



658 Gibraltar Court
Milpitas, CA 95035

Tel 408 586 8688
Fax 408 586 9698

July 24, 2014

The City of Pleasanton
Community Development Department
Planning Division
200 Old Bernal Avenue
Pleasanton, CA 94566

Re: Application for Conditional Use Permit for Crosspoint Church of Silicon Valley;
5627 Gibraltar Drive (APN: 941-2762-24)

To whom it may concern:

Crosspoint Church of Silicon Valley has the vision to impact our community with the love of God. We have been serving the community of greater San Jose since year 2000. We send ministry teams to serve at food pantry, homeless shelters and city parks. With our newly renovated recreation center in Milpitas, we also provide Tai Chi class, in-door soccer, basketball, badminton and other activities to help people build up a healthy lifestyle.

Many of our members are from Dublin, Pleasanton and San Ramon area. They have shared with me the need of having a Sunday service in Tri-valley so that we may also serve the people there and enrich their life in the community. Since Oct, 2012, we have secured a contract with local hotels to hold our Sunday Services. As of May, 2014, we have about 150 people including adults and children regularly attending our weekly services.

In order to make our ministry a greater impact to the community we serve, it is strategically desirable to secure a permanent facility to provide worship services, children programs, and life and church ministry training classes for our members, their friends, and residents in the Tri-Valley.

Enclosed with this letter is an application package submitted on behalf of Crosspoint Church of Silicon Valley (the "Applicant"), and W GROUP HOLDING III LLC, the current owner of the building located at 5627 Gibraltar Drive, for a conditional use permit to allow the operation of Crosspoint Church for nearly 150 attendants within an existing, one-story, approximately 22,766 square-foot structure (the "Project") located at 5627 Gibraltar Drive in the City of Pleasanton. This structure is on a 40,568 square-foot parcel and consists of a total of 34,975 square footages of building built in 1984. The subject property, which is currently being occupied by Adept Technology, is located in an Industrial Park District (PUD-IPD). We have consulted with the Hacienda Business Park Owners Association (the "HOA") regarding our Project and are pleased to inform you that we have gained their full support. Please see the HOA's approval letter attached to this application.

P14-0833

5627 Gibraltar Drive, #100

Received July 24, 2014

Exhibit B



658 Gibraltar Court
Milpitas, CA 95035

Tel 408 586 8688
Fax 408 586 9698

In accordance with the Pleasanton Municipal Code Sections 18.124.040 and 18.20.040, and the City's instructions for filing applications for a conditional use permit, enclosed are the following items:

1. Completed Application Form;
2. Written Narrative;
3. Plan Set of 7 Sheets (Two 24" x 36" and fourteen 12" x 18" sets);
4. One check made payable to the City of Pleasanton in the amount of \$150.00 for the Conditional Use Permit application.

In response to Section III.M of the application form, please send copies of staff reports and notices to the undersigned.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Abraham Chiu", written over a horizontal line.

Abraham Chiu
Senior Pastor
achiu@crosspointchurchsv.org

A handwritten signature in black ink, appearing to read "Stephen Ng", written over a horizontal line.

Stephen Ng
Operations Director
xptcup@crosspointchurchsv.org

Written Narrative

1. **Project Description.** The proposed Project is to obtain a conditional use permit to allow the operation of a church for roughly 150 attendants by Crosspoint Church of Silicon Valley at 5627 Gibraltar Drive. The proposed church will comprise of a worship hall, classrooms, offices, and a gymnasium that will be used for regularly scheduled prayer, bible study and support group meetings during the week; larger worship services with babysitting and children's and youth programs on Saturdays and Sundays; as well as special events such as seasonal celebrations on a quarterly or annual basis.

The proposed hours of operation for church activities are generally Monday through Friday from 9:00 am to 5:00 pm, Fridays from 8:00 pm to 11:00 pm, Saturdays from 9:00 am to 10:00 pm, and Sundays from 9:00 am to 5:00 pm.

According to the site-plan, the total number of parking stalls for the three buildings (APN 941-2762-026) known as 5627 Gibraltar Drive, 4141 Hacienda Drive, and 5775 West Las Positas, Pleasanton, CA., is 435. The three buildings have a total of 119,570 square feet. This equates to 1 stall per every 275 square feet of building area, or a parking ratio of 3.64/1,000 SF leased.

The three buildings have the following number of parking stalls allocated:

1) 5627 Gibraltar Drive – 34,975 square feet

Total number of parking stalls allocated: 127 (83 stalls for Crosspoint Church; 44 stalls for Safari Kid)

2) 4141 Hacienda Drive – 45,122 square feet

Total number of parking stalls allocated: 164

3) 5775 W. Las Positas Blvd. – 39,473 square feet

Total number of parking stalls allocated: 144

Crosspoint Church has 83 parking stalls available Monday to Friday between 8:00 A.M. and 6:00 P.M. and then the 5627 Gibraltar building itself provides 127 stalls which are available for Crosspoint Church on evenings and Saturdays and Sundays. If necessary, additional 308 stalls from the other two buildings will be available for the church on Saturdays and Sundays.

A shared parking agreement is being created and will be executed among the three building owners and Crosspoint Church for the purpose of providing additional parking for Crosspoint Church to accommodate any additional parking demand on Saturdays and Sundays. In exchange, the neighboring building owners will be afforded some additional parking capacity Mondays through Fridays. A final written agreement will be provided to the City of Pleasanton after CUP hearing and prior to Crosspoint occupying the property. The parking agreement for Crosspoint Church will conform and comply with the arrangements already agreed to and previously specified in the common parking agreement for Safari Kid.

Schedule of Activities and Parking Requirements shown in Table 1.

Table 1: Schedule of Activities and Required Parking Spaces

DAY	TIME	ACTIVITY OR EVENT ¹ (maximum no. of attendants ²)	REQUIRED PARKING SPACE ³	AVAILABLE PARKING SPACE ⁴	ROOM ⁵
Monday – Friday	9:00 A.M. – 5:00 P.M.	Office Work(4)	4	83	OF153-155
Monday – Thursday	8:00 P.M. – 10:00 P.M.	Bible Study Groups(75) Leadership Trainings(20) Ministry Meetings(30)	25 5 10	83*	CR159 CR152 CR156-158
Friday	8:00 P.M. – 11:00 P.M.	Small Group Meetings(100) Recreational Sports(30)	32 25	83*	CF104,CF152,CR156-159 GY
Saturday	9:00 A.M. – 12:00 P.M.	Life Development Groups(30) Small Groups(50) Interest Groups(20) Recreational Sports(30)	8 17 5 25	127*	BR CR156-159 CF104,CF152,PR125 GY
	2:00 P.M. – 4:00 P.M.	Life Development Groups(30) Small Groups(50) Interest Groups(20) Recreational Sports(30)	8 17 5 25	127*	BR CR156-159 CF104,CF152,PR125 GY
	5:00 P.M. – 6:30 P.M.	Adult Worship Services(150) Children's Programs(50)	25 15	127*	WC CF104,CF152,CR156-158
	8:00 P.M. – 10:00 P.M.	Small Groups(50) Recreational Sports(30)	17 25	127*	CR156-159 GY
Sunday	9:00 A.M. – 9:45 A.M.	Prayer Groups(30)	11	127*	PR125,CR156-157
	10:00 A.M. – 11:15 P.M. (Church Peak Hours)	Adult Worship Services(250) Youth Worship Services(50) Children's Programs(50)	42 17** 15	127*	WC CR159 CF104,CF152,CR156-158
	11:30 A.M. – 12:45 P.M.	Adult Worship Services(250) Children's Programs(50)	42 15	127*	WC CF104,CF152,CR156-158
	2:30 P.M. – 4:30 P.M.	Small Groups(100) Bible Study(40) Leadership Trainings(40) Choir Practice(20) Recreational Sports(50)	34 11 10 4 41	127*	CR156-159 CF104,CF152,PR125 BR WC GY

DAY	TIME	ACTIVITY OR EVENT ¹ (maximum no. of attendants ²)	REQUIRED PARKING SPACE ³	AVAILABLE PARKING SPACE ⁴	ROOM ⁵
Occasional Saturdays or Sundays ⁶	Varies	Baptismal Service(50)	9	127*	WC
		Weddings(250)	42		WC
		Evangelistic Events(250)	42		WC
		Seasonal Celebrations(250)	42		WC

¹See Exhibit A for descriptions of activities and events.

²Numbers are estimates based on projections for the next 5 year.

³Numbers are calculated based on 1 parking space for each 6 fixed seats or 1 parking space for each 60 square feet of floor area usable for seating if seats are not fixed, except office work.

⁴Numbers are calculated based on the ratio of 1 parking space per 275 square-foot of leasing space.

⁵See Table 2 for a description of the abbreviated notation, and refer to the attached Floor Plan.

⁶Events will not occur simultaneously and are mutually exclusive to the regular scheduled activities.

*Additional parking available on 5.5 Acre site if needed, since the neighboring tenant, Safari Kid, is not operating on evenings and Saturdays and Sundays. This brings the total number of available parking spaces to 127. If more parking spaces are needed on Saturdays and Sundays for special events such as occasional weddings or special services, we will have the use of all parking on the 3 shared sites totaling 435 parking stalls. A parking agreement is being created among the three building owners and Crosspoint Church for purposes of additional parking on the shared parking lot.

**Here we assume all youths can drive; however, only 60% of our youths at both campuses are 16 years old and older.

Table 2: Schedule of Occupancy Load and Required Parking Spaces

ROOM	AREA (SQUARE-FOOT)	OCCUPANCY LOAD ¹	REQUIRED PARKING SPACES ²
Break Room(BR)	667	44	11
OFFICE(OF) 153	200	2	2
OFFICE(OF) 154	209	2	2
OFFICE(OF) 155	245	3	3
CONF ROOM(CF) 104	186	12	3
CONF ROOM(CF) 152	384	26	7
CLASSROOM(CR) 156	216	11	4
CLASSROOM(CR) 157	216	11	4

ROOM	AREA (SQUARE-FOOT)	OCCUPANCY LOAD ¹	REQUIRED PARKING SPACES ²
CLASSROOM(CR) 158	252	13	4
CLASSROOM(CR) 159	1772	89	30
PRAYER(PR) 122	69	4	1
PRAYER(PR) 125	183	9	3
Worship Center(WC)	3481	251	42
Gynamism(GY)	6310	127	105

¹Occupancy load based on California Building Code 2013 section 1004.

²Required parking spaces based on 1 parking space for each 6 fixed seats or 1 parking space for each 60 square feet of floor area usable for seating if seats are not fixed, except office areas.

2. Required Findings. Section 18.124.070 of the Pleasanton Municipal Code provides that the City Planning Commission shall make the following findings before granting a conditional use permit.

(a) That the proposed location of the conditional use is in accordance with the objectives of this chapter and the purposes of the district in which the site is located.

Objectives of the zoning ordinance include protecting existing land uses from inharmonious influences and harmful intrusions; foster harmonious, convenient, workable relationships among land uses; and ensure that public and private lands are ultimately used for the purposes which are most appropriate and beneficial to the City as a whole. The Applicant has consulted with the Hacienda Business Park Owners Association (the "HOA") regarding our Project and has also contacted all the neighboring tenants within a 1,000 foot radius of the subject site. We have gained their full support, and therefore the project would be consistent with these objectives of the zoning district.

The property is located within the PUD-IPD District and has the general characteristics that provide locations for a variety of industrial, commercials and offices uses and services including private schools, gymnasiums, martial arts, and religious facilities. The project is compatible with these uses and services in that it will not generate a substantial amount of traffic as shown in Table 1 indicating that our most active operations would occur outside the operating hours of the neighboring tenants; and it would not result in impacts to circulation, parking, or noise. Please refer to Article (c) below for more detailed information on the parking and noise impacts.

(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.

The project is not anticipated to generate an adverse noise to surrounding uses, and would not exceed the site's supply of parking when the church would be most used. Hence, it is not anticipated to generate adverse impacts on any of the surrounding uses, and the safety and general welfare of the surrounding area is maintained. Please refer to Article (c) below for more details.

(c) That the proposed conditional use will comply with each of the applicable provisions of this chapter.

In general, the PUD-IPD zoning conditionally permits church use. As stated above, the proposed church use would comply with all of the applicable zoning regulations, including parking requirements set forth in Section 18.88.030 and noise standards set forth in Section 18.48.060.

(i) Parking. The proposed Project satisfies off-street parking requirements. Section 18.88.030.D of the Pleasanton Municipal Code provides that a church use requires one space for each six seats or one space for each 60 square feet of floor area usable for seating if seats are not fixed, in all facilities in which simultaneous use is probable as determined by the zoning administrator.

The proposed church use will utilize fixed seats in the worship hall and non-fixed sets in all other rooms. Because the church offers a variety of services and activities at differing times, it is not anticipated that the facility would operate at full capacity on any given hours or days, resulting in a fluctuating parking demand throughout the week. Parking impact is analyzed using the peak activity/event as this generates the highest parking demand rather than the maximum amount of parking required if the building were at full capacity. It is anticipated that the maximum peak activity/event time occurs on Sundays between 10:00 A.M. and 11:15 A.M. During this time, the facility would require a total of 84 parking spaces. See **Table 3** below for the parking demand based on peak operations. Note that the parking demand for the youth service is calculated separately in the table as if they all come to services on their own. By law, only youths who are at least 16 years of age are allowed to drive. According to our church statistics, about 60% of our youths at both campuses are 16 years old and older.

Table 3: Parking Demand Based on Peak Operations

SUNDAY, 10:00 A.M. - 11:15 A.M.	MAXIMUM NUMBER OF ATTENDANTS	PARKING SPACE REQUIRED¹
Adult Worship Services	250 Seats	42 Spaces
Youth Worship Services	50 Seats	17 Spaces
Children Programs	50 Seats	15 Spaces
Babysitters	6 Seats	6 Spaces
Staff	4 Seats	4 Spaces
	Total Required	84 Spaces

¹Numbers are taken from Table 1, Column 4, except for babysitters and staff.

Another approach of determining the parking impact is based on the average passenger load per vehicle. A parking demand survey was conducted at both campuses on Sunday, June 15, 2014. The survey results are shown in Table 4. For Sunday attendance of 350 people, and using 2.216 as a more conservative average number for the calculation, a total of 158 parking spaces (350 divided by 2.216) would be needed.

**Table 4: Average Passenger Load at Crosspoint Church Campuses
on a Typical Sunday**

CAMPUS	SUNDAY ATTENDANCE	VEHICLE COUNT	AVERAGE PASSENGER LOAD PER VEHICLE
Milpitas	554	250	2.216
Pleasanton	173	77	2.247

The parking demand determined by either method is well within the 435 parking spaces available on Sundays, and the parking spaces will be able to meet the growth projected for the next 5 years.

(ii) Noise. The noise generated from the church activities will not exceed the required limits for each of the time frame per the City Noise Ordinance. Most of the church activities will not require amplified music. If amplifier will be used, the noise that will be detected by the neighboring tenants will be insignificant. On Saturdays and Sundays, during worship services, two pairs of loudspeakers will be used inside the Worship Hall. Small portable speakers will be used inside the classrooms, and no speakers will be installed in the hallways, lobby, foyer, or outside of the building. Similar to the amplifier, all these noise level will be undetected by the neighboring tenants.

3. Environmental Assessment. Projects of this nature are categorically exempt (Section 15303, New Construction or Conversion of Small Structures, Class 3) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies the application.

4. Water and Sewer Capacity Impact Findings

According to the information given by Hacienda Business Park Owners Association (HBPOA), the current water/sewer capacity available to the tenant space is 3,163 gallons per day. Given 1 HCF = 748 gallons, the current available capacity is 4.23 HCF per day.

Based on the water/sewer consumption data given in the water bills of Crosspoint Church – Milpitas Campus, the average water/sewer consumption rate in the past 12 months is 22.42 HCF per month.

On average, the weekly Sunday attendance of the Milpitas Campus is 575 people. Per capita, the average water/sewer consumption rate would be 0.039 HCF per month (22.42 HCF divided by 575).

Given an average weekly Sunday attendance of 350 people, the projected consumption rate would be 13.65 HCF per month (0.039 HCF multiplied by 350).

Based on the water/sewer consumption data given in the water bills of 5627 Gibraltar Drive, the average water/sewer consumption rate in the past 12 months is 17.67 HCF per month, which is well above the projected consumption rate of Crosspoint Church.

The tenant space will have adequate water/sewer capacity to accommodate the proposed uses.

5. Other Findings or Clarifications.

(a) All the recreation programs held in the gymnasium are for the nature of enjoyment only. No tournaments or league practice of any kind will take place in the gymnasium.

(b) Only one adult worship services would occur between 5:00 p.m. to 6:30 p.m. on Saturdays.

(c) For wedding events, receptions would be allowed only in the gymnasium. Live or recorded music would be played during reception with sound level at no more than 70 dBA. Only catering foods would be allowed to serve at the reception. No cooking would be permitted at the church premises. Exceptions would be granted for food reheating through the use of cook top and/or microwave oven. Dancing parties are not allowed at the church premises. Alcoholic beverage and smoking of any kind are not allowed at the church premises.

(d) In the Break Room, domestic cook top and oven, refrigerator, dishwasher, and microwave would be furnished. The use of these domestic appliances is for food temporary storage and reheating only. Commercial grade appliances would not be installed, and there is no plan to equip a commercial kitchen in the building.



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(e) Vacation Bible School (VBS) will be held annually as follows:

Dates: Month of July

Duration: 1 Week, Monday to Friday

Time: 9 a.m. – 3:00 p.m.

Number of children: 100

Age of children: 4 – 10 years old

(f) Crosspoint Church will not operate daycare or preschool program. Only childcare services will be provided during the church activities.

(g) Signage will be handled under a separate permit submittal.

Exhibit A

Description of Activities and Events

Youth Leadership Groups

- The Youth Leadership Group is open to youth ages, 12 to 16 years old. The group is for youth interested in developing Christian.
- Leadership and community organizing skills through Bible study, service-learning projects, arts, story-telling, self-discovery tests, etc.
- The groups meet one time a week for a facilitated session with group trainers for activities.

Life Development Groups

- Life development is about living your own life given by God better. About finding your true path and navigating it in a way that fulfills
- You and broadens your horizons from a Biblical perspective. These sessions have been carefully chosen and are honed to help us live our lives deliberately in God.
- In the workshops, we will learn how to discover yourself through story-telling, the fundamental way to do life-planning and defining goals, financial management, and relationship management.
- The groups meet once a week for a facilitated session with group trainers for activities.

Bible Study Groups

- Our format is a relaxing, non-threatening atmosphere where we gather at 8 p.m. on weekdays to study God's word together.
- We first start by lifting up names for prayer for those who are heavy upon our hearts.
- Then we move to our application Bible Study, which we read aloud and then we have a discussion on how we can apply the lesson to our lives today.
- Nobody is ever 'called upon', and our discussion is totally voluntary.
- We would love to have you join our group and benefit from the fellowship of other Christians and get to know some that you may not know.

Small Groups

- Personalities united—people in community—contain more of God and his transforming power than isolated individuals. Transformation requires community; it's how God designed us.
- Church is more than a service. It's people living life together helping one another.
- Small groups play an essential role in the care and development of a Christ-follower. It's the environment where life change occurs.

- Join us once a week as we begin the journey of community through Crosspoint Life Groups. Meeting together, praying together, serving together and growing in life together.

Worship Services

Our 75 minute Worship Celebrations are excellent times for individuals and families to experience a fresh word of encouragement, to join in the songs and attitude of adoration and thanks, and find the strength and help we need to continue on our life journey in Christ. We come from different avenues and experiences to respond to what God has done in our lives and in this world.

Children's Programs

During worship service, infants up to two years old can go to the Nursery where they will receive loving care from our babysitters and helpers. Kids ages 2-5th grade will participate in a program where they enjoy learning God's BIG Story as one BIG group and have a little fun too! In the class, they will spend time in God's Word and learning how they can be a part of God's BIG Story.

Evangelistic Events

This is a special event that gives you an opportunity to invite unchurched friends to expose the Christian faith in an informal, fun, and entertaining presentation. The main design of the event is to stimulate thought and experience about Christian God. We don't assume any background knowledge of or belief in Christianity and everyone is welcome.

Recreational Sports

Recreational programs for basketball and badminton, and open gym for our members and their friends. Highly qualified and Christ centered coaches are recruited from parents and other interested adults. The programs are geared towards maintaining healthy life-styles, and fostering friendship and spiritual support. By combining fun, competition, and the opportunity to build relationships, the sport ministry is a great way for you to connect with people through the love of sports so you are able to see and hear the love of Jesus Christ.

Example of Interest Groups

Mother Support Groups

- Join other moms in an opportunity for ongoing support, learning and connection!
- Joining a group can help answer questions, gain perspective, nurture friendships, reduce isolation, and learn parenting theories and solutions to parenting challenges.
- The groups meet once a week for a facilitated session with group trainers for activities.

Examples of Seasonal Celebration Events

Easter Celebration

On Easter we celebrate together as one family the risen savior who conquered Satan, sin, and death. We celebrate new life in him. We celebrate the hope of heaven with gospel preaching, live music, and baptisms.

Christmas Celebration

Christmas is really about Christ, and the story of God's immense love for his people. The real hope and joy of Christmas is remembering the miracle of Jesus' birth, and the endless love that God has shown to us through him. Take a moment out of the busyness and hurry, and celebrate Christmas with carols, seasonal message and joyful remembrance. Have a little fun and enjoy a little cheer as we sing and celebrate together.

Examples of Leadership Training Classes

CLASS 101: Introduction to Crosspoint Church

Our basic introduction to our church family and is designed to clearly explain who and what our church is. The class is broken into four areas covering: Our Salvation, Our Statements, Our Strategy and Our Structure. At the end of the class there will be an opportunity for you to decide whether to complete the process by filling in your information on the Membership Application or to wait and decide at another time. If you decide that Crosspoint is not where God is leading you, we'll be happy to help you find another church.

CLASS 201: Introduction to Spiritual Maturity

You will learn four habits that will energize or renew your spiritual life. First, through CLASS 201, you will learn practical steps to making time with God a powerful part of every day through Bible reading and study. Second, every growing Christian needs to talk with God. This is called prayer. In CLASS 201, you'll discover that God desires conversation with you and He's much more interested in you authentically talking with him than He is in critiquing your prayers. A third area that is covered is financial giving. Admittedly, this is a sensitive subject because few things give a more piercing look into our spiritual lives than how we choose to handle our financial resources. Finally, you'll clearly see the value of Christian relationships. At Crosspoint, there are many opportunities to gather with other Christians. First, there's the larger group worship experience at the weekend services. Second, there are smaller groups, where you can connect with other believers in a deeper, more personal way.

CLASS 301: Discovering My Shape for Ministry

When you became a Christian, God gave you salvation and the hope of eternity in heaven. He also gave you purpose and significance in your life now. He has given each of us the opportunity to serve others and make a real difference in someone's life. When you serve others in Jesus' name, that is called ministry. This is what CLASS 301 is all about. During this class, you will learn how God can use your Spiritual Gifts, your Heart (passions), your Abilities, Personality and Experiences to minister to others in need. This is discovering your SHAPE for ministry.

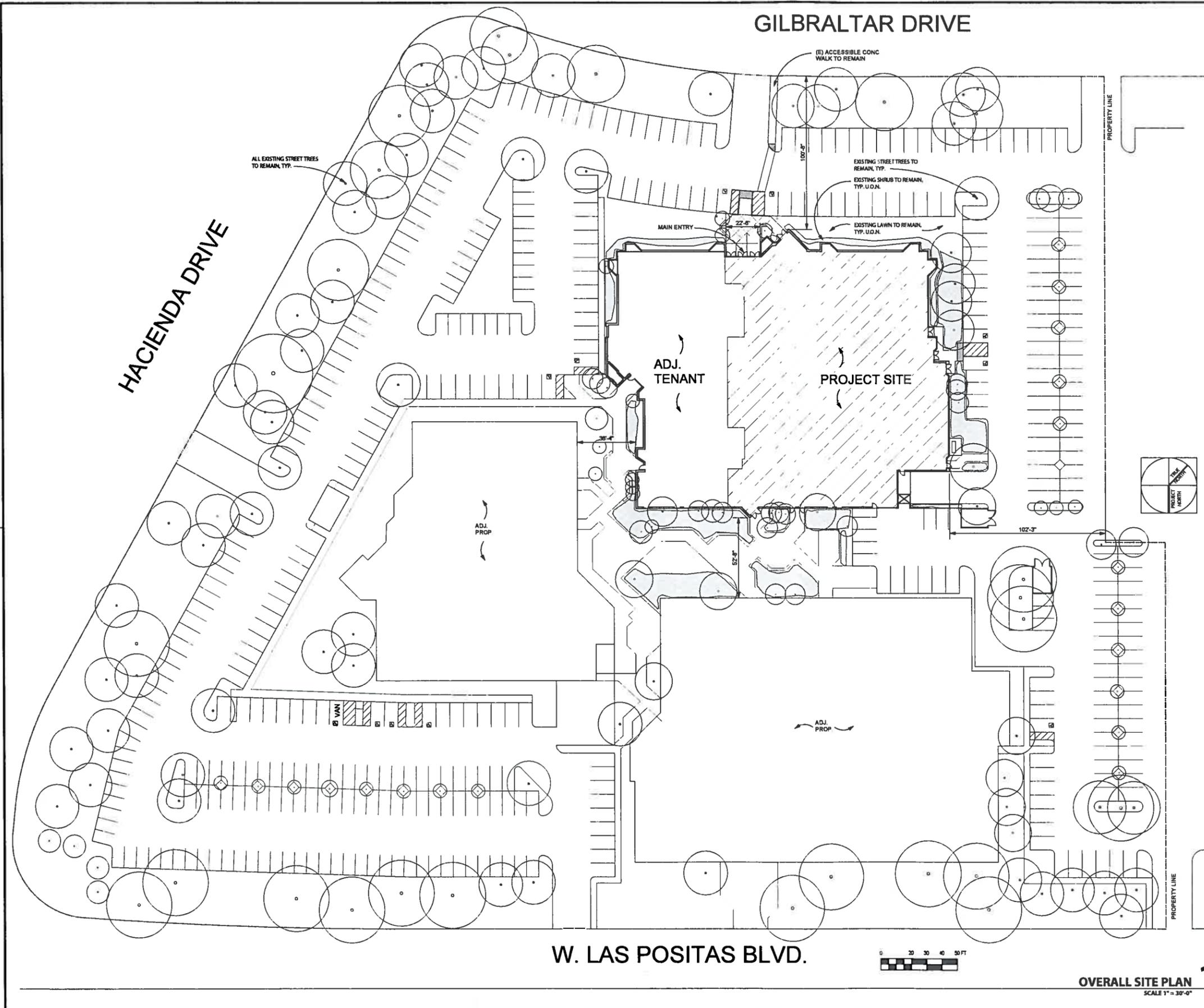
CLASS 401: Discovering My Life Mission

God created you with a purpose. That personal, yet church-wide purpose, means connecting flawed human beings with our perfect and eternal God. Your own story of how God has worked in your life is one of the most effective tools you have for connecting people to God. In CLASS 401, you'll learn to communicate that story to your neighborhood, workplace and around the world. By using your own gifts, personality and story, you'll touch people only you can touch. Your life experiences can be a bridge to a friend or family member who is seeking Christ. In CLASS 401, you'll get a picture of what God is doing throughout the world to bring His people to Himself. You'll also find out how you can be part of His global plan.

GILBRALTAR DRIVE

HACIENDA DRIVE

W. LAS POSITAS BLVD.



**CROSSPOINT CHURCH
TRIVALLEY CAMPUS
CONDITION USE PERMIT
APPLICATION**

CUP SUBMISSION DATE: 5.15.2014

**KYLE CHAN
ARCHITECT**
5205 PROSPECT ROAD
SUITE 135-120
SAN JOSE, CA 95129
510-396-9731
www.kylechan.com
CUP APPLICATION
5.15.2014
CITY COMMENTS
6.24.2014
Sheet Revisions:

PROJECT INFORMATION

PROJECT DESCRIPTION:
1. CONDITION USE PERMIT APPLICATION FOR CHURCH ASSEMBLY USE IN AN EXISTING COMMERCIAL FACILITY
2. PROPOSE NEW EXT DOORS IN CONJUNCTION WITH THE ASSEMBLY USE
3. PROPOSE NEW SITE EXIT WALK AND LANDSCAPE IN CONJUNCTION WITH THE ASSEMBLY USE

CONSTRUCTION TYPE: II-B
OCCUPANCY: A-3 / B / S-1

BUILDING CODES:
2013 CBC (BASED ON 2012 IBC)
2013 CBC (BASED ON 2012 IRC)
2013 CBC (BASED ON 2011 NEC)
2013 CMC (BASED ON 2012 LIRC)
2013 CPC (BASED ON 2012 UPC)
2013 CALIFORNIA ENERGY COMMISSION STANDARDS
2013 CFC (BASED ON 2012 FCI)
ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

FIRE SPRINKLER: EXISTING FULLY-SPRINKLERED
TRASH ENCLOSURE: EXISTING ON SITE

ZONING INFORMATION

PER PLEASANTON MUNICIPAL CODE CHAPTER 16.68

ZONING DISTRICT: PUD-1 / C-O
APN: 941-2762-024
YEAR BUILT: 1982
LOT SIZE: 0.93 ACRE
PARKING AREA APN: 941-2763-035
LOT SIZE: +/- 5.55 ACRE
BUILDING AREA: 34,975 SF
PROJECT AREA: 22,766 SF

PROJECT TEAM

LANDLORD: CUSHMAN & WAKEFIELD OF CALIFORNIA C/O W GROUP HOLDING II, LLC, 1333 NORTH CALIFORNIA BLVD, #555 WALNUT CREEK, CA 94596
CONTACT: JOHN FENNELL
PH: 925-274-2802
FAX: 925-935-3409
john.fennell@cushwake.com

CLIENT: CROSSPOINT CHURCH OF SILICON VALLEY 658 GILBRALTAR DRIVE MILPITAS, CA 95035
CONTACT: PASTOR ABRAHAM CHU
PH: 408-586-8688
achu@crosspointchurch.org

BUSINESS OWNERS ASSOCIATION: HACIENDA BUSINESS PARK OWNERS ASSOCIATION 4305 HACIENDA DRIVE #130 PLEASANTON, CA 94588
CONTACT: JAMES PAXSON
PH: 925-734-6508
FAX: 925-734-6501
james@hacienda.org

PROJECT ARCHITECT: KYLE CHAN, ARCHITECT 5205 PROSPECT ROAD, #135-120 SAN JOSE, CA 95129
PH: 510-396-9731
kyle@kylechan.com

DRAWING INDEX

- A1.0 COVER SHEET / OVERALL SITE PLAN
- A1.1 EXISTING / PROPOSED SITE PLAN
- A2.1 FIRST FLOOR PROPOSED PLAN
- A2.2 FIRST FLOOR CODE ANALYSIS
- A3.0 EXISTING ELEVATIONS
- A3.1 PROPOSED ELEVATIONS
- M.1 PHOTOGRAPHIC ILLUSTRATIONS

VICINITY MAP

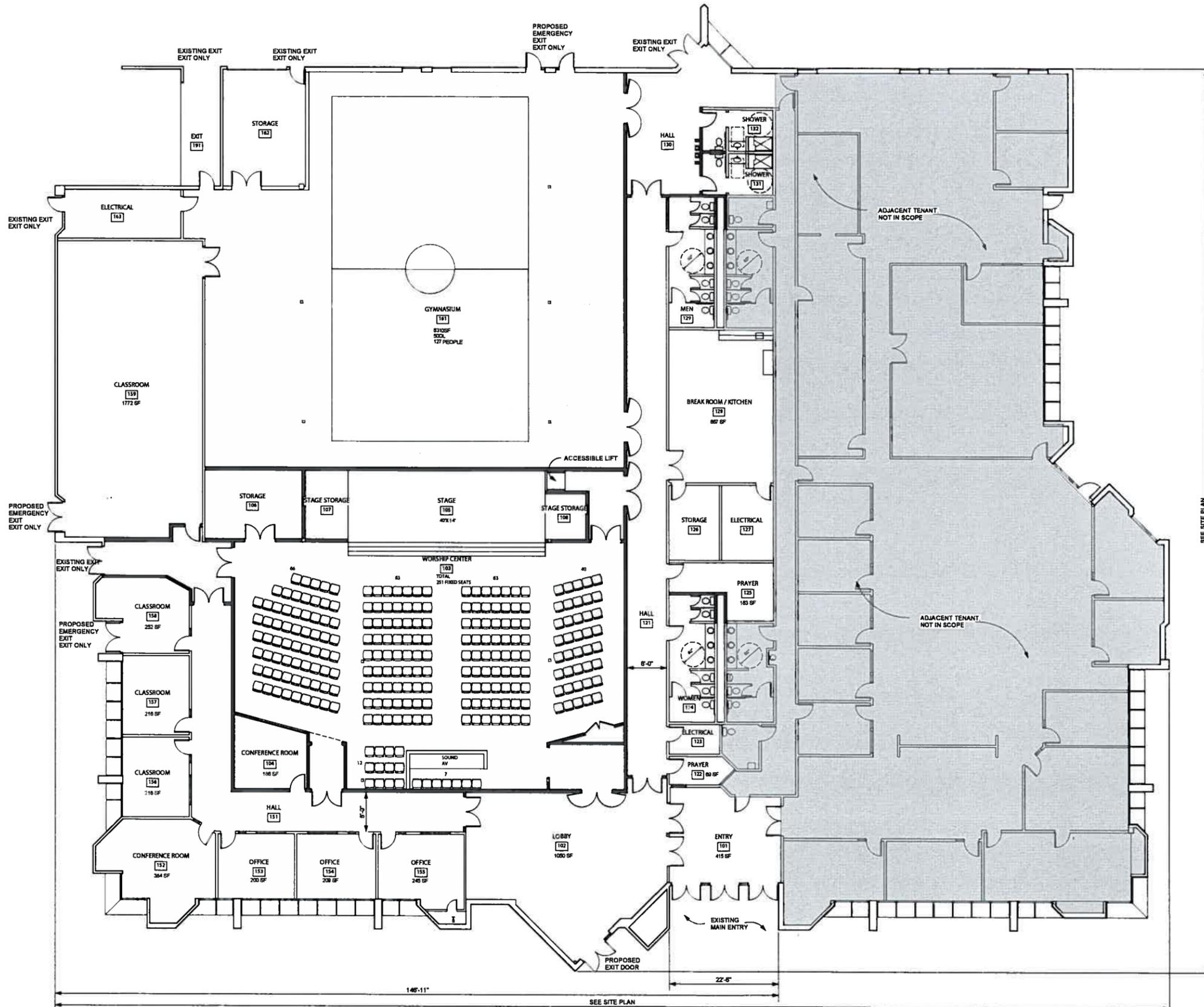


CROSSPOINT CHURCH
TRIVALLEY CAMPUS
5627 GILBRALTAR DRIVE
PLEASANTON, CA 94588

**COVER SHEET /
OVERALL
SITE PLAN**

OVERALL SITE PLAN 1
SCALE 1" = 30'-0"

P14-0833
5627 Gibraltar Drive, #100
Received July 24, 2014
Exhibit B



LEGEND
 — EXISTING WALL
 — PROPOSED WALL

GENERAL NOTES
 SEE PLAN FOR NEW EMERGENCY EXIT DOOR LOCATIONS. ALL OTHER WINDOWS AND EXTERIOR FINISHES TO REMAIN. NO CHANGE

KYLE CHAN ARCHITECT
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CITY COMMENTS
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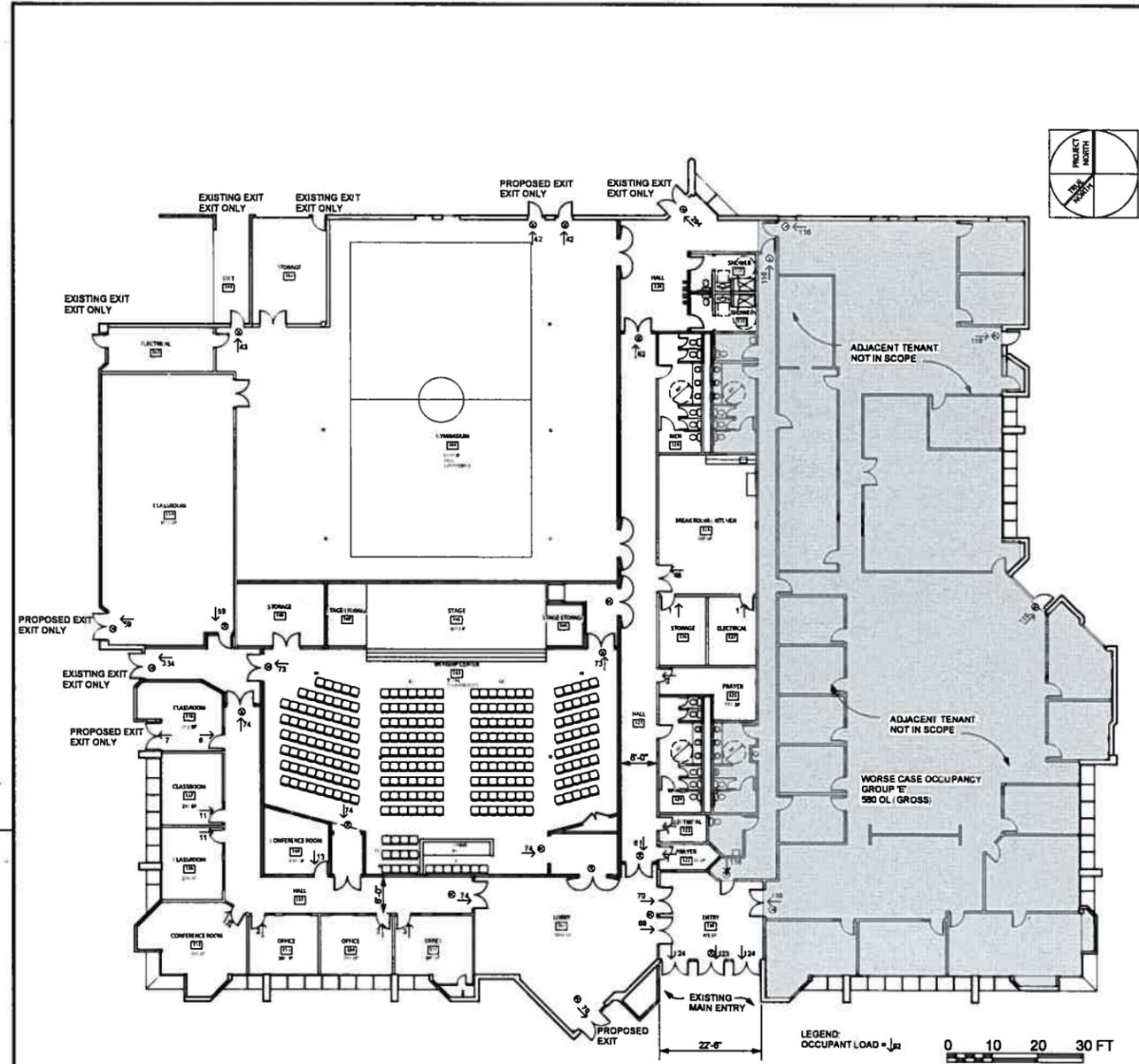
Sheet Revisions:

CROSSPOINT CHURCH
 TRIVALLEY CAMPUS
 5627 GILBRALTAR DRIVE
 PLEASANTON, CA 94588

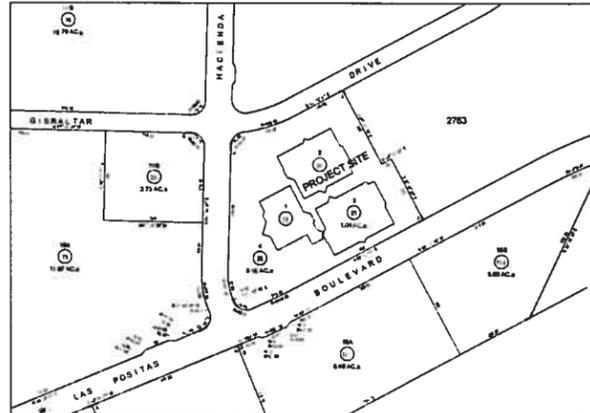
FIRST FLOOR PROPOSED PLAN

0 10 15 20 FT
 SCALE 1" = 10'-0"
FIRST FLOOR PROPOSED PLAN 1

A2.1



FIRST FLOOR CODE / EXITING PLAN 2
SCALE 1" = 10'-0"



ACCESSOR'S PARCEL MAP 1
N.T.S.

GENERAL CODE NOTES

CONSTRUCTION TYPE: II-4, 1 STORY
 BUILDING CODES: 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA GREEN BUILDING CODE (CAL GREEN), 2013 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS), 2013 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS

BASED ON CBC 2013 SECTION 908.3 NONSEPARATED OCCUPANCIES
 USING A-3 OCCUPANCY AS THE MOST RESTRICTIVE FOR AREA CALCULATIONS

OCCUPANCIES IN TTB BUILDING PER TABLE 503
 ASSEMBLY A-3 ALLOWABLE AREA 9,500 SF
 BUSINESS B ALLOWABLE AREA 19,000 SF
 EDUCATIONAL E ALLOWABLE AREA 14,500 SF
 STORAGE S-1 ALLOWABLE AREA 17,500 SF

ALLOWABLE AREA CALCULATIONS FOR A-3 OCCUPANCY (14 SIDES OPEN)
 $H = 5/P = 0.25/W30$
 $= (9500/30 - 0.25) \times 1$ (MAX W30 FACTOR IS 1)
 $= 0.75$

$A_a = (A_1 + (A_2 \times H) + (A_3 \times H^2))$ (H = 3, BUILDING IS ONE STORY FIRE SPRINKLERED)
 $= (9500 + (9500 \times 0.75) + (9500 \times 3))$
 $= (9500 + 7125 + 28500)$
 $= 45,125 SF$

TOTAL ALLOWABLE AREA IS 45,125 SF
 EXISTING AREA IS 34,975 SF. 34,975 < 45,125 = OK

BUILDING AREA COMPLIES WITH THE MOST RESTRICTIVE USE, BY USING NONSEPARATED OCCUPANCIES, THERE IS NO FIRE SEPARATION USED BETWEEN A-3 OCCUPANCY, OFFICES, STORAGES AND EDUCATIONAL SPACES INCLUDING NEXT DOOR TENANT.

GENERAL BUILDING INFORMATION

ACCESSOR PARCEL #: 941-2762-24 (5627 GILBRALTAR DRIVE) 941-2762-26 (5.55 ACRE PARKING LOT)

TOTAL BUILDING AREA: 34,975 SF
 TOTAL PROJECT AREA: 22,766 SF

FIRE SPRINKLERS: FULLY SPRINKLERED
 TRASH ENCLOSURE: EXISTING ON SITE

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OCCUPANCY LOAD CALCULATION (PER CBC TABLE 1004.1.2)

ROOM #	ROOM NAME	OCCUPANCY CLASSIFICATION	AREA (SF)	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD	EXIT WIDTH REQUIRED	EXIT WIDTH PROVIDED	NUMBER OF EXITS REQUIRED	NUMBER OF EXITS PROVIDED	PLUMBING OCCUPANCY LOAD FACTOR	PLUMBING OCCUPANCY LOAD
101	ENTRY	A-3	415	7	59	59 X 0.2 = 11.8'	144"	2	2		
102	LOBBY	A-3	1050	7	150	150 X 0.2 = 30'	144"	2	2		
103	WORSHIP CENTER	A-3 FIXED SEATS	251	NUMBER OF SEATS	251	251 X 0.2 = 50.2'	4X72 = 288"	2	4	HALF OF NUMBER OF SEATS	125
104	CONFERENCE RM	A-3 UNCONCENTRATED	186	15	12.4	12.4 X 0.2 = 2.48'	36"	1	1	30	6
105	STAGE	A-3	581	15	38.7	38.7 X 0.2 = 7.74'	4X72 = 288"	1	4	30	19
106	STORAGE	S-1	271	300	1	1X 0.2 = 0.2'	72"	1	1		
107	STORAGE	S-1	120	300	1	1X 0.2 = 0.2'	4X72 = 288"	1	4		
108	STORAGE	S-1	76	300	1	1X 0.2 = 0.2'	4X72 = 288"	1	4		
121	HALL										
122	PRAYER	B	69	100	1	1X 0.2 = 0.2'	36"	1	1	200	1
123	ELECTRICAL	S-1	63	300	1	1X 0.2 = 0.2'	36"	1	1		
124	WOMEN										
125	PRAYER	B	183	100	2	2 X 0.2 = 0.4'	36"	1	1	200	1
126	STORAGE	S-1	160	300	1	1X 0.2 = 0.2'	36"	1	1		
127	ELECTRICAL	S-1	160	300	1	1X 0.2 = 0.2'	36"	1	1		
128	BREAK ROOM	A-3 UNCONCENTRATED	667	15	44	44 X 0.2 = 8.8'	72"	1	1	30	22
129	MEN										
130	HALL										
131	SHOWER										
132	SHOWER										
151	HALL										
152	CONFERENCE RM	A-3 UNCONCENTRATED	384	15	25.6	25.6 X 0.2 = 5.12'	36"	1	1	30	13
153	OFFICE	B	200	100	2	3X 0.2 = 0.6'	36"	1	1	200	1
154	OFFICE	B	209	100	2	2X 0.2 = 0.4'	36"	1	1	200	1
155	OFFICE	B	245	100	3	2X 0.2 = 0.4'	36"	1	1	200	1
156	CLASSROOM	E	216	20	10.8	10.8 X 0.2 = 2.16'	36"	1	1	50	4
157	CLASSROOM	E	216	20	10.8	10.8 X 0.2 = 2.16'	36"	1	1	50	4
158	CLASSROOM	E	252	20	12.6	12.6 X 0.2 = 2.52'	36"	1	1	50	5
159	CLASSROOM	E	1772	20	88.6	88.6 X 0.2 = 17.72'	108"	2	2	50	35
161	GYMNASIUM	A-3	6310	50	126.2	126.2 X 0.2 = 25.24'	108"	2	2	30	210
162	STORAGE	S-1	396	300	2	2X 0.2 = 0.4'	36"	1	1		
163	ELECTRICAL	S-1	233	300	1	1X 0.2 = 0.2'	36"	1	1		
191	EXIT										

TOTAL PLUMBING OCCUPANT LOAD = 448 = 224 MALE + 224 FEMALE
 REQUIRED: MALE: 3 WC, 2 U, 2 LAV FEMALE: 6 WC, 2 LAV
 PROVIDED: MALE: 6 WC, 3 LAV FEMALE: 6 WC, 3 LAV

FIRST FLOOR CODE ANALYSIS

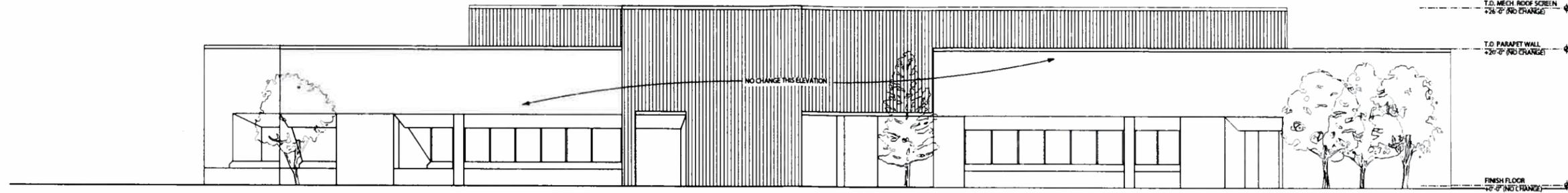
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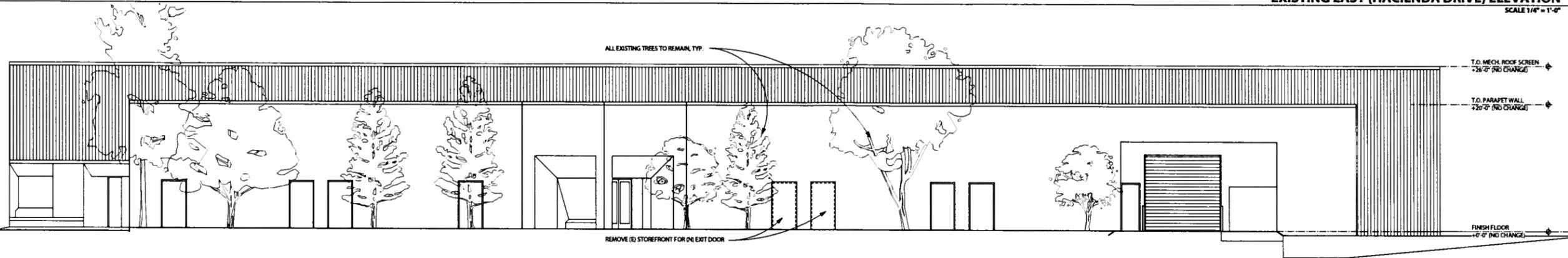
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EXISTING ELEVATIONS

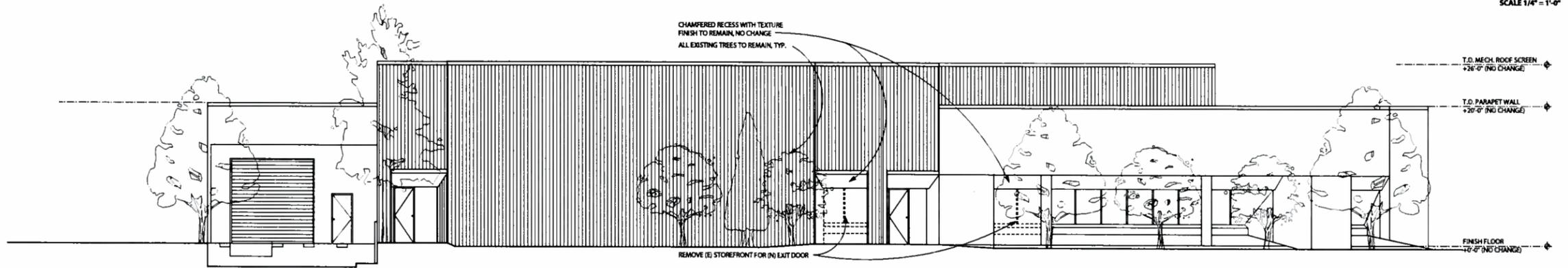
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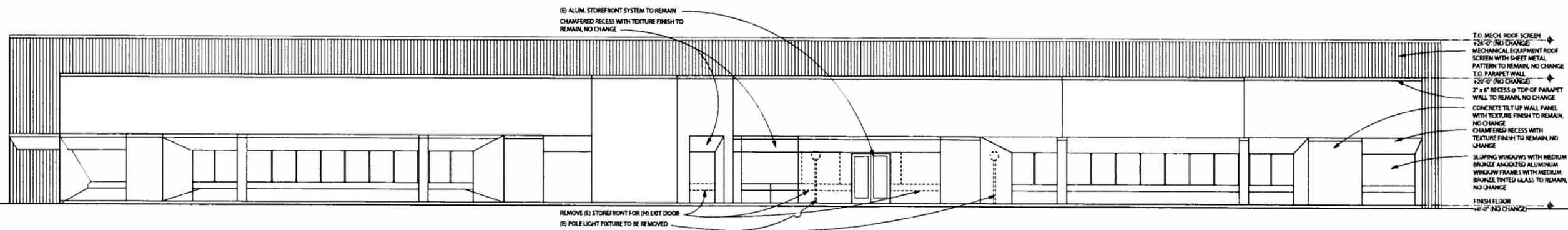
EXISTING EAST (HACIENDA DRIVE) ELEVATION 4
SCALE 1/4" = 1'-0"



EXISTING SOUTH ELEVATION 3
SCALE 1/4" = 1'-0"



EXISTING WEST ELEVATION 2
SCALE 1/4" = 1'-0"



EXISTING NORTH (FRONT, GILBRALTAR DRIVE) ELEVATION 1
SCALE 1/4" = 1'-0"

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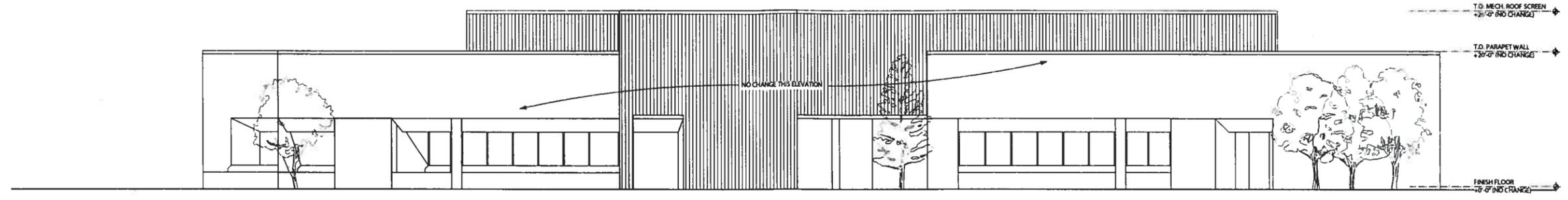
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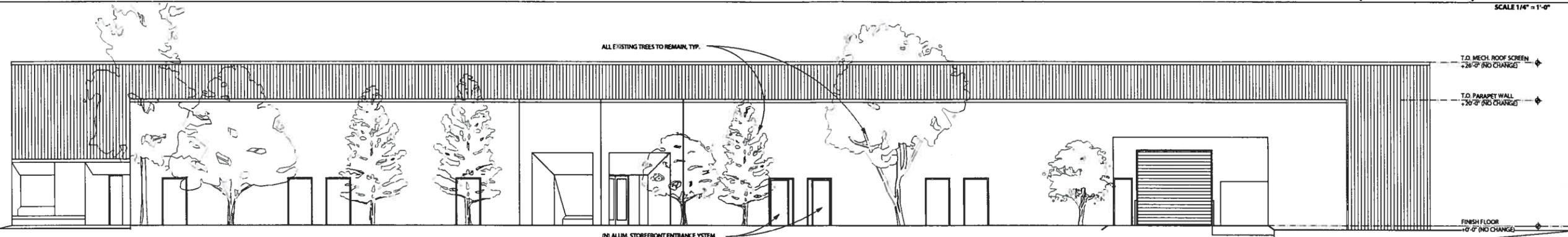
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PROPOSED ELEVATIONS

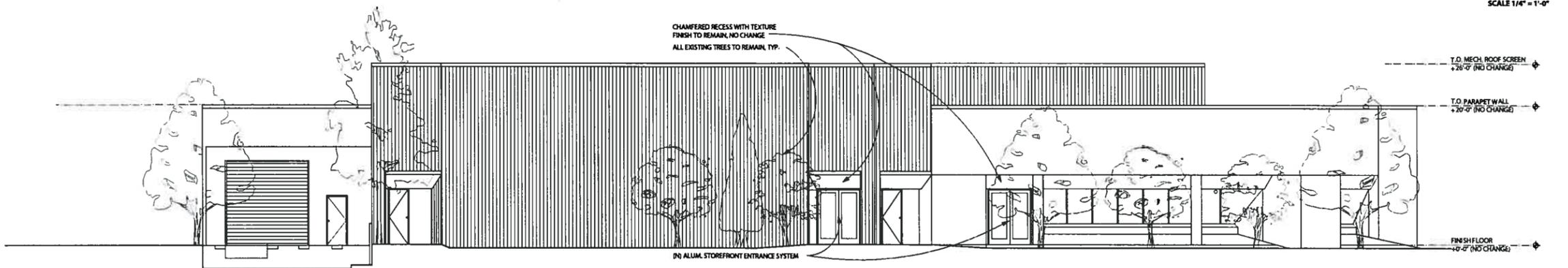
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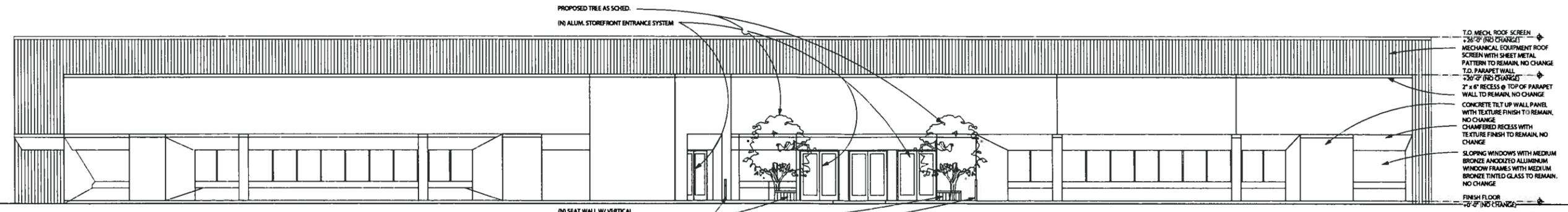
PROPOSED EAST (HACIENDA DRIVE) ELEVATION 4
SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION 3
SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION 2
SCALE 1/4" = 1'-0"



PROPOSED NORTH (FRONT, GILBRALTAR DRIVE) ELEVATION 1
SCALE 1/4" = 1'-0"



NORTH-WEST CORNER 29



WEST VIEW 28



WEST VIEW 27



WEST VIEW 26



RECESSED EXT. WALL LIGHT 9



BOLLARD LIGHT FIXTURE 6



OCTOBER GLORY MAPLE 3



SOUTH VIEW 25



SOUTH EXIT 24



SOUTH EXIT 23



SOUTH VIEW 22



FRONT AERIAL VIEW 4



PANORAMIC PHOTO AT FRONT ELEVATION 2



SOUTH VIEW 21



SOUTH-EAST 20



EAST CORNER 19



EAST CORNER 18



EAST EXIT 17



EAST EXIT 16



EAST VIEW 15



EAST VIEW 14



NORTH CORNER 13



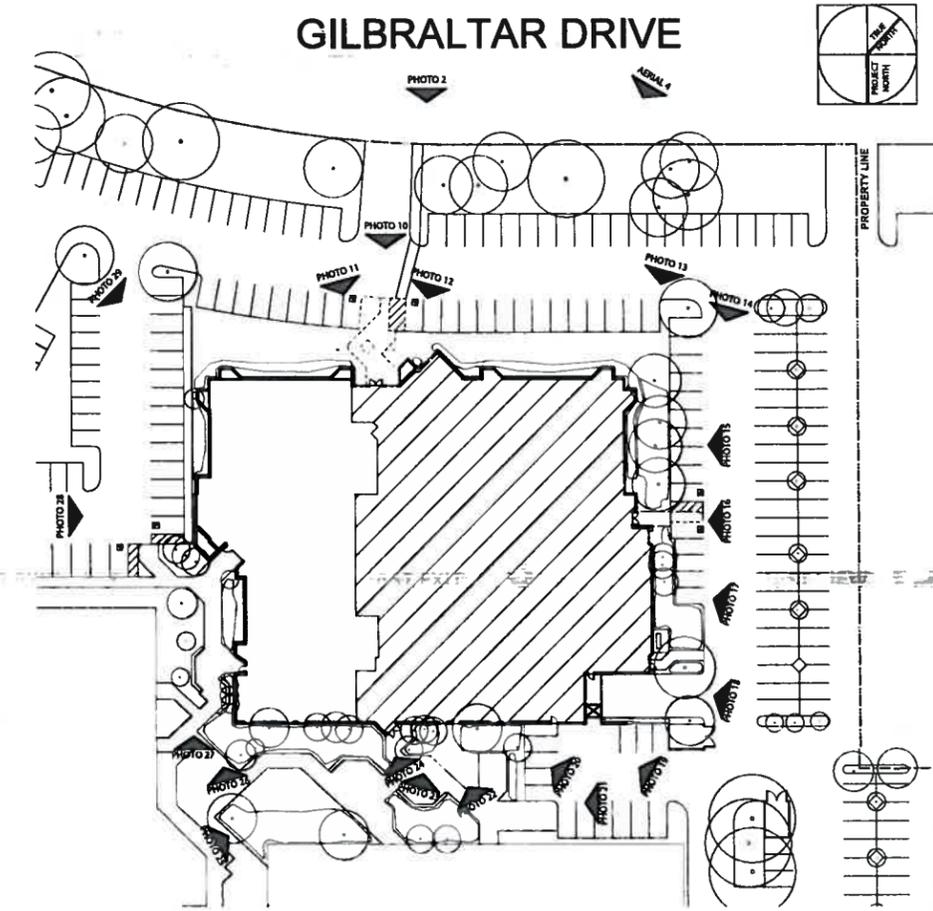
FRONT ENTRY 12



FRONT ENTRY 11



FRONT ENTRY 10



EXISTING SITE PLAN PHOTOGRAPHIC DIAGRAM 1
SCALE 1" = 40'-0"

SPEC. BEGA RECESSED WALL W/ SLOTTED FACEPLATE 1 1/2" LENGTH OR SIMILAR

SPEC. BEGA STAINLESS STEEL W/ 3-PLY OPAL GLASS BOLLARD OR SIMILAR

SPEC. 'OCTOBER GLORY' ACER RUBRUM GROWTH RATE 3' / YR DECIDUOUS HEIGHT MATURE 45' WIDTH MATURE 30'

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PHOTOGRAPHIC
ILLUSTRATIONS

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