



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: April 11, 2012

APPLICATION: **Conditional Use Permit Amendment No. UA11-0012, Good Shepherd Community Church**

APPLICATION
SUMMARY:

A request for modifications to an existing 5,280 square foot religious facility to allow for re-programming of the sanctuary and to permit shared parking facilities.

LOCATION: 467 Sinclair Frontage Road (APN 86-44-001, 003, and 004)
 APPLICANT: Pastor Fernando Virgil, 467 Sinclair Frontage Road, Milpitas, CA 95035
 OWNER: Same as above

RECOMMENDATION: **Staff recommends that the Planning Commission:
 Adopt Resolution No. 12-019 approving the project subject to conditions of approval.**

PROJECT DATA:

General Plan/
 Zoning Designation: Manufacturing and Warehousing (MW)/Heavy Industrial (M2)
 Overlay District: Site and Architectural (-S)
 Specific Plan: N/A

Site Area: 2.21 Acre
 Total Building Area: 17,820 square
 Total Number of Parking Spaces: 83
 Project's Building Square Footage: 5,280 square feet
 Number of Allocated Parking Spaces: 12
 Total Number of Shared Parking Spaces: 22

CEQA Determination: Categorical Exempt Pursuant to Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act.

PLANNER: Cindy Hom

PJ: 2789

ATTACHMENTS:

- A. Resolution/Conditions
- B. Project Plans
- C. Project Description
- D. Usage Matrix

LOCATION MAP



No scale

BACKGROUND

On June 14, 1995, the Planning Commission approved conditional use permit (UP1264-A) that allowed for the operations of church and shared parking facilities within the Sinclair Industrial Park, which is an industrial condominium complex consisting of 27 condominium units and one common area lot. With the recent Zoning Code Amendments, assembly uses not related to businesses are prohibited in the industrial zones. As such, the church facility became a legal, nonconforming use.

On December 14, 2011, Pastor Fernando Virgil of the Good Shepherd Community Church submitted a conditional use permit amendment application for interior modifications to the existing floor to allow for the re-programming of the space and to permit shared parking facilities. The application is submitted pursuant Milpitas Municipal Code XI-10-53.07 (Joint Parking) and XI-10-57.04 (Conditional Use Permits) which requires Planning Commission approval for modifications to nonconforming uses and shared parking facilities.

PROJECT DESCRIPTION

The existing church is located in four industrial condominium units totaling 5,280 square feet. The project site is located on a 2.21 acre site that is currently zoned Heavy Industrial and is developed with two one-story industrial building that provides a total of 27 condominium units and approximately of 35,960 square feet of floor area as well as 83 on-site parking spaces. The site is bounded by Sinclair Frontage Road to the east, industrial buildings to the north, west, and south. Surrounding uses include a mix of office, light industrial and manufacturing uses the north, west, and south. Interstate 680 and multi-family residential land uses are located to the east of the project site. A vicinity map of the subject site location is included on the previous page.

The project proposes interior modifications to allow for the re-programming of the existing floor plan. The applicant proposes to remove approximately 2,160 of ancillary space (classrooms and hallway space) to remodel the 1,604 square foot sanctuary space to include a new alter platform, storage spaces, and a new technology control area. The proposed facility currently operates seven days a week between various hours. The proposed schedule of activities includes office administration hours between 9:00AM to 2:00PM Monday through Friday. The sanctuary and 869 square foot classroom space is used on Thursday and Friday evenings between the hours of 7:00PM - 9:00PM for adult and youth bible studies and small group meetings. Worship services and Christian studies would occur on Sundays between the hours of 9:00AM to 1:00PM. The applicant also requests to permit shared parking with other condominium owners within the business park, which will be further discussed in the parking section.

Floor Plan

The proposed floor plan layout includes a 1,604 square sanctuary hall, a 896 square foot classroom for adult and youth programs, and approximately 894 square feet of office space. The remaining spaces are ancillary and include spaces for restrooms, hallways, and utility areas.

The applicant proposes fixed seating in the sanctuary hall, which enables the religious facility to comply with the parking requirement. The permanent seat fixtures would limit the ability of the sanctuary hall to a certain occupancy threshold. Staff is supportive of the fixed seating concept and recommends as a condition of approval that the applicant shall maintain 100 fixed seats in the sanctuary

hall. Details of seating fixtures shall be provided to Planning Division prior to any building permit issuance.

Parking

Based on the proposed floor plan and schedule of activities, the peak parking demand for the church facility is 34 parking spaces as demonstrated in Table 1 below.

Table 1
Peak Parking Demand (Thursdays, Fridays and Sundays)

Uses	Proposed Square foot and/or # of Seats	Parking Ratio	Parking Required
Sanctuary - Fixed Seats	100 seats	1 space per 5 seats	20
Classroom	869 s. f.	1 space per 500 s.f.	2
Total parking required			22

Currently the church is allocated 12 parking spaces. A total of 10 additional parking spaces are required. As such, the applicant proposes shared parking with other tenants within the complex. According to the Milpitas Municipal Code XI-10-53.07, shared parking may be allowed with Planning Commission approval of a conditional use permit provided the following:

- **Shared parking facilities are not more 300-feet way** - Joint parking can be achieved for this project because the shared parking spaces are located on-site, within the same business complex and are within 300 feet of the facility.
- **Uses and operating hours do not conflict** - The proposed religious and charitable facility will not conflict with other businesses that consist of professional offices and small industrial businesses. As demonstrated, the parking demand for the religious facility occurs on Thursdays and Fridays evening between 7PM-9PM and on Sundays between 9AM-1PM.
- **The Shared Parking Agreement is approved as to form and manner of execution by the City Attorney and recorded with the County Recorder** - Staff recommends as condition of approval, the applicant shall submit to the Planning Division a joint parking agreement to the satisfaction of the City Attorney maintaining 10 shared parking spaces. The agreement shall be executed by both the applicant and other property owner(s) and recorded with the County Clerk.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 2
General Plan Consistency

Policy	Consistency Finding
Guiding Principle 2.d-G-2, <i>Development of adequate civic,</i>	Consistent. The Good Shepherd Community Church offers a place of worship and community services for

Policy	Consistency Finding
<i>recreational and cultural centers in locations for the best service to the community and in ways, which will protect and promote community beauty and growth.</i>	both the local community and the region given its location and proximity to residential land uses and Interstate 680.

Zoning Ordinance

The project complies with the Milpitas Zoning Ordinance in that the proposed modifications to a legal nonconforming use are permitted with the approval of a conditional use permit. The project would consist of the re-programming of existing space. The project would not add square footage to the legal nonconformity or expand or extend the limits of the church. The project does not propose any exterior modifications and maintains compliance with the Heavy Industrial development standards.

The project complies with the Milpitas Parking Ordinance with the approval of the provisions for shared parking. As conditioned, the project would need to secure shared parking for the 10 parking spaces in perpetuity.

The project will not be detrimental or injurious to property, public health, safety and general welfare in that the church use is compatible with adjacent land uses consist of a mix of light industrial, office and residential uses. Based schedule of activities, the peak parking demand occurs on Thursday evenings and weekends and will not conflict with the surrounding businesses that typically operate between the 8:00 AM to 6:00 PM. The applicant also proposes joint parking to satisfy parking requirements.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act in that the project is a negligible expansion beyond the existing use. The project entails floor plan modifications to allow for re-programming of space for an existing church facility.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there were two comments received regarding the project. One comment was a request for information and the other related to circulation and safety.

CONCLUSION

The project is consistent with the General Plan in that it encourages the development of adequate civic, recreational and cultural centers in locations for the best service to the community given its location to serve both the local and regional community. The project conforms to the Milpitas zoning ordinance in terms of setback and development standards. The applicant is proposing shared parking with neighboring tenants and complies with the Milpitas parking regulations. As conditioned, the project will not have a negative impact on public health, safety, and general welfare.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution No. 12-019 approving Conditional Use Permit Amendment No. UA11-0012, Good Shepherd Community Church subject to the attached Conditions of Approval.

Attachments:

- A. Resolution/Conditions of Approval
- B. Project Plans
- C. Project Description Letter
- D. Usage Matrix

RESOLUTION NO. 12-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT AMENDMENT NO. UA11-0012, GOOD SHEPHERD COMMUNITY CHURCH, A REQUEST FOR INTERIOR MODIFICATION TO AN EXISTING CHURCH AND TO PERMIT SHARED PARKING FOR A CHURCH FACILITY LOCATED AT 467 SINCLAIR FRONTAGE ROAD.

WHEREAS, on December 14, 2011, Pastor Virgil Fernando submitted an application to allow for interior modifications to the existing floor that would allow for the reprogramming of the sanctuary space and to permit shared parking located at 467 Sinclair Frontage Road. (APN 86-44-001, 003, and 004). The property is located in the Heavy Industrial Zoning District (M2-S); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project is categorically exempt; and

WHEREAS, on April 11, 2012, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Existing Facilities) and Class 3, Section 15303 (New Construction) in that the project.

Section 3: The project is consistent with the General Plan in that it encourages the development of adequate civic, recreational and cultural centers in locations for the best service to the community given its location to serve both the local and regional community.

Section 4: The project conforms to the Milpitas zoning ordinance in that the proposed modifications to a legal nonconforming use are permitted with the approval of a conditional use permit. The project would consist of the re-programming of existing space. The project would not add square footage to the legal nonconformity or expand or extend the limits of the church. The project does not propose any exterior modifications and maintains compliance with the Heavy Industrial development standards.

Section 5: With shared parking facilities with neighboring tenants, the project complies with the parking requirements for the religious facility. Shared parking can be achieved with the 83 on-site parking spaces that are within 300-feet. Shared parking for the religious facility will be allowed after the hours of 6:00PM and all day on weekends and therefore will not conflict with the principal operating hours of the adjacent businesses. As condition, the applicant shall record parking agreement the County Clerk.

Section 6: As conditioned, the project will not have a negative impact on public health, safety, and general welfare. Based schedule of activities, the peak parking demand occurs on Thursday evenings and weekends and will not conflict with the surrounding businesses that typically operate between the 8:00 AM to 6:00 PM.

Section 7: The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit Amendment No. UA11-0012, Good Shepherd Community Church, subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on April 11, 2012.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on April 11, 2012, and carried by the following roll call vote:

COMMISSIONER AYES NOES ABSENT ABSTAIN

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
John Luk				
Rajeev Madnawat				
Sudhir Mandal				
Zeya Mohsin				
Gurdev Sandhu				
Steve Tao				

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Garry Barbadillo				

EXHIBIT 1

CONDITIONS OF APPROVAL

**Conditional Use Permit Amendment No. UA11-0012, Good Shepherd Community Church
467 Sinclair Frontage Rd.**

Planning Division

1. The owner or designee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on April 11, 2012, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance.

2. Conditional Use Permit Amendment No. UA11-0012 shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.04-2 of the Zoning Ordinance of the City of Milpitas, since the project requires the issuance of a building permit, the project shall not be deemed to have commenced until the date of the building permit is issued and a foundation is completed.

Pursuant to Section 64.06, the owner or designee shall have the right to request an extension of Conditional Use Permit Amendment No. UA11-0012 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein.

3. The Owner or designee shall maintain permission for the 10 parking spaces otherwise assigned to other condominium owners in the vicinity, which shall be no more than 300 feet from the subject site's property, by means of parking agreement(s) executed by both the Owner or designee and other property owner(s) which are approved by the City Attorney's office. This agreement shall be recorded with the County of Santa Clara.
 - a. The agreements shall specify the Church and its guests and invitees are entitled to use said assigned spaces during the hours of operation for the Good Shepherd Community Church facility. If the applicant loses permission to use some or all said parking spaces, and is unable within 30 days thereafter, to secure permission to use a like number of parking spaces within 300 feet of its property by means of a parking agreement of the type described above, this Conditional Use Permit shall be considered in violation of this approval and subject to Section 10.63.06, Revocation, Suspension, Modification, of the Milpitas Zoning Ordinance.
4. The Owner or designee shall maintain a minimum of 100 fixed seats in the sanctuary hall as shown on approved plans dated April 11, 2012. Details of seating fixtures shall be provided to Planning Division prior to any building permit issuance.

5. This use shall be conducted in compliance with all appropriate local, state and federal laws and regulations, and in conformance with the approved plans.
6. If at the time of application for permit or certificate of occupancy there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full.
7. Any occupancy of the tenant space shall not occur until all conditions of approval have been satisfied and verified by the City.
8. Prior to demolition permit issuance, the Applicant, or Contracted Designee, shall submit Part I of a Recycling Report on business letterhead to the Building Division, for forwarding to the Engineering Section. This initial report shall be approved by the City's Utility Engineering/Solid Waste Section prior to demolition permit issuance. The report shall describe these resource recovery activities:
 - A. What materials will be salvaged.
 - B. How materials will be processed during demolition.
 - C. Intended locations or businesses for reuse or recycling.
 - D. Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.

Applicant/Contractor shall make every effort to salvage materials for reuse and recycling.
9. Prior to building permit issuance, applicant shall submit Part II of the Recycling Report to the Building Division, for forwarding to the City's Utility Engineering/Solid Waste Section, that confirms items 1 – 4 of the Recycling Report, especially materials generated and actual quantities of recycled materials. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of “end dumps.” Actual reuse, recycling and disposal tonnage amounts (and estimates for “end dumps”) shall be submitted to the Building Division for approval by the Utility Engineering/Solid Waste Section prior to inspection by the Building Division.
10. Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, applicant / property owner shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owner Responsible for Solid Waste, Recyclables, and Yard Waste*, applicant / property owner shall subscribe to and pay for solid waste services rendered. Prior to occupancy permit issuance (start of operation), the applicant shall submit evidence to the City that a minimum level of refuse service has been secured using a Service Agreement with Allied Waste Services (formally BFI) for commercial services to maintain an adequate level of service for trash and recycling collection. After the applicant has started its business, the applicant shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234.

TI for Good Shepherd Community Church

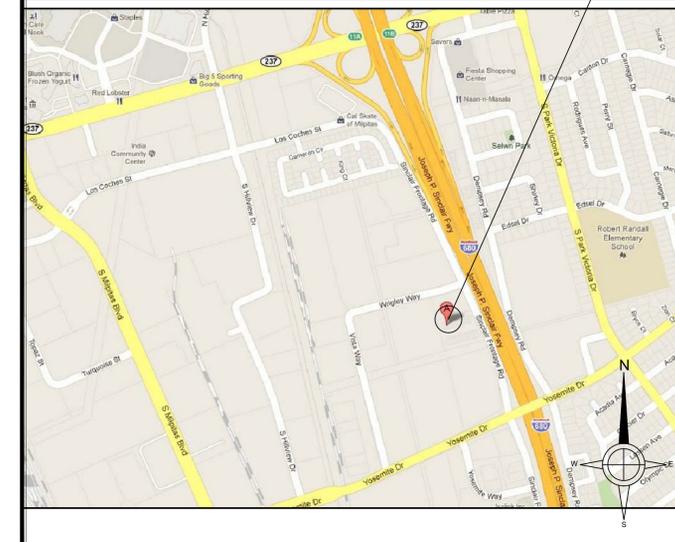
467,469, 471 & 473 Sinclair Frontage Road

Milpitas, Ca. 95035

APN: 086-44-001,002 &003

VICINITY MAP

467 Sinclair Frontage Rd
Milpitas, Ca.



PARKING CALCULATION:

USE	Sq.ft/seats	Parking Ratio	Required Parking based on non-fixed seating	Required Parking based on fixed seating
SANCTUARY	1604/100	(1/7)/5 or 1/5	/	20
PLATFORM	390	(1/7)/5		11
STORAGE	378	1/1500		0
OFFICES	896	1/240		4
CLASSROOMS	869	1/500		2
TOTAL				37

UP1264	18
UP1264-A	2
REQUIRED PARKING (E)	20
TENANT SQUARE FOOTAGE	5280
ORIGINAL PARKING RATIO FOR THE INDUSTRIAL PARK	1/438
PARKING SPACES ALLOTTED	12
REQUIRED SHARED SPACES BASED ON FIXED SEATS	26
REQUIRED SHARED SPACES BASED ON NON FIXED SEATS	0



DRAWING INDEX

- A-0 COVER SHEET/PROJECT DATE
- C-1 EXISTING SITE PLAN
- AD-1 DEMOLITION PLAN
- A-1 NEW FLOOR PLAN
- A-2 EXISTING & NEW REFLECTED CEILING PLAN
- A-3 ARCHITECTURAL DETAILS

CONSULTANTS

- 1- OWNER: GOOD SHEPHERD COMMUNITY CHURCH
467,469,471 & 473 SINCLAIR FRONTAGE ROAD
MILPITAS, CA. 95035
- 2- ARCHITECT: ZAMORA & ASSOCIATES, INC.
12168 Plumas Drive
Saratoga, Ca. 95070
David Zamora, AIA (415)300-0223
e-mail: davidz@gmail.com

PROJECT DATA

- APN: 086-44-001,002 & 003
- ZONING: M2
- TYPE OF OCCUPANCY: B, A-3,
- TYPE OF CONSTRUCTION: III
- TENANT IMPROVED AREA: 36' x 60' = 2,160 SF
- TOTAL BUILDING AREA: 81' x 65' = 5,280 SF
- LOT SIZE: 94,525 SF.
- EXISTING USE: CHURCH
- PROPOSED USE: CHURCH
- NO. OF STORY: 1 STORY
- SPRINKLER SYSTEM: NO
- PARKING REQ. (see calcs): 37
- PARKING PROVIDED: 75

PROPOSED OCCUPANCY CALCULATION

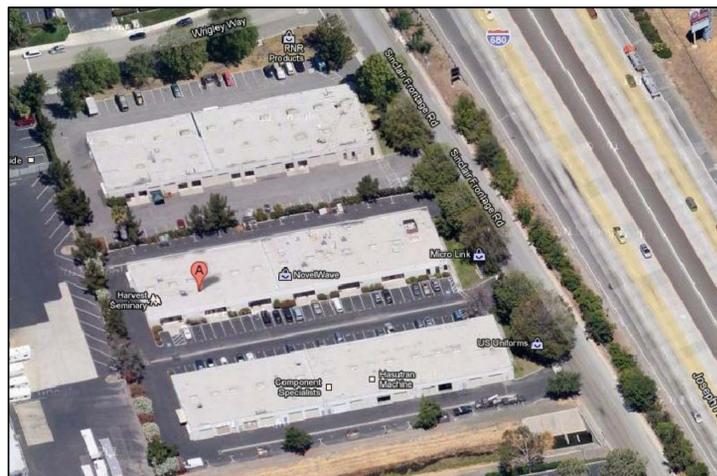
ROOM	SIZE	# OF PERSONS
SANCTUARY	1,604 SF	229
CLASSROOMS	869 SF	43
3 OFFICES	600 SF	6
2 STORAGE	225 SF	2
OFFICE	296 SF	3
STORAGE (Back of Sanctuary)	153 SF	2
TOTAL OCCUPANT LOAD:		285

AREA	EXISTING	MODIFIED/AFFECTED SPACE	TOTAL SF
FLOOR AREA	5,280 SF.		2,160 SF

SCOPE OF WORK

1. Remodel Sanctuary area (fixed Seating)—demolition of wall partition.
2. Modify ceiling grid and light fixtures.
3. Install new partition as shown on the layout
4. Construct stage at the front area.
5. Modify HVAC ducting layout to meet new layout & balance the entire HVAC system.

- CONSTRUCTION TYPE: III-N
- OCCUPANCY: B, A-3
- APPLICABLE CODES: UBC, 2010 Edition
The Uniform Plumbing Code, 2010
The Uniform Mechanical Code, 2010
The National Electrical Code, 2010
California Fire Code 2010
Energy Code Title 24, Part 6, 2008



General Notes

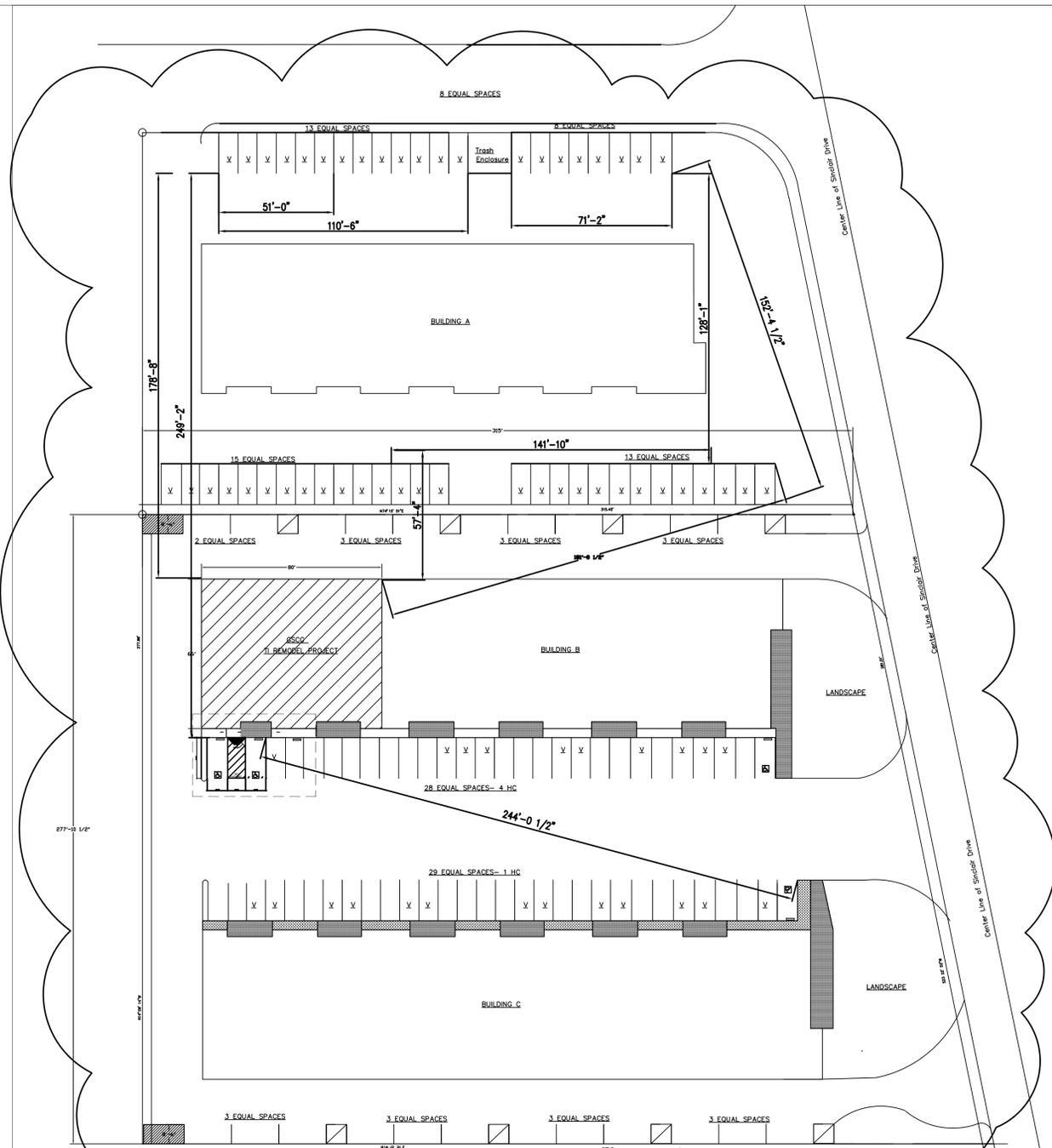
COVER SHEET

No.	Revision/Issue	Date
1	Planning Comments	3/30/12



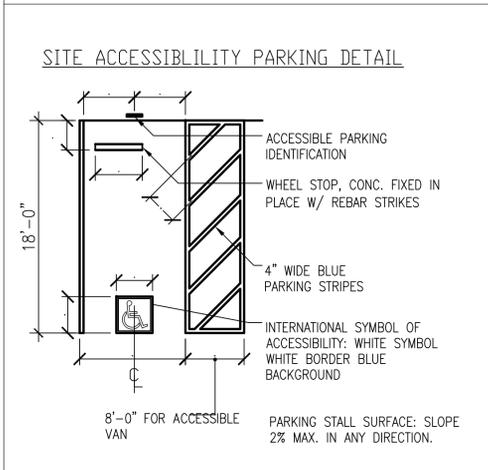
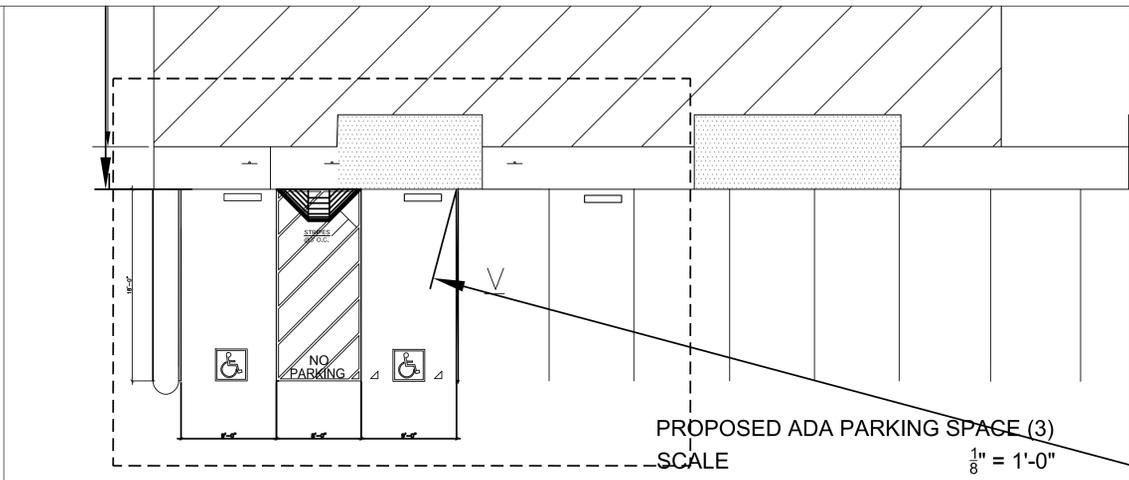
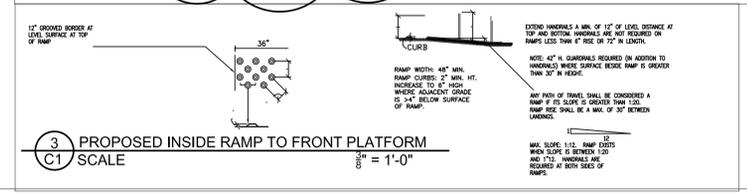
TI -GSCC
467 Sinclair Frontage Road
Milpitas, CA. 95035

Project	MSA92511	Sheet	A-0
Date	11/18/11		
Scale	NTS		



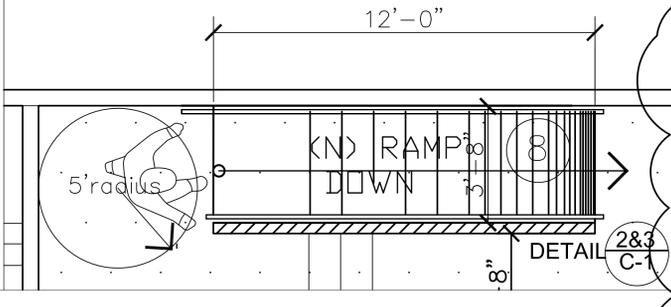
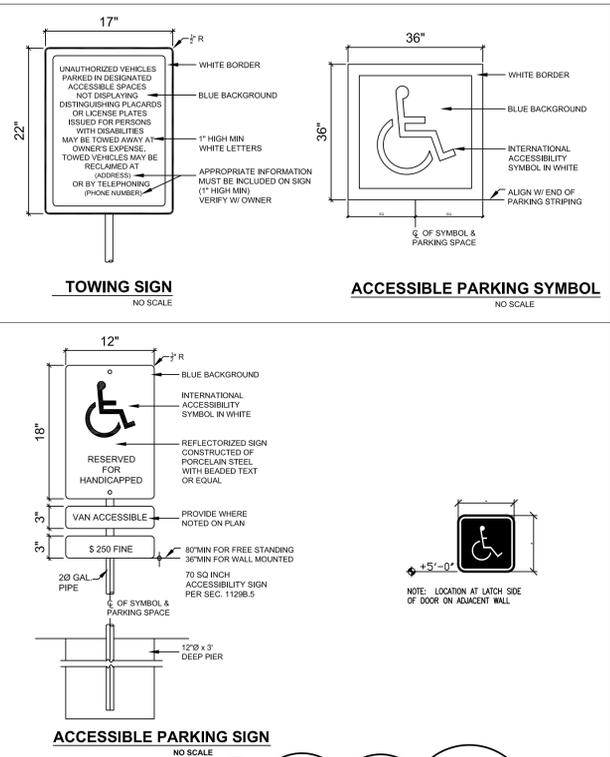
1 EXISTING SITE PLAN
 C1 SCALE: 1/32" = 1'-0"

LEGEND:
 V - SHARED PARKING SPACE



PROPOSED PARKING CALCULATIONS

MAX. OCCUPANTS: 285 Persons
 PARKING CALCS: (see calcs at front): 60 PARKINGS
 ADA PARKING REQ. : < 75 REQ 3 ADA PARKING
 TOTAL PARKING PROVIDED : 63 PARKING
 AS SHOWN ON THE SPREADSHEET.



2 PROPOSED INSIDE RAMP TO FRONT PLATFORM
 C1 SCALE 3/8" = 1'-0"

GOOD SHEPHERD COMMUNITY CENTER

SHARED PARKING AGREEMENT LIST

Company Name	Address	Contact Person	Phone Number	Date Agreement was signed	# of Units	# of Parking Space Shared
Ultimate Realty	547 Sinclair Frontage Rd.	Albert Lata		10/24/11	1	1
Vanzon Engineering	1104 Wrigley Way	Angela Vanzon		10/24/11	3	6
U.S. Uniform	531 Sinclair Frontage Rd.	Miki		10/26/11	1	3
Ann Embossing	535 & 537 Sinclair Frontage Rd.	Rick Acee		10/26/11	2	4
Jedfrey Tan	487 & 489 Sinclair Frontage Rd.	Jedfrey		10/26/11	2	4
Mission Sourcing	1114 Wrigley Way	Pat Deserov		10/26/11	2	5
Ha Tian	531 & 533 Sinclair Frontage Rd.	Ha Tian		10/27/11	2	4
Creative Times	475 & 477 Sinclair Frontage Rd.	Mary		11/05/11	3	3.5
Component Specialist	535 Sinclair Frontage Rd.	Dave		11/08/11	1	2
Novobrew, LLC	479 Sinclair Frontage Rd.	Chaitman		11/12/11	1	2
Torrest Labs	281 Sinclair Frontage Rd.	Makesh	(408) 420-3064	11/18/11	4	8
Vantre						26
					TOTAL	67.5

General Notes

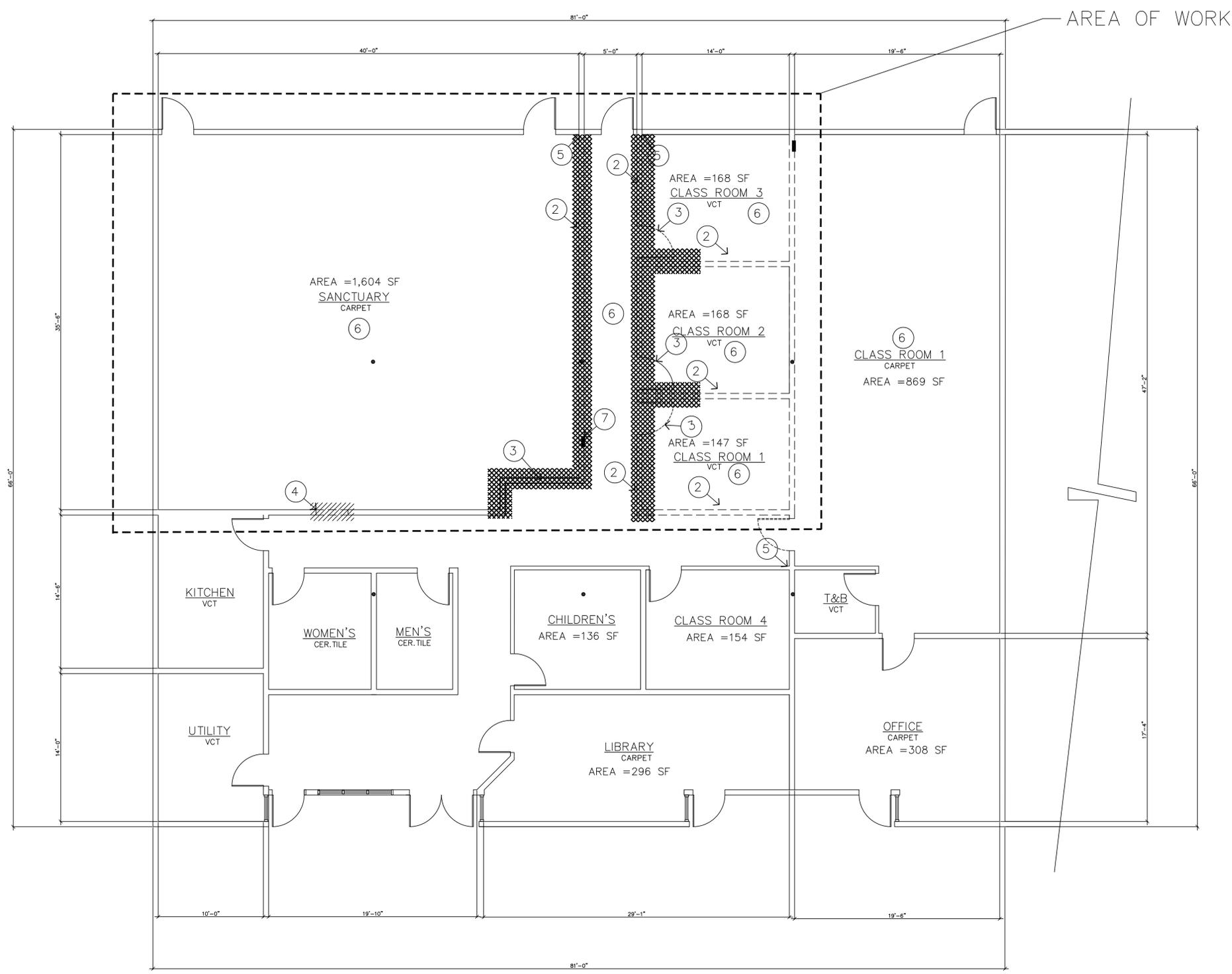
EXISTING SITE DEVELOPMENT PLAN

No.	Revision/Issue	Date

TI -GSCC
 467 Sinclair Frontage Road
 Milpitas, CA. 95035

Project: MSA92511
 Date: 11/18/11
 Scale: NTS

Sheet: C-1



- DEMOLITION NOTES:**
1. REMOVE EXISTING DOOR AS PER PLAN.
 2. REMOVE EXISTING PARTITION (SHOWN DOTTED).
 3. REMOVE EXISTING DOOR ASSEMBLY (SHOWN DOTTED). SALVAGE FOR REUSE.
 4. PROVIDE DOOR OPENING AS SHOWN ON PLAN.
 5. REMOVE DAMAGE SHEET ROCK. REPLACE AND INSTALL NEW SHEETROCK TO FINISH.
 6. REMOVE EXISTING FLOORING MATERIALS, BACKING, MASTIC, TACKSTRIPS AND BASE AT AREAS SCHEDULED FOR NEW FLOOR FINISHES. VERIFY FLOORING TO REMAIN.
 7. RELOCATE ELECTRICAL PANEL AS SHOWN.

- LEGEND: (EXISTING CONDITION LEGEND)**
- ===== WALLS & PARTITIONS TO REMAIN
 - ===== EXISTING NON-RATED PARTITION TO REMAIN
 - ===== EXISTING 1 HR RATED PARTITION TO REMAIN
 - ===== EXISTING 1 HR FIRE RATED CORRIDOR SHOWN DOTTED TO REMAIN

- LEGEND: DEMOLITION**
- ===== WALLS & PARTITIONS TO BE DEMOLISHED
 - ⤵ DEMO / REMOVE EXISTING DOORS

**EXISTING PLAN /
DEMOLITION PLAN**

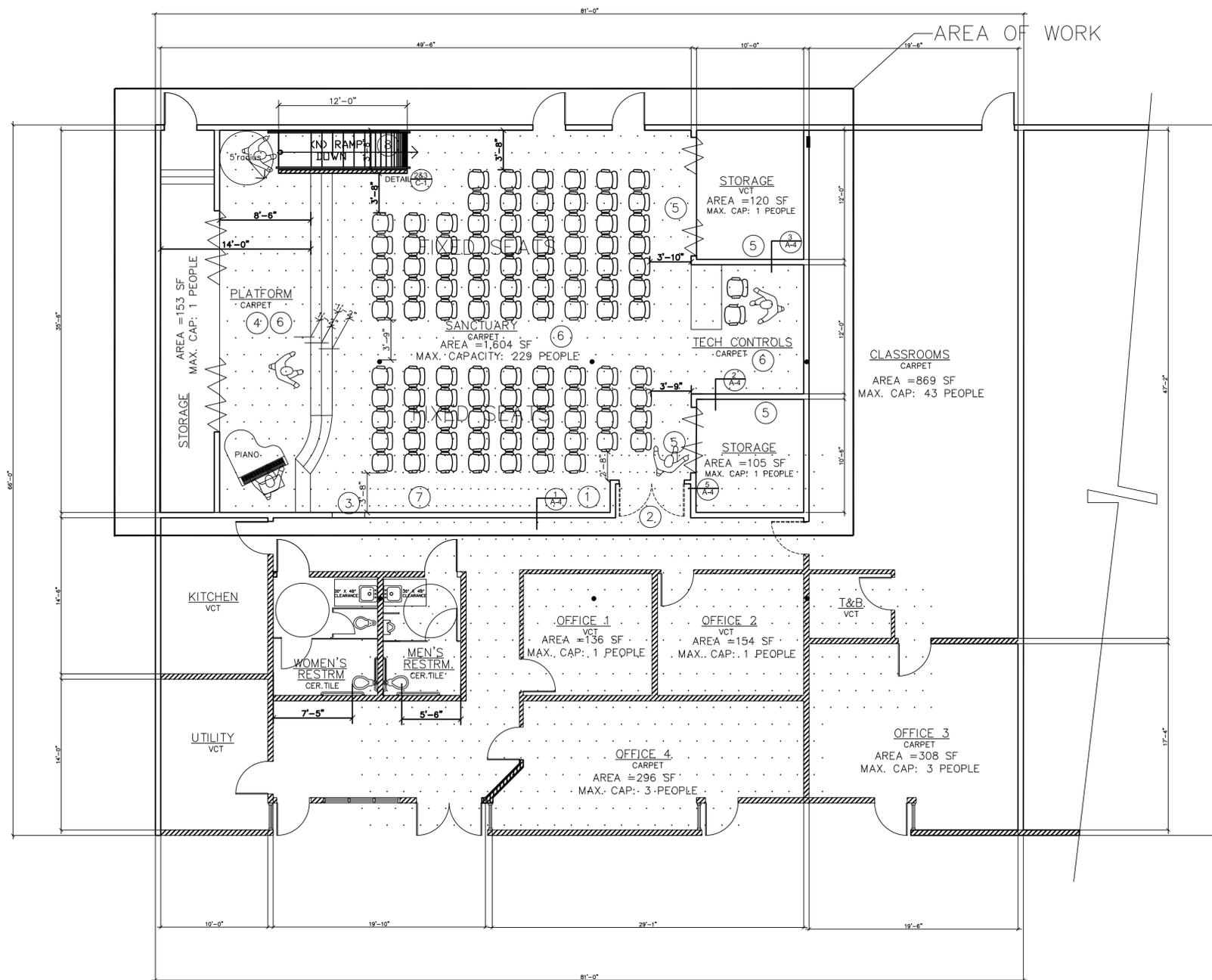
No.	Revision/Issue	Date



TI -GSCC
 467 Sinclair Frontage Road
 Milpitas, CA. 95035

1
DEMOLITION FLOOR PLAN
 AD-1 SCALE: 3/16" = 1'-0"

Project	MSA92511	Sheet	AD-1
Date	11/18/11	Scale	
Scale	NTS		



1 NEW FLOOR PLAN
 A-1 SCALE: 1/8" = 1'-0"

- LEGEND:**
- ==== WALLS & PARTITIONS TO REMAIN
 - ==== EXISTING NON-RATED PARTITION
 - ==== NEW 1 HR RATED PARTITION
 - ==== RETROFIT EXISTING PARTITION TO 1 HR PARTITION
 - NEW 1 HR FIRE RATED CORRIDOR SHOWN DOTTED
 - AX X PARTITION TYPE PARTITION TAG
 X CONSTRUCTION TYPE
 - △ NEW DOOR SYMBOL

- CONSTRUCTION NOTES:**
1. CONSTRUCT NEW RATED WALL PARTITION AS PER PLAN.
 2. RELOCATE & RE-INSTALL DOUBLE DOOR 20 MIN. DOOR RATING & FRAME AS PER PLAN. EXISTING LEVER LOCKSET TO REMAIN.
 3. RELOCATE & RE-INSTALL SINGLE DOOR 20 MIN. DOOR RATING & FRAME AS PER PLAN. INSTALL NEW LEVER TYPE LOCKSET.
 4. CONSTRUCT PLATFORM AT THE FRONT AREA OF THE SANCTUARY.
 5. INSTALL NEW SHEET ROCK AFFECTED DURING DEMOLITION WORK PAINT TO FINISH & MATCH EXISTING WALL FINISH.
 6. INTALL NEW CARPET TO MATCH ENTIRE AREA. INSTALL RUBBER BASEBOARD TO FINISH. COLOR TO BE SELECTED BY OWNER.
 7. REPAINT ENTIRE WALL & DOORS TO FINISH.
 8. CONSTRUCT RAMP COMPLETE WITH RAILINGS FOR ACCESSIBILITY ACCESS TO STAGE PLATFORM PER DETAIL 2/C-1.

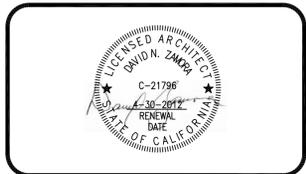
PROPOSED OCCUPANCY CALCULATION:

ROOM	SIZE	# OF PERSONS
SANCTUARY	1,604 SF	229
CLASSROOMS	869 SF	43
3 OFFICES	600 SF	6
2 STORAGE	225 SF	2
OFFICE	296 SF	3
STORAGE	153 SF	2
(Back of Sanctuary)		
TOTAL OCCUPANT LOAD:		285

General Notes

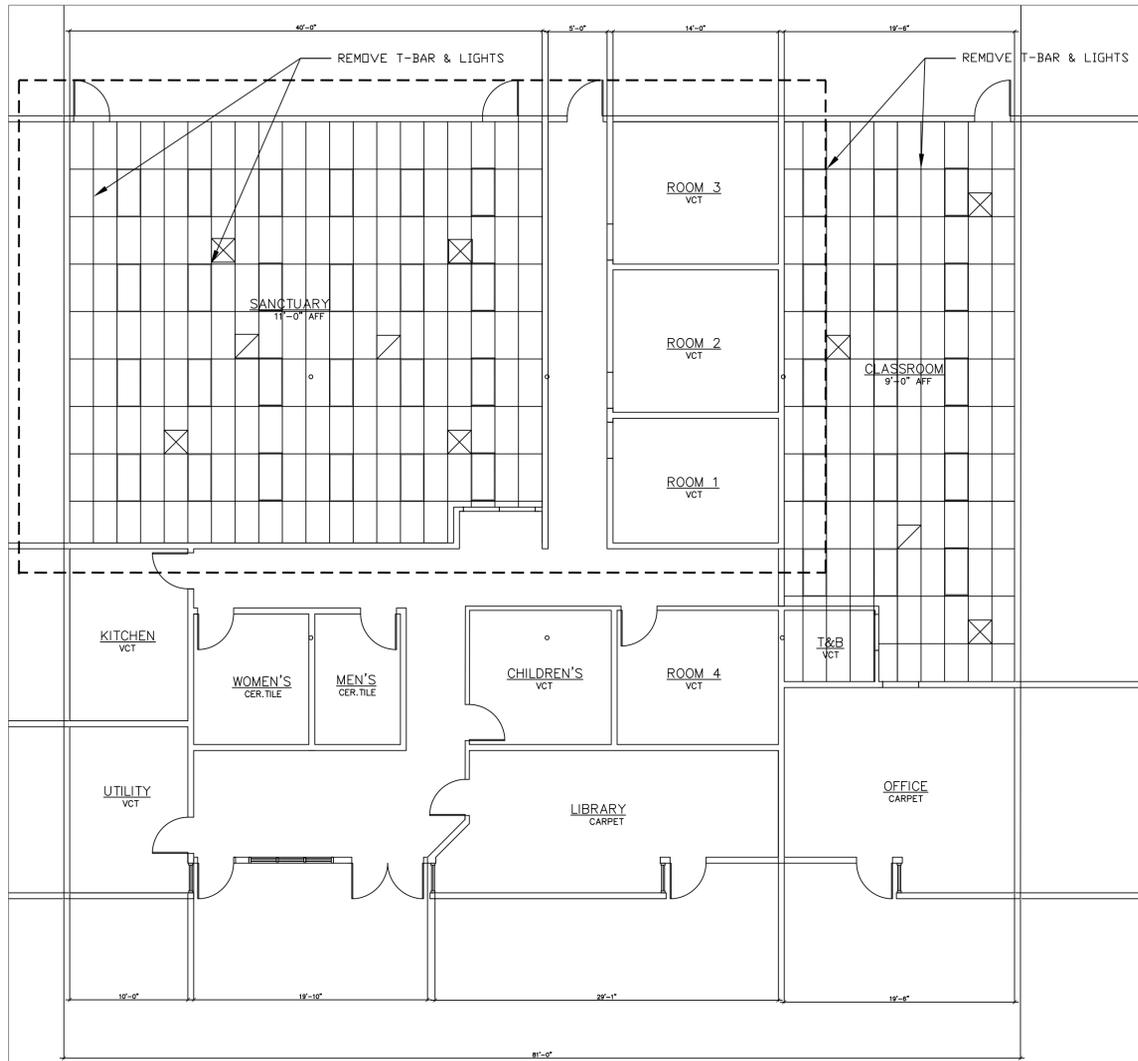
PROPOSED FLOOR PLAN

No.	Revision/Issue	Date

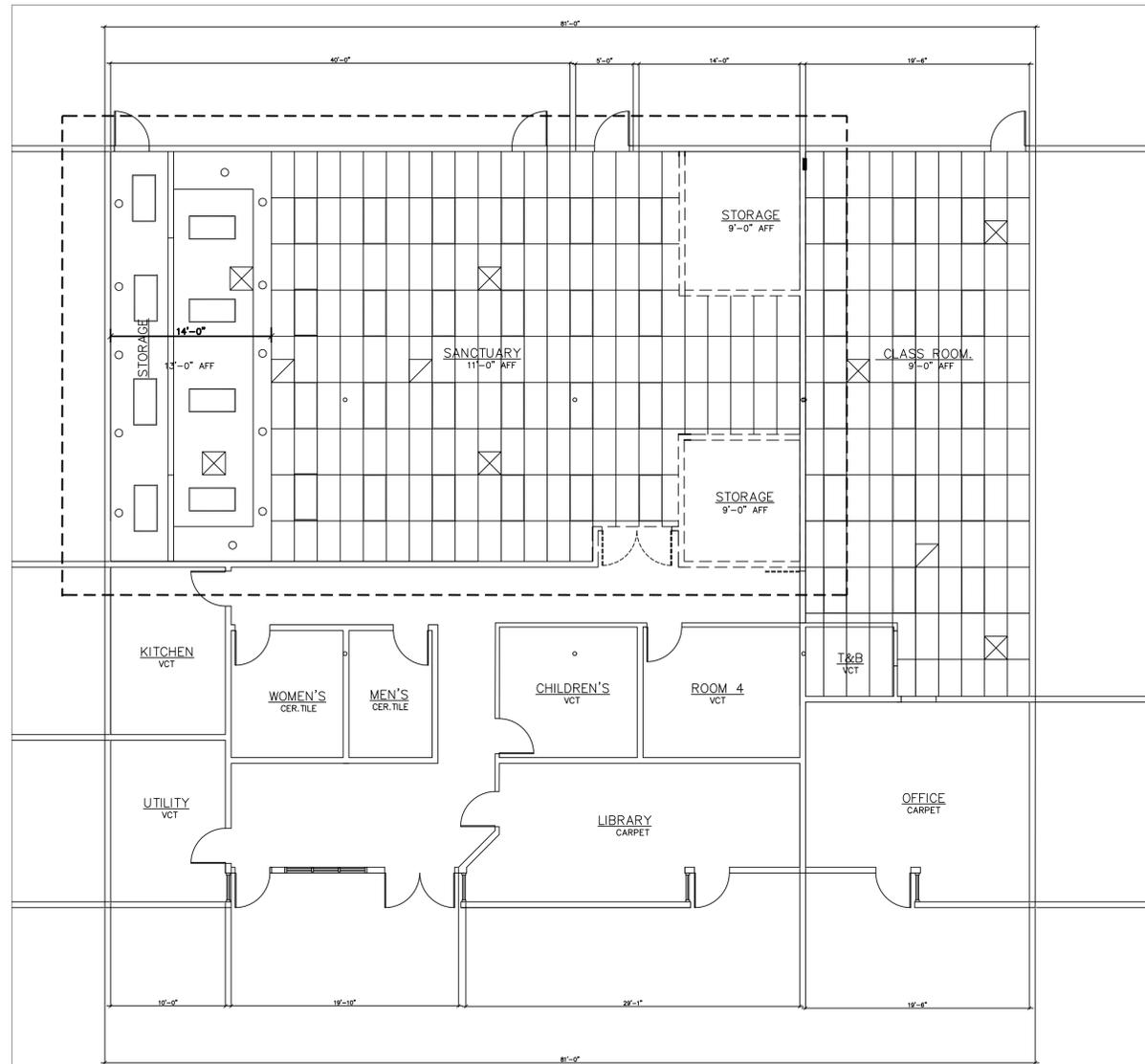


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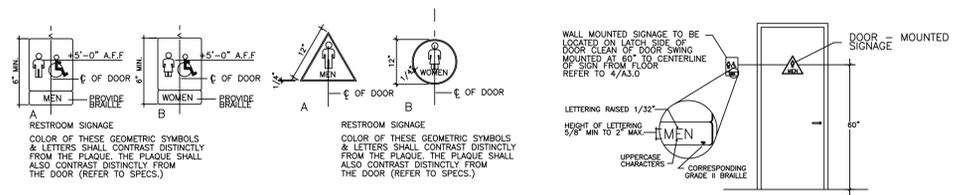
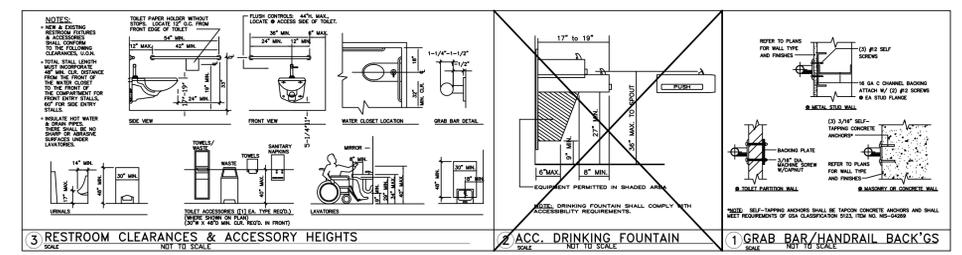
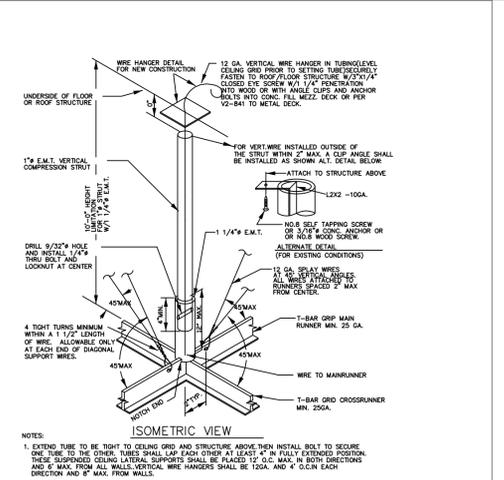
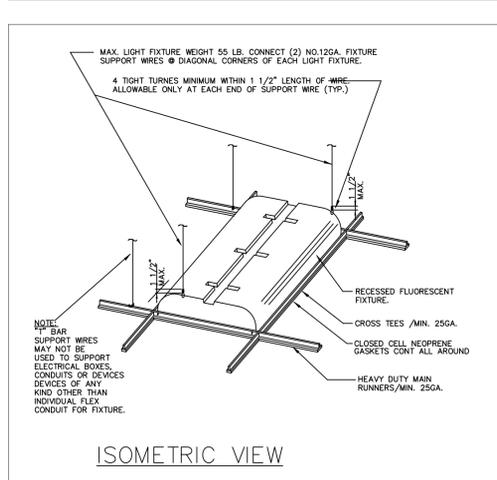
Project MSA92511	Sheet A-1
Date 11/18/11	
Scale NTS	



1 EXISTING CEILING DEMOLITION PLAN
A-2 SCALE: 1/8" = 1'-0"



2 PROPOSED REFLECTED CEILING PLAN
A-2 SCALE: 1/8" = 1'-0"



EXISTING ADA COMPLIANT RESTROOM FEATURES

General Notes

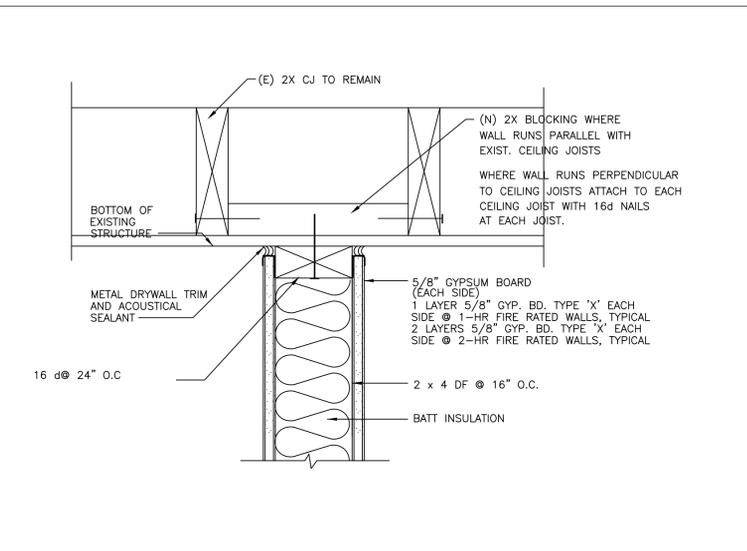
**DEMO CEILING PLAN
 REFLECTED CEILING PLAN**

No.	Revision/Issue	Date

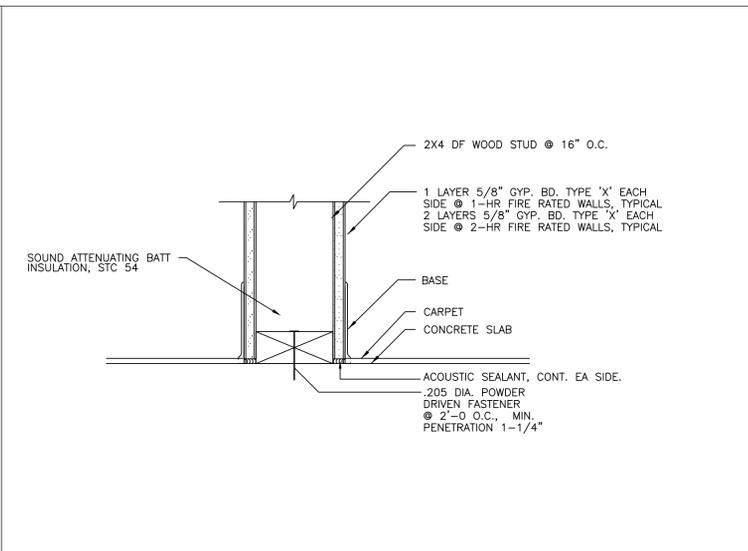


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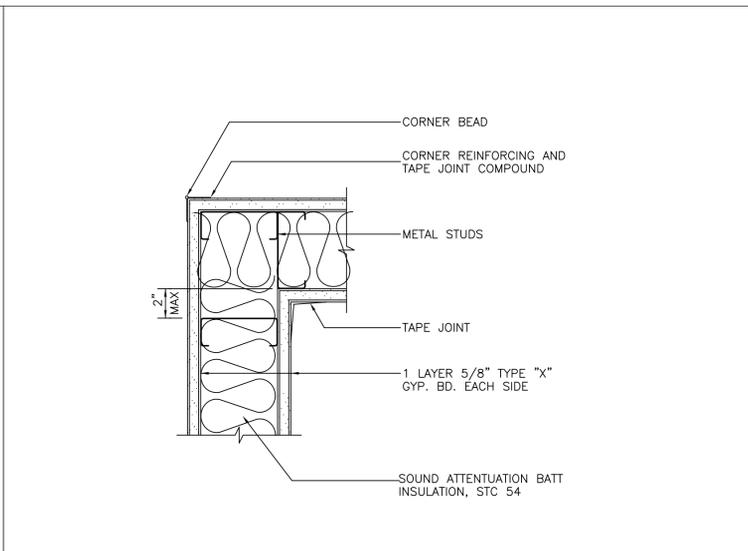
Project	MSA92511	Sheet	A-2
Date	11/18/11	Scale	
Scale	NTS		



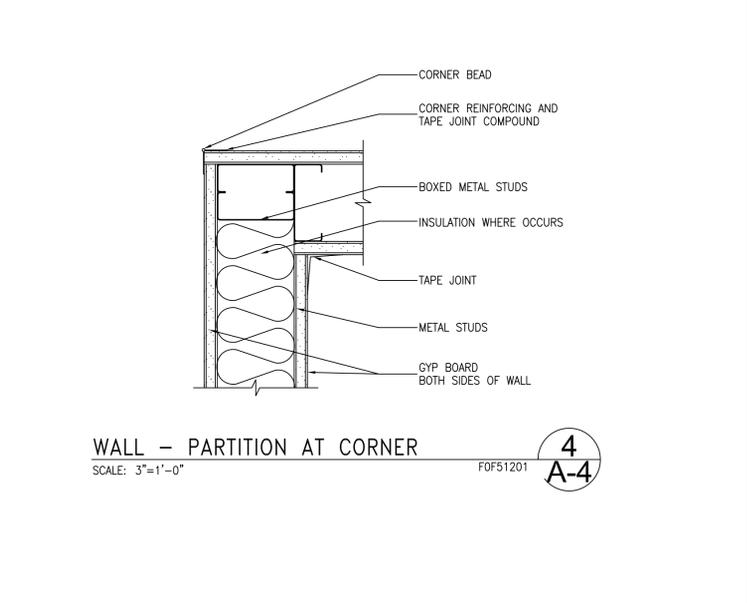
1 WALL AT BOTTOM OF STRUCTURE ABOVE
 SCALE: 3"=1'-0"
 FOF53105



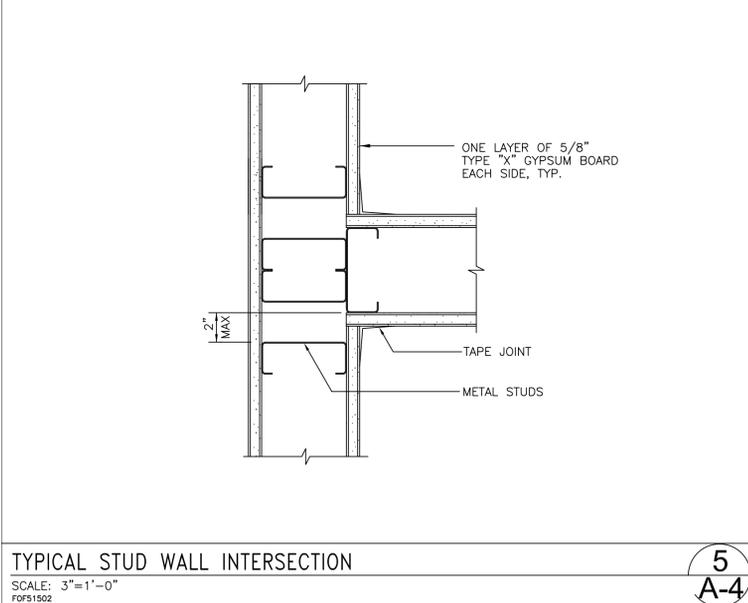
2 WALL AT BASE
 SCALE: 3"=1'-0"
 FOF53104



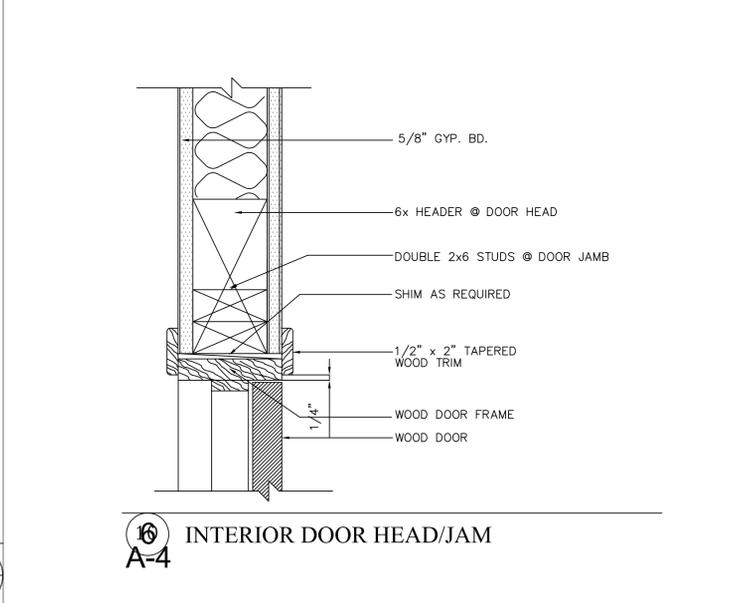
3 WALL PARTITION AT CORNER
 SCALE: 3"=1'-0"
 FOF51505



4 WALL - PARTITION AT CORNER
 SCALE: 3"=1'-0"
 FOF51201



5 TYPICAL STUD WALL INTERSECTION
 SCALE: 3"=1'-0"
 FOF51502



6 INTERIOR DOOR HEAD/JAM
 SCALE: 3"=1'-0"
 FOF51505

General Notes

DETAILS

No.	Revision/Issue	Date

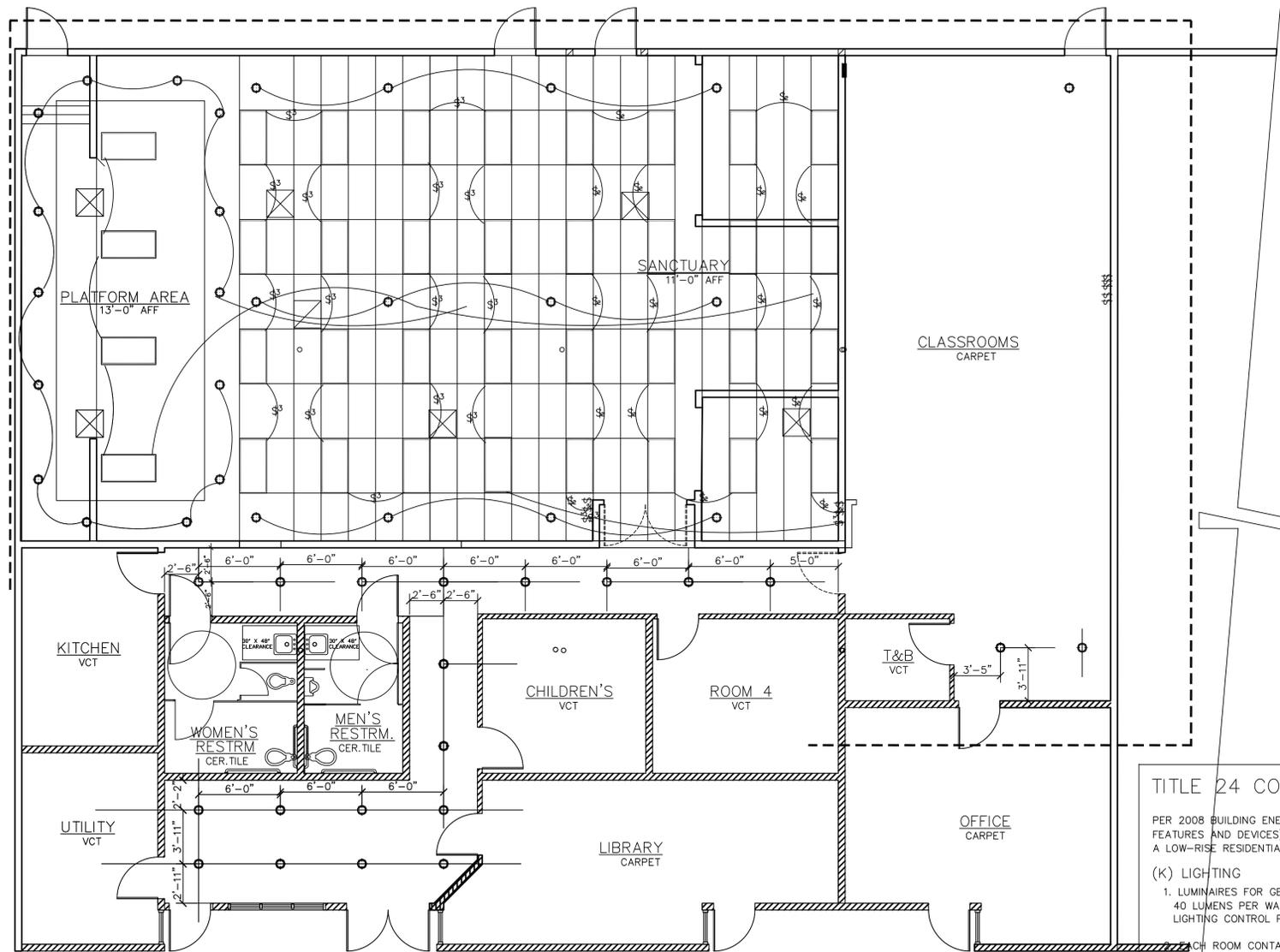


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Project MSA92511	Sheet A-3
Date 9/25/11	
Scale NTS	

ELECTRICAL SYMBOLS

⊖	110 VOLT OUTLET AT +12" ABOVE FLOOR UNO
⊖	110 VOLT OUTLET, SWITCH CONTROLLED 1/2 HOT
⊖	110 VOLT OUTLET WITHIN CABINET
⊖	220V OUTLET, VERIFY HEIGHT
⊖	110 VOLT FLOOR OUTLET WITH COVER
⊖	110 VOLT WATER PROOF OUTLET WITH GFI
⊖	110 VOLT OUTLET WITH GFI
⊖	TWO POLE LIGHT SWITCH AT + 36" ABOVE FLOOR, + 8" ABOVE COUNTER
⊖	3 WAY LIGHT SWITCH
⊖	4 WAY LIGHT SWITCH
⊖	TWO POLE LIGHT SWITCH WITH DIMMER
⊖	DOOR CHIME PUSH BUTTON
⊖	DOOR CHIME
⊖	THERMOSTAT, VERIFY LOCATION WITH HVAC LAYOUT
⊖	TELEPHONE OUTLET
⊖	TELEVISION ANTENNA JACK AT +8" ABOVE FLOOR
⊖	SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE
⊖	HANGING INCANDESCENT LIGHT FIXTURE
⊖	TRACK LIGHT FIXTURE
⊖	EXHAUST FAN WITH FLOURESCENT LIGHT
⊖	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊖	RECESSED INCANDESCENT LIGHT FIXTURE
⊖	RECESSED INCANDESCENT LIGHT FIXTURE WITH ADJUSTABLE REFLECTOR
⊖	EXHAUST FAN WITH LIGHT
⊖	RECESSED WALL MOUNTED INCANDESCENT LIGHT FIXTURE (APPROX. 12" FROM FLOOR)
⊖	JUNCTION BOX WITH COVER OR ADAPTOR AS REQUIRED
⊖	SURFACE MOUNTED FLOURESCENT LIGHT FIXTURE
⊖	SURFACE MOUNTED FLOURESCENT LIGHT FIXTURE
⊖	WALL MOUNTED FLOURESCENT LIGHT FIXTURE
⊖	RECESSED FLOURESCENT LIGHT FIXTURE
⊖	RECESSED EXHAUST FAN, SWITCH CONTROLLED
⊖	COMBINATION HEATER/ EXHAUST FAN
⊖	CEILING HEATER
⊖	SMOKE DETECTOR, ICBO APPROVED 110V HARD WIRED W/ BATTERY BACKUP
⊖	FUEL GAS OUTLET
⊖	FIREPLACE KEY VALVE (LOOSE)
⊖	HOSE BIBB
⊖	HOSE BIBB WITH SHUT - OFF VALVE
⊖	RETURN AIR GRILLE
⊖	NUMBERED ADDRESS/ VERIFY W/ OWNER LOCATION
⊖	200 AMP. ELECTRICAL PANEL SQ. "D" OR APPROVED EQUAL
⊖	1" GAS METER



ELECTRICAL NOTES

- SMOKE DETECTOR SECTION 310. 9. 1, 1994 UBC:
 - SHALL BE INSTALLED ON EACH FLOOR IN ACCORDANCE WITH MANUFACTURER LISTING
 - SHALL BE MOUNTED ON THE CLG. OR WALL AT A CENTRAL POINT OR AREA GIVING ACCESS TO ROOMS USED FOR SLEEPING
 - SHALL BE INSTALLED IN CLOSE PROXIMITY TO THE STAIRS GIVING ACCESS TO ROOMS USED FOR SLEEPING
 - SHALL BE HARD WIRED, AND INSTALLED WITH A BATTERY BACK UP
 - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS WITHIN A UNIT
- SHALL PROVIDE OUTLET & LIGHTS IN ATTICS CONTAINING FAU'S
- PROVIDE CONVENIENCE OUTLET IN EACH BATHROOM ADJACENT TO BASIN LOCATION. SUCH OUTLETS SHALL BE APPROVED GROUND FAULT CIRCUIT PROTECTED (GFI). NEC ART 210- 52 (C) & 210- 8 (a) 1.
- LIGHT FIXTURES IN CLOTHES CLOSET SHALL BE PLACED 18" OR MORE AWAY FROM COMBUSTABLE NEC. ART. 410- 8 (a) 1, 2
- PROVIDE AT LEAST ONE 125 VOLT SINGLE PHASE RECEPTICLE IN GARAGE AND OUTDOORS. THIS OUTLET SHALL BE GROUND FAULT CIRCUIT PROTECTED (GFI) & WATERPROOF WHEN EXTERIOR. NEC ART 210- 8 (a) 2, 210- 26 & 210- 52 (f)
- ALL 125 VOLT SINGLE PHASE 15 & 20 AMP RECEPTICLES INSTALLED WITHIN 6 FEET OF WET SURFACE SHALL BE GROUND FAULT CIRCUIT INTERRUPTED (GFI). NEC ART 210- 8 (a) 5, 210- 5 2 (b)
- LAMPS USED FOR GENERAL LIGHTING FOR KITCHENS AND BATHS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT PER T-24 2- 5352 (J). IF A BATHROOM HAS ONLY ONE LIGHT FIXTURE IT IS EXEMPT FROM THE ABOVE REQUIREMENTS
- PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 5 AIR CHANGES PER HR. IN ALL BATHROOMS & LAUNDRY ROOMS THAT DO NOT HAVE NATURAL VENTILATION
- SEPARATE 20 AMP.
 - BATHROOMS
 - SMALL APPLIANCE IN KITCHEN.
 - FOR EACH FAN.
 - 15 AMP FOR SPA.
- NUTONE ONE BULB
HEAT- A- VENT
MODEL 9417D

TITLE 24 COMPLIANCE DOCUMENT STATEMENT

PER 2008 BUILDING ENERGY STANDARDS SUBCHAPTER 7 (LOW-RISE RESIDENTIAL BUILDINGS-MANDATORY FEATURES AND DEVICES) SECTION 150-MANDATORY FEATURES AND DEVICES: ANY NEW CONSTRUCTION IN A LOW-RISE RESIDENTIAL BUILDING HAS MET THE REQUIREMENTS OF THIS SECTION.

(K) LIGHTING

- LUMINAIRES FOR GENERAL LIGHTING IN KITCHEN HAS LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT, GENERAL LIGHTING WAS CONTROLLED BY A SWITCH ON A READILY ACCESSIBLE LIGHTING CONTROL PANEL AT AN ENTRANCE TO THE KITCHEN.
- EACH ROOM CONTAINING SHOWER OR BATHTUB HAS ONE LUMINAIRE WITH LAMP(S) WITH AN EFFICACY OF 40 LUMENS PER WATT OR GREATER. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM, THE HIGH EFFICACY LUMINAIRE HAS SWITCH AT AN ENTRANCE TO THE ROOM.
- LUMINAIRES INSTALLED MET THE 40 LUMENS PER WATT REQUIREMENTS OF SECTION 15 (K) 1 OR 2 DOES NOT CONTAIN UCOM BASE INCANDESCENT LAMP SOCKETS, AND ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
- ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS WAS APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.

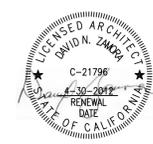
ELECTRICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

General Notes

NEW ELECTRICAL FLOOR PLAN

No.	Revision/Issue	Date



TI -GSCC
467 Sinclair Frontage Road
Milpitas, CA. 95035

Project	MSA92511	Sheet	E-1
Date	9/25/11	Scale	
Scale	NTS		



02 April 2012

Cindy Hom
City Planner
Milpitas City Hall
455 East Calaveras Boulevard
Milpitas, California 95035

Dear Ms. Hom,

**Subject: Project Letter Description for Conditional Use Permit Amendment No. UP12-0012,
Good Shepherd Community Church**

This letter provides a project description for the proposed used permit amendment No. UP12-0012. This proposed used reprogramming of intensity entails increasing the sanctuary space by a total of **200 sq. ft.**, from the current space measured at 1,400 sq. ft. to the proposed space measured at 1,604 sq. ft. This work entails the demolition of one hallway wall with a length of 35'-6" and width of 5'-0". The 3 existing rooms at the hallway will have a minor change as this will be used as storage space & a tech space for sound & lighting. The existing back wall between the 3 rooms & the existing classroom will remain as is. Part of the increase in space in the sanctuary was to accommodate a slight increase in the platform area with an ADA accessibility ramp access to the proposed platform.

The total space owned by the church is 5,280 sq. ft. while the proposed work is confined within the sanctuary and hallway area that is approximately 2,000 sq. ft.

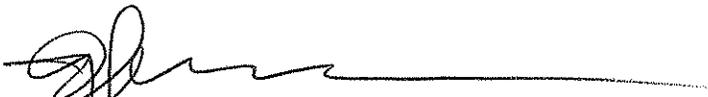
This project also entails converting the seats in the sanctuary area from a removable seating to fixed seating and adding one ADA parking space in front of the main entrance.

Please refer to the drawings reflecting the specific scope of work and specifications.

Thank you for the opportunity to continue to be partners with you in making a difference in the community by being a positive influence in the city of Milpitas.

Very truly yours,

Good Shepherd Community Church



Virgil G. Fernando,
Pastor

Office 4	296 sq. ft.		1 per 240	1																
			TOTAL	26	0	0	0	1	1	1	1	1	1	0	0	0	0	22	22	22

Saturday																				
Rooms	SQ FT	# of Seats	Parking Ratio	Parking Required	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Main Sanctuary	1604 sq. ft.	100	1 per 5 Seats	20																
Class Room	869 sq. ft.		1 per 500	2		2	2	2	2	2	2									
Office 1	136 sq. ft.		1 per 240	1		1	1	1	1	1	1									
Office 2	154 sq. ft.		1 per 240	1																
Office 3	308 sq. ft.		1 per 240	1		1	1	1	1	1	1									
Office 4	296 sq. ft.		1 per 240	1		1	1	1	1	1	1									
			TOTAL	26	0	5	5	5	5	5	5	0	0	0	0	0	0	0	0	0

Sunday																				
Rooms	SQ FT	# of Seats	Parking Ratio	Parking Required	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Main Sanctuary	1604 sq. ft.	100	1 per 5 Seats	20				20	20	20	20	20								
Class Room	869 sq. ft.		1 per 500	2				2	2	2		2	2	2	2	2	2	2	2	
Office 1	136 sq. ft.		1 per 240	1																
Office 2	154 sq. ft.		1 per 240	1																
Office 3	308 sq. ft.		1 per 240	1													1	1	1	
Office 4	296 sq. ft.		1 per 240	1																
			TOTAL	26	0	0	0	22	22	22	20	22	2	2	2	2	3	3	3	0