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CITY OF PLEASANTON
PLANNING DIVISION

P13-2445 (CUP)

EXHIBIT B

Application for Conditional Use Permit

Applicant: Tri-Valley Chinese Bible Church (here below named "TCBC")

Date: 12/18/2013 (modified)

Reason for application:

TCBC is the owner of building at 1055 Serpentine Lane, Pleasanton, and has been at this location for the past 18 years. Because of the need for more space, we have recently located a building at 1035 Serpentine Lane, Pleasanton, which is for sale and have entered into an agreement with the seller to purchase the building subject to contingencies, among which is the approval by the City of Pleasanton for the Conditional Use Permit to use the premises as a church.

Tenant situation at 1035 Serpentine Lane:

The seller of building at 1035 Serpentine Lane is currently leasing the premises to Ford Motor Company, under the City's Conditional Use Permit to operate as a trade school for employee training. A portion of the leased premises is being subleased by Ford to Volvo and Mazda Companies. Ford's lease will expire on December 31, 2013 and will be extended by the seller for not more than 4 months, while Volvo and Mazda are expected to renew their lease agreements due to expire at the end of 2013 for a term of 3 years through December 31, 2016.

Planned use of the building:

Out of a total of approximately 20,831 square foot of building space, about 12,192 square foot (59%) is occupied by Ford. Upon close of escrow and after the leased premises are vacated by Ford, TCBC plans to use the vacated space for limited church operations: that is, for the English adults and youths (the "English congregation"). TCBC will still occupy the present building at 1055 Serpentine Lane until year 2017, at which time the entire church is expected to move to 1035 Serpentine Lane.

1. Phase 1 (Year 2014 to 2016):

Presently, our English congregation has approximately 60-70 members. The Sunday worship service is held from 9:30 am till 10:45 am. This is followed by Sunday school from 11.00 am till about 12:30 pm. On Friday evenings, the youth group holds fellowship meetings from 8:00 pm to 10:30 pm. Occasionally unscheduled group meetings and supervised games such as board games or ping pong matches may take place on Saturdays and/or weekdays after school,

The English congregation will utilize the current conference/ training rooms for worship services and meetings. As for parking, there will be ample parking stalls around the building. Until year 2017 TCBC will maintain its present office and employees at 1055 Serpentine Lane.