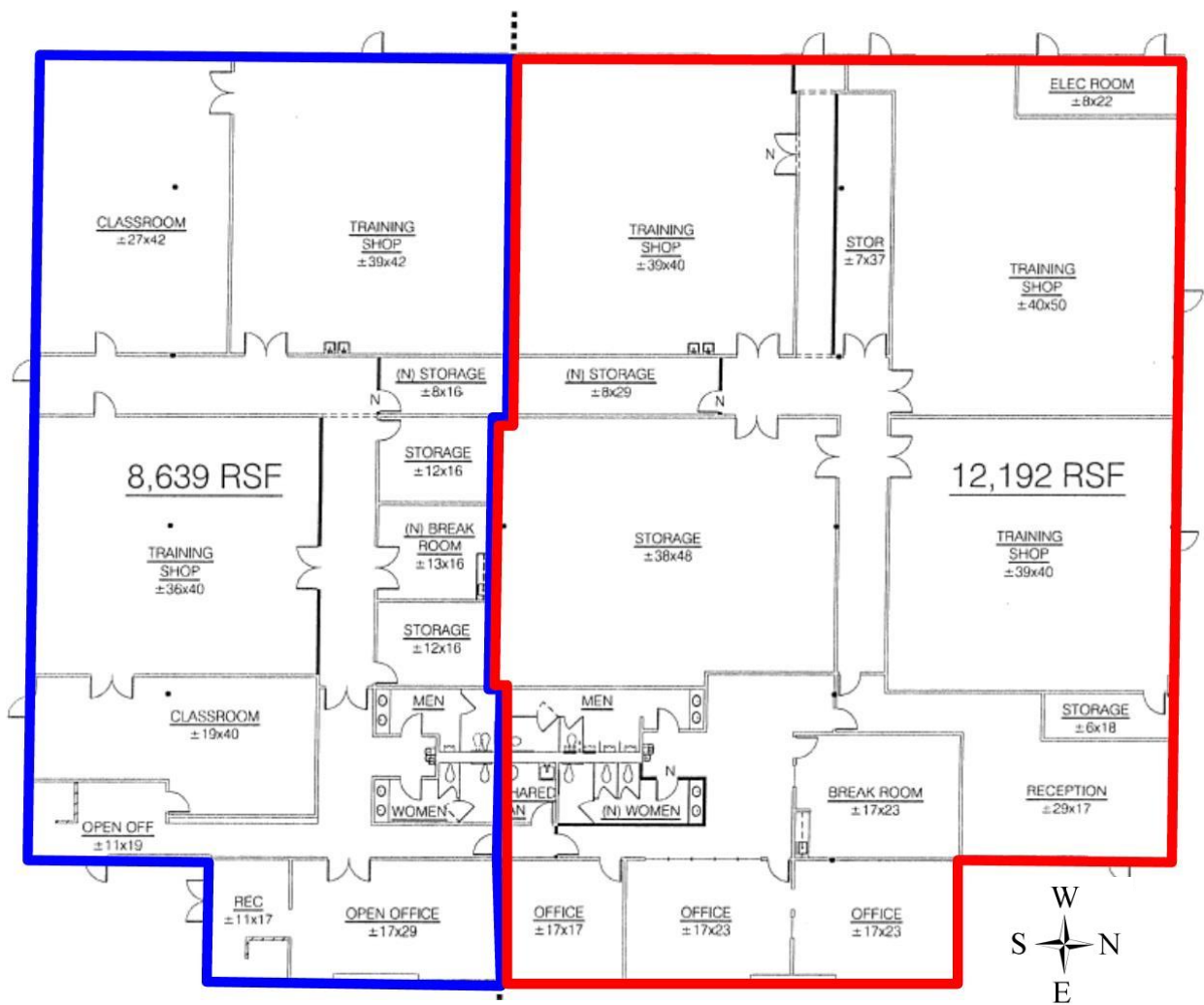
### *1055 Serpentine Lane – Current Location*

The Tri-Valley Chinese Bible Church is currently located at 1055 Serpentine Lane which is developed with one 12,920 square foot single story building, landscaping and a parking lot with 46 stalls. The Tri-Valley Chinese Bible Church currently owns and operates in the entire building.

### *1035 Serpentine Lane – Proposed Location*

The Tri-Valley Chinese Bible Church is proposing to relocate to 1035 Serpentine Lane which is developed with one 20,831 square foot single story building, landscaping and a parking lot with 72 stalls. The building floor plan as shown in Figure 1, is currently occupied by Ford Motor Company outlined in red and Volvo/Mazda Companies outlined in blue. The Tri-Valley Chinese Bible Church and Heritage School, through two phases, will eventually own and operate the entire building.

## **Figure 1: 1035 Serpentine Floor Plan**



Valley Business Park has a mix of uses that include, but are 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.

Figure 2 on the next page, shows an aerial photograph with the existing and proposed locations, and includes the surrounding businesses showing 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.

**Figure 2: Project Site and Surrounding Location**



## PROJECT DESCRIPTION

The Tri-Valley Chinese Bible Church and Heritage School has requested approval of a Conditional Use Permit to relocate its existing religious facility and heritage school to 1035 Serpentine Lane in two phases as described in Exhibit B. Exhibit B includes the site plan, preliminary phasing floor plans, and the applicant's narrative regarding operations and phasing of their proposed move and relocation. Tri-Valley proposes to maintain approximately 12,192 square feet within their new location at 1035 Serpentine

Lane during Phase I, while Volvo/Mazda maintain the remaining 8,639 square feet. At the end of Volvo/Mazda’s lease (Phase II), the Tri-Valley Chinese Bible Church and Heritage School plan to maintain the entire 20,831 square foot building.

Phase I – English Congregation Only

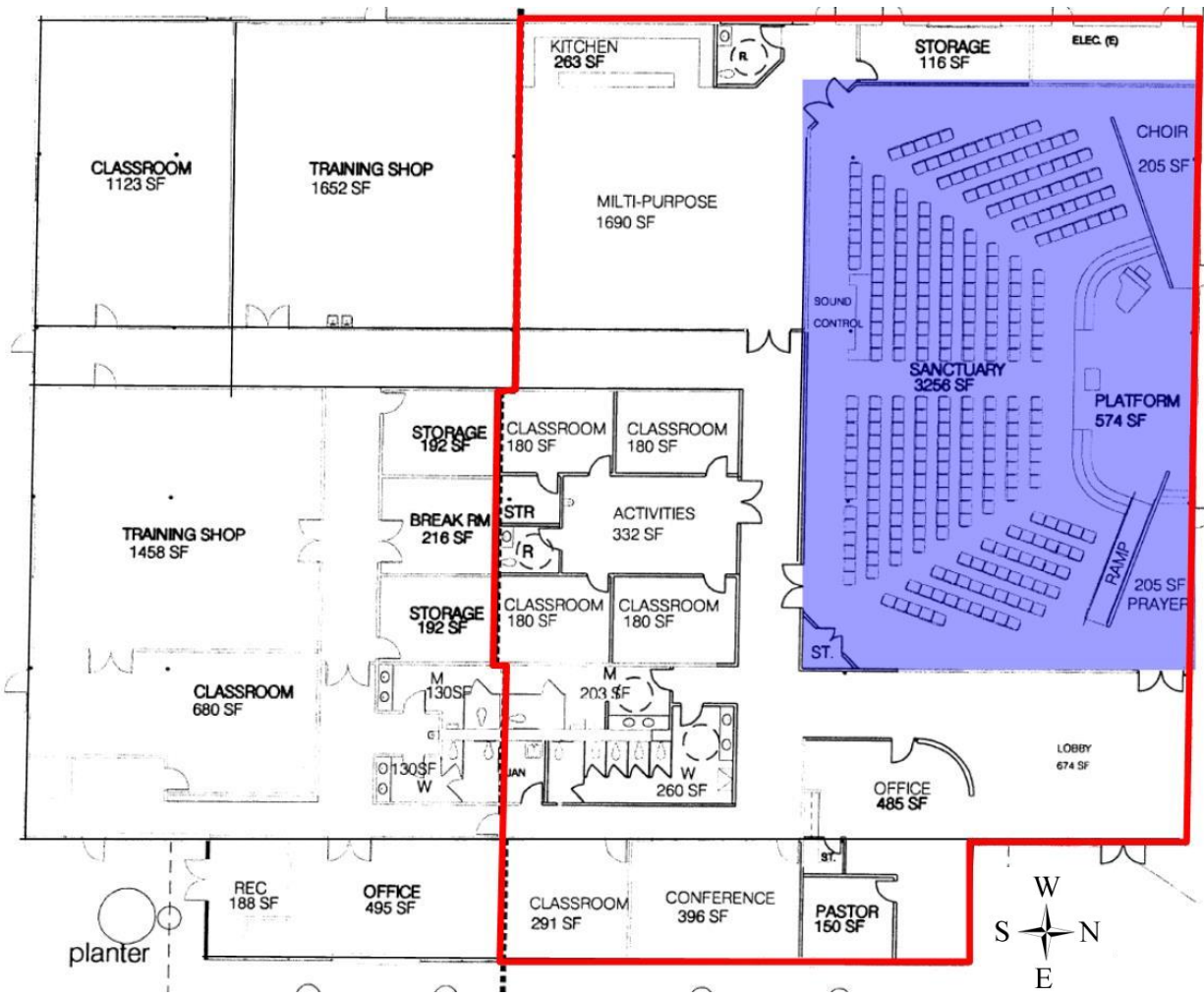
During Phase I, the Tri-Valley Bible Church is proposing to relocate its existing English congregation activities to its new location at 1035 Serpentine Lane. The English congregation maintains approximately 60-70 members, although not all attend Sunday services. Sunday worship services are provided from 9:30 a.m. - 10:45 a.m., followed by Sunday school from 11:00 a.m. - 12:30 p.m.. Additionally, youth fellowship meetings will be held on Friday nights from 8:00 p.m. - 10:00 p.m. with occasional indoor recreational activities from 3:00-6:00 on weekdays. Typical weekly hours of operation for all activities during Phase I are listed below. During Phase I, the existing Chinese fellowship and Heritage School will maintain operations at their existing location at 1055 Serpentine Lane as previously approved.

**Phase I Weekly Schedule, 1035 Serpentine Lane**

<b>Day</b>	<b>Time</b>	<b>Activities</b>	<b># of Current Attendees</b>	<b># of Anticipated Attendees</b>
Sunday	9:30 am – 10:45 am	Worship Services	40	63
	11:00 am – 12:30 pm	Sunday School	42	63
Friday	8:00 pm – 10:00 pm	Fellowship Meeting	35	60
Monday – Friday	3:00 pm – 6:00 pm	Occasional Fellowship	< 20	< 20

Construction prior to establishing Phase I operations within the 12,192 sq. ft. tenant space include interior improvements to the building to construct a new 3,256 square foot sanctuary that will maintain seating for approximately 285 people. Additional interior improvements include the construction of a new 1,690 square foot multi-purpose room, five classrooms, offices, restroom upgrades and new lobby. A Floor Plan indicating the location of the main sanctuary within the church is shown below.

**Phase I Floor Plan**



*\*The door between tenants during Phase I has been conditioned to remain locked when children are present or may be removed and replaced with a demising wall.*

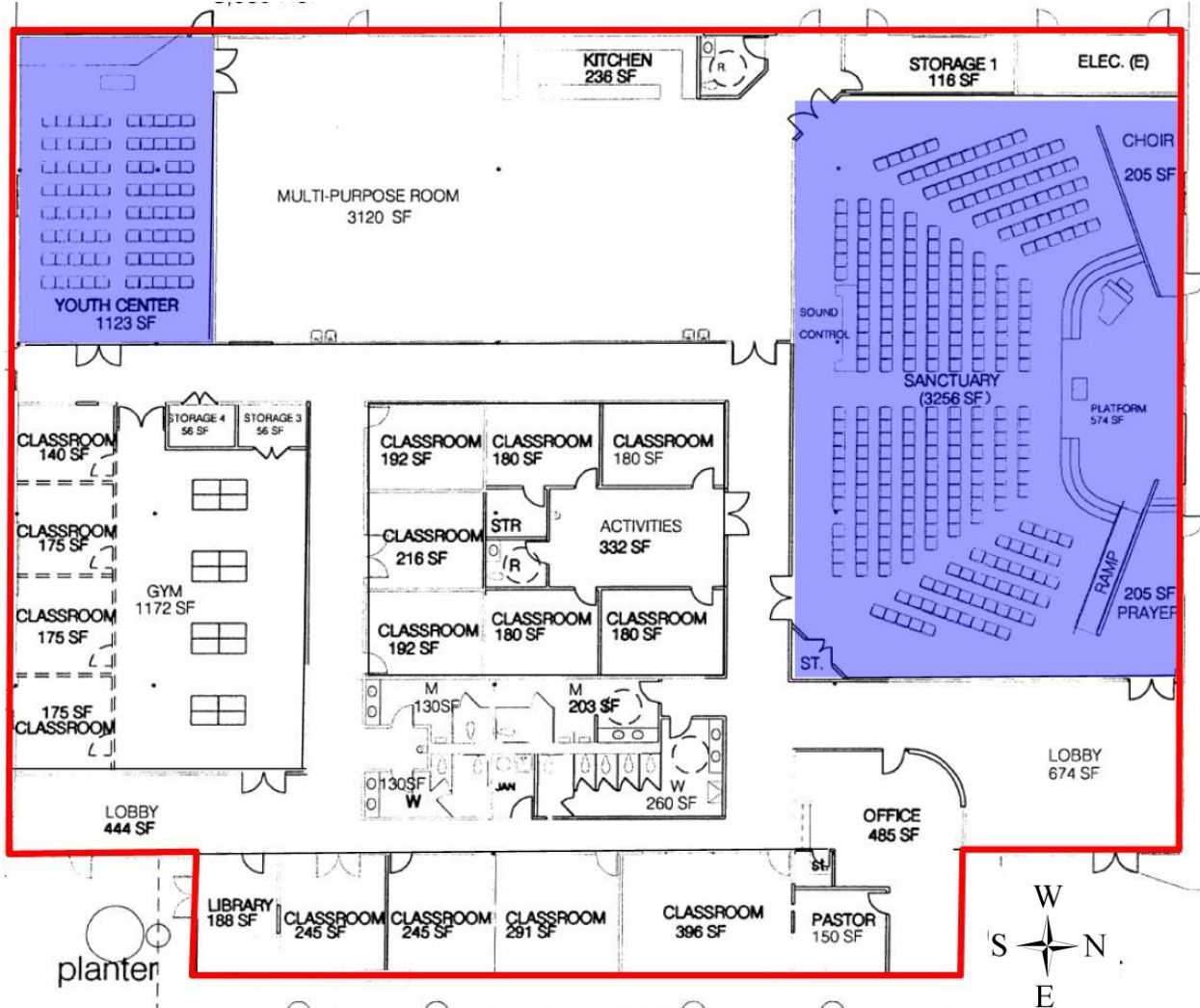
**Phase II – Church and Religious Services**

At the end of Volvo and Mazda’s final lease agreement in December 2016, the Tri-Valley Chinese Bible Church will begin final interior improvement renovations within the remaining 8,639 square foot portion of the building prior to commencing Phase II of the proposal. During Phase II the Tri-Valley Chinese Bible Church will move their remaining operations to their new location at 1035 Serpentine Lane. In addition to the English congregation that had established operation during Phase I, the Chinese ministry as well as the Heritage School will begin operations.

Construction prior to establishing Phase II operations within the remaining 8,639 sq. ft. area include an interior improvement to expand the multi-purpose room and a new

1,123 square foot youth center that will maintain seating for approximately 80 people. Additional interior improvements include the construction of six regular classrooms, four expandable classrooms and gym area, restroom upgrades and lobby. A Floor Plan indicating the complete Phase II build-out is shown below.

### Phase II Floor Plan



Sunday Services will consist of concurrent English Congregation services held in the Youth Center and Chinese Congregation Services held in the Sanctuary as well as associated Sunday school activities. Currently the English Congregation maintains an approximate attendance of 40-45 patrons each Sunday while the Chinese Congregation maintains approximately 190-200 patrons each Sunday. The applicant's narrative is attached and describes the proposed activities. Between the hours of 11:00 a.m. – 12:30 p.m., the church is anticipated to have the largest number of members in attendance during the main worship service for the Chinese Congregation and Sunday

Services for the English congregation with approximately 260 children and adults.  
 Typical Sunday hours of operation for each activity are list below:

**Phase II  
 Sunday Church Hours of Operation**

Sunday Services	Activities	Participants	# of Attendees	Total	Maximum Growth Potential
9:30 am – 10:45 am	Sunday School	Chinese Congregation	50	90	135
	Sunday Service	English Congregation	40		
10:50 am – 11:10 am	Children's Worship	Children	15	15	23
11:00 am – 12:30 pm	Worship Service	Chinese Congregation	193	235	348
	Sunday School	English Congregation	42		
11:15 am – 12:30 pm	Children's Sunday School	Chinese Congregation	25	25	38

In addition to Sunday services, the Tri-Valley Chinese Bible Church holds weekly meetings and study group that range in size from 10 attendees to 60 attendees as well as occasional special events such as weddings and memorial services on Saturdays.  
 Typical weekday hours of operation for each activity are list below:

**Phase II  
 Weekday Church Hours of Operation**

Monday	No scheduled Activity		
Tuesday	10:00 am – 11:30 am	Sister's Exercise Class	10 – 15 Adults
Wednesday	8:00 pm – 9:30 pm	Prayer Meeting	20 – 20 Adults
Thursday	10:00 am – 12:00 pm	Fellowship Meetings	25 – 40 Adults
Friday	7:45 pm – 9:15 pm	AWANA	38 K – 5 <sup>th</sup> Grade
	8:00 pm – 10:00 pm	Bible Study	35 Youth
	8:00 pm – 10:00 pm	Bible Study	60 Adults
Saturday	Times Vary	Special Events	Up to 200

Phase II – Heritage School



The Tri-Valley Bible Church proposes to relocate their existing State-registered Heritage School to their new facility at 1035 Serpentine Lane during Phase II. The Tri-Valley Chinese Bible Church will operate the State-registered heritage school for Kindergarten – 12<sup>th</sup> 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.

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.

The CEC also states that a heritage school shall not be subject to licensure by the State Department of Social Services as a child day care center and requires criminal background checks for persons associated with the school or who have contact with pupils.

#### Enrollment Capacity:

The Heritage School will enroll a maximum of 60 students. Current enrollment is approximately 20 students. The majority of the students will be between Kindergarten and 9<sup>th</sup> grade with a maximum of 5 students 10<sup>th</sup> grade and above. Enrollment in each program will vary, with the maximum enrollment for the school limited to 60 students. Enrollment in the summer camp will also be limited to 60 students.

There are currently a total of three teachers, with at least one on-site at all times. 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 are listed below:

Program	Hours of Operation
Kindergarten	12:00 – 6:00pm
1 <sup>st</sup> -6 <sup>th</sup> Grade	3:00 – 6:00 pm
Summer Camp	8:00 am – 6:00 pm
Future English Classes 1 <sup>st</sup> - 12 <sup>th</sup> Grade	3:00 – 6:00 pm

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 pm to serve students in grades 1 through 6. On minimum days, the school will operate from 1:00 pm – 6:00 pm.

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 am – 6:00 pm during this time.

Transportation:

Kindergarteners will be dropped off and picked up at the school by a parent/guardian. Children in grades 1<sup>st</sup> – 6<sup>th</sup> 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**

The Valley Business Park was originally approved with a list of permitted and conditionally permitted uses, and modified to conditionally permit churches and similar religious facilities as well as State-registered Heritage Schools. Conditional uses are those uses which, by their nature require special consideration so that they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for use permits. The following sections seek to provide analysis of the proposed uses with respect to potential impacts to land use, parking, and noise.

## Land Use

The subject site has a General Plan designation of General and Limited Industrial and is zoned Planned Unit Development – Industrial (PUD-I) District. The current PUD zoning for the Valley Business Park permits uses such as offices, light manufacturing, and printing shops and requires CUP approval for uses such as religious facilities, Heritage Schools, gymnasiums and health clubs, indoor recreational and sports facilities, and schools/instructional businesses. The proposed use as a religious facility with associated Heritage School is thus subject to conditional use permit approval.

When the proposed use is religious facility, educational, instructional, recreational, or daycare, staff evaluates how that use integrates into the surrounding uses. The proposed church and 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 previously approved the operation of the existing church and school at its existing location within the Park as well as similar uses such as a theater rehearsal studio, other religious facilities, and a private school/daycare (Quarry Lane School). 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 are 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).

Single family residential dwellings are located approximately 75 feet to the west of the building, similar to the existing location. The residences and the building are separated by a parking lot, a 10 foot tall sound wall, and a 30-foot wide landscaped buffer area. The subject property is adequately screened from the adjacent residential dwellings. All church and school activities will occur inside the building and the start and end times of activities are staggered. To staff's knowledge, there have been no past complaints regarding the church or heritage school's existing operations. Given these factors, staff believes that it would be unlikely that the proposed uses would create adverse impacts on the adjacent residences.

One of the primary concerns in reviewing a conditional use permit application is the effect of a proposed uses on surrounding uses. The buildings surrounding the subject building consists mainly of office and light industrial uses. Given that the other businesses operate during regular business hours (8:00 a.m. to 5:00 p.m.), the proposed uses would be compatible with these businesses in that it would be minimal during normal business hours and its peak use would occur when the other businesses are not open. Religious facilities and educational institutions have become a common use in and around business parks and they are typically regarded as "good neighbors." As discussed above, in staff's evaluation, these uses are 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 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 church and school will utilize some microphones during worship services and group assemblies and singing along with piano and keyboard instruments are part of the weekly services. Additionally music lessons may also occur on the site. The remainder of the weekly activities will be devoted to academic lessons. All church and school activities will occur inside the building and any noise generated from these activities inside the building 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 has been added requiring all doors to remain closed during business hours.

## Parking

There are 74 parking spaces within the subject site. Section 18.88.030. D.1 and E.1 of the Municipal Code requires churches to provide one space for each six fixed seats or one space for each 60 square feet of floor area useable for seating in all facilities in which simultaneous use is proposed and for 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 church does not provide fixed seating so parking will be analyzed based on square footage.

## Phase I Parking Demands

During Phase I, the church will utilize the main sanctuary (3,256 square feet) on Sundays with associated Sunday Services. This will require a total of 54 parking stalls based on one space for each 60 square feet of floor area useable for seating. During the week the church will have limited operations on site consisting of Youth Fellowship meetings on Friday evenings and occasional afternoon youth gatherings. Due to the off-set hours of operations with Mazda/Volvo operations, staff does not foresee and parking conflicts on-site.

## Phase II Parking Demands

During Phase II, the church will maintain two main assembly areas that will be used simultaneously, the main sanctuary (3,256 square feet) and the youth center (1,123 square feet). A total of 73 parking spaces would be required to support the proposed church worship services on Sundays based on one space for each 60 square feet of floor area useable for seating. Additional youth Sunday services are also proposed, however, the students that would attend this part of the operation are not of driving age, and thus would be dropped off and picked up by a parent or other guardian, or attended while their parent or guardian is in worship service. The applicant has also observed in their written narrative that some families drive to church in car pools and some parents only drop off and pick up their children for service. Additionally some elderly church members take public transportation and walk from the bus stop along Valley Avenue. The Tri-Valley Chinese Bible Church on average currently maintains 269 attendees each Sunday which averages out to 5.8 attendees per parking stall on-site at their current location. If the church maintains their maximum anticipated growth to accomplish 400 attendees each Sunday, and maintains their current attendee to parking ratio, they would require 69 parking stalls at full growth. This is below the 74 parking stalls that will be provided at their proposed location.

The weekday heritage school will have up to 8 employees and there will be a maximum of 5 students 10<sup>th</sup> grade and above. Therefore, a total of 8 parking spaces for employees and 1 parking space for potential students 10<sup>th</sup> grade and older 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 heritage 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 “Phase II - Weekday Church Hours of Operation” chart above). The senior fellowship and the sisters’ fellowship groups meet at 10:00 am on Tuesdays and Thursdays which will occur during the hours of operation for the Heritage School yearly summer camp 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.

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 9 parking stalls to support the use, the church will require up to 5 parking stalls for their employees. This will result in a parking demand of 14 parking spaces which will result in a surplus of 60 parking spaces (there are 74 parking stalls on-site). Although children drop-off and pick-up will typically be staggered in times to reduce congestion, with a total of 74 parking spaces provided on-site, staff does not foresee any conflicts with available parking spaces during the week.

Based on the above discussion, the site has adequate parking to support all users of the site at the Church’s maximum growth potential. The existing Tri-Valley Church site currently maintains 46 parking spaces on-site and to staff’s knowledge has produced no parking complaints. The new site will be capable to meet the growing demand and anticipated congregation growth within the coming years. 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 Condition of Approval No. 4 which requires City approval prior to any changes in the operation or number of worship services, activities, children or staff of the school or changes to the schedule or number of church group meetings. Additionally, although no current cross parking agreements currently existing with adjacent properties, the church is willing to pursue agreements of understanding to allow for additional parking on the weekends, if necessary.

Staff has also included Condition of Approval No. 5 which states should the Community Development Director determine that the church or school is negatively impacting parking or circulation on the property or in the surrounding neighborhood, the Community Development Director may require the applicant to revise the worship service times and pick-up schedule for the heritage school to reduce negative impacts on the surrounding neighborhood.

### Signage

No signage is proposed at this time. 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 insuring 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 church and heritage school would be consistent with these objectives. The existing church and heritage school facility as well as similar 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 church and 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. The peak operations of the use would not coincide with the hours of operation of adjacent businesses and thus the use would not result in impacts regarding parking, noise, or other objectionable influences. Additionally, the existing facility and 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.**

Religious facilities and associated schools are a common use within or near residential and commercial/industrial areas in Pleasanton. The City's past experience shows that these uses make "good neighbors." Based on the proposal, the church and heritage school would be a compatible use to the adjoining uses and Valley Business Park. The building that the church and 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 uses because there will be a total of 74 parking stalls located on the site and 73 parking spaces are required to support the use at peak Sunday periods. Additionally, drop-off and pick-up times of the children during the week will be staggered which will help alleviate circulation and traffic impacts. The proposed conditions of approval will ensure that the facility 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 uses 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 1,000-feet of the site. Staff has provided the location and noticing maps as Exhibit D for the Commission's reference. The public notice was also published in *The Valley Times*. At the time this report was prepared, staff has not received any comments or concerns.

**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.



## **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 church and heritage school would provide a service to the community and that the proposed location is appropriate.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve Case P13-2445 by taking the following actions:

1. Make the required conditional use permit findings as listed in the staff report; and
2. Approve Case P13-2445 subject to the conditions listed in "Exhibit A."

**Staff Planner:** Jennifer Wallis, (925) 931-5607, [jwallis@ci.pleasanton.ca.us](mailto:jwallis@ci.pleasanton.ca.us)