

BAY AREA PEACE EVANGELICAL CHURCH
Conditional Use Permit Application / General Description Attachment

Introduction:

Bay Area Peace Evangelical Church (BAPEC) has been serving the communities of the Tri-Valley Area since August 2002. The church is under the spiritual leadership of Pastor Zion Chan.

In January 2000, Pastor Zion Chan along with 10 church members opened the doors of BAPEC at his home on Mello Way in Fremont, California. The reason was to support the spiritual needs of the Cantonese speaking foreign students in the general Bay Area.

By 2002, the BAPEC's average Sunday service attendance has grown to 35 people and can no longer be served by the limited space in a home environment. In August 2002, the church had the opportunity to rent its current location from Gilead Bible Church (GBC) located at 2400 Old Crow Canyon Road in San Ramon. For the past 8 years, the church served the Tri-Valley Area and our congregation has grown to an average service attendance of about 80 people. The growth was mainly from the Cantonese speaking professionals and their families from the Tri-Valley Area. The space available for rent from the GBC can no longer meet the church's needs. With anticipated future growth, hopefully to about 120 within several years the BAPEC plans to purchase the condo suites L and N located at 4430 Willow Road in Pleasanton to be used as its new home.

The BAPEC is a non-denominational Christian church founded and incorporated by Pastor Zion Chan on May 18, 2001. The BAPEC as a non-profit corporation and has one full time employee, Pastor Zion Chan of 33769 Mello Way, Fremont, CA 94555.

General Information:

We expect our average attendance to be around 80 people (adults and children) and our Sunday morning gathering will be started at 9:30am. It will be a combined time of Adult Sunday School, Sunday Service and Children Sunday School teaching time.

Currently our primary "use times" will be on Sunday along with Tuesday night, Thursday morning, and Friday night.

Sunday, Adult Sunday School will be 9:30am-10:10am (about 20 people), Communion Service will be 10:15am-11:00am (about 50 people), Sunday Service will be 11:15am-12:30pm (about 80 people), and Children Sunday School will be 10:15am-12:30pm.

Tuesday night, Church Prayer Meeting will be 7:30pm-9:00pm (about 15 people).

Thursday morning, Bible Study Group will be 10:00am-12:00pm (about 20 people).

PCWP-283
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CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

Now - 80
future - 120

Friday night, Fellowships will be 7:30pm-9:30pm (about 45 people).

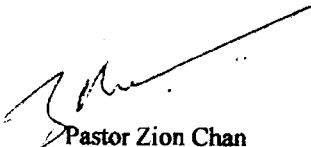
Weekdays Monday to Friday 8:00am-5:00pm it will be the staff only. With occasional meetings of 5-10 people for general business needs.

Parking and Seating:

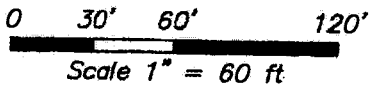
There will be sufficient seating for 80 people.

Our congregation generally arrives as a family in a family car. Using the ratio of 2 people per car, 40 parking stalls are required for the service period of about 3 hours on Sunday. We will use the parking spaces on west side of building and the easement parking on the adjacent Verizon property. During the week, Monday-Friday 8:00am-5:00pm, we require only 1 or 2 parking stalls for staff that is rarely there all day. For other weekly meetings, Tuesday 7:30pm-9:00pm (about 8 stalls), Thursday 10:00am-12:00pm (about 10 stalls), and Friday 7:30pm-9:30pm (about 20 stalls).

Sincerely,

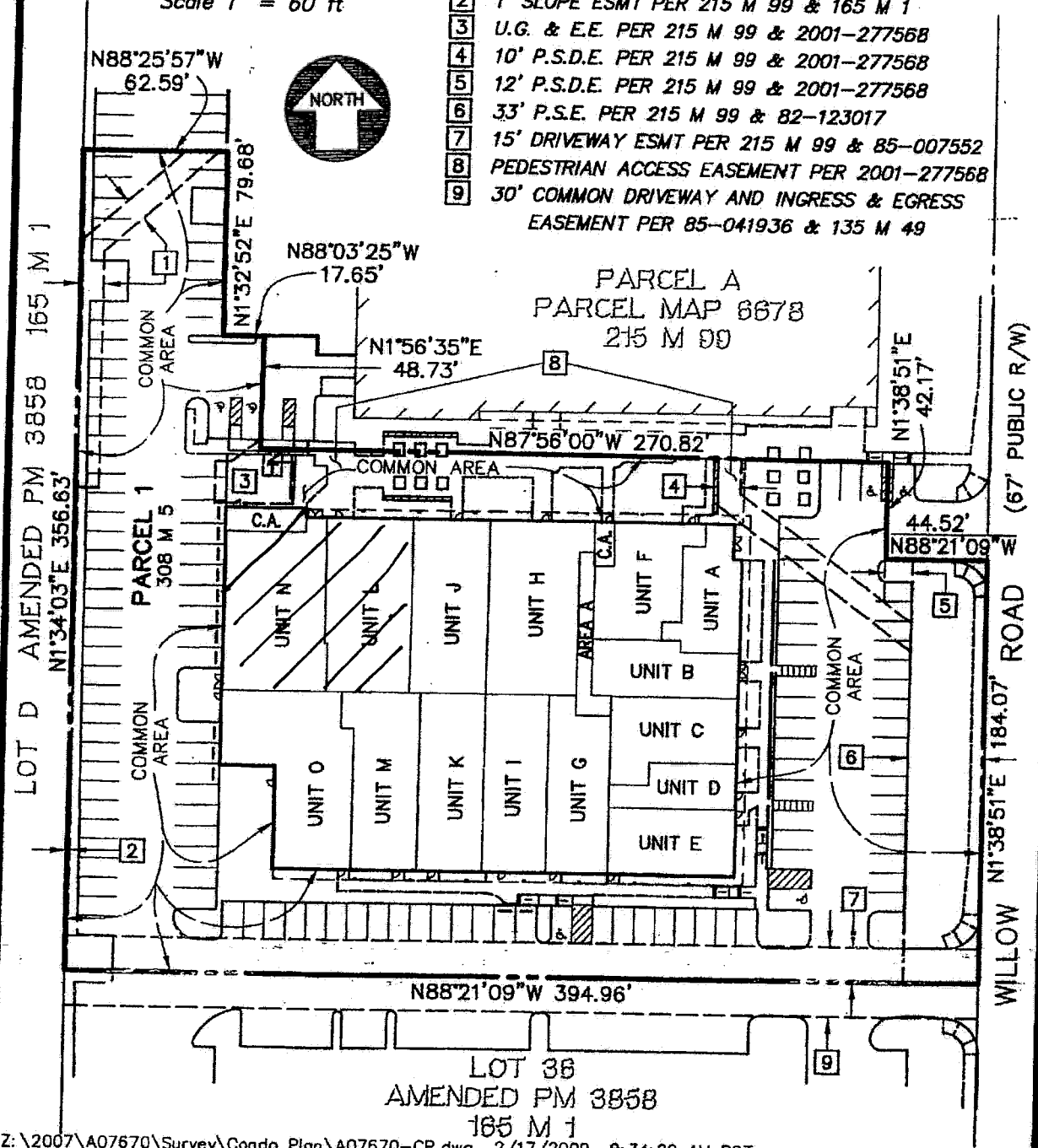


Pastor Zion Chan
Sep 1, 2010.



EASEMENT LEGEND

- 1 10' P.S.D.E. PER 215 M 99 & 2001-277568
- 2 1' SLOPE ESMT PER 215 M 99 & 165 M 1
- 3 U.G. & E.E. PER 215 M 99 & 2001-277568
- 4 10' P.S.D.E. PER 215 M 99 & 2001-277568
- 5 12' P.S.D.E. PER 215 M 99 & 2001-277568
- 6 33' P.S.E. PER 215 M 99 & 82-123017
- 7 15' DRIVEWAY ESMT PER 215 M 99 & 85-007552
- 8 PEDESTRIAN ACCESS EASEMENT PER 2001-277568
- 9 30' COMMON DRIVEWAY AND INGRESS & EGRESS EASEMENT PER 85-041936 & 135 M 49



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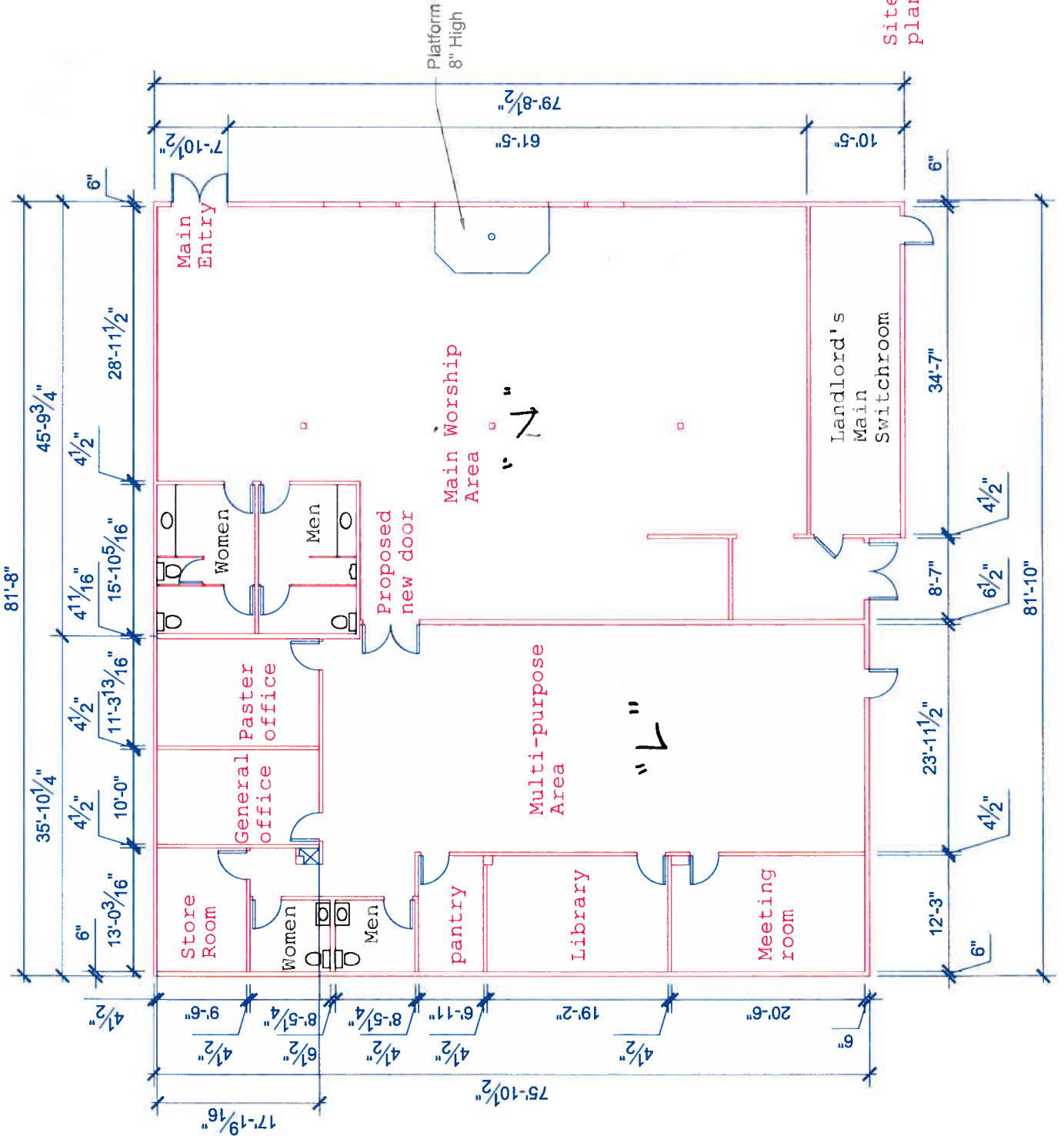
KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 1233 Quarry Lane, Suite 145 (925) 249-6555
 Pleasanton, California 94566 Fax (925) 249-6563

CONDOMINIUM PLAN
4430 WILLOW ROAD
COMMERCIAL CONDOMINIUM
PROJECT
SITE PLAN
 PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

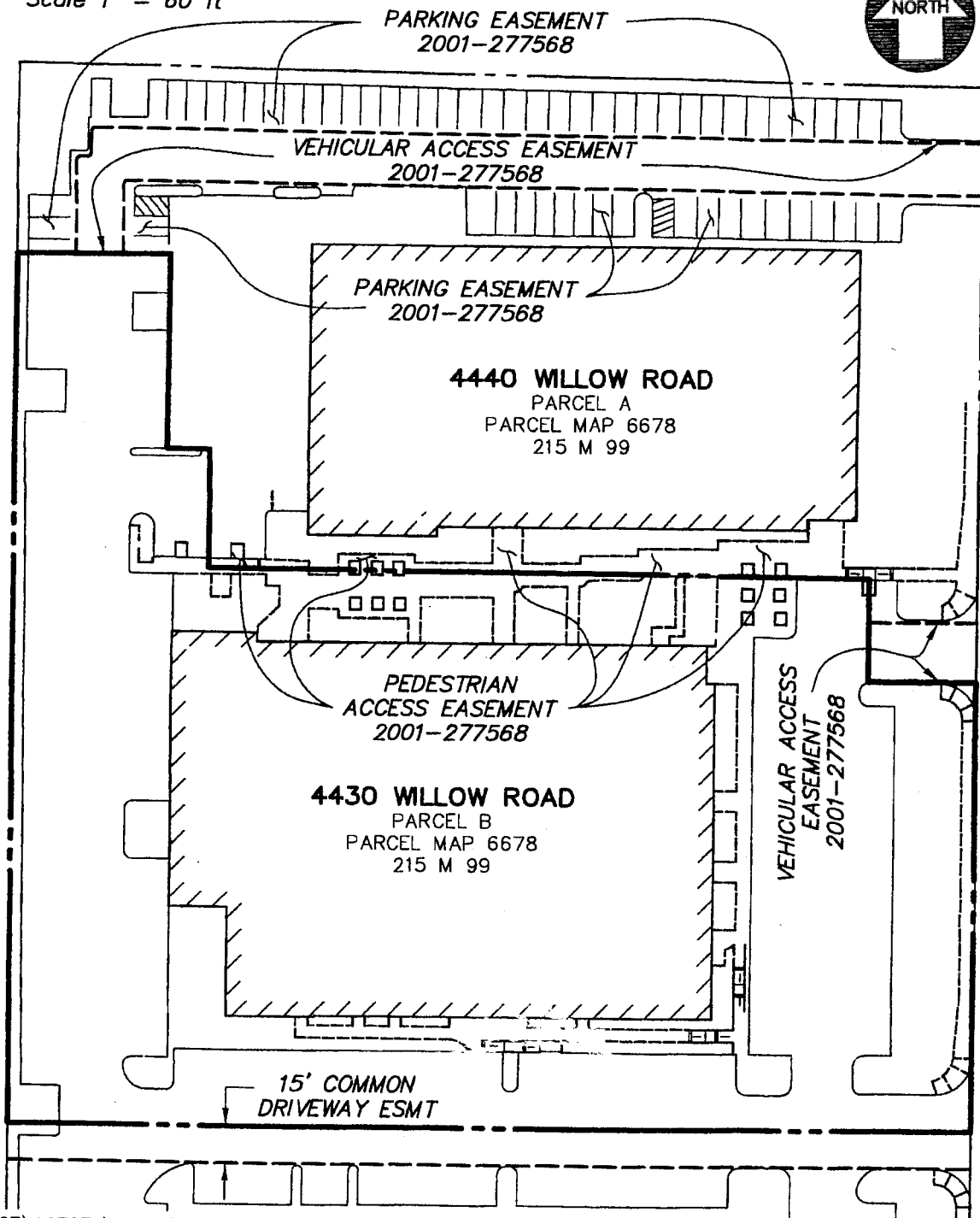
SCALE	1" = 60'
DATE	JAN. 2009
BY	TK/CH
JOB NO.	A07670
SHEET	13 OF 17



Site L & N
plan



0 30' 60' 120'
 Scale 1" = 60 ft



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CONDOMINIUM PLAN
4430 WILLOW ROAD
COMMERCIAL CONDOMINIUM
PROJECT
OFF-SITE ACCESS & PARKING ESMTS
PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

SCALE	1" = 60'
DATE	JAN. 2009
BY	TK/CH
JOB NO.	A07670
SHEET	12 OF 17

Shared Parking