



SERVING THE JEWISH COMMUNITIES OF PLEASANTON, DUBLIN, AND LIVERMORE

October 23, 2013

Mr. Bryan Bowers,

As per your request, the following is a detailed outline Chabad of the Tri Valley's intended uses for the office space at 1258 Quarry Lane Suite G.

**Monday – Friday: 9am-6pm**

- Office and meeting space for Rabbi Resnick and Mrs. Fruma Resnick
- Marriage & Family Therapy and Counseling Sessions
- Home/Hospital visitation volunteer meetings 5-10 attendees
- Strategic planning meetings 5-10 attendees
- Bible / Jewish study 5-10 attendees
- Bar / Bat Mitzvah Training after school individual lessons with boy/girl age 12-13

**Sunday: 9:30am-12:30am: Hebrew Classes & Lessons**

- 9:30am: 15 children K-7th grade
- 10:30am: 15 children K-7th grade
- 11:30am: 15 children K-7th grade.

Please feel free to share this with the City of Pleasanton, the Business Park, the property owners, or any other parties you feel should have this information.

A handwritten signature in black ink, appearing to read 'Raleigh Resnick'.

Rabbi Raleigh Resnick  
Director

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P13-2382(WP)

EXHIBIT B

## Use Description Details and Scheduled Times

All of the events / meetings at Chabad of the Tri-Valley are run by either Raleigh or Fruma or both. At most, two events / meetings will be happening at the same time. The events / meetings listed under their names are mutually exclusive and they cannot run two or more of their own events / meetings at the same time.

### Rabbi Resnick

Office Hours, M – F, 9:00AM – 5:00PM

Bible / Jewish Study, Tuesdays, 7:30 – 9:30PM, 10 – 15 men

Marriage & Family Counseling, M – F, 6:00 – 9:00PM, 1 or 2 people (as needed)

Bar Mitzvah Training, M – F, 3:30 – 8:00PM, 1 person (as needed)

Hebrew / Sunday School, Sunday, 9:30AM – 1:00PM, 15 children

### Fruma Resnick

Bible / Jewish Study, Tuesdays, 9:30 - 11:30AM, 3 – 9 women

Strategic Planning Meetings, (once a month), 5 people

Home / Hospital Volunteer Meetings, (once a month), 5 people

Bat Mitzvah Training, M – F, 3:30 – 8:00PM, 1 person (as needed)

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EXHIBIT R  
PIB-2382(CVP)

Events / meetings labeled "as needed" are not regularly scheduled, but occur as needed during their listed available times.

Other than Hebrew / Sunday School on Sunday morning, the most people they would have on-site at one time is 16 on Tuesdays @ 7:30PM if Fruma had a Bat Mitzvah training the same time Raleigh has a full Bible / Jewish Study. They could not have 10 people attending 6 events at the same time. No daycare is being proposed. This will not be a daycare facility.

### Current Schedule: Sunday: 9:30am-1:00pm - Hebrew Classes & Lessons

9:30am – 10:30am: 15 children K-7th grade

10:45am – 11:45am: 15 children K-7th grade

12:00pm – 1:00pm: 15 children K-7th grade

### Layout / Room Dimensions

The dimensions of each room (to determine distance of travel, exiting as detailed in PDF – 1258 Quarry Lane Ste G - Uses).

Secretary's Office: 9' - 5" x 14' - 3"

Reception: 19' x 24' - 9"

Strategic Meetings / Home & hospital Counseling: 15' - 10" x 11' - 10"

Rabbi's Office: 11' - 5" x 10'

Fruma's Office: 11' - 5" x 10' - 7"

Bar / Bat Mitzvah Training: 11' - 5" x 10' - 1"

Jewish Bible Study: 12' - 5" x 27' - 10"

Warehouse: 29' - 3" x 21'

Hebrew / Sunday School 1: 19' x 11' - 10"

Hebrew / Sunday School 2: 11' x 10' - 3"

Hebrew / Sunday School 3: 10' - 2" x 10' - 3"

Hebrew / Sunday School 4: 19' - 6" x 20' - (utility room 4' - 8" x 5' - 3")

### **Sunday Operations & Parking**

None of the surrounding businesses are open on Sunday, with the exception of ServPro at 1262 Quarry Lane Suite A. They are only "open" on Sunday if their is an emergency call from a client / customer. They are not normally open on Sundays. Only two businesses at 1032 operate on Sunday's and both of them are only occasionally per the tenant: Specialty Fabricators & Design – Suite 104 & Tera Grand – Suite 102.

All the surrounding parking spaces are available on the weekend. ServePro has company vans but they normally park them in the back of the building or in the warehouse. Parking is shared among the surrounding tenants, none are assigned.

The site to the west is 1032 Serpentine Lane and that site is a separate parcel with no shared parking easement. However, Balch Enterprises owns eight surrounding parcels and will provide overflow parking as needed (as required by the Lease) at:

1. 1262 Quarry Lane
2. 1032 Serpentine Lane
3. 1040 Serpentine Lane
4. 1048 Serpentine Lane
5. 1233 Quarry Lane
6. 1241 Quarry Lane
7. 1249 Quarry Lane
8. 1257 Quarry Lane

Total parking spaces for 1258 is 28.

### **Staff / Student Ratio**

Raleigh is there to greet parents and students, but does not normally do instruction. Fruma does do instruction and has additional staff. The student staff ratio is 5:1.

### **Tenant Improvements**

No tenant improvements are currently being planned planned.

### **Religious Gatherings**

There will be no large group regularly scheduled religious gatherings.

### **Warehouse Space**

There is a small warehouse in the rear of the suite. It will be used for miscellaneous storage. There is a path from the rear office door to the man door that is clearly marked and will not be used as a storage area. There is also a stairway from the second floor that leads down through the warehouse directly next to the man door. If these exiting areas are not adequate, the Chabad will construct a partition to ensure that no materials are stored in the exit path.



### **Future Operations**

The Chabad would like to expand their Hebrew / Sunday School from 15 kids on-site at one time to 60 kids on-site at one time in the future. Balch Enterprises has agreed to provide the needed parking on adjacent parcels if the future expansion is approved by Planning. If that future expansion is approved by Planning, the Chabad is willing to adjust that future use from 60 kids back down to 15 kids in the event the designated Balch properties are sold and no longer available as overflow parking.

However, in order not to delay the scheduled CUP hearing, the Chabad will apply for a CUP amendment requesting this future expansion ability at a later date.



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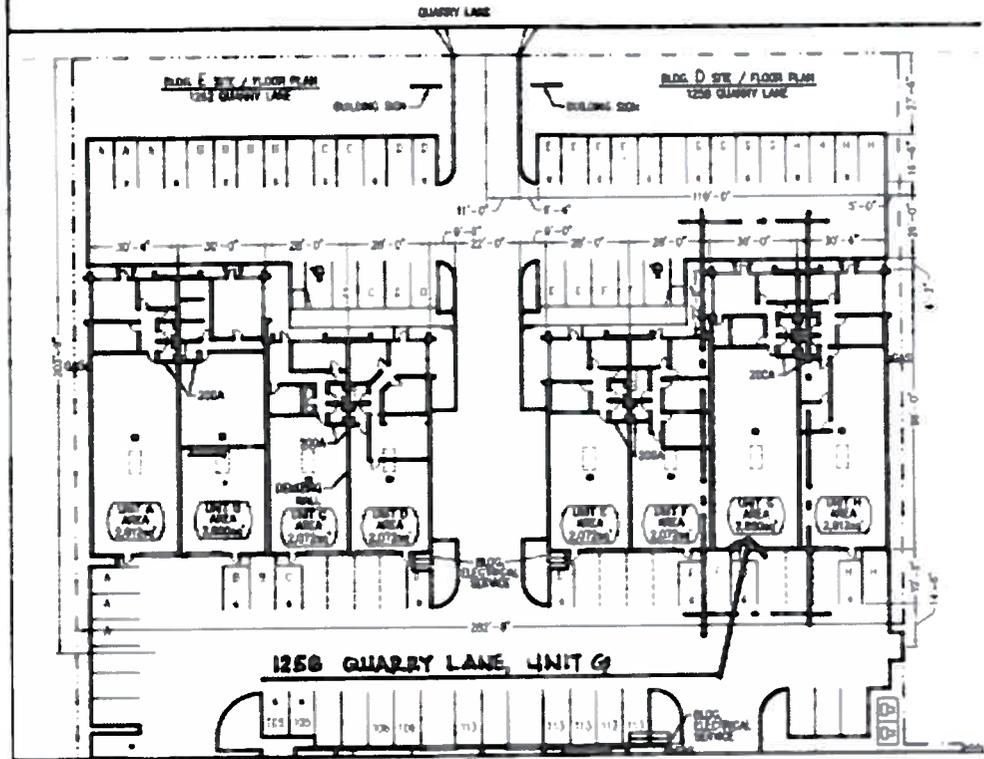
PI3 - 2382(CVP)

EXHIBIT

# BLDG D & E SITE / FLOOR PLAN

BUILDING "D"	9,935.7sq'	OCCUPANCY	B2
BUILDING "E"	9,935.7sq'	TYPE OF CONSTRUCTION	II-N
PLANTING	10,364sq'		(Sprinklered)
WALKS	996sq'		
PAVING	26,374.7sq'		
SITE	57,606.7sq'		

- LEGEND**
-  ELECTRICAL PANEL (120/208V, 3 PHASE, 4 WIRE)
  -  SUITE NUMBER
  -  AMP
  -  WALL MOUNTED HEAT PUMP
  -  8' FLUORESCENT STRIP LIGHTING HUNG FROM WAREHOUSE CEILING  
WELLMAC 205-196-800 W/1 F96 HC LAMP TYPICAL
  -  4' SURFACE MOUNTED FLUORESCENT LIGHTS (OFFICES)  
4 WRAP AROUND - WELLMAC  
101-SHA-248-295 W/4 FLOORS  
101-SHA-248-RS W/2 FLOORS



**D & E Site/Floor Plan**  
Scale 1" = 30'-0"

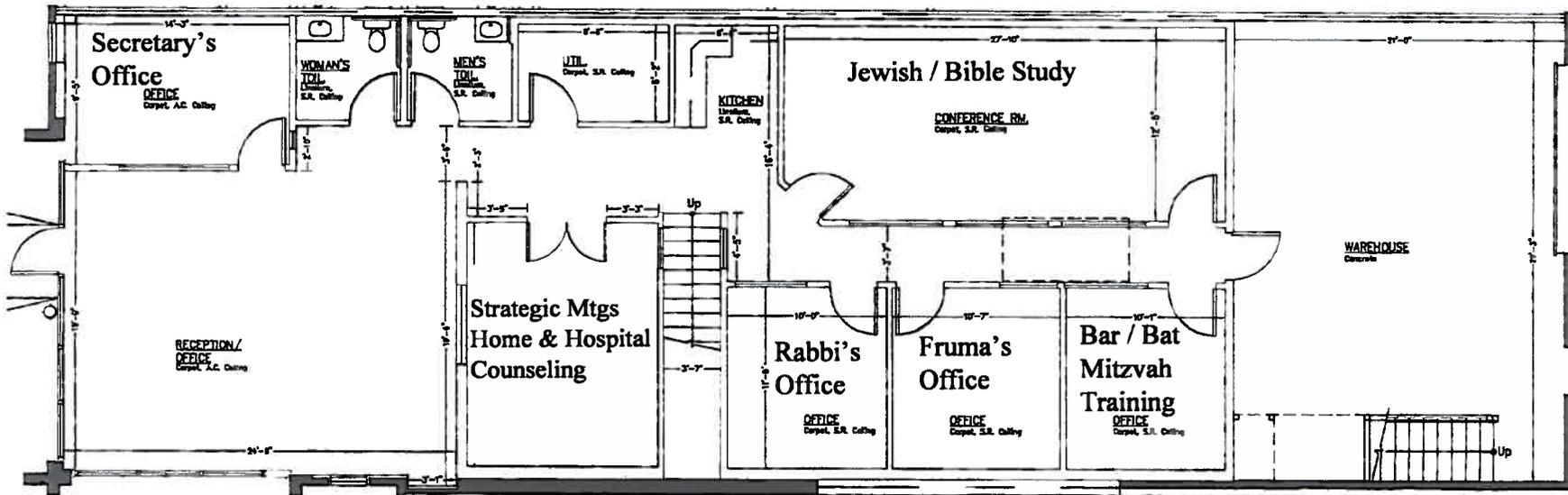
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 CITY OF PLEASANTON  
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 P13-2382 (WRP)

**Ron Reese** - Engineer/Architect  
 2000 Northridge Avenue  
 Torrance, California 90504  
 Phone: 310-561-1111  
 Fax: 310-561-1112

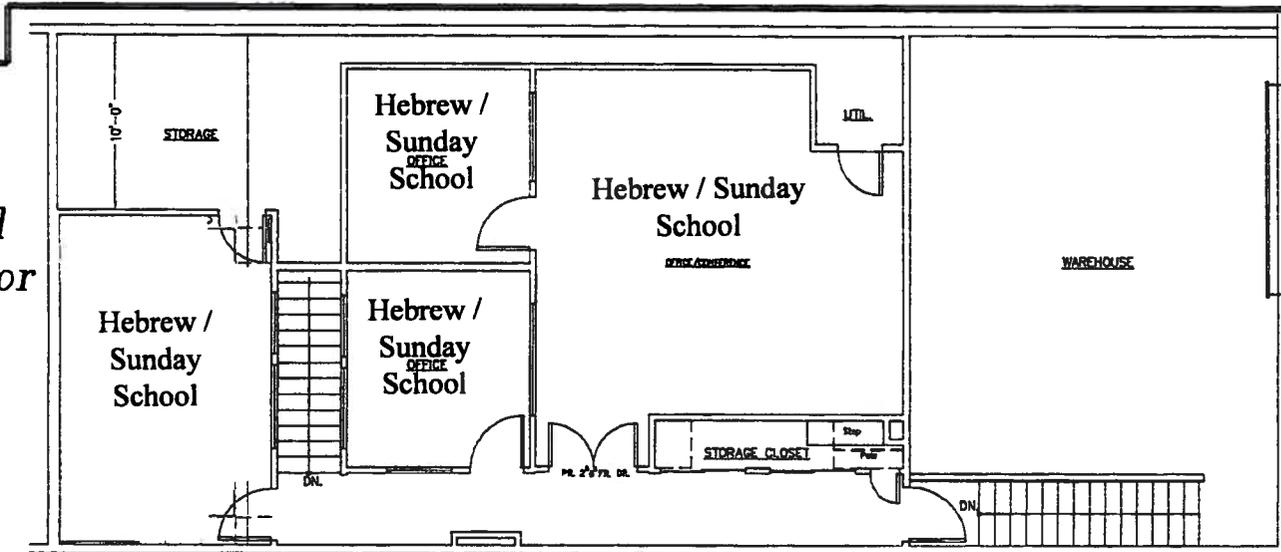
**Balch Enterprises Inc.**  
 Developers - Builders  
 23800 Redwood Avenue  
 Hayward, CA 94544  
 (510) 423-9400

**Building D & E**  
**1062 & 1258 Quarry Lane**  
**Pleasanton, Ca**

Date	Dec 2007
Scale	As Noted
Drawn	Ross
Job	Valley-Pleasanton
Sheet	5



**1st Floor**



**2nd Floor**

- LEGEND**
- ⊙ Duplex Receptacle Outlet @ 12" U.M.O.
  - ⊙ Duplex Receptacle Outlet w/ Ground Fault Circuit Interrupter
  - ⊙ 4-Plex Receptacle Outlet
  - ⊙ Single Pole Switch @ 48" U.M.O.
  - ▽ Data
  - ⊙ Blank plate
  - ⊙ Sprinkler
  - ⊙ Thermostat
  - ⊙ Recessed Ceiling Light Fixture
  - ⊙ Fluorescent Light Fixture
  - ⊙ Wall Light Strip
  - ⊙ Exhaust Fan
  - ⊙ Ceiling Supply Air Register
  - ⊙ Cold Air Return at Ceiling
  - A.C. Ceiling Acoustic Ceiling
  - S.R. Ceiling Sheet Rock Ceiling

DATE 09/12/2011  
 SCALE 1/8" = 1'  
 DRAWN Katie Balch Stone  
 K. Balch Drafting & Design

Unit G  
 1258 Quarry Lane  
 Pleasanton, Ca

Big Valley  
 30960 Huntwood Avenue  
 (510) 429-9400 Hayward, CA 94544  
 Fax (510) 429-9966

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 P13-2352 (CUP)