

Planning Commission Staff Report

May 22, 2013
Item 5.b.

SUBJECT: P13-0218

APPLICANT: Tri-Valley Chinese Bible Church

PROPERTY OWNER: Tri-Valley Chinese Bible Church

PURPOSE: Application for a modification to an approved Conditional Use Permit to operate a summer school program at the approved, State-registered Heritage School located within the existing building at the Tri-Valley Chinese Bible Church.

GENERAL PLAN: General and Limited Industrial

ZONING: PUD-I (Planned Unit Development – Industrial) District

LOCATION: 1055 Serpentine Lane

EXHIBITS:

- A. Draft Conditions of Approval for P13-0218
- B. Written Narrative and Activities Schedule, and Floor Plan
- C. Conditions of Approval for P12-0841
- D. Location and Notification Map

BACKGROUND

Valley Business Park was approved under Ordinance No. 928 by the City Council on March 11, 1980. The Valley Business Park and 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 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 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 September 18, 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 students at the Tri-Valley Chinese Bible Church. The approval became effective upon approval by the City Council of the PUD Modification.

Approved State-registered Heritage School

The Tri-Valley Chinese Bible Church recently began operation of a State-registered Heritage School at 1055 Serpentine Lane within the existing church building. The school has a maximum enrollment of up to 60 children and serves children in grades kindergarten through 5th grade. The school occupies 2,692 square feet inside the existing church building and includes five classrooms and the fellowship hall.

The Heritage School operates Monday through Friday. The hours of operation for each component of the program is listed below:

Table 1: School Hours of Operation

Program	Hours of Operation
Kindergarten	12:00 – 6:00pm
1 st -5 th Grade	3:00 – 6:00 pm

SITE DESCRIPTION

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

Figure 1: Project Site and Surrounding Location



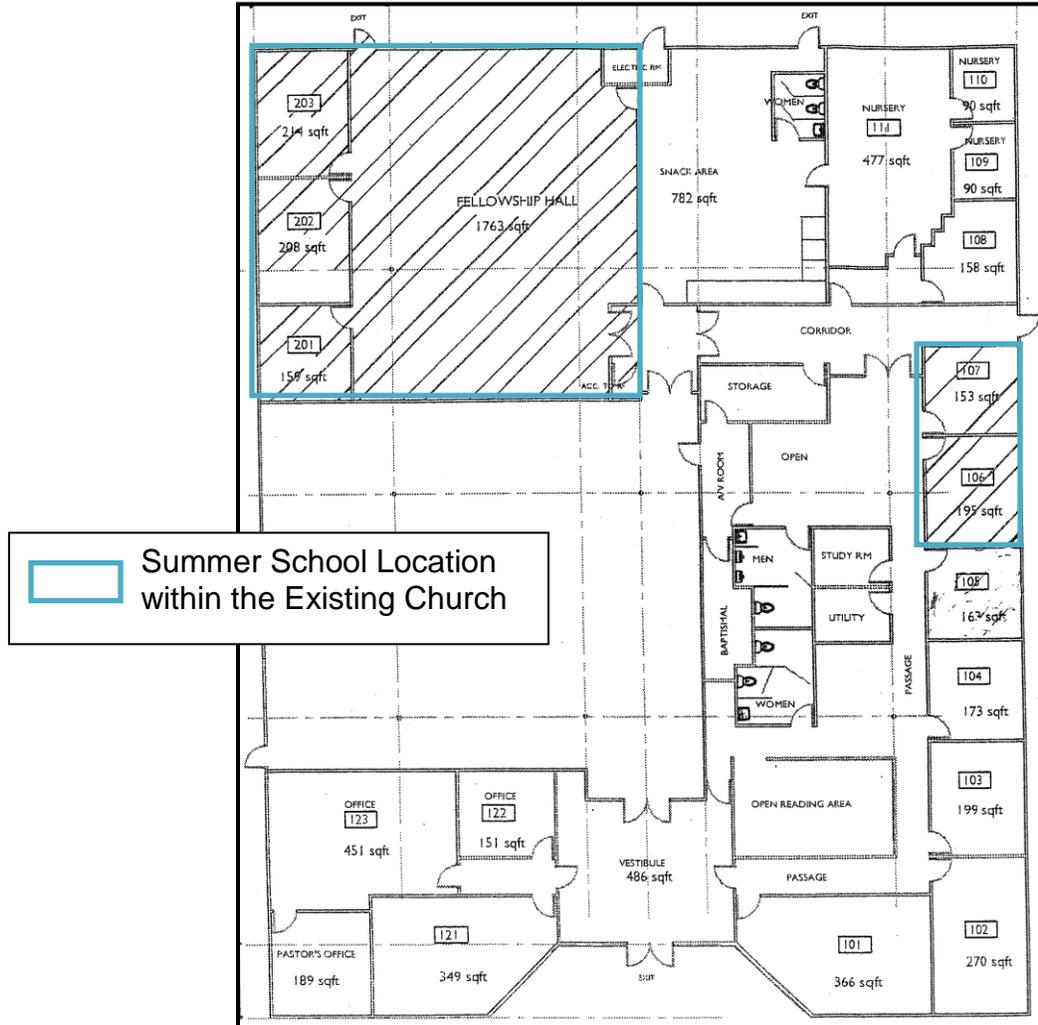
Valley Business Park has a mix of uses that include, but are not limited to; professional offices, light manufacturing and industrial uses, and other uses, such as religious facilities, private schools, and cheerleader training and other sports and recreational facilities.

As shown on Figure 1, above, 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.

PROJECT DESCRIPTION

The Tri-Valley Bible Church proposes to operate a summer school for the State-registered Heritage School within their existing church facility. The school will occupy 2,692 square feet, including five existing classrooms and the fellowship hall (same as the existing school). No exterior modifications are proposed. A Floor Plan indicating the location of the summer school within the church is shown below.

Figure 2: Floor Plan



The Tri-Valley Chinese Bible Church will operate a State-registered summer school for Kindergarten – 5th grade students during the summer vacation for the Pleasanton Unified School District. The curriculum includes play time, off-site activities (such as gymnastics), art, reading, bible stories and skits and outdoor activities at the Alisal Elementary School playground.

Enrollment Capacity

Once fully operational, the Summer School will enroll a maximum of 60 students. Enrollment in each grade level will vary, with the total enrollment for the summer school limited to 60 students.

Hours of Operation

The summer school would operate Monday through Friday from 8:00 am – 6:30 pm. A schedule of the proposed activities for the program is included in Exhibit B (last page). Drop-off for children will occur between 8:00 am – 8:30 am with the first school activity occurring at 8:30 am.

Parents may pick-up their children at any time between 5:00 pm – 6:30 pm. Children must be picked up no later than 6:30 pm.

Parents may also enroll their children in a half-day program. The half-day program runs from 8:00 am – 12:00 pm or from 2:00 pm – 6:00 pm.

Outdoor Activities and Exercise

Monday through Thursday, students would walk to the Alisal Elementary School playground for an hour of activities/play. The applicant has obtained approval for this summer for use of the Alisal Elementary School playground from the Pleasanton Unified School District. Children would walk approximately 15 minutes to the playground and would be accompanied by school staff and parent volunteers. On hot days, mini vans (provided by parents or volunteers and not stored on the site) would shuttle the children to and from the playground.

On Tuesday and Wednesday, children may also attend a gymnastics lesson at West Coast Olympic Gymnastics Academy which is located across the street from the church.

On Fridays, children would participate in a group outing to a park, the Oakland Zoo or the Lawrence Hall of Science. Transportation will be provided via charter buses or private vehicles to these sites.

ANALYSIS

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 uses and properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for use permits.

Land Use

When the proposed use is educational, instructional, recreational, or daycare, staff evaluates how that use integrates into the surrounding uses. The proposed summer 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 also approved several Conditional Use Permits within the Park to allow the operation of a church (Tri-Valley Chinese Bible Church), a theater

rehearsal studio, a private year-round school/daycare (Quarry Lane School) and a heritage school at the Tri-Valley Chinese Bible Church.

Single-family residential dwellings are located approximately 75 feet to the west of the building. The residences and the building are separated by a parking lot, a 10 foot tall soundwall, and a 30-foot wide landscaped buffer area. The subject property is adequately screened from the adjacent residential dwellings. All school activities would occur inside the building and the start and end times of the students are staggered. The proposed heritage school will only occupy a portion of the building and the hours of operation of the school are consistent with typical office hours of operation. Given these factors, staff believes that it would be unlikely that the proposed use would create adverse impacts on the adjacent residences.

The Tri-Valley Chinese Bible Church recently began operation of it's Heritage School. To staff's knowledge, the School has not created any safety concerns or impacts within the Business Park or to adjacent uses. As discussed above, in staff's evaluation, this use is 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 school will utilize some microphones during group assemblies and music will also occur on the site. The remainder of the time will be devoted to academic lessons. Noise generated from these activities 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 (No. 7) has been added requiring all doors to remain closed during business hours.

Parking

There are 46 parking spaces within the subject site. Section 18.88.030.E.1 of the Municipal Code requires 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 summer school will have up to 8 employees and there will be no students above the 5th grade. Therefore, a total of 8 parking spaces are required to support the proposed use based on Municipal Code requirements. However, parents dropping off their children will temporarily 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. Enrollment is limited to 60 students and drop-off and pick-up times are staggered. Therefore, the number of parking spaces available on-site would be adequate to support the demand for the proposed summer school.

Most church uses will occur prior to or after the school's normal hours of operation. Most of the activities related to the church occur on Sundays and during the evening on weeknights (two small 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 the summer, the school will operate at the same time that two groups meet at the church. The senior fellowship and the sisters' fellowship groups meet at 10:00 am on Thursdays which will occur during the hours of operation for a portion of the summer camp (the groups do not meet July – August). Based on the requirements in Section 18.88.030.D.1 of the Municipal Code, a total of 12 parking spaces are required to support these two group meetings. This requirement is calculated at one stall for every 60 square feet of floor area (no fixed seats) for the two rooms which total 715 square feet ($715/60 = 12$ parking spaces). The groups, however, will operate after students have been dropped off at the school (during the month of June) and when only employees of the school will be parked in the parking lot.

The Church has a Memorandum of Understanding (please refer to Attachment 8 of Exhibit B) which allows the adjacent business (Powermatic Associates located at 1057 Serpentine Lane) to use the parking spaces on the south side of the church property during weekdays (the Agreement does not indicate a maximum number of spaces that may be used). Based on information provided by the Applicant, approximately 3 – 5 parking spaces are occupied by the adjacent property during the week. Staff estimates that there are approximately 11 parking spaces located south of the building that can be used by Powermatic.

Although there will be some overlap between the summer school and the church, staff believes that there will be adequate parking to support the uses. During the summer program, the school will require a total of 8 parking stalls to support the use, the church will require up to 17 parking stalls for their employees and the group meetings and Powermatic can use up to 11 parking spaces on the site. This will result in a parking demand of 36 parking spaces which will result in a surplus of 10 parking spaces (there are 46 parking stalls on-site). The summer school will not have any vehicles or vans dedicated to the use and, therefore, does not require dedicated parking spaces for these vehicles. Pick-up and drop-off of the children will occur at staggered times in the morning and the evening. Additionally, no church activities will occur during pick-up and drop-off times. Therefore, staff believes there would be adequate parking available on-site to meet the needs of the summer school as well as the church and Powermatic.

Based on the above discussion, staff believes the site has adequate parking to support all users of the site as well as Powermatic. 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.1 which requires City approval prior to any changes in the operation or number of children or staff of the school or changes to the schedule or number of church group meetings.

Staff has also included Condition of Approval No. 4 which states that should the Community Development Director determine that the 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 pick-up schedule to reduce negative impacts on the surrounding neighborhood.

Outdoor Activities and Exercise

Exercise and activities for children are an important component of their day. The proposed summer school program includes a minimum of one hour of outdoor play Monday through Thursday at the Alisal School playground. On most days, children will walk to the playground which will promote a healthy activity for the children. On Tuesdays and Thursdays, children may also participate in a gymnastics lesson for additional exercise. On Fridays, children will go off-site to a park or educational location.

A variety of activities will be provided at the summer school to engage the children. These activities include art time, tutoring, reading, board games, play time, home skills and bible lessons.

In the event that the Alisal Elementary School playground is no longer available for the summer school's use, Condition of Approval No. 7 has been included which requires the operator of the school to secure an alternative location, subject to the review and approval of the Director of Community Development.

Condition of Approval No. 6 has also been included which requires vans and cars to park in the parking lot when picking up and dropping off children for transport to the off-site locations. This condition allows charter buses to park on the street in front of the school. This condition will ensure that children can safely load and unload the vehicles and no traffic impacts will occur on City streets.

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 summer school would be consistent with these objectives. 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 summer school program for the approved 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. 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.

Based on the proposal, the summer school would be a compatible use to the adjoining uses and Valley Business Park. The building that the 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 use. Additionally, drop-off and pick-up times of the children will be staggered which will help alleviate circulation, parking and traffic impacts. The proposed conditions of approval will ensure that the center 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 use 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. At the time this staff report was written, no comments have been received regarding the proposed Conditional Use Permit modification. Staff has provided the location and noticing maps as Exhibit H for the Commission's reference.

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 use can be met if the use 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 summer 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 P13-0218 by taking the following actions:

1. Make the Conditional Use Permit findings as listed in the staff report; and
2. Approve Case P13-0218 subject to the draft Conditions of Approval listed in Exhibit A.

Staff Planner: Erica Fraser, 925.931.5621, efraser@cityofpleasantonca.gov

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P13-0218/1055 Serpentine Lane
Tri-Valley Chinese Bible Church Heritage School – Summer School
May 22, 2013**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. City review and approval is required prior to any changes in the hours of operation, number of children or staff, or activities beyond what is stated in the applicant's written narrative, dated "Received April 4, 2013" or in the scheduled church activities during the hours of operation of the summer school, on file with the Planning Division. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
2. All conditions of approval for P12-0841 shall remain in full force and effect and apply to the operation of the Summer School Program.
3. The proposed summer school shall be limited to a maximum of 60 students present at any one time.
4. Should parking or on- or off-site traffic/circulation problems occur during student drop-off or pick-up times as determined by the Director of Community Development, the applicant shall revise the drop-off or pick-up schedule to resolve the problem(s) to the satisfaction of the Director of Community Development. If necessary, the Director of Community Development may refer the Conditional Use Permit application to the Planning Commission for review and possible modification. Where possible, the operator shall stagger pick-up and drop-off times in order to reduce traffic congestion.
5. Parents, volunteers and employees shall park in designated parking stalls when dropping off or picking up children. No double parking or parking in non-designated stalls shall be permitted.
6. When being transported to off-site activities, all children shall be picked up from the site. Vans and other vehicles used for the transportation of children shall be parked on the site in a designated parking space to allow for the safe boarding and drop-off of the children. Charter buses may be parked on the street in front of the building for the loading/unloading of children.

7. A minimum of 1.5 hours of outdoor activities or off-site exercise (such as gymnastics, swimming, etc.) shall be provided per day. In the event that the Alisal playground becomes unavailable for outdoor activities for the summer school, the operator shall inform the Community Development Department of plans for a new activity, subject to the review and approval of the Director of Community Development. Each year, the operator shall submit proof to the Community Development Department of the approval for the use of the Alisal Elementary School playground (or future approved site).
8. Approval by the Pleasanton Community Services Department is required prior to any use of City Parks by the summer school.

STANDARD CONDITIONS

Community Development Department

9. The applicant shall pay an all fees to which the use may be subject to prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
10. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Planning Division

11. If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing.
12. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
13. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant suite.

{end}



三谷華人聖經教會

TRI-VALLEY CHINESE BIBLE CHURCH

1055 Serpentine Lane, Pleasanton, CA 94566
TEL: (925) 462-7677 FAX: (925): 462-7659
E-MAIL: info@tvcbc.org WEB: <http://www.tvcbc.org>

P-13-0218 (Conditional Use Permit)

To: City of Pleasanton
Planning and Community Development

Exhibit B

Received April 4, 2013

Date: April 4, 2013 (Revised)

Re: TCBC-Heritage School
P13-0218 – Conditional Use Permit Modification
Request to add a summer program to the after school operation

This revised submission incorporates additional information as indicated in Associate Planner Erica Fraser's review letter dated March 28, 2013.

General Information:

The proposed summer program will operate under the same guidelines as those for the after school program in terms of age and number of students. That is, we will accept school-age children from K to 5th grade up to a maximum of 60 students at any one time. We will also accept children who have attained age of 4 years and 9 months at the time of the summer session and expect to enroll in kindergarten during the fall of 2013.

The area within the church building to be used for the summer sessions will be the same as that of the after school's operation, which includes five classrooms and the fellowship hall. (See Attachment 1)

Summer Camp Schedule: (See Attachment 2)

Programs will run from 8:30AM to 6:00PM. However, the camp is open at 8:00AM for early drop off and closes at 6:30PM; the half hour at the end is an extended child care period. Children may be dropped off any time in the morning but no later than 9:00AM, and picked up after 5:00PM but no later than 6:30PM.

Outdoor Activities:

- Monday thru Thursday: 11:00AM-12:00PM. children will walk along the sidewalk to the Alisal School playground, accompanied by staff and parent volunteers, which takes about 15 minutes. Reservation arrangements have been made with City of Pleasanton Community Services Dept. for the stated hours on those days. Our Contact is Mr. Mark Spiller, Community Services Manager. On hot summer days, mini vans will operate on Kolln Street between the corner of Kolln/Valley Ave and Alisal School to provide rides for the younger children.

On those days when Alisal School playground is not available for children's use, we will plan to reserve Amador Valley Community Park in Pleasanton or Emerald Glen Park in Dublin. Transportation to these parks will be by private car and/or mini vans from staff and/or parent volunteers.

- Friday outing plans are as follows:

First Session

1 st Week	Amador Valley Community Park, Pleasanton
2 nd Week	Emerald Glen Park, Dublin
3 rd Week	Oakland Zoo, Oakland
4 th Week	Shadow Cliffs Regional Park, Pleasanton

Second Session

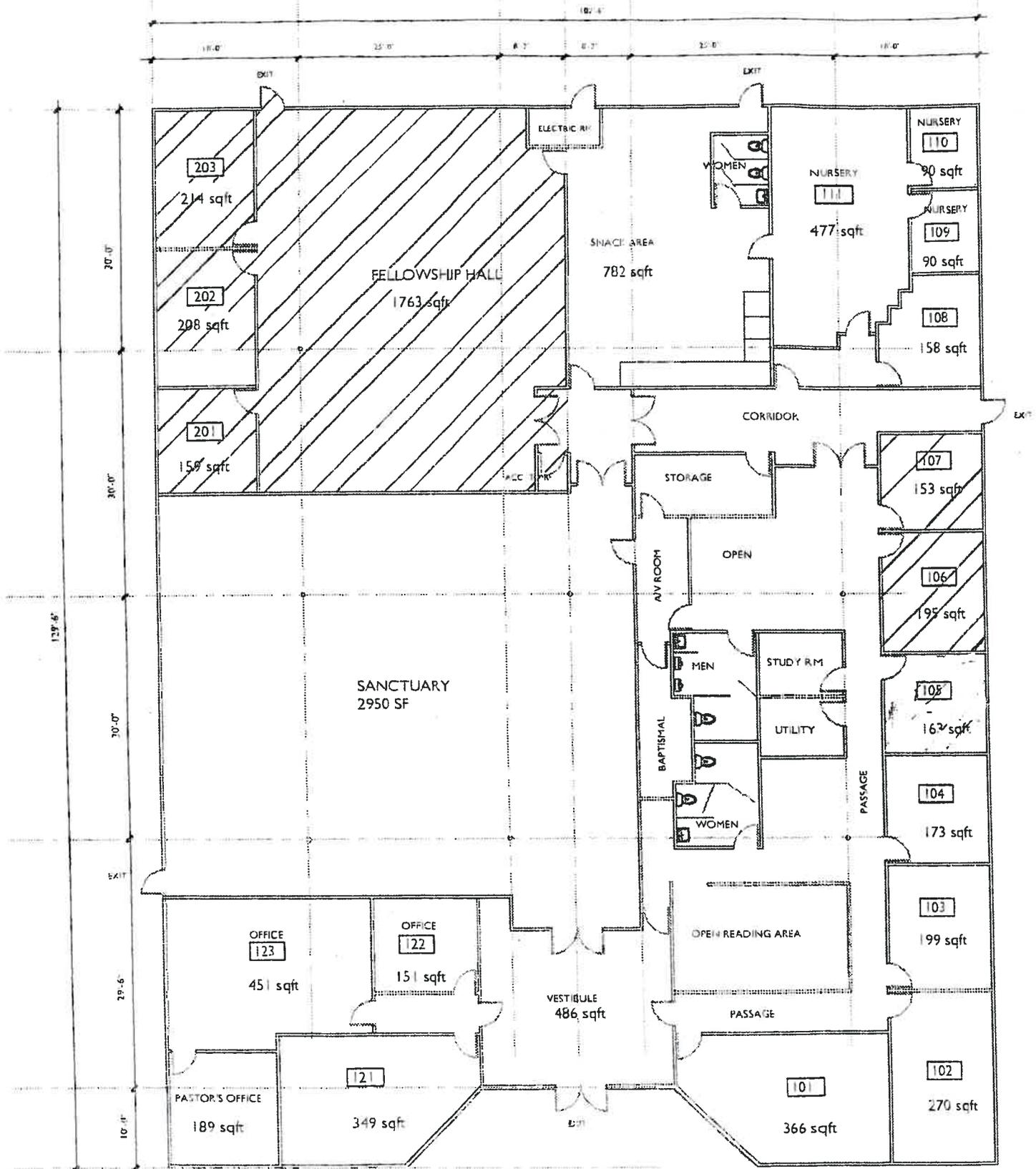
5 th Week	Amador Valley Community Park, Pleasanton
6 th Week	Emerald Glen Park, Dublin
7 th Week	Lawrence Hall of Science, Berkeley
8 th Week	Shadow Cliffs Regional Park, Pleasanton

Transportation for Outings

The two field trips on Fridays of the 3rd and 7th week will take up to 4 hours from 9:30AM to 1:30PM. The activity schedules for those two Fridays will be adjusted accordingly. A charter bus will be contracted for the outings. As for travels to the local parks, the plan is to use private cars or vans driven by staff and/or parent volunteers.

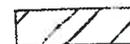
Sincerely,


Beverly Kuo, Trustee



LEGENDS:

TCBC- Heritage School



A total 2,692 sq. ft.
classroom spaces

FLOOR PLAN

ATTACHMENT 2

2013 Summer Camp Schedule

4/4/2013 Revised

The summer camps are being planned for two 4-week sessions, for a total of 8 weeks, starting one week after Pleasanton public school's summer session and ending at one week before the beginning of 2013-14 school years. For this year the camps will run from June 24 to August 16. Students may enroll for a half day program. The morning session runs from 8:00AM to 12:00PM, and the afternoon session runs from 2:00PM to 6:00PM. In addition, in order to accommodate individual family's vacation schedule, enrollment on a weekly basis may be accepted.

Time	Monday	Tuesday	Wednesday	Thursday	Friday
8:00-8:30AM	Children arrive, sign-in, free time				
8:30-9:20AM	Assembly: theme song, announcement, stretching exercise, or sing and play (唱遊)				
9:20-10:10AM	Bible stories and skit (weekly theme: fruit of the spirit)				
10:10-10:30AM	Break time: snack & clean up				
10:30-12:00PM	Out door games at Alisal school playground				Outing
12:00-1:00PM	Lunch				
1:00-2:00PM	Quiet time activities: board games, book club, etc.				
2:00-3:00PM	Chinese culture: music appreciation, or folk songs and dance	Gymnastic (off site) * or story time: folklore	Arts painting, drawing or sculpting	Gymnastic (off site) * or story time: folklore	Home skill projects: baking, knitting or sewing
3:00-4:00PM					
4:00-4:30PM	Break time: snack & clean up				
4:30-5:30PM	Supervised free time: English or math help, book club, and/or movie				
5:30-6:00PM	Clean-up, pick-up & sign-out				
6:00-6:30PM	Extended child care hour. children are to be picked up no later than 6:30PM				

* Group lessons at West Coast Olympic Gymnastics Academy located at 1056 Serpentine Lane, across street from camp site.

EXHIBIT C

DRAFT CONDITIONS OF APPROVAL P12-0841/1055 Serpentine Lane Tri-Valley Chinese Bible Church Heritage School

PROJECT SPECIFIC CONDITIONS

Planning Division

1. This Conditional Use Permit shall be null and void unless Case No. PUD-80-01-12M is approved by the City to allow State-registered heritage schools as a conditionally permitted use at the subject location.
2. The proposed Tri-Valley Chinese Bible Church Heritage School shall maintain its heritage school registration with California Department of Education during its operation. Failure to maintain the heritage school registration with California Department of Education may result in this application being reviewed by the Director of Community Development for possible future action by the Planning Commission.
3. The proposed heritage school shall be limited to a maximum of 60 students present at any one time (including the summer school).
4. City review and approval is required prior to any changes in the hours of operation, number of children or staff, or activities beyond what is stated in the applicant's written narrative, dated "Received July 17, 2012" on file with the Planning Division, are desired. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
5. City review and approval is required prior to any changes in the schedule or number of church group meetings, beyond what was described in the applicant's written narrative, dated "Received July 17, 2012,". The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
6. Should parking or on- or off-site traffic/circulation problems occur during student pick-up times as determined by the Director of Community Development, the applicant shall revise the pick-up schedule to resolve the problem(s) to the satisfaction of the Director of Community Development. If necessary, the Director of Community Development may refer the Conditional Use Permit application to the Planning Commission for review and possible modification.
7. The exterior doors of the school shall remain closed when not being used for ingress/egress purposes.

8. The applicant shall inform all patrons that the facility is located in an industrial district and may be subject to noise, odors, etc.
9. Prior to an individual working and/or providing services at the facility, said persons shall complete and pass a criminal background check. The applicant shall submit a letter to the Planning Division stating that all persons at the facility have satisfied this condition.
10. Prior to an individual working and/or providing services at the facility, the applicant shall require said persons to undergo and pass first-aid and CPR training. The applicant shall ensure that these certifications are current at all times. The applicant shall submit a letter to the Planning Division stating that all persons at the facility have satisfied this condition.
11. Children 12 years and younger who do not take a Tri-Valley Chinese Bible Church Heritage School shuttle van shall be signed in/out of the subject school by a parent and/or legal guardian. Children 12 years and younger who take a Tri-Valley Chinese Bible Church Heritage School shuttle van shall be signed in by a school designated staff member and signed out of the subject school by a parent and/or legal guardian.
12. Children 12 years and younger shall be escorted to and from restrooms by school staff.
13. Prior to issuance of a business license, the applicant shall prepare and submit a disaster plan to the Planning Division and shall ensure it is in place for the facility/patrons.
14. All vehicles used by the Tri-Valley Chinese Bible Church Heritage School to pick up students shall have access to a means of communication so that the driver can be in direct contact with staff at the Heritage School when needed and in case of an emergency.
15. Drivers for the Tri-Valley Chinese Bible Church Heritage School shall have a student roster to verify students' names and grades.
16. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Pleasanton Municipal Code for a grand opening.
17. Parents, volunteers and employees shall park in designated parking stalls when dropping off or picking up children. No double parking or parking in non-designated stalls shall be permitted.

STANDARD CONDITIONS

Community Development Department

18. The applicant shall pay an all fees to which the use may be subject to prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
19. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Planning Division

20. The proposed use shall be in substantial conformance to Exhibit B, dated "Received July 17, 2012," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans or operation may be allowed subject to the approval of the Director of Community Development.
21. If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing.
22. This Conditional Use Permit approval will lapse one year from the effective date of approval unless the Tri-Valley Chinese Bible Church Heritage School receives a business license within that time.
23. The Tri-Valley Chinese Bible Church Heritage School shall maintain the area surrounding the building in a clean and orderly manner at all times.
24. This approval does not include approval of any signage for the Heritage School. If signs are desired, the Tri-Valley Chinese Bible Church Heritage School shall submit a sign proposal to the City for review and approval prior to sign installation.
25. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

CODE REQUIREMENTS

Applicants/Developers are responsible for complying with all applicable Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.

26. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
27. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
28. Prior to occupancy, the applicant shall contact the Building Division and Fire Marshal to ensure that the proposed use of the subject building meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

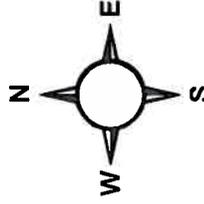
P13-0218, Tri-Valley Chinese Bibli

City of Pleasanton

GIS

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