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NOV 25 2020  
P20-099Z  
CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

## Introduction

Futures Academy is an innovative, fully-accredited school and tutoring facility providing one-to-one and small group instruction for students in grades 6-12. Futures Academy doesn't look like a traditional school and we do not teach like one either. Futures Academy has created a better way for many students to learn. At Futures Academy, we have set ourselves apart with our proven learning philosophy, EMPOWER, which develops habits and mindsets that empower students to write their own future. Students, at all levels, find their strengths and excel in highly personalized settings. At Futures Academy, every student is known, belongs, and succeeds.

Futures Academy has reimagined school so that students work with their teachers one-to-one to find how they learn best and excel in academics. Futures Academy not only focuses on the course subject itself, but also the science of learning and happiness. Students connect across a micro-community for independent study and social activities. Most find making friends easier there because every student is known and knows others. Futures Academy, School Reimagined.

## How it Works

For many students, the traditional large classroom model doesn't fit how they learn best. Some students learn faster or slower, some like to ask more questions or prefer a quieter classroom, others learn better in a more welcoming social environment, and there are those who appreciate learning on alternative, flexible schedules. Futures Academy was created to provide each of these students the ideal environment to thrive. Futures Academy works because of its unique educational model. Instruction is primarily taught 1:1, one student and one teacher per workstation, with 1 to 3 workstations per classroom. Instruction is also provided in small groups of 5 or less students, and the "guided independent study room" may include up to 10 students and one teacher. For each hour of instruction students receive at Futures Academy, they participate in one hour of guided independent study in the guided study room, where up to 10 students can receive additional academic support in all content areas.

Futures Academy offers a flexible, year-round academic schedule designed to meet the demands of students whose needs don't conform to a "traditional" semester calendar. Each student's class schedule is developed on an individual basis, so every student's school day is unique to his or her needs.

Students at Futures Academy take state certified courses in science, mathematics, history and social studies, visual and performing arts, English, foreign languages, and electives that meet high school graduation requirements. Additionally, students have opportunities to participate in honors-level and Advanced Placement (AP) courses approved by the state of California in each content area.

## Business Overview

Futures Academy is a private, for-profit school charging tuition of approximately \$35,000 per year. We target communities with 12,000 households in a 10-mile radius with an income of \$200,000 or greater. Futures Academy provides education for full-time, part-time and class for credit students, including after-school tutoring. Given our high levels of success, we seek to formally expand our business operations in your community. With our unique model, we are more similar to tutoring agencies such as Sylvan Learning or Kaplan Tutoring than a traditional school. At each of these facilities, students come to learn, and they learn with a tutor. The major differentiator is that a majority of students come to Futures Academy to receive their entire educational program, not just assistance in specific subject areas.

Futures Academy Pleasanton plans to be open Monday through Friday, 7:30 a.m. – 8:00 p.m., with only occasional evening use to accommodate a small number of students who may have difficult schedules, and Saturday uses 1-2 times per month for SAT and ACT preparation and testing. A full-time student will typically take five core classes a semester, plus participate in clubs and extra-curricular activities, and depending on workload, could be on site as little as 2-3 days a week. Each class period is 50 minutes. A student's class schedule is individually tailored to fit that student's outside obligations and instructional needs. For example, advanced college-prep high school students receive less guided study time and are typically enrolled in advanced-placement (AP) and honors classes, while some students who may fall under the "Learning Difference" model receive additional academic support and participate in extra guided study time with instructors. Attached here as Exhibit 1 are examples of typical middle school and high school students' schedules representing the types of classes offered by Futures Academy.

Futures Academy Pleasanton currently offers classes from 8:00 a.m. until 4:30 p.m., but will provide limited evening classes for students who cannot otherwise take all of their courses during the daytime hours. No two students have the same schedule; meaning that students can start and end their day depending on their individual needs. Students and teachers occupy the 10 teaching stations and 2 specialty learning rooms at different times throughout the day, thus spreading the vehicle trips over the course of the day. The teachers' schedules generally follow that of the students, so the arrival and departure of teachers and staff is staggered throughout the day as well, and it is not uncommon for teachers to only be on-site 2-3 times per week. Futures Pleasanton is seeking a CUP to allow up to a maximum of 40 students and 15 staff onsite at any one time.

With regard to arrival, circulation, and parking, most of the students are picked up and dropped off by parents and caregivers, while some may take public transportation, carpool or ride-share. There is ample available parking in the surface lots at the Hacienda Terrace office project, and the Dublin/Pleasanton BART station is located about a mile to the north along the I-580 Freeway with large parking garages and surface parking lots. On average, Futures Academy Pleasanton will have approximately 2-3 students who drive themselves to school each semester. Because there is sufficient available space at the office project, there will not be a negative impact on surrounding neighborhoods.

Visitors, staff and the few students who drive themselves are instructed to park in the parking areas on the east side of the building facing Gibraltar Drive. Student pick-up and drop-off also

occurs on the same side of the building in the pedestrian loading area. The main entry to Futures' suite is located just inside the building entrance on the east side, so students and visitors do not have to travel far within the building's main lobby to enter the campus. Given the staggered nature of the students' schedules and their unique arrival and departure times, there are never situations in which there is a line-up of parked cars waiting to pick-up and drop-off students.

Due to Futures Academy unique model, we thrive in high end office buildings and mixed-use centers where we typically occupy approximately 5,000 square feet. Futures Academy Pleasanton occupies approximately 5,354 rentable square feet on the ground floor of a class-A office building. The physical makeup of Futures Academy Pleasanton currently includes:

- Two (2) administration offices
- Ten (10) teaching stations in 7 offices
- 2 (2) specialty learning rooms:
  - Science lab
  - Art room
- One (1) guided study room
- One (1) testing room
- Open-seating independent study areas
- Reception
- A teacher break room
- Storage and information technology room
- Copy room

Restrooms are located in the building common areas. As part of the planned tenant improvements to convert the office suite to an education ("E") occupancy, a single gender-neutral restroom is proposed to be added within the campus, as well as a new ADA-compliant emergency exit directly outside of the suite.

Although, Futures Academy does offer some individual PE classes (yoga, Pilates, etc.), most students receive their PE requirements off campus, thus a gym, playground or outdoor area is not used for recreational activities and not provided at any location. The same standard holds true for food service. Due to the students' unique schedules, food service is not provided in the premises. Students and staff may bring their own food, or they may pre-order meals from the café located in the Hacienda Terrace common areas. At lunchtime, Futures staff will escort any students to the café to pick-up their lunch and return to the suite to eat.

Generally, students arrive on campus for classes., and when they have completed their classes and homework for the day, they leave. The atmosphere, therefore, is professional and businesslike. Other than a very short walk from the building's east entrance, students are not permitted to travel the building's hallways or congregate outside of the office suite unsupervised, including while they are waiting to be picked-up by caregivers or during lunch and restroom breaks.

## Our Students

Our students have historically been unsuccessful in other academic settings. Students who attend Futures Academy tend to fall into four main categories:

- 1) Students who learn faster than the classroom is moving. They often become bored, unchallenged and over time, even unmotivated in large classrooms.
- 2) Students who learn at a slower pace than a traditional classroom. These students often possess the academic knowledge required to be successful in school but demand a more individualized setting that allows him or her to ask questions in order to fully master the content.
- 3) Students who face social anxiety with large school environments and/or have experienced bullying and need a safe space.
- 4) Students who need flexible schedules that are not possible in a traditional school.

Important to note, however, that most Futures Academy students have average to above average intelligence. Many of our students are capable of achieving high levels of academic success given the appropriate support and environment that Futures Academy offers.

# Middle School Student

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
7:45 AM					
8:00 AM	Independent Work	Independent Work	Independent Work	Independent Work	Independent Work
8:50 AM	MS Science 8	Guided Study	Guided Study	MS Digital ARTS (GROUP)	Guided Study
9:40 - 9:50 AM	BREAK	BREAK	BREAK	BREAK	BREAK
9:50 AM	Guided Study	Madatory MS/HS School Seminar (Biweekly)	MS Science 8	MS English 8 (Boost)	MS English 8
10:40 AM	MS Digital ARTS (GROUP)	MS English 8	Guided Study	Guided Study	Guided Study
11:30AM - 12:00PM	LUNCH BREAK	LUNCH BREAK	LUNCH BREAK	LUNCH BREAK	LUNCH BREAK
12:00 PM	Ping Pong Club	Debate Club	MS French 1A	EXAM	EXAM
12:50 PM	Guided Study	MS Social Studies 8	Guided Study	Guided Study	Guided Study
1:40 -1:50 PM	BREAK	BREAK	BREAK	BREAK	BREAK
1:50 AM	3D Modeling	Guided Study	Guided Study	3D Modeling	MS Math 8
2:40 PM	Guided Study	EXAM	EXAM	Game Club	Newspaper Club

# College Prep - 10th Grader

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
7:45 AM					
8:00 AM					
8:50 AM	Independent Work	Independent Work	Independent Work	Independent Work	Independent Work
9:40 - 9:50 AM	BREAK	BREAK	BREAK	BREAK	BREAK
9:50 AM	Guided Study	Madatory MS/HS School Seminar (Biweekly)	Honors English 10	Guided Study	AP World History
10:40 AM	Spanish 2	Guided Study	Guided Study	Chemistry	Guided Study
11:30AM - 12:00PM	LUNCH BREAK	LUNCH BREAK	LUNCH BREAK	LUNCH BREAK	LUNCH BREAK
12:00 PM	Ping Pong Club	EXAM	Student Gov't	Girls Club	EXAM
12:50 PM	Algebra 2	Chemistry	Guided Study	Guided Study	Mindshift
1:40 - 1:50 PM	BREAK	BREAK	BREAK	BREAK	BREAK
1:50 AM	Guided Study	AP World History	Guided Study	Guided Study	Mindshift
2:40 PM	Independent Work	Spanish 2	Honors English 10	Game Club	Guided Study
3:30 PM - 3:40PM	Break	Break	Break	Break	Break
3:40 PM	EXAM	Debate Club	EXAM	Independent Work	Independent Work





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Nov. 25, 2020

P20-0882

CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

November 23, 2020

City of Pleasanton  
Community Development Department, Planning Division  
200 Old Bernal Avenue  
P.O. Box 520  
Pleasanton, CA 94566

**RE: Written Narrative – Conditional Use Permit Application for Expansion of Futures Academy at 4301 Hacienda Drive, Suite 120 in Pleasanton, CA**

Dear Sirs or Madams,

Fusion Education Group submits the following Written Narrative as part of its Conditional Use Permit (“CUP”) application to expand operations at its existing Futures Academy facility at 4301 Hacienda Drive, Suite 120 (“Futures Academy Pleasanton”) in Pleasanton, CA (“City”). The CUP is required to authorize expansion from a current maximum of approximately 15 students on-site at any one time, to up to 40 students and 15 employees on-site at any one time. Operations would be accommodated within the existing, 5,354-square foot tenant space of Suite 120, with no additions to the space.

In addition to the below information, please see the enclosed ***Business Description*** for further, detailed information regarding Futures Academy’s business model, the components of this facility, how students and employees use the space and relate to other tenants, and what kinds of students Futures Academy serves.

**Hours of Operation**

- Futures Academy Pleasanton plans to be open Monday through Friday, 7:30 a.m. – 8:00 p.m., with only occasional evening use to accommodate a small number of students who may have difficult schedules, and Saturday uses up to 1-2 times per month for SAT and ACT preparation and testing.
- Futures Academy Pleasanton currently offers classes from 8:00 a.m. until 4:30 p.m., but will offer limited evening classes for students who cannot otherwise take all of their courses during the daytime hours.

**Number of Students and Employees**

- Granting this CUP would authorize up to 40 students and 15 employees to be on-site at one time. However, the way Futures Academy operates means this maximum occupancy is not anticipated to occur often.
- A full-time student will typically take five core classes a semester, plus participate in clubs and extra-curricular activities, and depending on workload, *could be on site as little as 2-3 days a week*. Each class period is 50 minutes. A student’s class schedule is individually tailored to fit that



student's outside obligations and instructional needs. For example, advanced college-prep high school students receive less guided study time and are typically enrolled in advanced-placement (AP) and honors classes, while some students who may fall under the "Learning Difference" model receive additional academic support and participate in extra guided study time with instructors.

- No two students have the same schedule; meaning that students can start and end their day depending on their individual needs. Students and teachers occupy the 10 teaching stations and 2 specialty learning rooms at different times throughout the day, thus spreading the vehicle trips over the course of the day. The teachers' schedules generally follow that of the students, so the arrival and departure of teachers and staff is staggered throughout the day as well, and *it is not uncommon for teachers to only be on-site 2-3 times per week.*

### **Parking**

- Futures Academy is required to meet the following parking requirement: "Educational Facilities. One space for each employee, including teachers and administrators and one space for each four students in grade 10 or above."<sup>1</sup>
- Futures Academy serves students grades 6-12, and while the number of students in each grade is expected to fluctuate a bit each semester, there are typically a roughly equal number of students in each grade at Futures Academy Pleasanton and other locations. Futures Academy therefore proposes that the facility's parking requirement be calculated assuming that roughly 3/7 of the 40 maximum students will be in grades 10-12, because there are 7 grade levels on-site and grades 10-12 represent 3 of those 7 grade levels.
- Maximum Parking Requirement:
  - Maximum employees – 15 (15 spaces)
  - Maximum students – 40 (5 spaces)<sup>2</sup>
  - Total Requirement – 20 spaces
- Spaces Allocated to Futures Academy Pleasanton – 21 spaces
- Hacienda Terrance Parking:
  - Standard – 849 spaces
  - Compact – 450 spaces
  - Handicap – 21 spaces
  - Preferential – 30 spaces
  - Bicycle – 15 spaces

### **Support for CUP Findings**

The City Planning Commission may make the required findings to grant a CUP, as explained below:

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<sup>1</sup> Pleasanton Municipal Code ("PMC") Section 18.88.030(E)(I).

<sup>2</sup> 3/7 of 40 students = 17.14 students in grades 10-12. 17.14/4 = 4.3 spaces, rounded to 5.





A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located;

- ***SUPPORT:** The property Futures Academy currently occupies at 4301 Hacienda Drive, Suite 120, is zoned PUD-I/CO (Planned Unit Development – Industrial/Commercial Office). Futures Academy is a “Private School” use consistent with the requirements of the Pleasanton Zoning Code, which permits Private Schools with no more than 20 students at any given time in this district. Expanding Futures Academy’s use to accommodate 40 students is consistent with the district’s requirements, provided a Conditional Use Permit is obtained, as is the case with this application.*

*Futures Academy is an innovative, fully-accredited school and tutoring facility that provides one-to-one and small group instruction. The expanded use will continue to be compatible with other tenant uses in the Hacienda Business Park. Generally, students arrive on campus for classes, and when they have completed their classes and homework for the day, they leave. The atmosphere, therefore, is professional and businesslike.*

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity;

- ***SUPPORT:** As noted above with regard to Finding A, students arrive on campus for classes, and when they have completed their classes and homework for the day, they leave. The atmosphere, therefore, is professional and businesslike. Students’ schedules are individualized and they do not all arrive on campus at one time or leave at one time, unlike a more traditional school. This ensures that trips are spread out, avoiding early morning or early evening circulation issues that would traditionally be associated with a school beginning or letting out.*

*With regard to safety and interactions with other tenants, other than a very short walk from the building’s east entrance, students are not permitted to travel the building’s hallways or congregate outside of the office suite unsupervised, including while they are waiting to be picked-up by caregivers or during lunch and restroom breaks. At lunchtime, Futures staff will escort any students to the café to pick-up their lunch and return to the suite to eat.*

*Restrooms are located in the building common areas. As part of the planned tenant improvements to convert the office suite to an education (“E”) occupancy, a single gender-neutral restroom is proposed to be added within the campus, as well as a new ADA-compliant emergency exit directly outside of the suite. These improvements are minor and allow the tenant space to safely accommodate the use.*

*Futures Academy is an operating facility, and has had successful and safe interactions with other tenants and visitors. Staff monitoring of students’ safety will continue to ensure safety and successful partnership with surrounding uses, with the expanded use.*



C. That the proposed conditional use will comply with each of the applicable provisions of this chapter.

- ***SUPPORT:** The property Futures Academy currently occupies at 4301 Hacienda Drive, Suite 120, is zoned PUD-I/CO (Planned Unit Development – Industrial/Commercial Office). Futures Academy is a “Private School” use consistent with the requirements of the Pleasanton Zoning Code, which permits Private Schools with no more than 20 students at any given time in this district. Expanding Futures Academy’s use to accommodate 40 students is consistent with the district’s requirements, provided a Conditional Use Permit is obtained, as is the case with this application.*

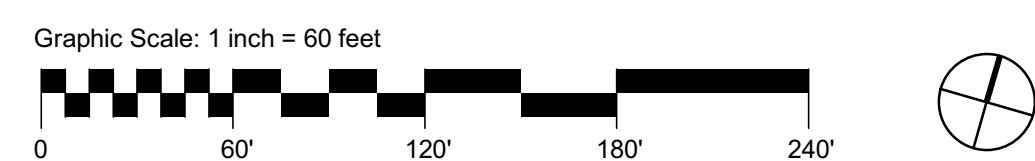
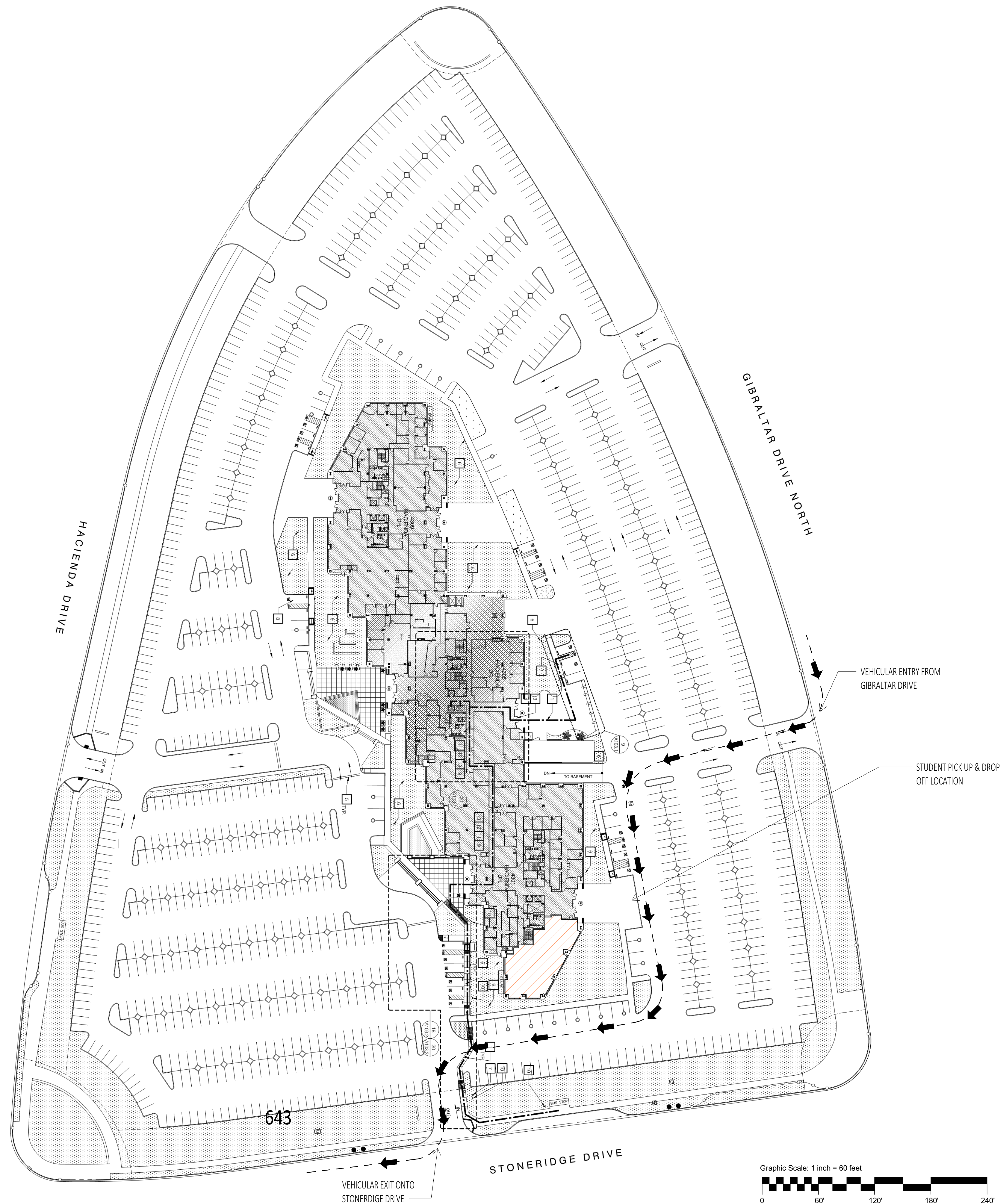
Thank you for your attention to this application. We look forward to continuing our successful relationship with the City, and to the opportunity to serve existing and new families at Futures Academy Pleasanton.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Leblanc", written in a cursive style.

Lindsey Leblanc  
Real Estate Manager





EXISTING SITE PLAN SCALE: 1" = 60'-0" 1

**PROJECT DESCRIPTION**

- PROJECT APPLICANT:** FUTURES IN EDUCATION ("FUTURES"; "APPLICANT") IS AN INNOVATIVE, FULLY ACCREDITED PRIVATE SCHOOL AND TUTORING FACILITY PROVIDING FOCUSED INSTRUCTION FOR MIDDLE AND HIGH SCHOOL STUDENTS IN GRADES 6-12.
- ENTITLEMENT HISTORY:** A ZONING CERTIFICATE FOR THE EXISTING USE WAS APPROVED IN 2018, ALLOWING NO MORE THAN 20 STUDENTS ON SITE AT ANY ONE TIME, PURSUANT TO ZONING CODE LIMITATIONS REQUIRING A CUP FOR MORE THAN 20 STUDENTS.
- CUP ENTITLEMENT REQUEST:** THE APPLICANT REQUESTS A CUP TO EXPAND AN EXISTING PRIVATE SCHOOL AND TUTORING FACILITY LOCATED IN A 6,879 SQFT TENANT SPACE LOCATED AT 4301 HACIENDA DRIVE, SUITE 120, PLEASANTON, CA, WITHIN A 5 STORY BUILDING IN THE MIXED-USE HACIENDA BUSINESS PARK. THE PROPOSED OCCUPANCY IS FOR A MAXIMUM OF 40 STUDENTS ON SITE AT ANY ONE TIME, AND 15 STAFF.
- AS DEMONSTRATED IN THIS SITE PLAN, THE HACIENDA BUSINESS PARK HAS 20 ADA-COMPLIANT PARKING SPACES, INCLUDING 4 VAN ACCESSIBLE SPACES. SUITE 120 IS ASSIGNED 21 TOTAL PARKING SPACES AND IS IMMEDIATELY ACCESSIBLE FROM 4 ADA-COMPLIANT PARKING SPACES, MEETING ACCESSIBLE PARKING REQUIREMENTS FOR THE TENANT SPACE.

**RECEIVED**

Nov. 25, 2020

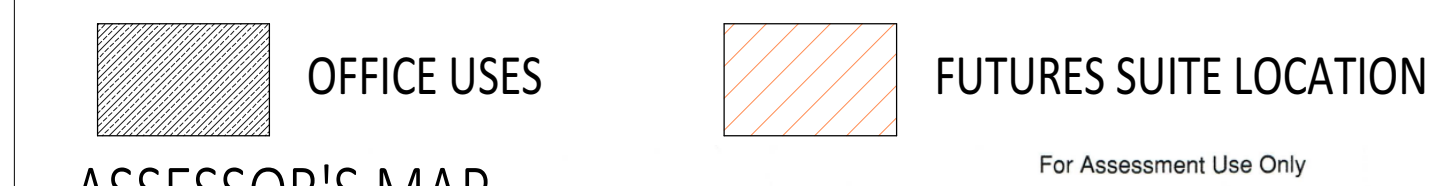
P20-0992

**CITY OF PLEASANTON  
PLANNING DIVISION  
EXHIBIT B**

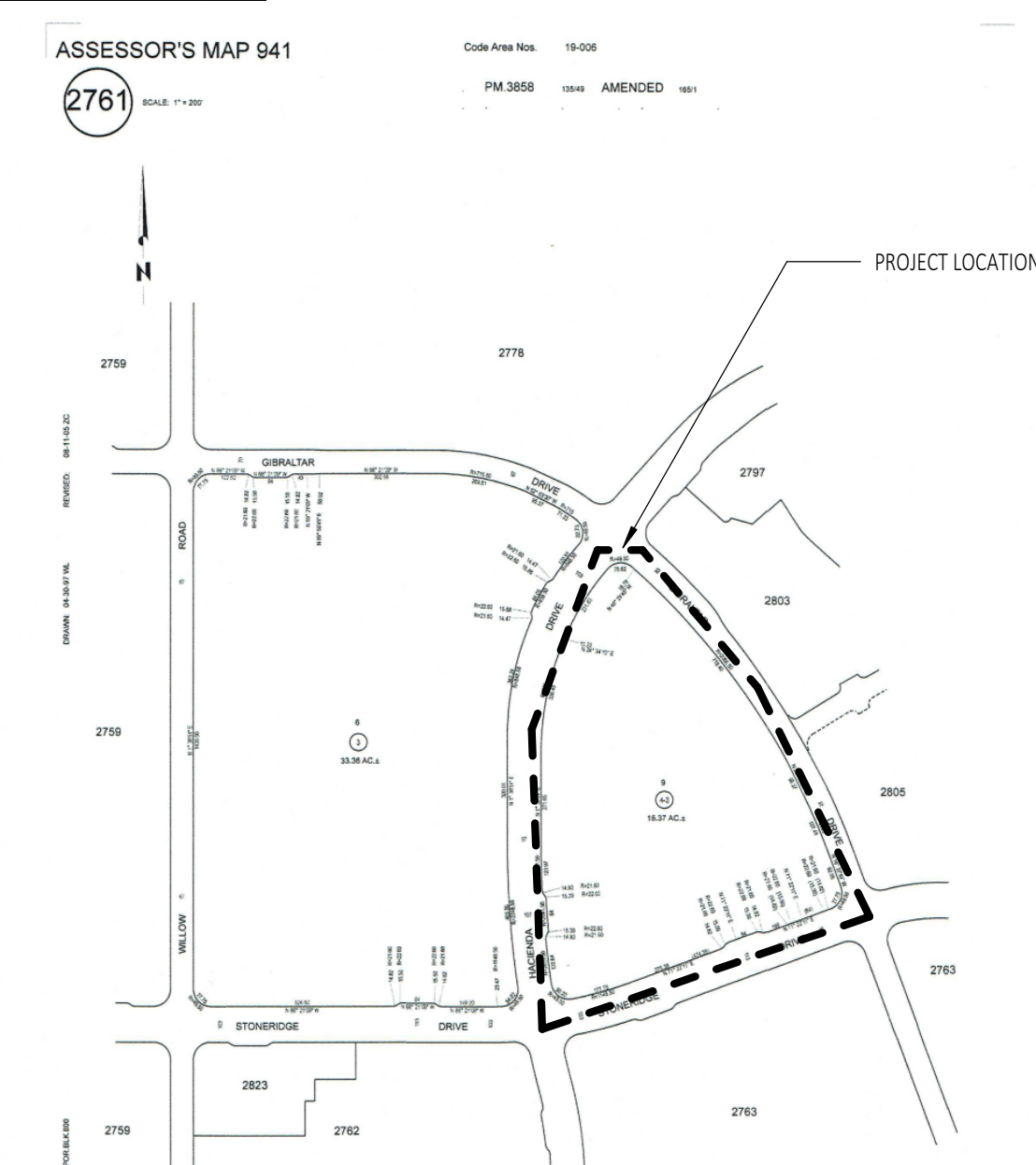
**ZONING/LEGAL**

<b>ADDRESS/LEGAL</b>	
SITE ADDRESS	4301 HACIENDA DRIVE, SUITE 120 PLEASANTON, CA 94588
ZIP CODE	94588
ASSESSOR PARCEL NO. (APN)	941-2761-4-3
<b>PLANNING &amp; ZONING</b>	
SPECIAL NOTES	NONE
ZONING	PUD-I/C-O
GENERAL PLAN LAND USE	BUSINESS PARK/MIXED USE

**BUILDING USE LEGEND**



**ASSESSOR'S MAP**



PROJECT:

FUTURES ACADEMY, INC.  
FUTURES ACADEMY,  
PLEASANTON

4301 HACIENDA DR.  
SUITE 120  
PLEASANTON, CA 94588

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6083 Bristol Parkway T 310.553.3252  
Culver City, CA 90230  
18600 MacArthur Blvd., Suite 100 T 949.724.8958  
Irvine, CA 92612  
515 South Flower Street T 213.929.1400  
Los Angeles, CA 90071  
535 Mission St., Suite 105 T 415.390.6793  
San Francisco, CA 94105  
485C US Rt. 1 South, Suite 105 T 848.200.1200  
Iselin, NJ 08830  
711 3rd Ave., 6th Floor T 848.200.1200  
New York, NY 10017  
www.saaia.com

SEAL AND STAMP:

CONSULTANTS:

**DRAWINGS ISSUE**

DATE	DESCRIPTION	DELTA
09/24/20	CUP DRAFT DRAWINGS	1

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DATE:	02/07/20
DRAWN:	ZW
REVIEWED:	DA
PROJECT NO.:	626436
SCALE:	As indicated
SHEET TITLE:	

SITE PLAN

SHEET NO: **A-100**



PROJECT:

FUTURES ACADEMY, INC.  
FUTURES ACADEMY,  
PLEASANTON

4301 HACIENDA DR.  
SUITE 120  
PLEASANTON, CA 94588



interiors + architecture

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San Francisco, CA 94105

485C US Rt. 1 South, Suite 105 T 848.200.1200  
Iselin, NJ 08830

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New York, NY 10017  
www.saaia.com

SEAL AND STAMP:

CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
09/24/20	CUP DRAFT DRAWINGS	1

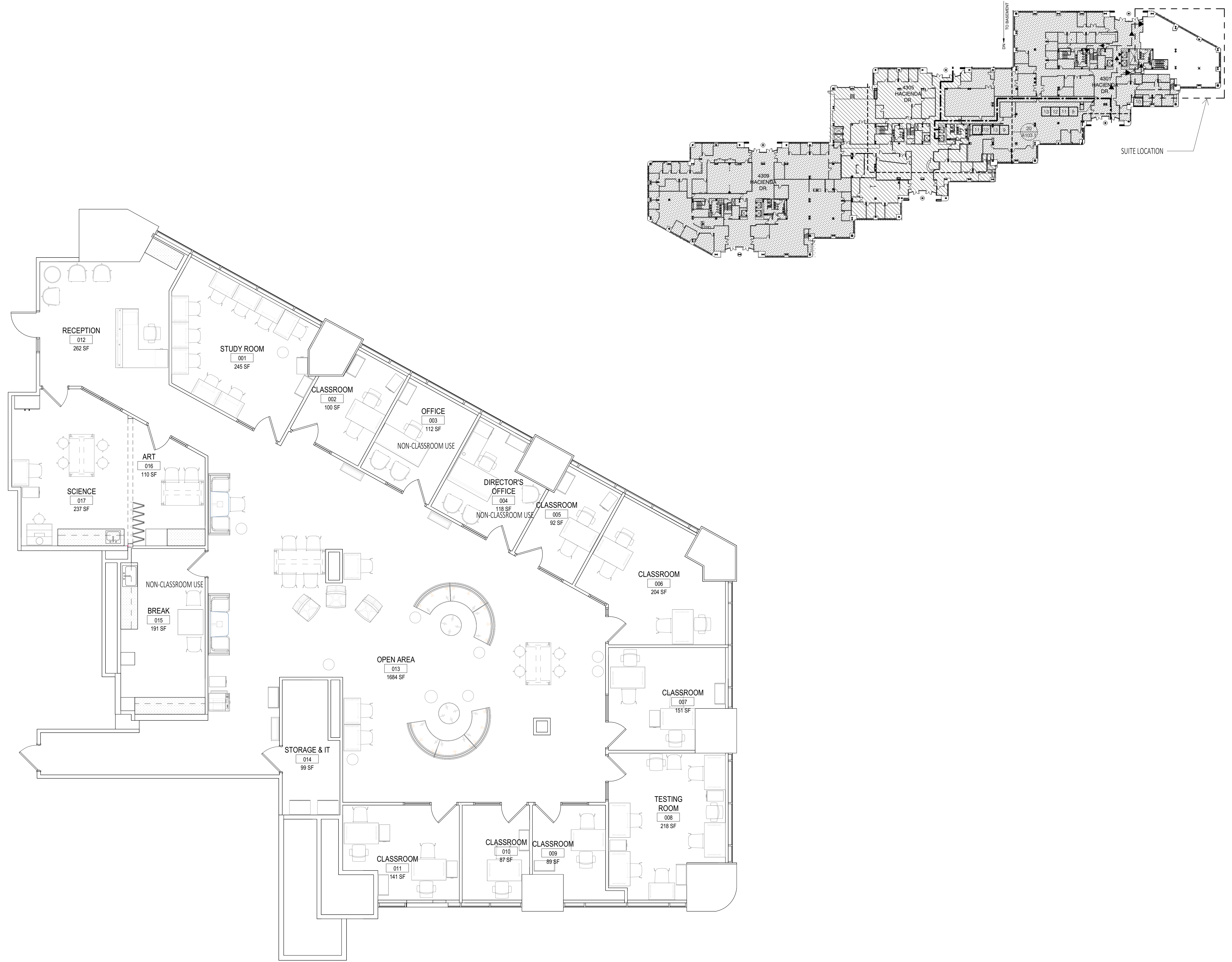
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DATE:	09/24/20
DRAWN:	ZW
REVIEWED:	DA
PROJECT NO.:	626436
SCALE:	As indicated
SHEET TITLE:	

SUITE 120 - FLOORPLAN -  
EXISTING

SHEET NO:

A-200







**interiors + architecture**  
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 San Francisco, CA 94105  
 485C US Rt. 1 South, Suite 105 T 848.200.1200  
 Iselin, NJ 08830  
 711 3rd Ave., 6th Floor T 848.200.1200  
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**SEAL AND STAMP:**

**CONSULTANTS:**

**DRAWINGS ISSUE**

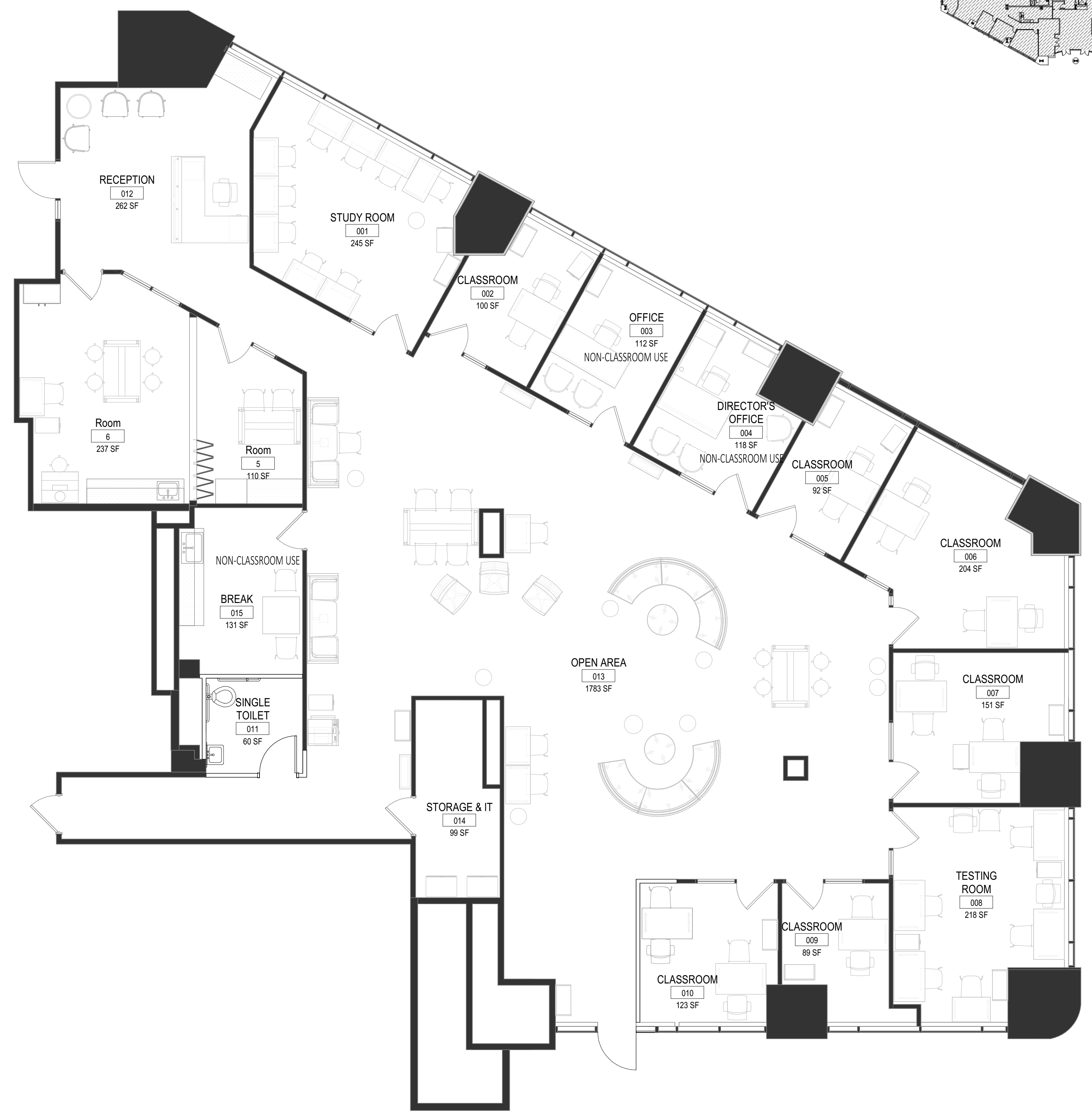
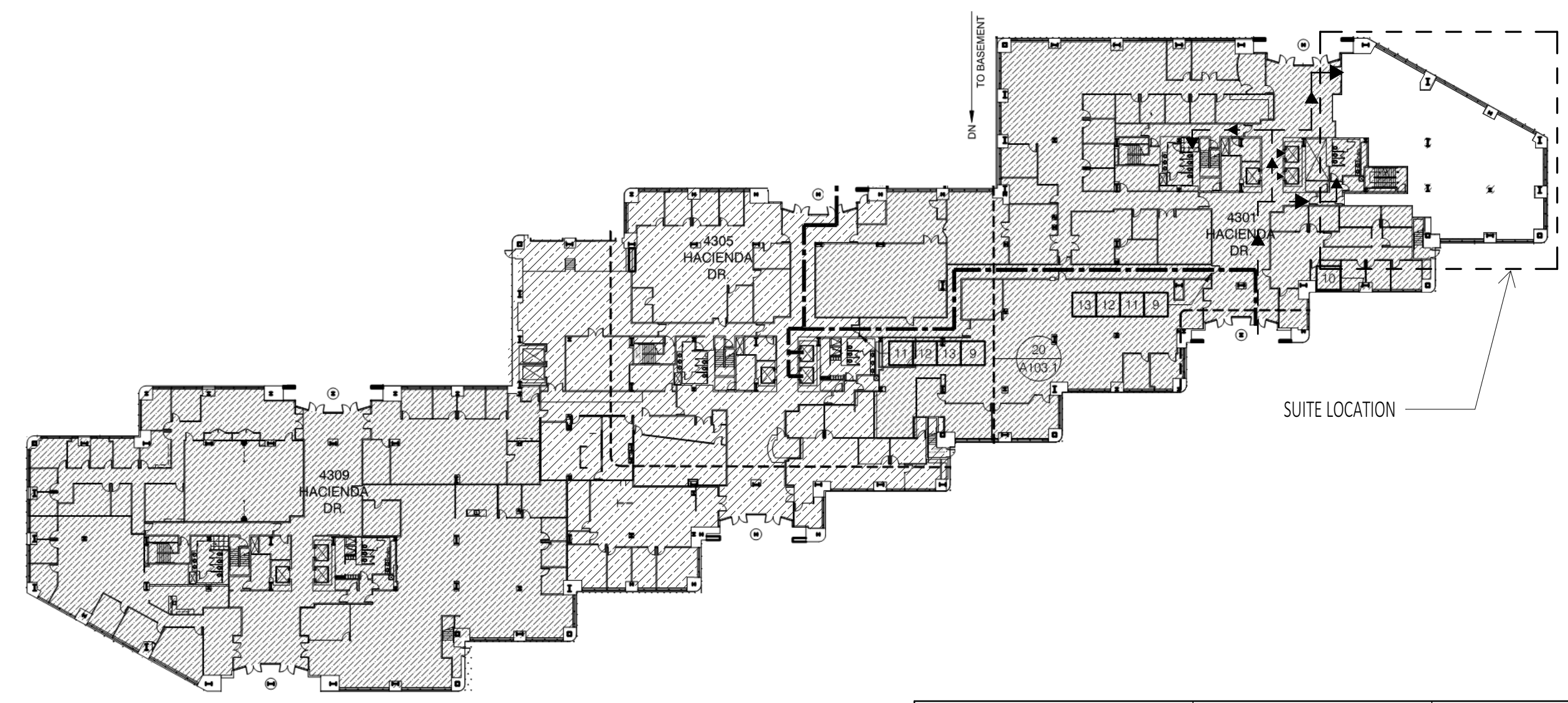
DATE	DESCRIPTION	DELTA
09/24/20	CUP DRAFT DRAWINGS	1

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DATE:	02/07/20
DRAWN:	ZW
REVIEWED:	DA
PROJECT NO.:	626436
SCALE:	As indicated
SHEET TITLE:	

**SUITE 120 - FLOORPLAN - PROPOSED**

SHEET NO: **A-300**



	FIXTURE	FIXTURES PROVIDED	FIXTURES REQUIRED
MENS	LAVATORIES	2	X
	WATER CLOSETS	3	X
	URINALS	2	X
WOMENS	LAVATORIES	4	X
	WATER CLOSETS	4	X
	DRINKING FOUNTAIN	X	X

FROM SUITE TO	PATH OF TRAVEL LENGTH FROM SUITE TO
RESTROOMS	WOMENS - 85'-6" MENS - 115'-0" SINGLE UNISEX TOILET - IN SUITE
EXIT STAIRWELL	N/A
ELEVATORS	N/A