

**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**



FIELD TRIP REPORT

TO: West County Board of Zoning Adjustments
HEARING DATE: September 25, 2019

GENERAL INFORMATION

APPLICATION: Conditional Use Permit and Site Development Review, PLN2017-00252

**OWNER/
APPLICANT:** Association of Tao Development – Huiwen, Hsiao

PROPOSAL: To allow continued operation of a community facility (church) with an addition.

**ADDRESS AND
SIZE OF PARCEL:** 740-748 Bockman Road, south side, 200 feet west of Via Arriba, San Lorenzo
area of unincorporated Alameda County, bearing Assessor's Parcel Number:
412-0085-062;
31,093 square feet in area (0.71 acres).

ZONING: M-U (Mixed-Use Residential/Commercial) District.

**GENERAL PLAN
DESIGNATION:** The site lies within the Eden Area General Plan adopted by the Board of
Supervisors March 30, 2010. The site is designated as Low Medium Density
Residential (LMDR). The site also has an overlay designation of General
Commercial which is allowed as a secondary use.

**ENVIRONMENTAL
REVIEW:** Categorically exempt from the requirements of the California Environmental
Quality Act, Section 15303, New Construction or Conversion of Small
Structures.

NOTE

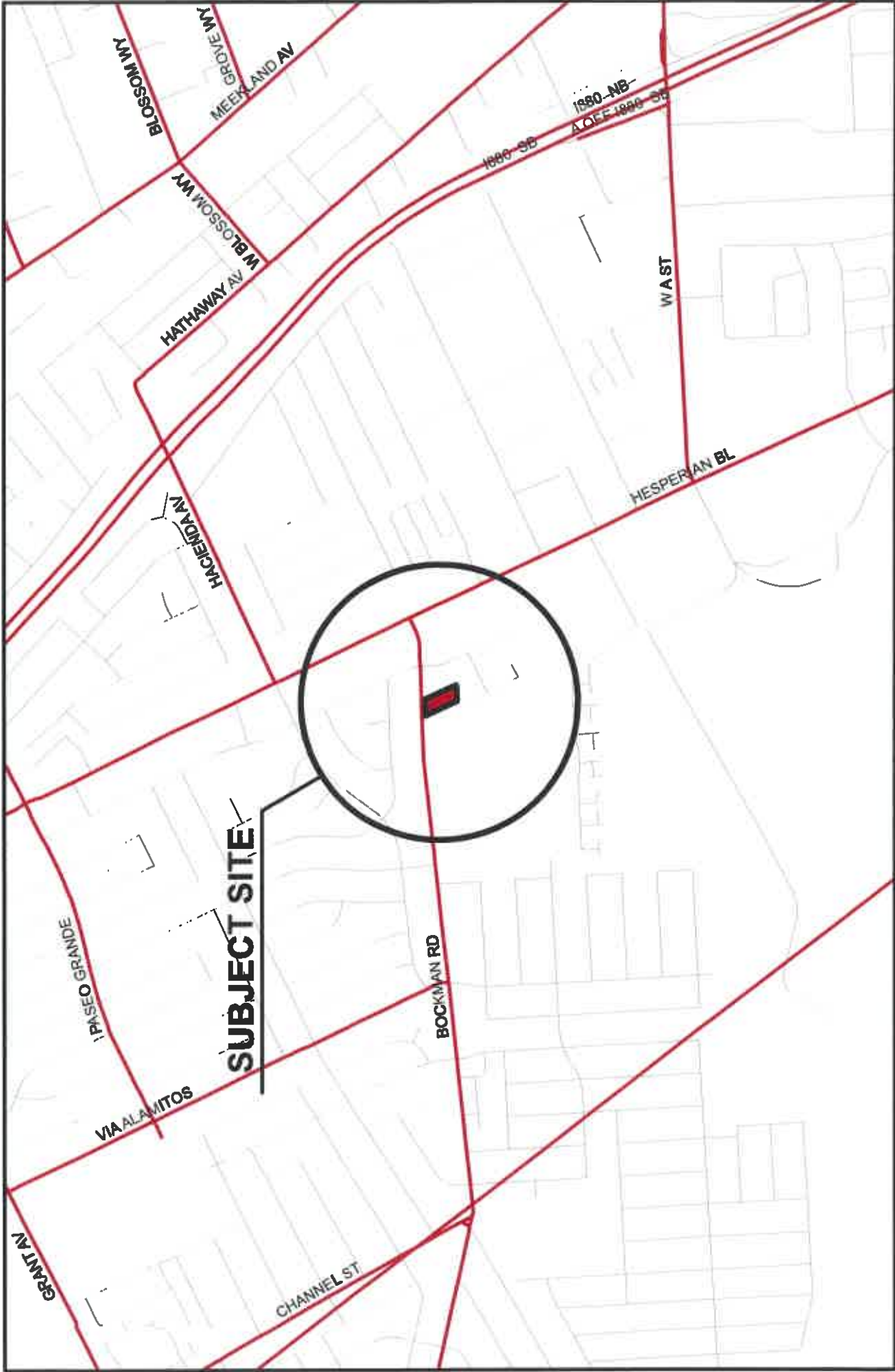
The partially demolished historic building located in the middle of the lot, including the rear of the building.

The lack of frontage improvements and the existing pole sign without any sign face.

There is limited landscaping on the subject site.

The overflow parking area is located at down the street at Bohannon Middle Schools parking lot for large services, 800 Bockman Road.

Prepared By; Christine Greene



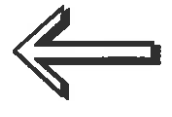
PLN2017-00252
VICINITY MAP

Alameda County CDA - Planning Department



PLN2017-00252
AERIAL PHOTO

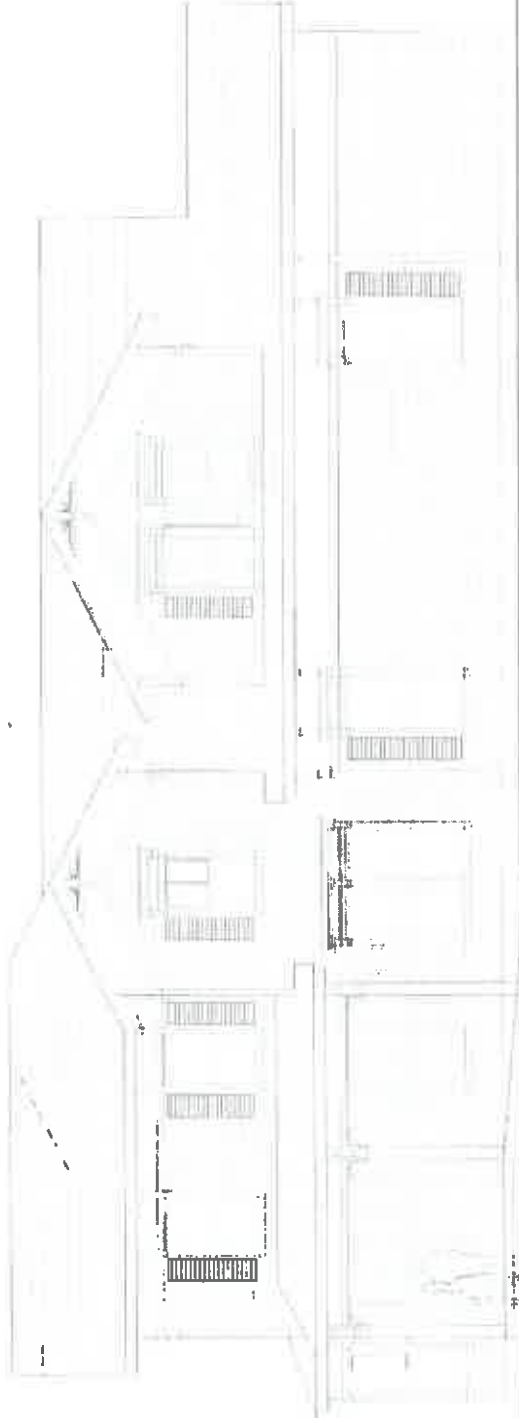
Alameda County CDA - Planning Department



ATD CHURCH MIXED-USE T.I.

08/15/2019 NEW CUP APPLICATION
CUP 4-00008

32246 Deaby Street
metl@architects.com



- INDEX
- A0 COVER
- A1-0 OVERALL SITE
- A1-1 EXISTING SITE
- A1-2 PRELIMINARY 1
- A1-3 FIRE ACCESS
- A1-4 FLOOR PLANS
- A1-5 ELEVATIONS
- A1-6 ELEVATIONS
- A1-7 SECTIONS

EXHIBIT

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BY [Signature]

No.	Date	BY

COVER

Project Number:	20
Client:	08
Scale:	08

08/15/2019

BUILDING CODE INFORMATION FOR BUILDING B:
APPLICABLE BUILDING CODES
2006 CALIFORNIA BUILDING CODE
2006 CALIFORNIA MECHANICAL CODE
2006 CALIFORNIA ELECTRICAL CODE
2006 CALIFORNIA FIRE AND SAFETY CODE
2006 CALIFORNIA ENERGY CODE
2006 CALIFORNIA PLUMBING CODE
CALIFORNIA TITLE 24.506 AIR PURSUA BUILDING CODE

APPLICABLE CODE	SECTION	SECTION TITLE
2006 CALIFORNIA BUILDING CODE	9-01	GENERAL PROVISIONS
2006 CALIFORNIA MECHANICAL CODE	9-01	MECHANICAL SYSTEMS
2006 CALIFORNIA ELECTRICAL CODE	9-01	ELECTRICAL SYSTEMS
2006 CALIFORNIA FIRE AND SAFETY CODE	9-01	FIRE AND SAFETY
2006 CALIFORNIA ENERGY CODE	9-01	ENERGY EFFICIENCY
2006 CALIFORNIA PLUMBING CODE	9-01	PLUMBING SYSTEMS

- A FIRE SUPPRESSOR SYSTEM APPLICATION IS A DEFERRED SUBMITTAL TO ADOPTION, OTC AND WITH A.
- THE BUILDING SYSTEMS APPLICATION IS A DEFERRED SUBMITTAL TO ACT.
- UNDERGROUND WATER SUPPLY MAIN DESIGN IS A DEFERRED SUBMITTAL TO ACT.
- AN APPROVED RESPONSE FOR THE FINCHER SUPPRESSOR SYSTEM.

PROJECT DESCRIPTION
THIS PROJECT IS TO ADD 218 SF NEW AREA TO THE EXISTING 2000 SF 2-STORY HOUSE AND APPLY FOR CHANGING THE USE TO ASSEMBLY (CHURCH) USE.
THIS IS A NEW CUP APPLICATION AS A RESTATEMENT TO THE ORIGINAL APPROVED CUP (# 18-004-00008) WITH THE SAME DESIGN APPROACH SCALE AND MORE REFINEMENTS IN THE BUILDING ELEVATIONS.

PROJECT DATA	APN	42-05-02	1188 SF	1188 SF
SITE AREA	BLDG-A (OFFICE)	91078 SF	2000 SF	2000 SF
BLDG-B (HOUSE TO CHURCH)	BLDG-C (HOUSE)	1016 SF	218 SF	218 SF
BLDG-D (GARAGE)	TOTAL	4108 SF	1016 SF	218 SF
	EXISTING	25	PROPOSED	1188
	TOTAL	25	TOTAL	1188

VICINITY MAP

- 01 BUILDING FOOTPRINT AREA
- 02 LANDSCAPE AREA (PATIO)
- 03 CONCRETE DRIVEWAY / PAVEMENT

ACCURATE TO DATE OF THIS PLAN. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON.



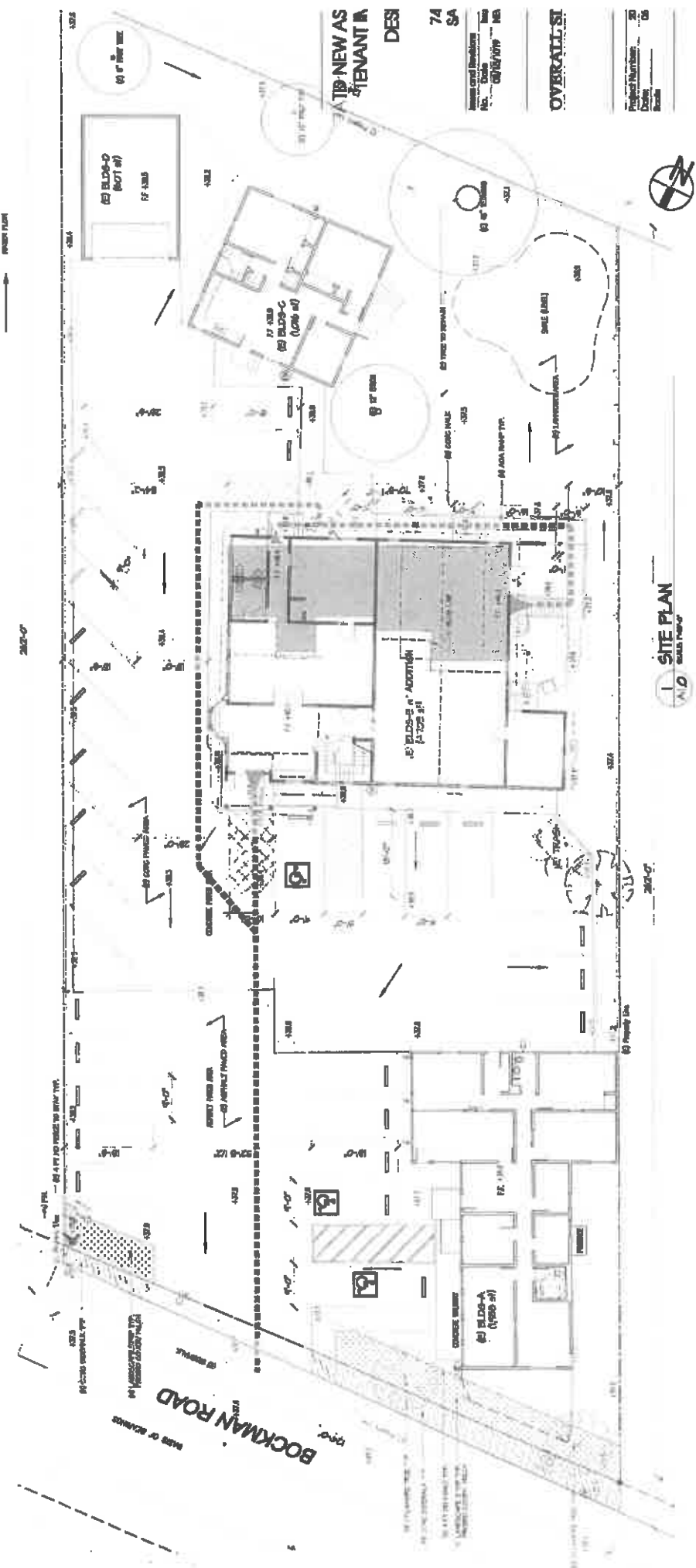
22246 Derby Street
 mof@architects.com

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Project Number: 22
 Date: 02/15/2019

OVERALL SITE

Project Number: 22
 Date: 02/15/2019



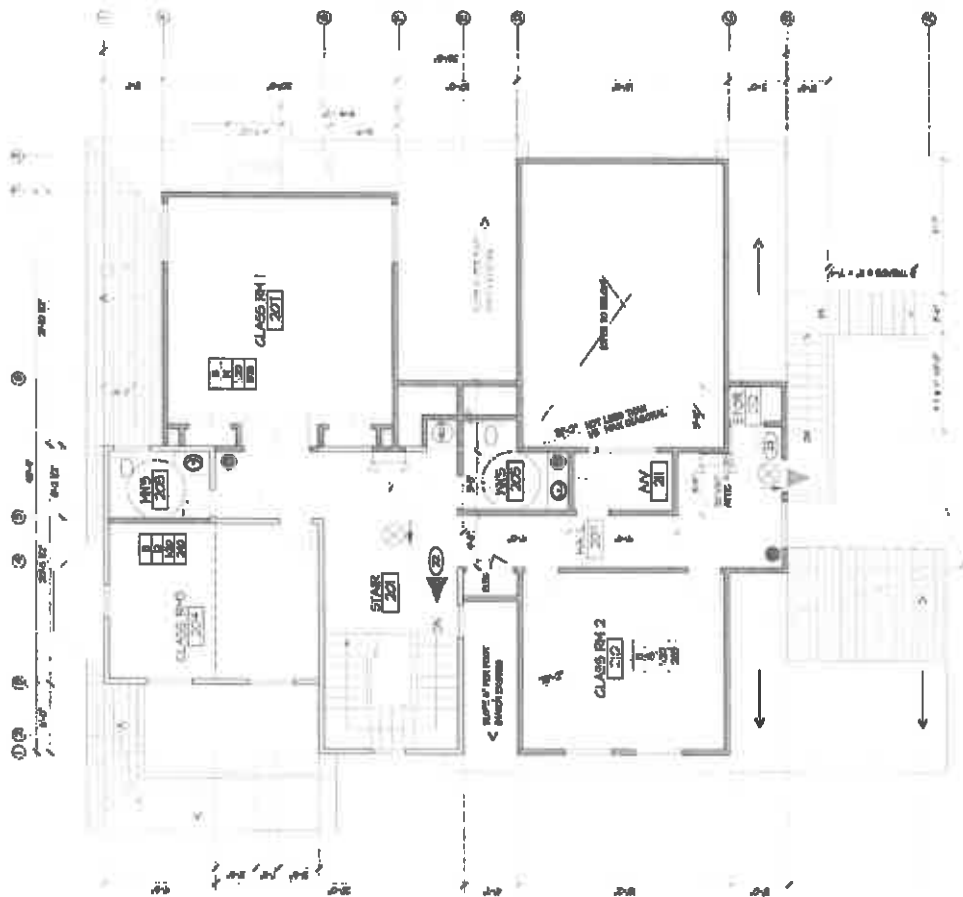
1 SITE PLAN
 SCALE: 1/8" = 1'-0"

NOTE:
 ALL PLACES, PARTS, MATERIALS, DIMENSIONS BE PLACED IN FRONT OF THE BUILDING
 (TYPED PER PLANNING APPROVAL).
 KITCHEN/STONE NOTE
 KITCHEN STONE WILL INSTALL AN APPROVED LEANING FOR THE KITCHEN
 DISPOSITION STUDIES



1 FIRST FLOOR PLAN (5920 SF)
 SCALE 1/8"=1'-0"

- REVISIONS TO THE ORIGINAL PLAN:**
1. ASSEMBLY HALL (108) - 108' x 108' - 108' x 108' - 108' x 108'
 2. OFFICE (106) - 106' x 106' - 106' x 106' - 106' x 106'
 3. OFFICE (106) - 106' x 106' - 106' x 106' - 106' x 106'
 4. OFFICE (106) - 106' x 106' - 106' x 106' - 106' x 106'
 5. OFFICE (106) - 106' x 106' - 106' x 106' - 106' x 106'



2 SECOND FLOOR PLAN (1468 SF)
 SCALE 1/8"=1'-0"

- REVISIONS TO THE ORIGINAL PLAN:**
1. CLASS RM 1 (201) - 201' x 201' - 201' x 201' - 201' x 201'
 2. CLASS RM 2 (202) - 202' x 202' - 202' x 202' - 202' x 202'
 3. CLASS RM 2 (202) - 202' x 202' - 202' x 202' - 202' x 202'
 4. CLASS RM 2 (202) - 202' x 202' - 202' x 202' - 202' x 202'
 5. CLASS RM 2 (202) - 202' x 202' - 202' x 202' - 202' x 202'

DESIGN NOTES:

- 1. ALL WALLS TO BE REMOVED
- 2. ALL WALLS TO BE REPAIR
- 3. ALL WALLS TO BE REPAIR

GENERAL NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC

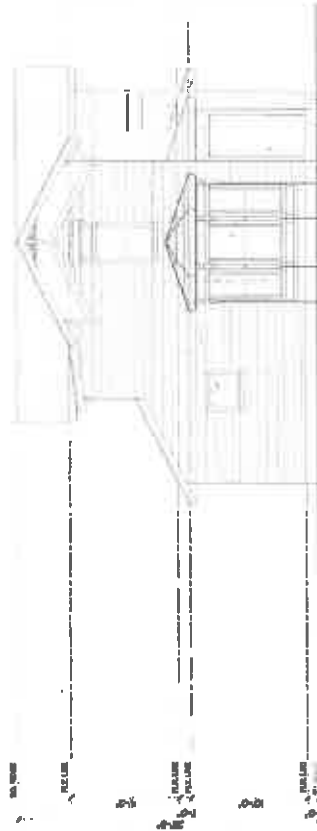
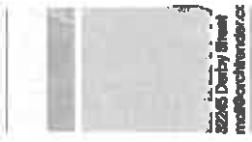
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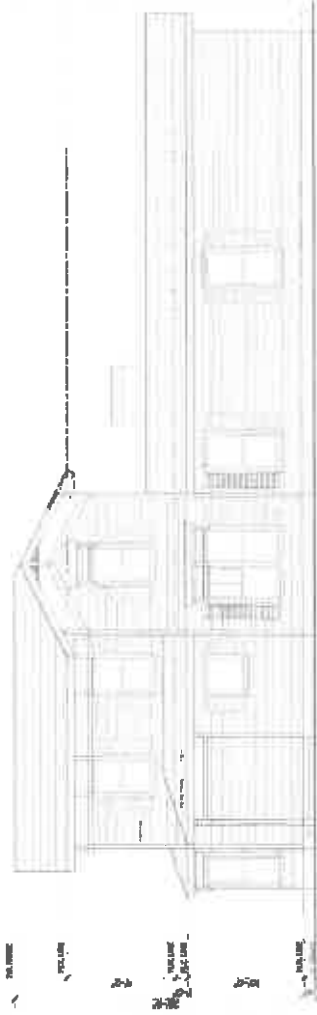
FLOOR PLAN

FIRE/EXIT

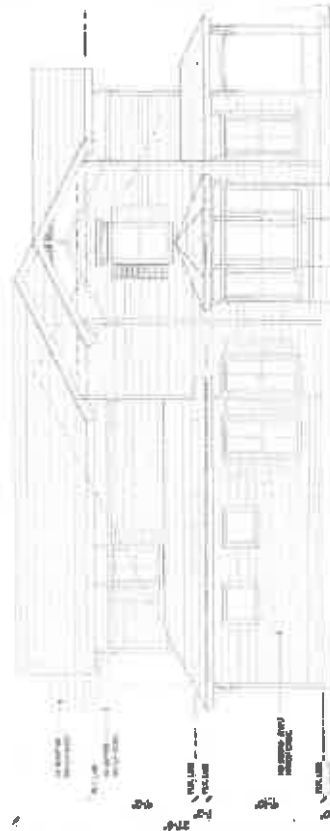
Project Number: 2018-01-01
 Date: 01/01/18
 Scale: 1/8"=1'-0"



LEFT ELEVATION (EXIST)



FRONT ELEVATION (EXIST)



LEFT ELEVATION (NEW)



FRONT ELEVATION (PROPOSED)

2 LEFT ELEVATION (EAST)
 22/61 DERBY STREET

FRONT ELEVATION (NORTH)
 22/61 DERBY STREET

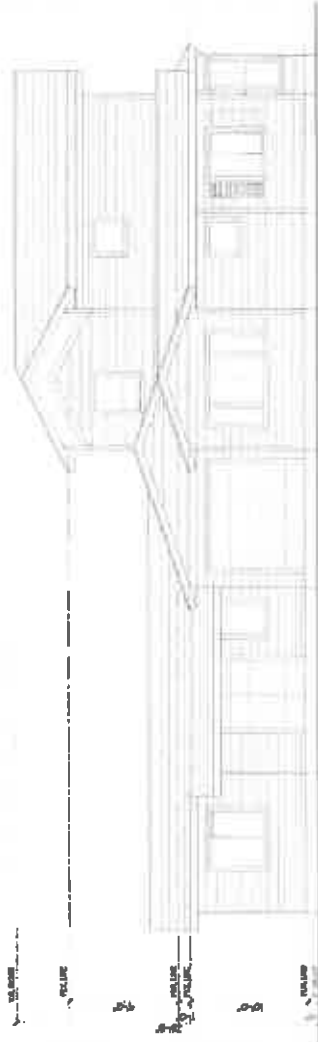
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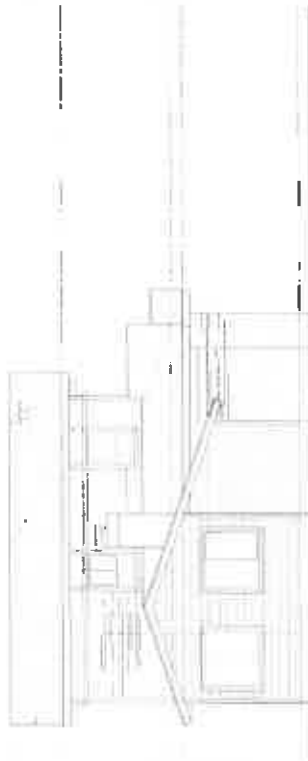
Planning Number: 22/01/19/01/001
 Date: 14/04/2022

ELEVATIONS

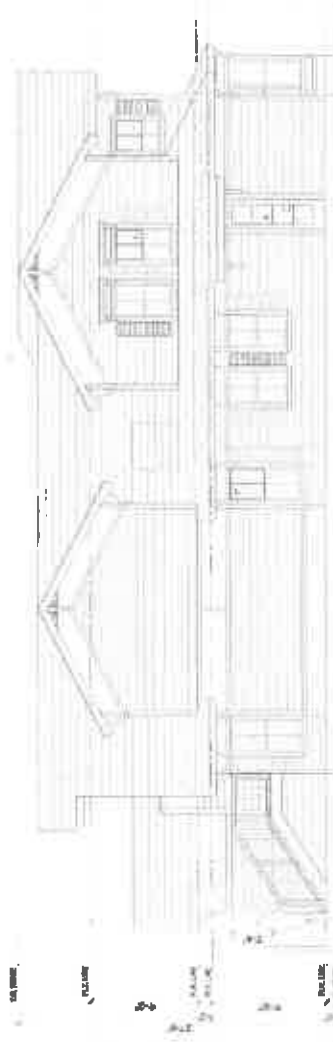
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 Date: 14/04/2022



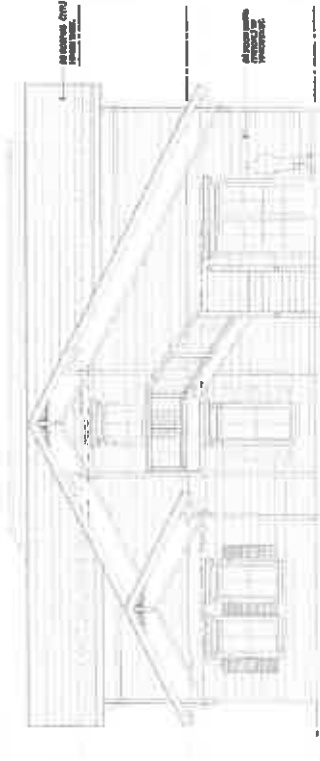
REAR ELEVATION (EAST)



RIGHT ELEVATION (EAST)



REAR ELEVATION (NEW)



RIGHT ELEVATION (WEST)

1 REAR ELEVATION (SOUTH)
 SOUTH SIDE

2 RIGHT ELEVATION (WEST)
 SOUTH SIDE

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Issue and Revision
 No. Date
 01 01/10/2019

ELEVATIONS

Project Number: 207
 Date: 01.10.2019
 Scale: 1:50

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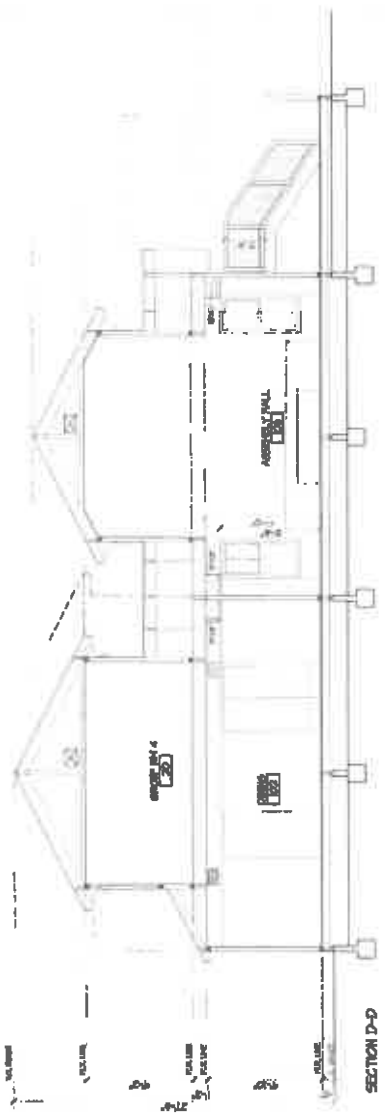
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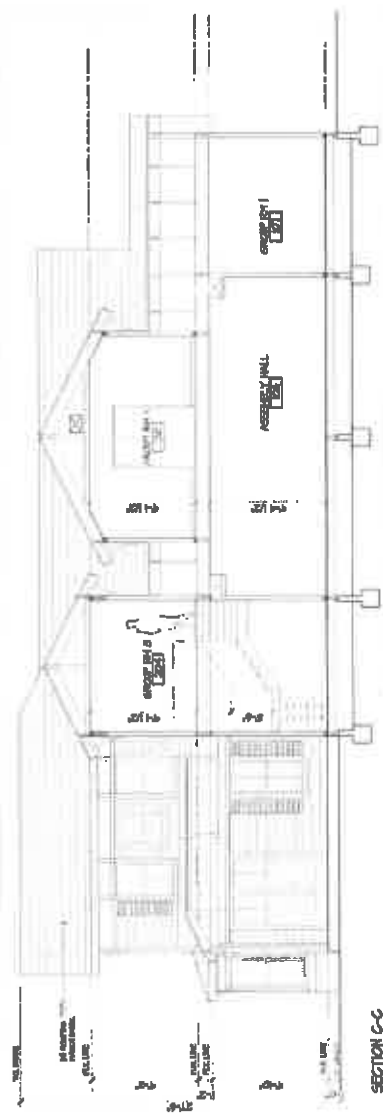
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 No. Date: 08/18/2017
 File: 100

SECTIONS

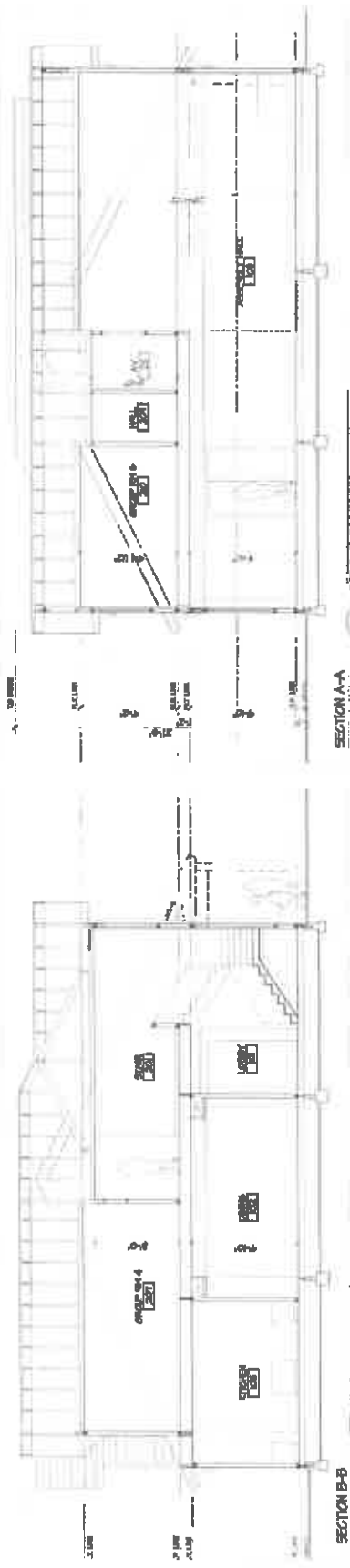
Project Number: 201
 Date: 08/18/2017
 Scale: 3/8"



4 SECTION D-D
 AS-3 3/8"=1'-0"



9 SECTION C-C
 AS-3 3/8"=1'-0"



2 SECTION B-B
 AS-3 3/8"=1'-0"

SECTION A-A
 AS-3 3/8"=1'-0"

