

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 11/10/04 Item 3.b.

File Number
CP 04-069

Application Type
Conditional Use Permit

Council District
2

Planning Area
Edenvale

Assessor's Parcel Number(s)
706-01-063

PROJECT DESCRIPTION

Completed by: Jeff Roche

Location: Southwesterly corner of Bernal Road and Via Del Oro (133 Bernal Road)

Gross Acreage: 1.59

Net Acreage: 1.59

Net Density: n/a

Existing Zoning: IP Industrial Park

Existing Use: Office/Industrial Park

Proposed Zoning: No Change

Proposed Use: Religious Assembly (with a maximum of 356 seats)

GENERAL PLAN

Completed by: JR

Land Use/Transportation Diagram Designation
Industrial Park with Mixed Industrial Overlay

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: JR

North: Office

IP Industrial Park

East: Commercial

A (PD) Planned Development

South: Commercial, Religious Assembly and Single-Family Residential

R-1-8 (PD) Planned Development

West: Office

IP Industrial Park

ENVIRONMENTAL STATUS

Completed by: JR

Environmental Impact Report found complete
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: JR

Annexation Title: Oak Grove No. 25

Date: 7/17/1968

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: November 3, 2004

Approved by: Susan Walton
 Action
 Recommendation

PROPERTY OWNER/APPLICANT

Wright Arnold, et al
Neutronix
133 Bernal Road
San Jose, CA 95119

CONTACT PERSON

Chris Twardus
Colliers International
450 West Santa Clara Street
San Jose, CA 95113

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: Jeff Roche

Department of Public Works

See attached memorandum, dated 08/09/04.

Other Departments and Agencies

See attached information from the Building Division and memorandum from the Fire Department, dated 08/05/04.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The property owners, Brett Arnold, et al, on behalf of Generations Four Square Church, are proposing to use an existing office/industrial park building for a religious assembly use. Religious assembly uses are allowed in the IP Industrial Park Zoning District on sites with the General Plan *Mixed Industrial Overlay*, subject to the approval of a Conditional Use Permit (CUP). City of San Jose Redevelopment Agency staff are working with the existing tenant (Neutronix) to assist them in re-locating within the Edenvale Industrial Area.

The subject site is developed with an office/industrial park building and associated parking built in the early 1980's. Surrounding land uses include office uses to the north, commercial uses and public eating establishments to the east, single-family residential, religious assembly and commercial uses to the south, and office uses to the west. The industrial park uses that are in the area are primarily office in nature.

PROJECT DESCRIPTION

This Permit would allow a church/religious assembly use with up to 356 seats in the sanctuary and associated church offices and Sunday school classrooms. As indicated on the project plans, the majority of activity on the site would be on Sundays, with between 10 and 44 people on the site during the rest of the week. No exterior improvements to the site are proposed.

ENVIRONMENTAL REVIEW

The Environmental Quality Act, Section 15332 In-Fill Development Projects, indicates that infill projects may be found *exempt* which meet specific criteria. The proposed church/religious assembly use conforms to these infill development exemption criteria, in that it is consistent with the applicable general plan policies and zoning designation and regulations; is entirely within the City limits and is on a site of less than 5 acres is substantially surrounded by urban uses; would not result in any significant

environmental effects; and is adequately served by all required utilities and public services, consistent with the exemption requirements. Based on this analysis, the Director of Planning has determined that this project is exempt from further environmental review under the provisions of the California Environmental Quality Act.

GENERAL PLAN CONFORMANCE

The proposed religious assembly use facility is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of *Industrial Park with Mixed Industrial Overlay*. The General Plan states that areas designated with the *Mixed Industrial Overlay* may be appropriate for a mixture of primarily industrial with compatible commercial or public/quasi-public uses. The Plan also specifies that new uses that include sensitive receptors should be considered within an Overlay Area only when they are compatible with and will not inhibit industrial uses. Based on the fact that the uses immediately surrounding the proposed religious assembly use are primarily office in nature (not manufacturing uses), and commercial northerly of Bernal Road and commercial, church/religious assembly and single-family residential along the southerly side of Bernal Road, staff has concluded that the proposed religious assembly use is compatible with surrounding uses and would not inhibit the operation of industrial businesses in the area.

PUBLIC OUTREACH

A notice of the Planning Commission public hearing was mailed to all owners and tenants of property within a 500-foot radius of the project site. No public comments have been received regarding this proposal. Staff has been available to discuss the project with members of the public.

ANALYSIS

The key issues analyzed for the proposed project are land use compatibility and Building Code requirements.

Land Use Compatibility

Staff believes that the proposed use is compatible with the characteristics of the surrounding area and site. Land uses in the area are predominately commercial and religious assembly uses that are compatible with the proposed church. The industrial park uses in the area are office uses and are not manufacturing in nature. The introduction of a church/religious assembly use into this largely commercial/office setting is not expected to negatively impact the operation of industrial businesses. The site has convenient access to Bernal Road and Via Del Oro, and the residential neighborhoods that lie to the west and south of the site.

The project meets the Zoning Code parking requirements for church uses of one space per four fixed seats. The project proposes to provide 89 on-site parking spaces to serve the 356-seat church in conformance with the Zoning Code.

Based on the above analysis, staff has concluded that the proposed project is appropriate for this site and compatible with existing uses within the surrounding neighborhood.

Building Code Requirements

The Building Division has indicated that extensive building upgrades are needed to bring the existing tenant space into conformance with Building Code requirements for the proposed assembly use. The majority of improvements associated with converting the building to a religious assembly use consist of interior modifications; however, new exit doors and other minor changes may be necessary. The project developer is currently working with both the City of San José Building Division and Fire Department to ensure that the proposal conforms to all applicable Building Code requirements before the use is implemented. Staff is proposing to handle any minor exterior building modifications through a subsequent Permit Adjustment.

Conclusion

Based on the above analysis, staff concludes that the proposed religious assembly use is compatible with uses on the site and in the surrounding neighborhood and that it will conform to the Building Code.

RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the following findings and conditions in its Resolution.

The Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. The project site is located at the southwesterly corner of Bernal Road and Via Del Oro (133 Bernal Road). This Permit would allow a church/religious assembly use with up to 356 seats in an existing office/industrial park building.
2. The site has a designation of Industrial Park with a Mixed Industrial Overlay on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
3. The project site is located in the IP Industrial Park Zoning District.
4. Under the provisions of Section 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project will not have a significant adverse effect on the environment.
5. The subject site is surrounded by office uses to the north, commercial uses and public eating establishments to the east, single-family residential uses, churches/religious assembly uses and commercial uses to the south, and office uses to the west. The existing uses in the area are primarily commercial, office or non-industrial/manufacturing in nature.
6. The Zoning Ordinance requires a Conditional Use Permit for a church/religious assembly use in the IP Industrial Park Zoning District, with a Mixed Industrial Overlay on the General Plan.

7. The project proposes to allow the conversion of an existing office/industrial use to church/religious assembly use. As conditioned, the church/religious assembly use will be restricted to a maximum of 356 seats.
8. The proposed use is proposed to occur totally within the existing building. The project site is located adjacent to Bernal Road, a Major Collector on the City's General Plan, and large, residential neighborhoods to the south (along Bernal Road) and the west (along Santa Teresa Boulevard).
9. The Zoning Code parking requirement for a religious assembly use is one space per four fixed seats.
10. A total of 89 parking spaces exist on the site. A parking analysis was prepared for the project and is shown on the Site Plan for the project. That analysis shows that there is sufficient parking to serve both the existing and proposed uses. Based on the proposed 356 fixed seats, the parking requirement for this use is 89 spaces.
11. As conditioned, the project developer/facility operator will be required to obtain and fully comply with all applicable City Permits.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project is consistent with the adopted San José 2020 General Plan Land Use/Transportation Diagram of the City of San José.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.
4. The church/religious assembly use is compatible with surrounding uses.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and

3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth are hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance and Payment of Recording Fees.** The "Acceptance of Permit and Conditions" form shall be **signed, notarized, and returned** to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

2. **Conformance with Plans.** Construction and development shall conform to approved Site Development plans entitled, "Proposed Tenant Improvement Project for Generations Four Square Church" dated, July 2004, on file with the Department of Planning, Building and Code Enforcement and to the San José Building Code (San José Municipal Code, Title 17, Chapter 17.04).
3. **Number of Seats/Operation of Facility.** This facility shall be limited to the maximum of 356 seats. Changes to the operation of the facility as a church/religious assembly use from those described in the project plans shall be subject to additional permitting, to the satisfaction of the Director of Planning.
4. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
5. **Noise.** The sound level generated on this site shall not exceed 60 dba DNL at any property line adjacent to a property used for commercial purposes and shall not exceed 70 dba DNL at any adjacent property line of property used for industrial purposes.
6. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
7. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. No outdoor storage is allowed/permitted unless designated on the approved plan set. Trash areas shall be maintained in a manner to discourage illegal dumping.
8. **Landscaping.** Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with Part 4 of Chapter 15.10 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.
9. **Colors and Materials.** All building colors and materials are to be those specified on the approved plan set.
10. **Fire Lanes.** Fire lanes, suitably designated "FIRE LANE - NO PARKING," shall be provided to the satisfaction of the Fire Chief.
11. **Fire Hydrants.** Public (off-site) and private (on-site) fire hydrants shall be provided as approved and at the exact location specified by Protection Engineering Section of the Fire Department to the satisfaction of the Fire Chief. All existing and new fire hydrants shall be at least 10 feet from all driveways.
12. **Fire Flow.** Required fire flow for the site is 2,750 g.p.m. or as approved in writing by the Fire Chief.
13. **Fire Extinguisher System.** Building(s) shall be provided with an automatic fire extinguisher system. Systems serving more than 100 heads shall be supervised by a remote alarm system to the satisfaction of the Fire Chief.

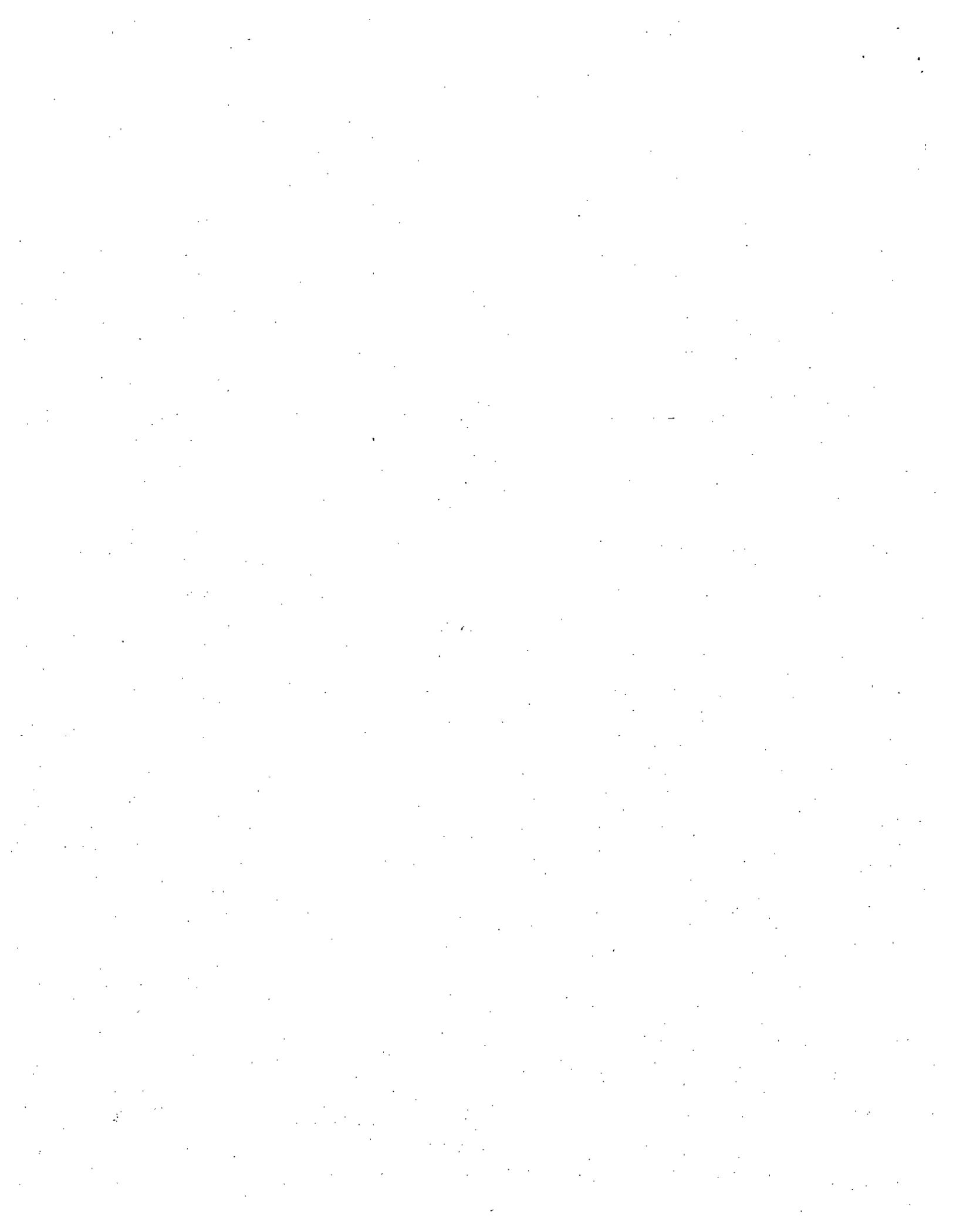
14. **Visible Street Numbers.** Street numbers shall be visible day and night from the nearest street, either by means of illumination or by use of reflective materials.
15. **Lock Box.** The project developer shall install a lock box, to the satisfaction of the City of San José, Building Official and Fire Chief.
16. **Street Cleaning and Dust Control.** During construction, the developer shall damp sweep the public and private streets within and adjoining the project site each working day sufficient to remove all visible debris and soil. On-site areas visible to the public from the public right-of-way shall be cleaned of debris, rubbish, and trash at least once a week. While the project is under construction, the developer shall implement effective dust control measures to prevent dust and other airborne matter from leaving the site.
17. **Outside Storage.** No outside storage is permitted except in areas designated on the approved Conditional Use Permit plan set.
18. **Public Works Clearance.** A Development Clearance shall be obtained from the Public Works Department, Room 308, (408) 277-5161, and is subject to the following requirements (3-01991) to the satisfaction of the Director of Public Works:
 - a. *Public Works Clearance for Building Permits.* Prior to the issuance of Building Permits, the project developer will be required to satisfy all Public Works conditions.
 - b. *Sewage Fees:* In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
19. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This permit file number, CP 04-069, shall be printed on all construction plans submitted to the Building Division.
 - b. *Construction Conformance.* A project construction conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to final inspection approval by the Building Department, Developer shall obtain a written confirmation from the Planning Division that the project, as constructed, conforms to all applicable requirements of the subject Permit, including the plan sets. To prevent delays in the issuance of Building Permits, please notify Planning Division staff at least one week prior to the final Building Division inspection date.

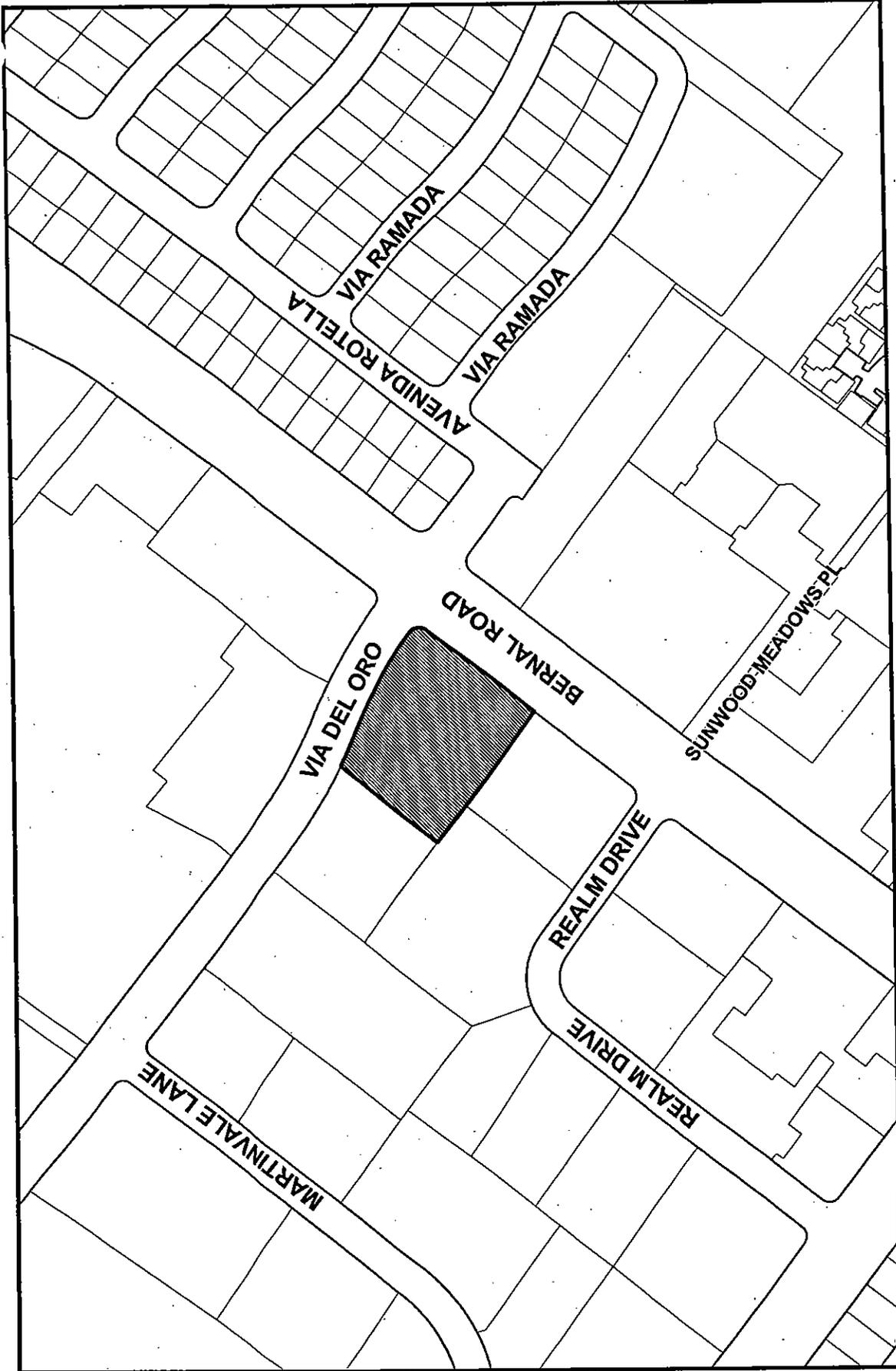
CONDITIONS SUBSEQUENT

1. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site or the construction of buildings has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit for a period of up to two years. The Permit Adjustment must be approved prior to the expiration of this Permit.

2. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.

- c: Jim Coffaro, Generations Four Square Church, 145 Martinvale Lane, San Jose, CA 95119
Ron Dick, Ron Dick Architect, 1726 Ewer Drive, San Jose, CA 95124
Brett and Lenore Arnold, 174 Starfish Court, Marina, CA 93933-2244





File No: CP04-069

District: 02

Quad No.: 143

Scale: 1"=250'
Created on 07/19/04





Roche, Jeff

From: Maiel, Homer
Sent: Thursday, August 12, 2004 2:36 PM
To: Roche, Jeff
Subject: CP04-069

Jeff,
Heads up on this one!
To have a church in an industrial building need to ,
1-do area calculation.
2-do Seismic analysis and/or possible upgrade
3-Handicapped accesibility
4-possibly more bathroom fixtures

Homer.

Memorandum

TO: Jeff Roche
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 08/09/04

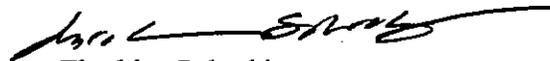
PLANNING NO.: CP04-069
DESCRIPTION: Conditional Use Permit to allow religious assembly at an existing industrial building on a 1.59 gross acre site
LOCATION: southwest corner of Bernal Road and Via Del Oro
P.W. NUMBER: 3-01991

Public Works received the subject project on 07/19/04 and submits the following comments and requirements.

Project Conditions:

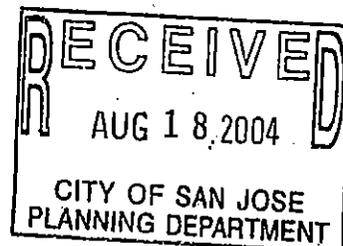
1. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

Please contact the Project Engineer, Gerry de Guzman, at (408) 277-5161 if you have any questions.



Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

GD:gd
6000_21293530051.DOC





Memorandum

TO: Jeff Roche
Planning and Building

FROM: Nadia Naum-Stoian,
Fire Prevention Engineer
San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 08/05/04

Approved

Date

PLANNING NO.: CP04-069
DESCRIPTION: Conditional Use Permit to allow religious assembly at an existing industrial building on a 1.59 gross acre site.
LOCATION: southwest corner of Bernal Road and Via Del Oro
ADDRESS: southwest corner of Bernal Road and Via Del Oro (133 BERNAL RD)
FOLDER #: 04 119892 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- These comments are based on the following information:
 - Largest building: 22,560_sq. ft.
 - Construction Type: V-1hr
 - Occupancy Group: A2.1/B
 - Number of stories: 1
- Site fire flow requirement: 2,750 G.P.M.
- Average hydrant(s) spacing: 400 feet - Subject to Fire Department approval
- Comply with comments from the Building/Fire Departments at the plan review stage.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.

THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:

1. The needed fire flow noted above shall be provided from a minimum of 3 hydrants and shall be spaced apart on average 400 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department. NOTE: Verify existing.
2. Approved access road(s) and hydrant(s) shall be provided once wood framing is available at site or provide an alternate means of water suppression subject to the approval of the Fire Department. Obtain permit and pay applicable fees prior to the installation. Contact the San Jose Fire Department's Fire Protection Systems Section at (408) 277-8756.
3. All Fire Department access roads, water mains, and fire hydrants shall be installed and operational during construction in accordance with Article 87 of the Fire Code and all other applicable standards.
4. All fire department connections shall be located within 100 feet from a standard public fire hydrant. All alternate means of protections shall be reviewed by the Fire Department. The public fire hydrant(s) shall be located on the same frontage as all fire service connections.
5. All buildings exceeding 6,200 square feet shall be provided with an approved automatic fire extinguishing system(s) as per the adopted San Jose Municipal Code. All alternate means of protection shall be reviewed by the Fire Department.
6. Alter the sprinkler system as needed by new partitions, floors and ceilings. Plans and a permit application shall be submitted to the San Jose Fire Department's Bureau of Fire Prevention for review and approval before altering the system. A separate inspection will be required before the final fire inspection can be scheduled. Call (408) 277-4656 for more information.
7. Buildings shall be provided with automatic fire extinguishing systems. Systems serving more than 100 sprinklers shall be supervised by a remote alarm system.
8. All buildings classified as a A2.1 occupancy shall be provided with an approved fire alarm system. An area separation will shall not define separate buildings as per UFC 1007.2.1.2, 1994 edition. Voice communication and public-address systems shall also be provided with an approved emergency power source.

- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION: (Continued)**
 9. All "A-2.1" occupancies shall be of not less than one-hour construction as per the Uniform Building Code. As indicated in the adopted codes, rated construction (when required) shall not be waived or reduced when required in other provisions of the code. All alternate means of protection shall be reviewed by the Fire Department.

- **THE FOLLOWING GENERAL REQUIREMENTS ARE APPLICABLE TO THE SUBJECT APPLICATION:**
 - Facilities for emergency vehicle access:
 - A. Lock boxes or non-case hardened locks are required at gated entries. Lock boxes are required for buildings four or more stories and are recommended for buildings over 10,000 square feet.
 - B. Fire lanes shall be suitably marked with standard signs, painted curbs, and/or other markers as approved or authorized for use by the Chief. Fire lane markings shall be indicated on plans submitted through the building permit process for review and approval by the Fire Department.
 - Each locked gate on site shall have an approved device with unlocking capability. Contact the Fire Department's Bureau of Fire Prevention at (408) 277-4656 for approved devices. Provide a manual means of opening gate if there is a power failure.
 - Public (off-site) and private (on-site) fire hydrants shall be provided. All hydrants must meet the specifications for the City of San Jose's Fire Department. For hydrant locations please contact the San Jose Fire Department's Fire Protection Engineering Division at (408) 277-5357.
 - All existing and new fire hydrants shall be at least 10 feet from all driveways.
 - All structures shall be located wholly within 450 feet (road distance) of an accessible standard street hydrant.
 - All dead-end streets or roads shall have a hydrant within 175 feet from the most remote end of the rear lot as per the Uniform Fire Code.
 - Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.

IF APPLICABLE

- The Hazardous Materials process can be lengthy and complex. The applicant should contact the Hazardous Materials Division at (408) 277-4659 as soon as possible to initiate the process.

Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, the applicable sections of the San Jose Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval.

- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.



BY: Nadia Naum-Stoian, FPE
Bureau of Fire Prevention
San Jose Fire Department

Fire Site Memo to Planning Application

Typical Weekly Schedule

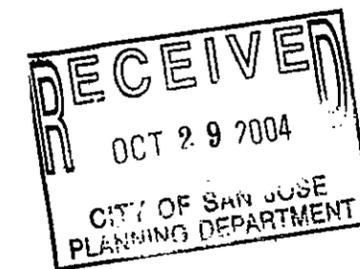
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 Reproduction of any portion of these drawings for any purpose is strictly
 PROHIBITED. These drawings are sold for use in the construction of one
 dwelling only. Any further use of this design without the express permission of
 RON DICK and ASSOCIATES is Prohibited.

DAILY SCHEDULE *	AVERAGE ATTENDANCE *
SUNDAY: SERVICES: 10:00 A.M. TO 12:00 P.M. 2:00 P.M. TO 4:00 P.M.	ADULTS & YOUTH 209 CHILDREN (0 TO 6th GRADE) 69 ADULTS & YOUTH 184 CHILDREN (0 TO 6th GRADE) 35
MONDAY: CLOSED	
TUESDAY: OFFICE HOURS (STAFF) 9:00 A.M. TO 5:00 P.M.	10
LEADERSHIP CLASS 7:00 P.M. TO 9:00 P.M.	40
WEDNESDAY: OFFICE HOURS (STAFF) 9:00 A.M. TO 5:00 P.M.	10
SERVICE: 7:00 P.M. TO 9:00 P.M.	ADULTS ONLY 25 CHILDREN (0 TO 6th GRADE) 10
YOUTH SERVICE: 7:00 P.M. TO 9:00 P.M.	44
THURSDAY: OFFICE HOURS (STAFF) 9:00 A.M. TO 5:00 P.M.	10
FRIDAY: OFFICE HOURS (STAFF) 9:00 A.M. TO 5:00 P.M.	10
SATURDAY: CLOSED	

Proposed Tenant Improvement Project for GENERATIONS FOUR SQUARE CHURCH

Parking Requirements

- 1-Car Per 4 Fixed Seating
- 89 Car Parking x 4 = 356 Seating
- 54- Standard, 9'x18'
- 31- Compacts, 8'x16' (34.83% Of 89 Parking)
- 4- Handicapped, 9'6"x18'
- 89- Spaces Total



ARCHITECT: RON DICK AND ASSOCIATES • 1726 EWER DRIVE • SAN JOSE, CALIFORNIA 95124 • (408) 264-1541

PROJECT DATA

OWNER • GENERATIONS FOUR SQUARE CHURCH
 145 MARTINVALE LANE
 SAN JOSE, CALIFORNIA 95119

(CONTACT) • CHRIS THARDUS
 COLLIER INTERNATIONAL
 450 WEST SANTA CLARA STREET
 SAN JOSE, CALIFORNIA 95113
 PH: 408.282.3836

CONSULTANTS :

STRUCTURAL ENGINEER • JAKABY ENGINEERING
 307 ORCHARD CITY DR., ST. 107
 CAMPBELL, CA 95008
 PH: 408.374.6149

SOILS REPORT • N/A

CALIFORNIA TITLE 24 • N/A

CIVIL ENGINEER • N/A

SITE DATA

JOB LOCATION • 133 BERNAL ROAD
JURISDICTION • SAN JOSE, CALIFORNIA

ASSESSORS PARCEL NUMBER • BK 706- PG 01- PAR 63

NUMBER OF LOTS • 1

PARCEL MAP/LOT • N/A

LOT SIZE • 69,260+OR- SQ.FT. (1.59 ACRES)

LOT COVERAGE • 32.10%

ZONING • IP

APPLICABLE CODES 2001 EDITIONS OF THE UBC, UMC, UPC, UFC
 CALIF. TITLE 24, 1996 NEC & ALL APPLICABLE LOCAL CODES

LOCATION MAP

N.T.S.

DRAWING OUTLINE

Sheet Revisions Sheet Title

Architectural Drawings	C1	COVER SHEET AND PROJECT DATA
	P1	ARCHITECTURAL PLOT PLAN
	A1	EXISTING IMPROVEMENT PLAN (APPROVED)
	A2	PROPOSED CHANGES TO FLOOR PLAN
	A3	PHOTOGRAPHS OF EXTERIOR ELEVATIONS
	L1	EXISTING LANDSCAPE PLAN (APPROVED)

CONDITIONAL USE PERMIT

FILE NO. CP 04 - 069

RD ARCHITECTS & PLANNERS

RON DICK ARCHITECT

Tenant Improvements For
 Generations Four Square Church
 133 Bernal Road
 San Jose, California

Cover Sheet

Revisions
 8/24/04 Per Planning Dept.
 10/04 Per Planning Dept.

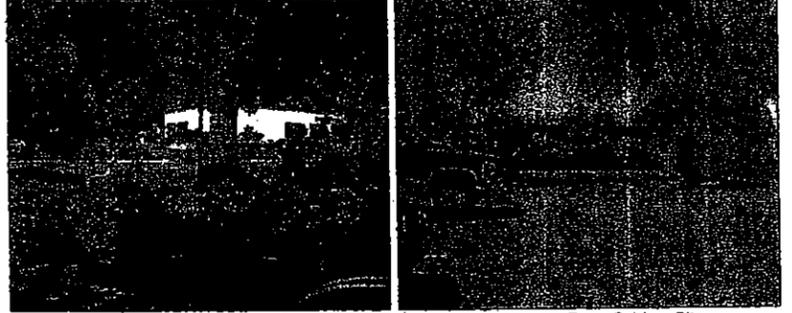
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Sq.Ft.	Drawn By rd
n/a	Checked By

Job No.
04-16

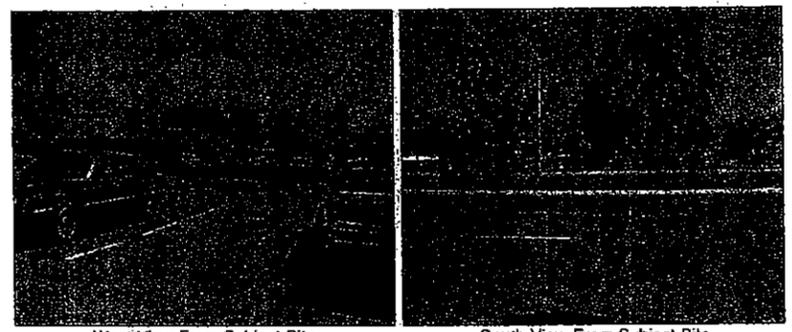
Sheet

C.1

**133 Bernal Road
 Perimeter Views**



East View From Subject Site North View From Subject Site



West View From Subject Site South View From Subject Site

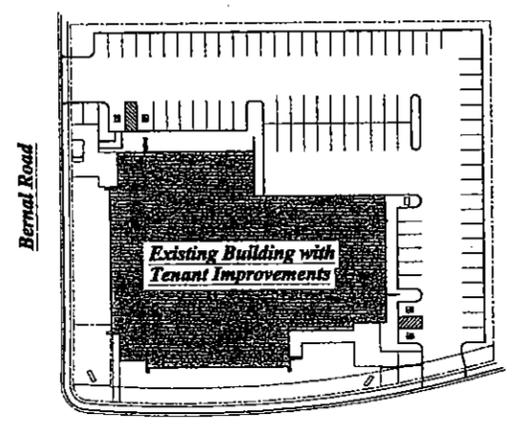
**133 Bernal Road
 Elevations**



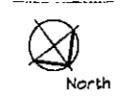
East Side of Subject Site North Side of Subject Site



West Side of Subject Site South Side of Subject Site



Via Del Oro
 Architectural Plot Plan



Revisions	

Scale	Date
N/A	7/2004
Sq.Ft.	Drawn By
22,560	rd
	Checked By
Job No.	
04-16	

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A-3

