



# 扬帆课后书苑 Yang Fan Academy

5925 W. Las Positas Blvd, #200, Pleasanton, CA 94588, 925-426-8866

PCWP-270

RECEIVED

JUN 08 2010

CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

From: Little Ivy League (LIL) School  
Subject: LIL Middle School Tutoring Program Business Description  
Date: June 4<sup>th</sup>, 2010

## Background

The LIL middle school program is a tutoring program emphasizing on Chinese literature learning as well as academic tutoring to middle school students. The LIL School is currently located at 5925 W. Las Positas Blvd #200, Pleasanton CA offering after school program to elementary students.

Due to the nature of shared-use of LIL's current facility, we do not have our dedicated offices and teacher prep rooms to facilitate our administrative function as well as to offer continuous training to our teachers. In addition, after 5 years of our inception, those students who started with LIL at the very beginning have now grown up and are ready to attend middle schools where their needs are substantially different. Given that LIL's current academic programs will no longer be sufficient to meet such needs, it is LIL's intention to open a new tutoring facility at 5933 Coronado Lane, Pleasanton, CA.

## Site Description and Floor Plan

The new site is located at the first floor of a two-story building, approximately 3000 square feet in size consisting of 7 classrooms and one conference/Teacher Prep room. See attached floor plan (Suite 1B-2191 SF and Suite 1A-800 SF). We plan to move in suite 1B as its current floor in August 2010 and will extend 800 SF to suite 1A (2 additional rooms) at later this year. The proposed suite 1B has direct access to the parking lot of the building.

The building has a total of 125 parking spaces.

## Program Description and Operation

This new facility will serve as LIL administrative offices as well as a tutoring site to offer program sessions specially tailored to meet the needs for students in the middle schools. Those sessions will include Chinese Literature Learning – a course that is designed for those students who had been attending LIL throughout their elementary years to continue their Chinese learning. In addition to the regular Chinese Literature Learning course, the new LIL facility will offer 8<sup>th</sup> grade Chinese AP course. Other more individualized classes will also be offered such as critical reading, essay writing, middle school math with focus on but not limited to pre-algebra, algebra and geometry. Each session will last from 1 hour to 1.5 hour.

LIL's new facility will stay open from 9:00 am to 8:00 pm on Mondays through Fridays and from 10:00 am to 4:00 pm on Saturdays. It is anticipated that the school administrative office will be open throughout the day and the teacher training programs will only be offered in the morning during weekdays. The hours from 3:30 pm to 8:00 pm from Mondays through Fridays will be typically scheduled for the middle school Chinese lessons, English and math tutoring classes. Classes offered will be either in the form of private (Teacher to student ratio 1:1) or semi-private tutoring (Teacher to student ratio 1:2), or small size classes (Teacher to student ratio 1:4 or 1:6). The new facility will offer single subject tutoring schedule with no back-to-back sessions. For example, Chinese for 6<sup>th</sup> grade is offered on Mondays at 3:30 pm,



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followed by Chinese for 7<sup>th</sup> grade students at 4:45 pm. Generally, students will take on private or semi private class per week and 2 small group classes per week. Students will pay their tutoring tuition session by session or buy prepaid bulk passes with 20 tutoring sessions per pass. Please see attached class schedule and payment structure for details.

There will be a maximum of 40 students and 4-5 teachers present at any given time. No full day camp, half day or summer camp will be run on this site.

## Parking and Traffic

Students will walk to this facility or be dropped off by their parents. LIL anticipates that most of the enrolled middle school students will be coming from Hart Middle School across the street.

The building has a total of 125 parking spaces. The parking ratio at the building is six spaces for every 1000 square feet of floor area. With the leasing space of approximately 3,000 square feet in floor area, LIL would theoretically be allocated 18 parking spaces though all parking spaces on site are shared use.

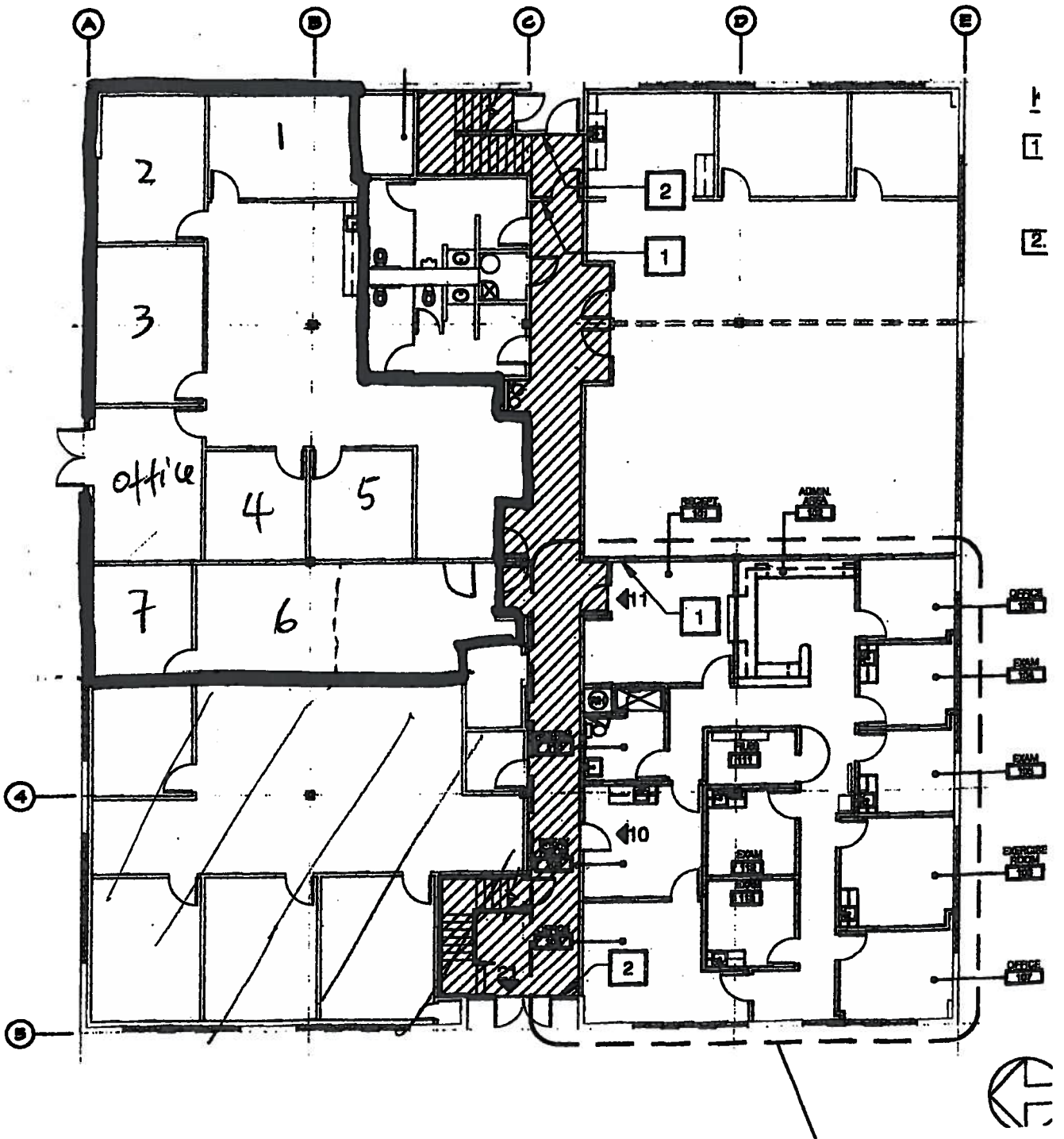
Following table provides projected traffic that would be generated by LIL middle school tutoring center based on the proposed program schedule and class structure at our **maximum capacity**.

Traffic Analysis (Mon through Fri)	
	Maximum cars
3:30	13 <sup>1</sup>
4:45	36
5:00	36
6:15	36
6:30	36
7:45	40 <sup>2</sup>

<sup>1</sup> Estimated 2/3 of the enrolled students will be from Hart Middle School across the street and 1/3 will be dropped by their parents. Four teachers will drive to the facility

<sup>2</sup> Includes 4 cars from the teachers

As the table indicates, maximum cars that will come to the site to pick students during hours of 5 to 7 pm is 18 cars. **No traffic will be generated between 5 to 6 pm, which is the most relevant traffic peak hour for Hacienda Business Park.**

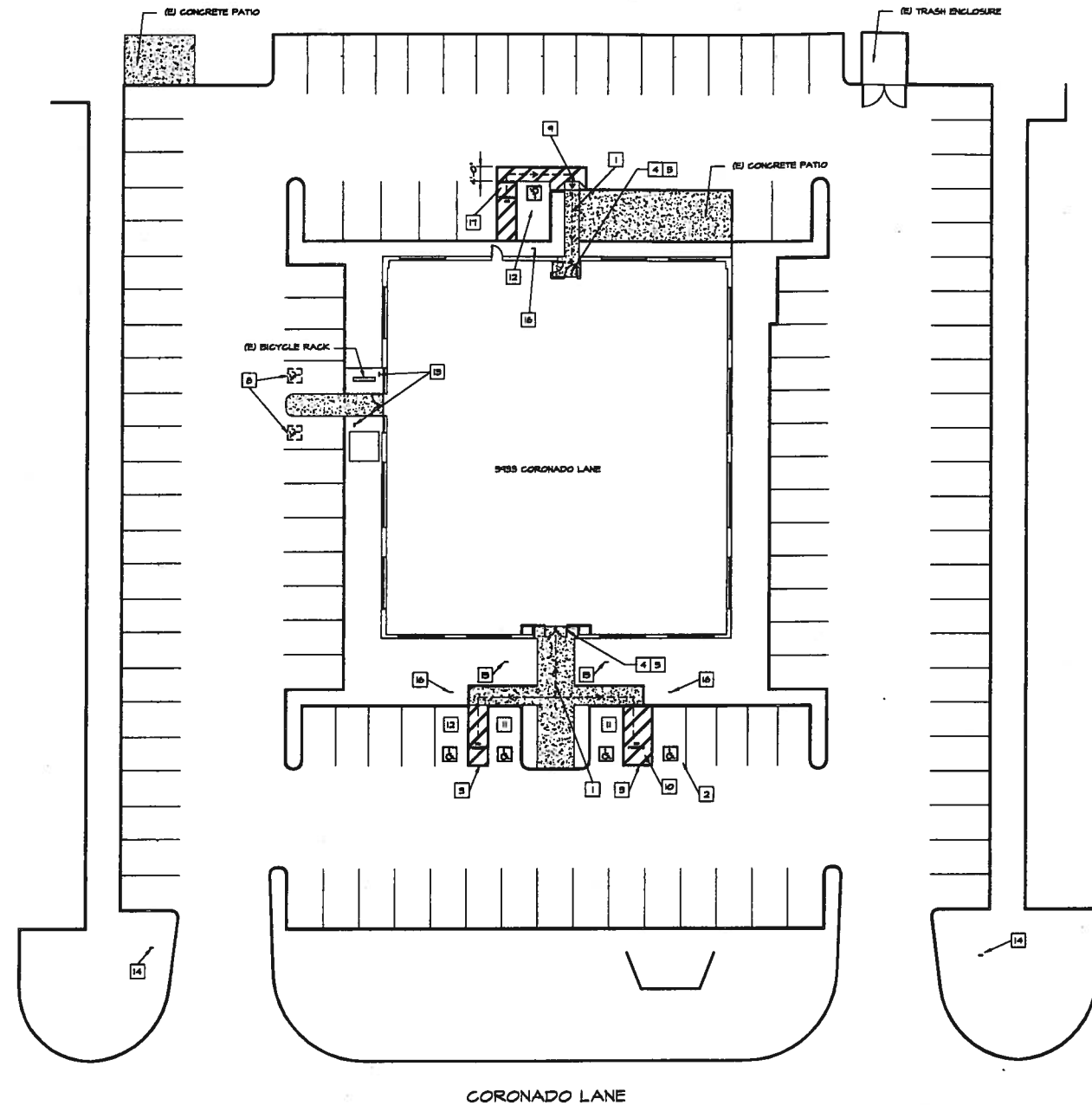


# Floor Plan

Little Ivy League  
 (Middle School)  
 5933 Coronado Lane

COMMERCIAL BUILDING  
SUBDIVISION

5933 CORONADO LANE  
PLEASANTON, CA 94588



KEY NOTES

- 1 ACCESSIBLE PATH OF TRAVEL
- 2 CONVERT (E) STALL TO A HANDICAP ACCESSIBLE VAN SPACE
- 3 STRIPED PATH LOADING ZONE ADD "NO PARKING" WHITE 12" HIGH LETTERING ON PAVEMENT.
- 4 BUILDING ACCESSIBILITY SIGN, SEE DETAIL 8/-
- 5 ACCESSIBLE ENTRY, SEE DETAIL 3/-
- 6 ACCESSIBLE CURB RAMP
- 7 FLAT, LEVEL SIDEWALK
- 8 REMOVE (E) H.C. PARKING PAVEMENT SIGNAGE
- 9 INSTALL A CURB RAMP WITH 2" WIDE STRIP OF TRUNCATED DOMES. SEE DETAIL 15/-
- 10 WIDEN (E) LOADING ZONE FROM 5'-0" TO 8'-0". REPAINT PARKING STALLS TO BE (1) H.C., (3) COMPACTS, (1) F.S. STALL.
- 11 (E) H.C. ACCESSIBLE PARKING SPACE. SEE DETAIL 20/-
- 12 CONVERT (E) PARKING STALL TO A H.C. ACCESSIBLE PARKING SPACE. SEE DETAIL 20/-
- 13 REMOVE (E) H.C. PARKING SIGNAGE AND POLE
- 14 INSTALL A SITE ENTRY SIGN AT 6'-8" A.F.F. AT THIS LOCATION SEE DETAIL 4/-
- 15 (E) H.C. PARKING STALL SIGN TO REMAIN.
- 16 INSTALL NEW OR RELOCATE (E) H.C. PARKING STALL SIGNAGE. SEE DETAIL 12/-
- 17 PAINT NEW DIAGONAL STRIPING ON THE PAVEMENT @ 3'-0" O.C. & "NO PARKING" WHITE 12" H. LETTERING ON PAVEMENT.

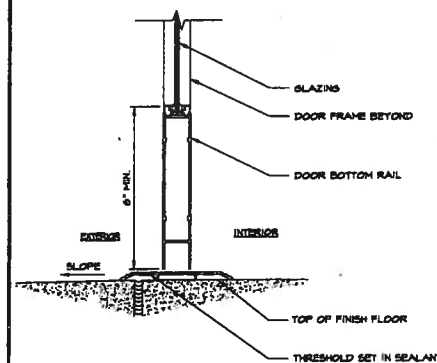
BUILDING AREA (S.F.)	19,570
PARKING SPACES REQUIRED/S.F.	1,150
REQUIRED PARKING SPACES	130
ALLOWABLE COMPACT SPACES (40% OF TOTAL)	52
REQUIRED H/C (SEE CHART BELOW)	5
REQUIRED VAN ACCESSIBLE SPACES	1
TOTAL PARKING STALLS PROVIDED	130
TOTAL COMPACT STALLS PROVIDED	48
TOTAL H/C STALLS PROVIDED	5
TOTAL VAN ACCESSIBLE SPACES PROVIDED	1

TOTAL PARKING IN LOT	MIN. H/C/STALLS
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER	2% PLUS 1 FOR EACH 100 OVER 1000

\* NOTE: 1 IN EVERY 8 H/C STALLS IS REQUIRED TO BE VAN ACCESSIBLE. IF ONLY ONE H/C STALL IS REQUIRED IT MUST BE VAN ACCESSIBLE.

2 PARKING CALCULATIONS

N.T.S.



3 STOREFRONT DOOR

3" = 1'-0"

All items, measurements and notes indicated or represented by this drawing are based on field and the propriety of all changes and items omitted, omitted and drawings of all work and in accordance with the contract documents. The contractor shall be responsible for all dimensions and quantities on the job and shall verify the validity of any conditions and the dimensions and quantities shown by these drawings.

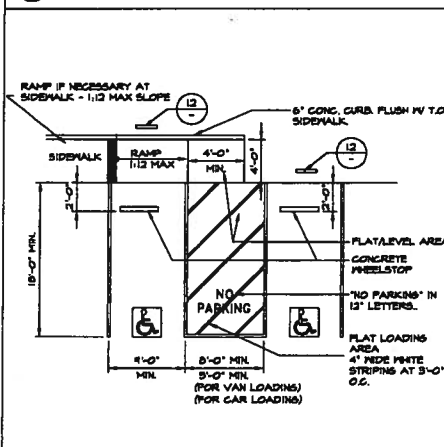
NO.	DATE	REVISION DESCRIPTION	BY
10-03-07	ISSUE FOR PERMIT	JAW	
11-08-07	REVISION	JAW	

SITE PLAN /  
PATH OF TRAVEL

PROJECT NAME:	COMMERCIAL BUILDING SUBDIVISION
JOB NUMBER:	593
BY:	DAW
REVIEWER:	AW
DATE:	09/07/07
SCALE:	AS NOTED

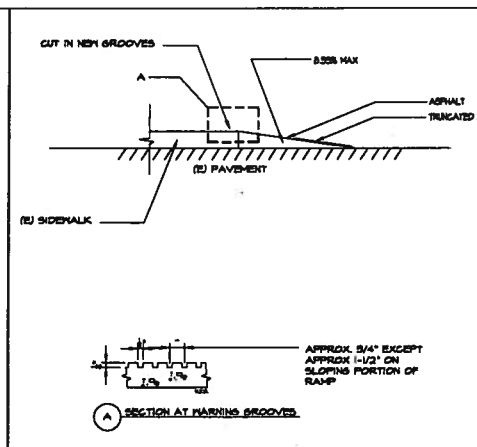
19 SITE PLAN

1/16" = 1'-0"



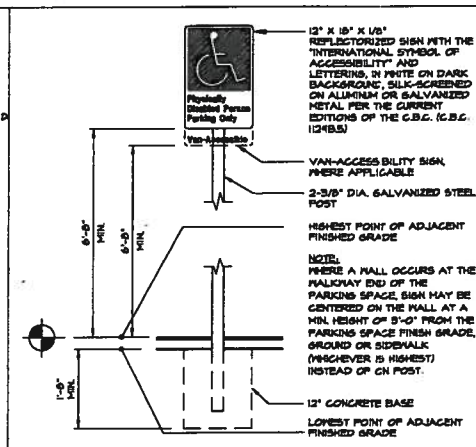
20 ACCESSIBLE PARKING STALL

1/8" = 1'-0"



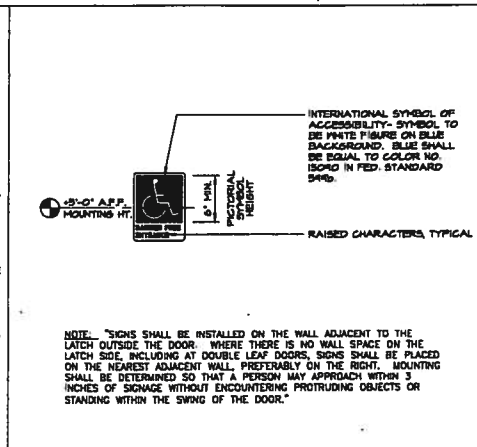
16 CURB CUT RAMP

1/4" = 1'-0"



12 H/C PARKING STALL SIGN

N.T.S.



8 ACCESSIBLE ENTRANCE SIGN

N.T.S.

4 TOWING SIGN

4 TOWING SIGN

N.T.S.

YangFan Middle School Tutoring Schedule (Mon through Fri)				
Period	Room 1, 2, 3	Room 4	Room 5	Room 6
3:30 -4:45	G6 Chinese (Teacher/Student Ratio 1:6)	G6 Essay Writing (Teacher/Student Ratio 1:4)	G6 Math (Teacher/Student Ratio 1:4)	G6 Critical Reading (Teacher/Student Ratio 1:4)
5:00-6:15	G8 AP Chinese (Teacher/Student Ratio 1:6)	G8 Essay Writing (Teacher/Student Ratio 1:4)	G8 Algebra 1 (Teacher/Student Ratio 1:4)	G8 Critical Reading (Teacher/Student Ratio 1:4)
6:30-7:45	G7 Chinese (Teacher/Student Ratio 1:6)	G7 Essay Writing (Teacher/Student Ratio 1:4)	G7 Pre-Algebra (Teacher/Student Ratio 1:4)	G7 Critical Reading (Teacher/Student Ratio 1:4)

YangFan Middle School Tutoring Schedule (Saturday)				
Period	Room 1, 2, 3	Room 4	Room 5	Room 6
10:00-11:15	G6 Chinese (Teacher/Student Ratio 1:6)	G6 Essay Writing (Teacher/Student Ratio 1:4)	G6 Math (Teacher/Student Ratio 1:4)	G6 Critical Reading (Teacher/Student Ratio 1:4)
1:00-2:15	G8 AP Chinese (Teacher/Student Ratio 1:6)	G8 Essay Writing (Teacher/Student Ratio 1:4)	G8 Algebra 1 (Teacher/Student Ratio 1:4)	G8 Critical Reading (Teacher/Student Ratio 1:4)
2:30-3:45	G7 Chinese (Teacher/Student Ratio 1:6)	G7 Essay Writing (Teacher/Student Ratio 1:4)	G7 Pre-Algebra (Teacher/Student Ratio 1:4)	G7 Critical Reading (Teacher/Student Ratio 1:4)