



BUSINESS DESCRIPTION

Education Enrichment Center (EEC)

The Education Enrichment Center (EEC) has been in existence at 1204 Serpentine Lane, Suite 112, Pleasanton for six plus years, operating under the current PCUP-186 and Business License number 104269. We, Yeon Hee Han and Moon Hee Park, purchased the business three years ago.

We offer various supplemental education enrichment programs for young students 5-18 years old. The classes are held from 3:30 – 7:30 pm Tuesday through Friday and Saturday 9:00 am – 6:00 pm. Maximum number of students in the building at one time will be 12 – 16. Parking is really only needed for staff members as parents mainly drop off and pick up students.

Parking

The Quarry Business Center consists of four (4) individual buildings totaling 77,200±SF. There are 258 parking stalls including eight (8) handicap stalls. Each tenant is allocated one parking space for each 300±SF of office space they lease. In our case, EEC will be leasing 2,491±SF so we will have eight (8) parking spaces to use. This project currently has a 33% vacancy rate but historically even at full occupancy there is still more parking available than allocated.

At the Education Enrichment Center, with only 3-4 staff members on site at one time and with most parents dropping off students, the parking should be more than adequate to cover our needs.

P13-0051
RECEIVED
MAY 20 2013
CITY OF PLEASANTON
PLANNING DEPARTMENT

EXHIBIT B

5-20-13

Education Enrichment Center (EEC)

Description of Curriculum

The Education Enrichment Center offers tutoring in Language Arts and Math for grades Kindergarten through 12th. Language Arts tutoring encompasses Reading, Writing, Grammar and Vocabulary. We also offer AR (Accelerated Reading). Our Math tutoring covers grades 1st to 5th as well as Pre-Algebra, Algebra I & II, Geometry, Pre-Calculus and Calculus. Our maximum class size is 5 students.

We also offer tutoring for SAT Prep and AP (Advanced Placement) in Biology, Chemistry, Calculus, History and English. Maximum class size is 1 student.

All of our tutors are credentialed teachers. We follow the California Standards and use the same text books utilized by the public schools.

We also offer an Abacus class for K-3rd graders. Additionally, we have a Debate group for the middle school students.

With the exception Debate, the classes run either 1 ½ or 2 hours in length. For the 1 ½ hour long classes there is one 5 minute break at the 45 minute mark (approximately). The 2 hour long classes have 1 break at the 55 minute mark (approximately). The Debate class can run as long as 3 hours, but is usually shorter. Breaks are taken as needed.

EDUCATION ENRICHMENT CENTER
CLASS SCHEDULE

TUESDAY

Time	3:30-5:00	3:45-5:15	4:00-6:00	5:00-7:00	5:00-7:00
Room	1	2	3	1	4
Course	LANG. ARTS	MATH	LANG. ARTS	MATH	SAT PREP/AP
Grade	1ST	2ND	4TH	Middle School	High School
# of Students	5 max	5 max	5 max	5 max	1 max

WEDNESDAY

Time	3:30-5:00	4:00-6:00	4:30-6:30	5:00-7:00	5:00-7:00
Room	1	2	3	1	4
Course	MATH	MATH	LANG. ARTS	LANG. ARTS	SAT PREP/AP
Grade	1ST	5TH	Middle School	High School	High School
# of Students	5 max	5 max	5 max	5 max	1 max

THURSDAY

Time	3:30-5:00	3:45-5:15	4:00-6:00	5:00-7:00	5:00-7:00
Room	1	2	3	1	4
Course	LANG. ARTS	MATH	ABACUS	MATH	SAT PREP/AP
Grade	2ND	3RD	K-3RD	High School	High School
# of Students	5 max	5 max	5 max	5 max	1 max

FRIDAY

Time	3:30-5:00	3:30-5:30	4:00-6:00
Room	1	2	3
Course	LANG. ARTS	MATH	LANG. Arts
Grade	3RD	4TH	5TH
# of Students	5 max	5 max	5 max

SATURDAY

Time	9:00-11:00	9:30-11:30	9:00-11:00	9:00-11:00
Room	1	2	3	4
Course	MATH	DYNAMIC SAT LA	SAT PREP/AP	SAT PREP/AP
Grade	High School	Middle School	High School	High School
# of Students	5 max	5 max	1 max	1 max

SATURDAY

Time	12:00-3:00	11:30-1:30	11:00-1:00	11:00-1:00
Room	1	2	3	4
Course	DEBATE	DYNAMIC SAT LA	SAT PREP/AP	SAT PREP/AP
Grade	Middle School	Middle School	High School	High School
# of Students	8 max	5 max	1 max	1 max

SATURDAY

Time	1:00-3:00	1:00-3:00	3:00-5:00	3:00-5:00
Room	3	4	3	4
Course	SAT PREP/AP	SAT PREP/AP	SAT PREP/AP	SAT PREP/AP
Grade	High School	High School	High School	High School
# of Students	1 max	1 max	1 max	1 max

Tuesday

	Room 1	Room 2	Room 3	Room 4
3:30	Language Arts 1st grade 5 students	Math 2nd grade 5 students	Language Arts 4th grade 5 students	
3:45				
4:00				
4:30				
5:00	Math Middle School 5 students			SAT Prep High School 1 student
5:15				
5:30				
6:00				
6:30				
7:00				

Wednesday

	Room 1	Room 2	Room 3	Room 4
3:30	Math 1st grade 5 students	Math 5th grade 5 students	Language Arts Middle School 5 students	
3:45				
4:00				
4:30				
5:00	Language Arts Middle School 5 students			SAT Prep/AP High School 1 student
5:15				
5:30				
6:00				
6:30				
7:00				

Thursday

	Room 1	Room 2	Room 3	Room 4
3:30	Language Arts 2nd grade 5 students	Math 3rd grade 5 students	abacus K-3rd grades 5 students	
3:45				
4:00				
4:30				
5:00	Math High School 5 students			SAT Prep/AP High School 1 student
5:15				
5:30				
6:00				
6:30				
7:00				

Friday

	Room 1	Room 2	Room 3	Room 4
3:30				
3:45	Language Arts 3rd grade 5 students	Math 3rd grade 5 studnets	abacus K-3rd grades 5 students	
4:00				
4:30				
5:00				
5:15				
5:30				
6:00				
6:30				
7:00				

Saturday

	Room 1	Room 2	Room 3	Room 4
9:00 a.m.	Math High School 5 students	Dynamic SAT LA Middle School 5 studnets	SAT Prep/AP High School 1 student	SAT Prep/AP High School 1 student
9:30 a.m.				
10:00 a.m.				
10:30 a.m.				
11:00 a.m.	Debate Middle School 8 students	Dynamic SAT LA Middle School 5 studnets	SAT Prep/AP High School 1 student	SAT Prep/AP High School 1 student
11:30 a.m.				
12:00 noon				
12:30 p.m.				
1:00 p.m.				
1:30 p.m.			SAT Prep/AP High School 1 student	SAT Prep/AP High School 1 student
2:00 p.m.				
2:30 p.m.				
3:00 p.m.			SAT Prep/AP High School 1 student	SAT Prep/AP High School 1 student
3:30				
4:00				
4:30				
5:00				

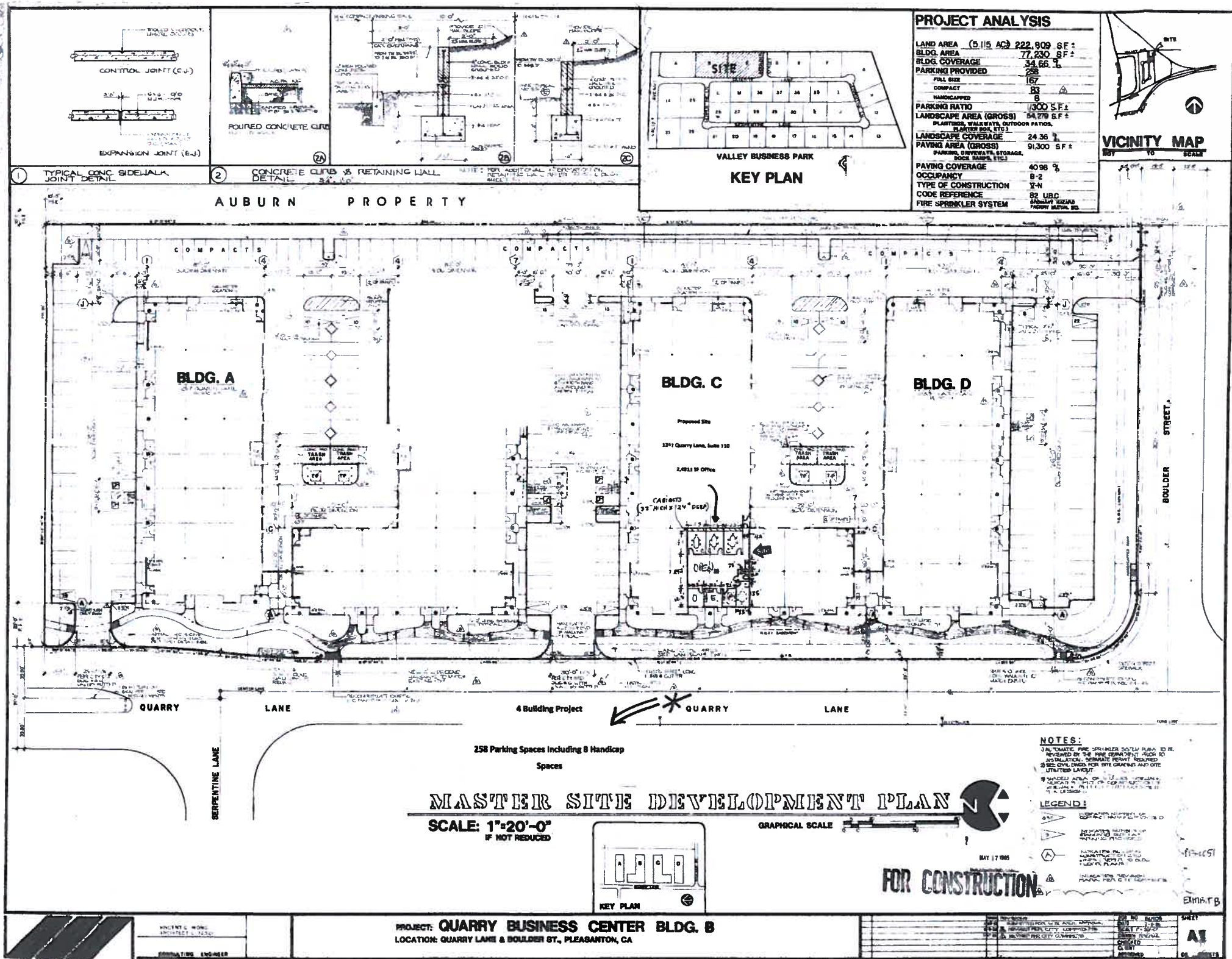
PARKING LOT COUNT 1241 QUARRY LANE PLEASANTON CA

	3:30 PM	5:00 PM	COMMENTS
4/2/2013	72/95*	50/72*	
4/3/2013	79/98*	52/67*	
4/4/2013	66/93*	49/72*	
4/5/2013	67/91*	47/65*	
4/9/2013	72/101*	49/68*	
4/10/2013	64/88*	45/62*	
4/11/2013	69/91*	48/64*	
4/12/2013	66/90*	46/58*#	

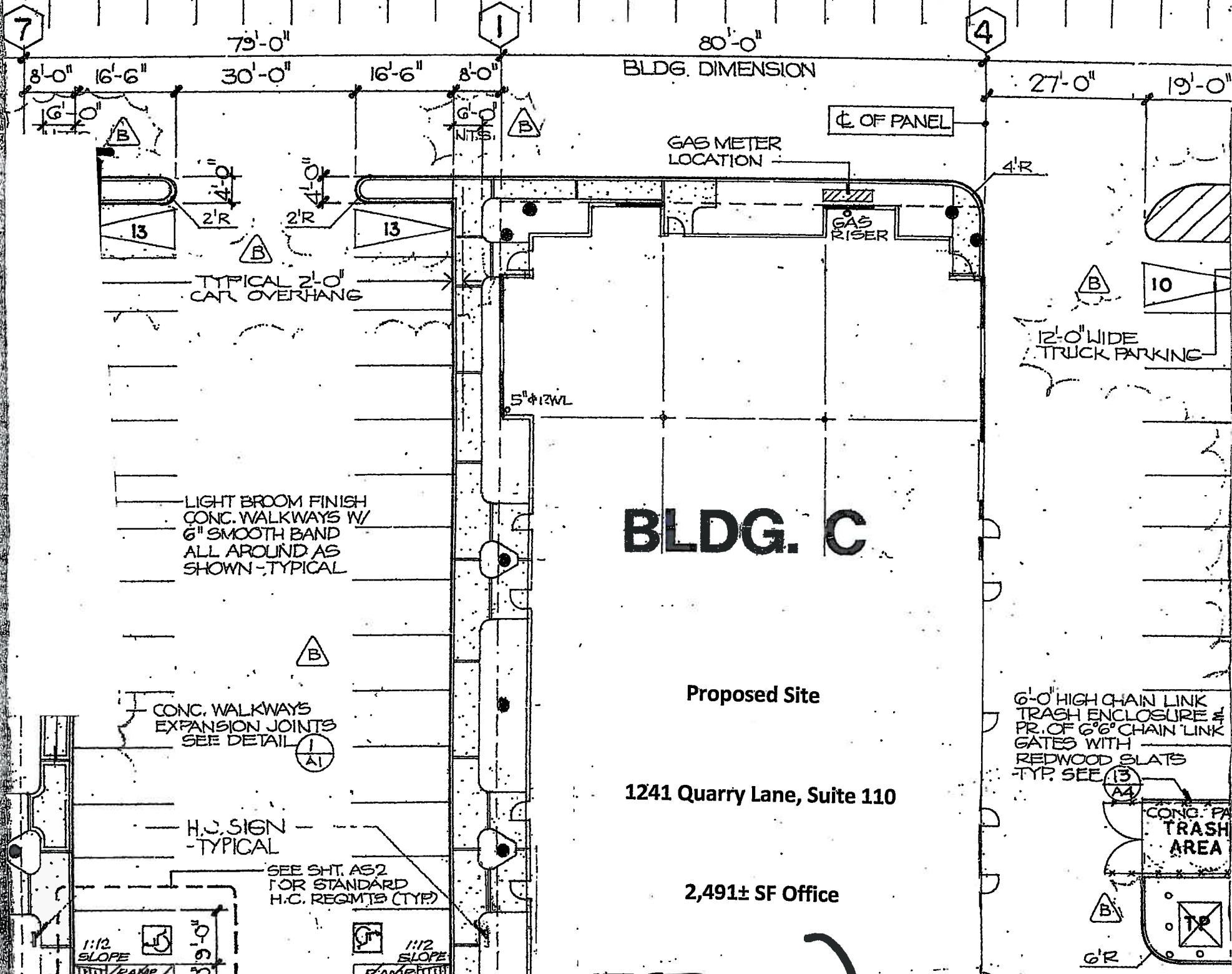
* Associate Planner Jenny Soo asked for parking counts from the area enclosed in the red circle on the attached picture. Additionally, because there are no designated parking spots per unit, I counted ALL the cars in the parking lot for the entire development which includes addresses at 1233, 1241, 1249 and 1257 Quarry Lane. The first number (#/) is the count for the area specified in the attached picture. The second number (/#) is the TOTAL number of parked cars in the entire development, INCLUDING the parking spots counted per Jenny Soo's instructions. There are a total of 258 parking spots for this development.

witnessed a mother walking child from Quarry Lane School to parking lot and entering a vehicle parked in subject lot.





P13-0051
 RECEIVED
 MAY 20 2013
 CITY OF PLEASANTON
 PLANNING DIVISION
 EXHIBIT B



BLDG. C

Proposed Site

1241 Quarry Lane, Suite 110

2,491± SF Office

LIGHT BROOM FINISH
CONC. WALKWAYS W/
6" SMOOTH BAND
ALL AROUND AS
SHOWN - TYPICAL

CONC. WALKWAYS
EXPANSION JOINTS
SEE DETAIL

H.C. SIGN
- TYPICAL

SEE SHT. A52
FOR STANDARD
H.C. REQMTS (TYP)

6'-0" HIGH CHAIN LINK
TRASH ENCLOSURE =
PR. OF 6" CHAIN LINK
GATES WITH
REDWOOD SLATS
- TYP. SEE

CONC. PA
TRASH
AREA

1:12
SLOPE

1:12
SLOPE

From: Bryce Despain
Sent: Monday, June 17, 2013 9:42 AM
To: Jenny Soo
Subject: P13-0051, Brian O'Toole

Hi Jenny,

I am writing to express some concerns I have with the application for a conditional use permit to operate a tutorial facility for students in grades K-12. Unfortunately I am going to be out of town on June 26, 2013 and will be unable to attend the hearing and express my concerns there, so I am addressing them to you now, if you could please include them in your report, it would be greatly appreciated.

My biggest concern lies with the actual safety of students, given the industrial nature of the area and the accompanying truck traffic associated with the neighborhood I don't feel that any facility catering to children is a good fit for the area. I personally I would never enroll my children in any program in this type of area given safety concerns, I have 3 children one who is 18 months old a 5 year old going to kindergarten and an 8 year old going into 3rd grade, so my concern comes from personal experience.

Additionally, I have concerns about the impact that the traffic will create, a school like facility especially catering primarily to students too young too drive creates double the traffic with drop off and pick up. The Quarry Lane Preschool in the immediate area already creates a negative impact on the surrounding businesses as they do not have enough parking available both off and on the street to accommodate the traffic they create, and I feel the Quarry Lane Preschool is already a danger to the area, I can't count the number of near accidents that I have seen as a result of Quarry Lane Preschool.

If a conditional use permit is to be issued, I would like to see conditions attached to it that they must have sufficient off street parking to accommodate drop off and pick up of students without traffic overflowing onto the street and limit hours of operation so that student drop off and pick up will not occur at the same time as the Quarry Lane Preschool which could be an absolute nightmare to the surrounding businesses.

Thank you for time in hearing my concern.

Sincerely,

Bryce Despain

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City of Pleasanton

GIS

Department

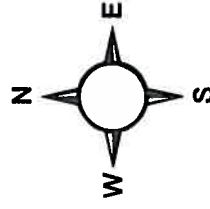
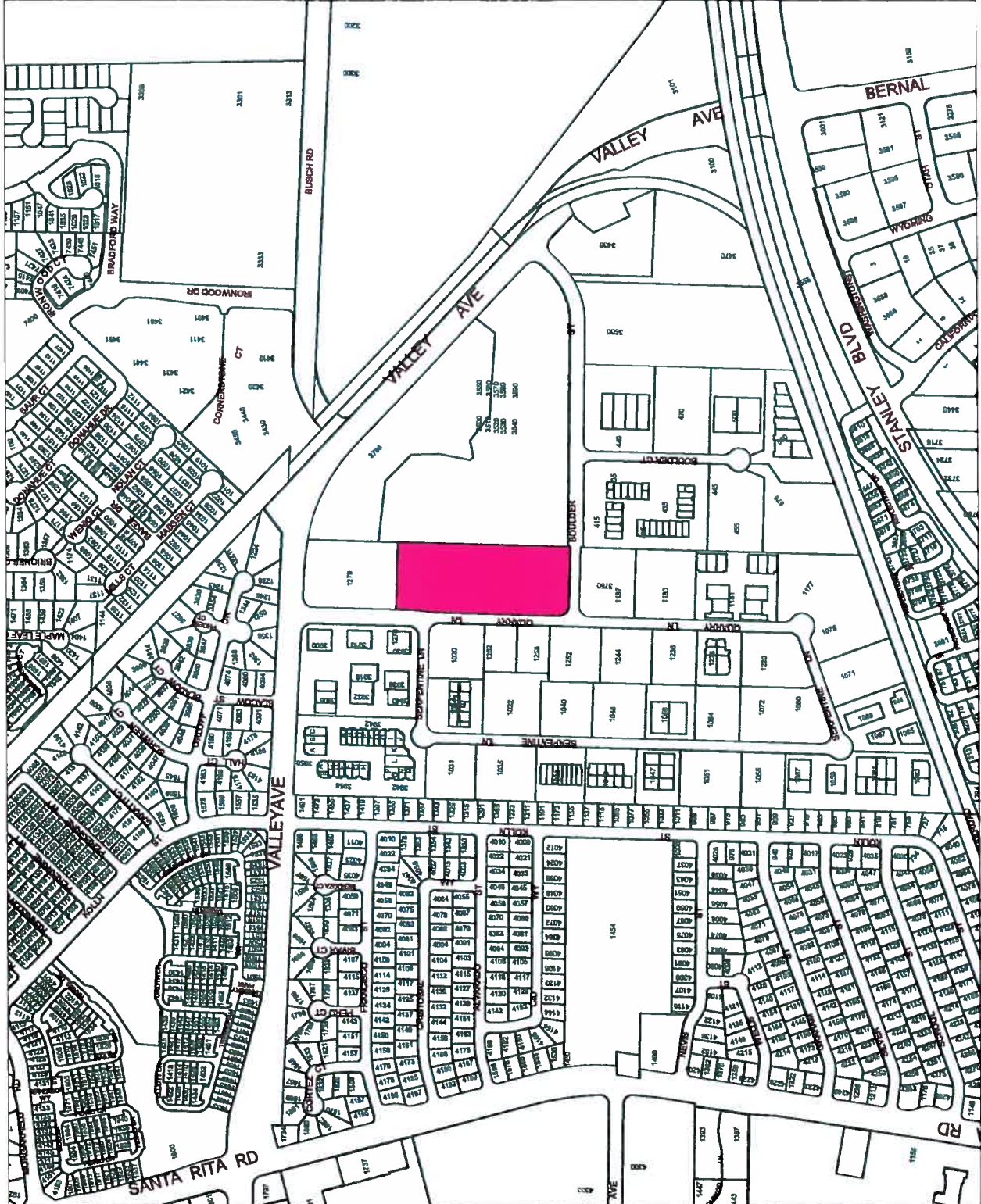


EXHIBIT D

Printed 6/19/2013



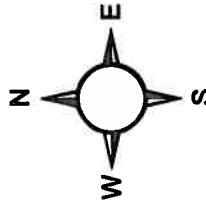
P13-0051, Brian O'Toole

City of Pleasanton

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1241 Quarry Lane



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