

## RESOLUTION NO. PC-2018-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON  
APPROVING A CONDITIONAL USE PERMIT APPLICATION AT 6691 OWENS DRIVE FOR  
SHENGMENG EDUCATION CENTER P18-0051

**WHEREAS**, on March 8, 2018, Shengmeng Education Center, applied for Conditional Use Permit approval to operate a tutoring facility for more than 20 students at any one time located at 6691 Owens Drive; and

**WHEREAS**, zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District; and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Existing Facilities), since the project would not result in the expansion of the exterior or the building and/or would be limited to interior alternations of the existing building. Therefore, no additional environmental review is required; and

**WHEREAS**, on July 11, 2018, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties; and

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Findings for Conditional Use Permit Approval

With respect to the approval of P18-0051, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

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

Some of the objectives of the zoning ordinance are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and ensure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. As conditioned, the Planning Commission finds the proposed tutoring facility would be consistent with these objectives and would create more educational facilities within the City. The tutoring facility would be operated so as to not impact or interfere with the surrounding uses in that the number of students, hours of operation, drop-off/pick-up procedures, and staffing levels would not generate substantial noise, parking demand, or traffic.

The subject site is zoned PUD-I/C-O) (Planned Unit Development – Industrial/Commercial-Office) District, which generally has the characteristics of the City's I-P (Industrial Park) District. One purpose of the I-P District is to provide locations for uses that can operate in close proximity to commercial and residential uses with minimum mutual adverse impacts. As conditioned, the Planning Commission finds the proposed tutoring facility would be consistent with the Zoning Ordinance objectives and zoning district purposes in that it would be operated so as to not impact or interfere with the adjacent/nearby uses. The proposed tutoring facility would be operated entirely indoors on a property with an adequate circulation system and parking supply to support the proposed use. The applicant would also be required to mitigate any future nuisances that may occur as a result of the proposed use.

**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.**

As conditioned, the Planning Commission finds the proposed tutoring facility would make a good neighbor, since all of its proposed activities would occur indoors, would generally be scheduled outside of the operating hours of nearby commercial uses, and would not involve large numbers of attendees. Tutoring facilities generally do not subject surrounding uses to heavy truck traffic, hazardous odors, high noise levels, or other objectionable influences. If the recommended conditions of approval are followed, the Planning Commission finds the proposed tutoring facility would not be detrimental to the adjacent/nearby uses. All streets around the subject site are designed per City standards to provide safe ingress and egress into and out of the site. In addition, there is adequate parking available to meet the project's demand. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use.

**C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.**

The site's zoning conditionally permits tutoring facilities with more than 20 students at any one time. Granting a CUP for the proposed use would be consistent with the City's ability to regulate zoning as listed in Chapter 18.124 of the Municipal Code. In addition, the Planning Commission finds that, as conditioned, the proposed use will comply with all provisions and requirements of the City's zoning ordinance and the approved PUD for Pleasanton Business Park.

Section 2:

The Planning Commission hereby approves Case P18-0051, the application of Shengmeng Education Center for Conditional Use Permit approval to operate a tutoring facility located at 6691 Owens Drive subject to the Conditions of Approval shown in Attachment 1, attached hereto and made part of this case by reference.

Section 3:

This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

**PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on July 11, 2018, by the following vote:**

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

ATTEST:

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Ellen Clark  
Secretary, Planning Commission

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David Nagler  
Chair

APPROVED AS TO FORM:

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Julie Harryman  
Assistant City Attorney

**EXHIBIT A**  
**DRAFT CONDITIONS OF APPROVAL**

**P18-0051, Conditional Use Permit**  
**6691 Owens Drive**  
**Shengmeng Education Center**  
**July 11, 2018**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for Conditional Use Permit approval to operate a tutoring facility located on Assessor Parcel No. 941- 2817-006-00 at 6691 Owens Drive. Development shall be substantially as shown on the project materials listed below:

- a. Narrative and Project plans, Exhibit B, prepared by Shengmeng Education Center, dated "Received" on May 30, 2018, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

**THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. **APPROVAL AND REVISIONS:** The proposed use shall be in substantial conformance with the "Approved Plans," except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits.
2. **EXPIRATION – CONDITIONAL USE PERMIT:** This Conditional Use Permit (CUP) approval will lapse and shall become void one year following the date on which the CUP became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.

3. **APPEAL PERIOD:** The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
4. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

### **PLANNING DIVISION – 925-931-5600**

#### **Conditional Use Permits**

5. **NOISE:** The applicant shall:
  - a. Keep all exterior doors of the building closed when not being used for ingress/egress purposes.
  - b. Inform all students, parents/guardians, and guests to not loiter outside of the building and to be courteous and quiet when entering or leaving the parking area.  
**Project specific condition.**
6. **MAINTENANCE:** The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
7. **MODIFICATIONS:** If additional hours of operation or activities beyond what is stated in the "Approved Plans" are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
8. **CONDITIONAL USE PERMIT REVIEW:** If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.
9. **SIGNAGE:** This approval does not include approval of any signage for Shengmeng Education Center. If signs are desired, Shengmeng Education Center shall submit a sign proposal to the Planning Division for review and approval prior to sign installation.
10. **EXTERIOR CHANGES:** Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

11. RELOCATION: If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.
12. IMPACT FEES: The applicant shall pay the required sewer fees, traffic impact fees, and all other fees the proposed use may be subject to prior to occupancy. The type and amount of the fees shall be those in effect at the time of occupancy.
13. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work.
14. BUILDING AND FIRE CLEARANCE: Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.
15. Parents and guardians shall park in parking stalls when dropping off or picking up students. No double parking, parking in drive aisles, or curbside drop-off or pick-up shall be permitted. **Project specific condition.**

**Description of Proposal (Narrative):**

This narrative is organized to respond to the nine (9) inquiries in the comment letter about our preliminary CUP application (#P18-0011) dated 2/21/2018 from Natalie Amos, the Associate Planner. It was further revised to address a new comment letter dated on April 6, 2018 about our initial CUP Application P18-0051.

A check of \$807 was submitted with the initial CUP application as the CUP application fee.

**1. Proposed Use**

Shengmeng Education Center (SME) leased the property at 6691 Owens Dr., Pleasanton, CA 94588 with an area of approximately 8,429 square feet as a tutoring center. SME is a comprehensive educational service provider whose **objective** is to prepare students for today's competitive academic environment and future career success. It is the SME's goal to build confidence and good foundation in their patrons.

The SME business operations focus on the programs in language and culture, mathematics, sciences and technologies. SME primarily serves school age children for grades 4<sup>th</sup> -12<sup>th</sup>. Our programs are catered to suit students' individual needs including (1) tutoring and homework assistance, (2) general skill development, and (3) standardized testing preparation.

**Expected number of people in the SME facility**

- Staff and teachers: Up to 30 people
- On-site staff and teachers: Up to 12 people at a time (only 8 tutoring rooms available)
- Potential patrons: Average 3 potential patrons/customers at a time
- Enrolled Students: Up to 200 total enrollments
- On-site Students: Up to 60 students at a time

**Hours of operations**

Exhibit A shows the SME course schedule in a table. Listed below are the SME business hours and the class sessions and corresponding times.

- Administrative Staff: Monday through Friday: 11:00 AM - 9:15 PM;  
Saturday: 8:45 AM - 9:15 PM  
Sunday: 1:00 PM - 9:15 PM

Teaching and Tutoring: Monday through Friday:

<u>Class Session</u>	<u>Time</u>
1 <sup>st</sup>	3:50 PM – 6:10 PM.

2<sup>nd</sup> 6:30 PM – 8:00 PM.

3<sup>rd</sup> 7:00 PM – 9:00 PM.

Saturday:

1<sup>st</sup> 9:00 AM – 10:00 AM.

2<sup>nd</sup> 9:00 AM – 12:00 PM.

3<sup>rd</sup> 1:00 PM – 3:00PM.

4<sup>th</sup> 3:30 PM – 5:30 PM.

5<sup>th</sup> 6:30 PM – 8:30 PM.

Sunday:

1<sup>st</sup> 1:30 PM – 3:30 PM.

2<sup>nd</sup> 4:00 PM – 6:00 PM.

3<sup>rd</sup> 6:30 PM –8:30 PM.

## 2. Site and Building Modification:

SME did not modify the building and has no plans for any building modification

## 3. Impact on parking:

**Table 1. Primary measures to reduce traffic congestion and impact on the parking**

No.	Measures	Objective
1	Begin our first class at 3:45pm or later after Sunflower completes its student drop-off by 3:30pm	Avoid the start time overlap with the adjacent tenant
2	Limit our enrollment to no more than 20 students before 6:30pm	Completely eliminate traffic congestion and parking needs
3	Start the classes 30 min apart for overlapping classes, e.g., 18:30-20:00 and 19:00-21:00	Reduce traffic congestion and parking needs
4	Inform the parents to drop off their students and park their cars to the south side of the building through our website, social media groups, emails, and classroom announcement	Avoid the congestion at the front entrance
5	The property owner agreed to install a monument sign at the southern entrance to direct the traffic to the back parking lots	Avoid the congestion the front entrance



The building hosts two tenants SME and Sunflower Academy (SFA) and provides total 63 parking stalls for the building size of 17,029 S.F. See Exhibit B for the site plan of 6691 Owens Drive. The SME usage area at 6691 Owens Dr. is 8,429 S.F., slightly less than one half of the building. This gives SME a share of at least 31 parking stalls. However, there are no clear boundary lines to divide the hundreds of shared parking spaces at Pleasanton Park Business Center. The building owner does not have any shared parking agreement with neighbors. The remaining businesses at Pleasanton Park Business Center close by 5pm (Table 3). This gives plenty of vacant overflow parking stalls for SME in the weekday evening after 6:00 pm and the entire weekend.

**Table 3. Business hours of Pleasanton Park Business Center**

<b>Company</b>	<b>Business Hour</b>
Sunflower Academy	12pm - 6:30pm M - F
SF Police Credit Union	9am - 5pm M - F
Alameda DSA	9am - 5pm M - F
Allegion	7:30am - 4:30pm M - F
Trumark	9am - 5pm M - F

Table 4 shows the on-site traffic and parking needs from Monday to Friday. We assume that 50% of parents will stop and park their cars during drop-off and pick-up, and another half will drive through. Our peak parking need is 26 parking stalls around 18:55, which is less than our allocated 31 stalls. Our parking need is below 20 stalls before 6:30PM. We have spare parking to accommodate a few potential patrons.

We scheduled the classes for high school students after 6:30pm during the weekdays when most of business are closed. Our recent test of the market also revealed that student enrollment for the classes from 3:50pm – 6:10pm is quite low because students could not get rides to SME, which helps reduce traffic and parking congestion during the afternoon rush hours. Therefore, there is no need to direct patrons and manage the parking.

The current tenant SFA at 6693 Owens Drive occupies another half of the same building. SFA primarily provides after school service for elementary school kids. Its operating hours are usually from 10AM to 6:30PM and kids are coming starting from 12:00PM to 3:30PM while SME won't start its tutoring session until 3:50pm to prevent patrons from competing for parking spaces. SFA generally utilizes less than their share of parking as the kids are primarily dropped off by their picking-up Vans. The parents at SFA are randomly picking up their kids between 5-6:30PM when SME's business is often slow. So SME and SFA will not compete for site roadways and parking stalls.

**Table 4: Parking and traffic impact from Monday to Friday**

Time	Class Time	Activity	# of People	Needed Parking	Cumulative Occupied Stalls
11:00		Staff check in	2	2	2
15:30		Staff checks in	1	1	3
15:45	15:50-18:10	Teachers arrive	4	4	7
15:50	15:50-18:10	Parents drop off students	20	10	17
15:55	15:50-18:10	Parents leave the site	10	-10	7
18:10	15:50-18:10	Parents pick up students	20	10	17
18:15	15:50-18:10	Parents and students leave	10	-10	7
18:15	15:50-18:10	Teachers leave	4	-4	3
18:15		Staff check out	2	2	5
18:20	18:30-20:00	Teachers arrive	2	2	7
18:25	18:30-20:00	Parents drop off students	25	13	20
18:30	18:30-20:00	Parents leave the site	13	-13	7
18:30		Staff leave	2	-2	5
18:50	19:00-21:00	Teachers arrive	3	3	8
18:55	19:00-21:00	Parents drop off students	35	18	26
19:00	19:00-21:00	Parents leave the site	18	-18	8
20:00	18:30-20:00	Parents pick up students	25	13	21
20:05	18:30-20:00	Parents and students leave	25	-13	8
20:10	18:30-20:00	Teachers leave	2	-2	6
21:00	19:00-21:00	Parents pick up students	35	18	24
21:05	19:00-21:00	Parents and students leave	18	-18	6
21:10	19:00-21:00	Teachers leave	3	-3	3
21:15		Staff check out and close	3	-3	0

#### 4. Floor Plan and Site Plan

We enclosed a scaled floor plan (see Exhibit C) and clearly marked the room number, the size of the room, the plan scale and the purpose of all rooms. The SME facility consists of the following rooms:

8 classroom rooms numbered from #1 to #8

1 multi-purpose room

2 staff offices

1 IT/Server room

1 kitchen

1 restroom with men's and women's rooms separated from the other tenant

1 open library in the central open space

**Table 5. Facility room information**

Room No.	Function	Size(ft)	Max Occupancy	Tables	Chairs
#1	Classroom	21 x 20	26	26	26
#2	Classroom	16'1 x 14	12	12	12
#3	Classroom	17 x 14	15	15	15
#4	Tutor room	17 x 14	6	6	6
#5	Tutor Room	11'7 x 12	2	2	2
#6	Classroom	17'4 x 12	10	10	10
#7	Tutor Room	11'1 x 12'8	6	6	6
#8	Tutor Room	11'1 x 12'8	2	2	2
MPR	Multi Purpose	36 x 18	30	30	30
Office #1	Admin Office	12.5 x 14	2	2	2
Office #2	Manager Office	11'1 x 12	1	1	1
Kitchen	break room	11 x 27	6	1	6
Open Library	Wait room	About 3,000	100	7	14

The spacious "Open Library" is a waiting place for patrons and a large break room for students and teachers. We provide 7 tables and 14 chairs for some patrons who wait longer.

The access doors between two building tenants are locked and alarm-monitored by ADT to prevent cross-access through the bathrooms. The main entrance will be the north door. SME also allows staff and patrons to enter the facility through the west door. The south door will be used by staff for loading and unloading (see Exhibit C - Floor Plan).

## **5. Choir and Dance Classes**

We are not planning to offer any choir and dance classes.

## **6. Building and Safety**

SME did not modify the building and has no plan to modify the building at this time.

## **7. Fire Safety**

The maximum capacity of each room is listed in Table 5 above. We clearly marked the exit route from each room on Exhibit D. About 80 overhead sprinklers are available.

## **8. Traffic**

SME minimizes the traffic impact with the following efforts:

- 1) Having no classes in all morning and most of the afternoon from 6am to 3:45pm during weekdays , so that SME does not incur any traffic during morning rush hours and does not compete for on-site roadways and parking spaces when our neighbor Sunflower Academy needs them most from 3pm to 3:30pm for drop-offs
- 2) Scheduling much fewer classes from 3:50 pm to 6:10 pm (less than 20 students) during weekday afternoon rush hours and have the classes start before the rush hour at 4pm and end the class after 6pm
- 3) Scheduling most of our classes after 6:30pm during weekdays and whole day during the weekend
- 4) Most of parents pick up or drop off their students without parking their vehicles. Some parents may park their car for up to 5-15 minutes to escort their young children to the classroom or to pick up their children in the facility.
- 5) There could be some occasions when parents have scheduling conflicts and SME will then assist in arranging and coordinating for rides for the child via other parents in the form of carpooling or ride-sharing. The school does not own or operate vehicles, nor house vehicles on site.
- 6) SME uses computers for student check-in and check-out to speed up the process

Four out of five businesses at Pleasanton Park Business Center close by 5pm (Table 3). This ensures little or no traffic congestion in this business center.

In conclusion, SME has little or no impact on the traffic during the rush hours, which is supported by the enclosed SME class schedule (Exhibit A) and observed daily traffic condition by SME staff. We don't think SME is liable for any traffic impact fee.

### **9. Agreement for Shared Parking**

The Southwind Properties, LLC, the owner of the building, does not have any written agreement on the shared parking. It is well understood that the parking spaces in Pleasanton Park Business Center are shared by all businesses and their patrons.

### **10. Drop Off and Pick-Up Policy**

We are asking that all patrons dropping their children off before class and coming to pick them up after class follow the policy below.

Please don't park in the front of the main entrance of the site (north of the building) to avoid the traffic congestion especially during the following times: 3:30 pm – 6:30 pm from Monday to Friday.

After parking in the south side of the building, please use our west entrance to drop off and pick-up your children.

### **List of Exhibits**

- A. SME course schedule
- B. 6691 Owens Drive Site Plan
- C. 6691 Owens Drive Floor Plan
- D. Emergence exit routes in the facility

### Shengmeng Education Class Schedule

<b>Mon</b>		<b>15:50 - 18:10</b>				<b>18:30 - 20:00</b>		<b>19:00 - 21:00</b>		
	Course	English Tutoring	Spanish I	Chinese Tutoring	Math	Math Test Prep	Timed Writing	Honor PreCalculus	Honor Chemistry	Algebra 1
	Grade	Grades 4-5	Grades 4-6	Grades 4-5	Grades 4-5	Grades 7-8	Grades 8-9	Grades 9-11	Grades 9-11	Grades 7-9
	Students	2	6	2	4	10	10	6	10	15
	Room No.	#5	#4	#8	#6	#2	#3	#4	#6	#1

<b>Tue</b>		<b>15:50 - 18:10</b>				<b>18:30 - 20:00</b>		<b>19:00 - 21:00</b>		
	Course	English Tutoring	Math Olympiads	Chinese Tutoring	ESL Tutoring	Spanish II	Grammar/Writing	Geometry	Honor Physics	Algebra II
	Grade	Grades 5-6	Grades 4-6	Grades 5-6	Grades 5-7	Grades 6-7	Grades 6-8	Grades 8-9	Grades 9-11	Grades 9-10
	Students	2	6	2	4	10	10	15	10	10
	Room No.	#5	#4	#8	#6	#2	#3	#1	#6	#4

<b>Wed</b>		<b>15:50 - 18:10</b>				<b>18:30 - 20:00</b>		<b>19:00 - 21:00</b>		
	Course	English Tutoring	Math Olympiads	Math Test Prep	Chinese Tutoring	Etiquette Class*	Public Speech	AP Spanish	Honor Chemistry	AP Chemistry
	Grade	Grades 6-7	Grades 6-8	Grades 5-6	Grades 6-7	Grades 4-6	Grades 4-6	Grades 10-12	Grades 9-11	Grades 10-12
	Students	2	6	2	4	10	15	6	10	15
	Room No.	#5	#4	#8	#6	MPR	#1	#4	#2	#3

<b>Thu</b>		<b>15:50 - 18:10</b>				<b>18:30 - 20:00</b>		<b>19:00 - 21:00</b>		
	Course	English Tutoring	Math Counts	Math Test Prep	Chinese Tutoring	Etiquette Class*	Public Speech	AMC 10/12	Python Beginner	Geometry
	Grade	Grades 5-6	Grades 7-8	Grades 5-6	Grades 4-5	Grades 6-8	Grades 6-8	Grades 8-11	Grades 5-8	Grades 8-9
	Students	2	6	2	4	10	15	10	10	10
	Room No.	#5	#4	#8	#6	MPR	#1	#2	#3	#6

<b>Fri</b>		<b>15:50 - 18:10</b>				<b>18:30 - 20:00</b>		<b>19:00 - 21:00</b>		
	Course	English Tutoring	Math Olympiads	Math Test Prep	Chinese Tutoring	Etiquette Class*	Public Speech	Python**	Honor Chemistry	AP Physics II
	Grade	Grades 4-5	Grades 4-6	Grades 5-6	Grades 6-7	Grades 9-12	Grades 4-6	Grades 10-12	Grades 9-11	Grades 10-12
	Students	2	6	2	4	10	15	10	10	10
	Room No.	#5	#4	#8	#6	MPR	#1	#2	#3	#6

<b>Sat</b>		<b>9:00 - 12:00</b>			
	Course	SAT I Test Prep	AT II Chem Review	SATII Bio Review	AIME
	Grade	Grades 7 - 11	Grades 9 - 11	Grades 9 - 11	Grades 9-12
	Students	15	10	10	10
	Room No.	#1	#2	#3	#6

<b>Sat</b>		<b>13:00 - 15:00</b>				<b>15:30 - 17:30</b>		<b>18:30 - 20:30</b>		
	Course	AMC*** 8	Olympics Physics	English Literature	Python Advanced	Public Speech	ESL English	College Essay	AMC*** 10/12	AP Java
	Grade	Grades 6-8	Grades 9-12	Grades 6-8	Grades 7-11	Grade 6-8	Adults	Grades 11 - 12	Grades 8 - 11	Grades 9 - 12
	Students	15	10	15	10	20	10	10	10	10
	Room No.	#1	#2	#3	#6	#1	#6	#2	#3	#6

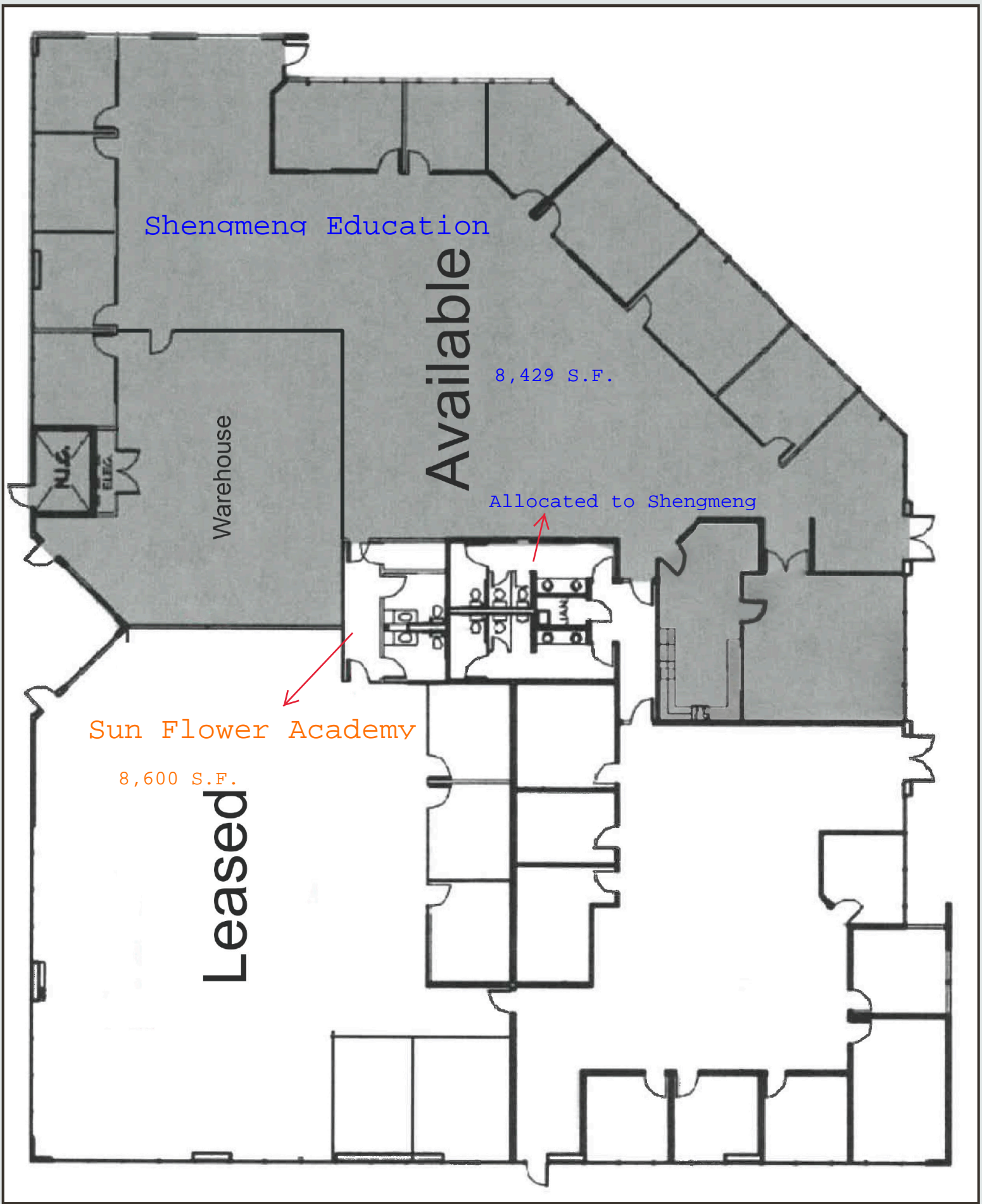
<b>Sun</b>		<b>13:30 - 15:30</b>				<b>16:00 - 18:00</b>		<b>18:30 - 20:30</b>		
	Course	AP Chemistry	AP Physics I	AP Biology	AP Statistics	AP Physics C	AP Chinese	Speech/Debate	Honor Chemistry	AP Calculus
	Grade	Grades 10-12	Grades 9-12	Grades 10-12	Grades 11-12	Grades 11-12	Grade 10-12	Grade 6-8	Grades 9 - 10	Grades 10-12
	Students	10	10	10	10	10	10	20	10	10
	Room No.	#1	#2	#3	#6	#2	#3	#1	#2	#6

### **Shengmeng Education Class Schedule**

- \* Etiquette class teaches teenage students social skills such as eye contact, handshakes, table manners and conversation.
- \*\* Python class is intended for students from 4th to 12th grades to learn computer programming in Python, an emerging computer programming language for artificial intelligence.
- \*\*\* AMC stands for American Mathematics Competitions. AMC 8 is offered for students up to the 8th grade







Shengmeng Education

Available

8,429 S.F.

Warehouse

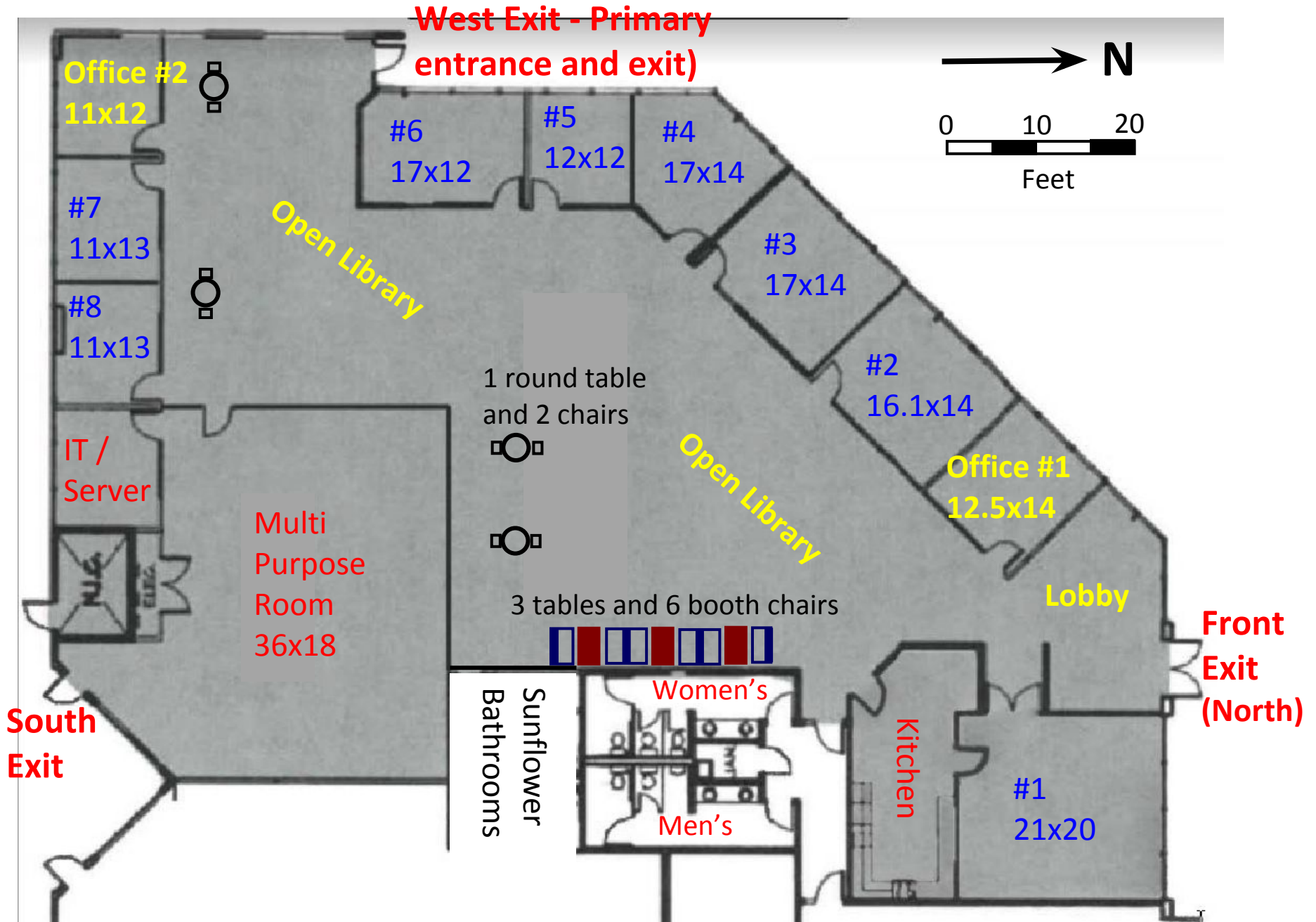
Allocated to Shengmeng

Sun Flower Academy

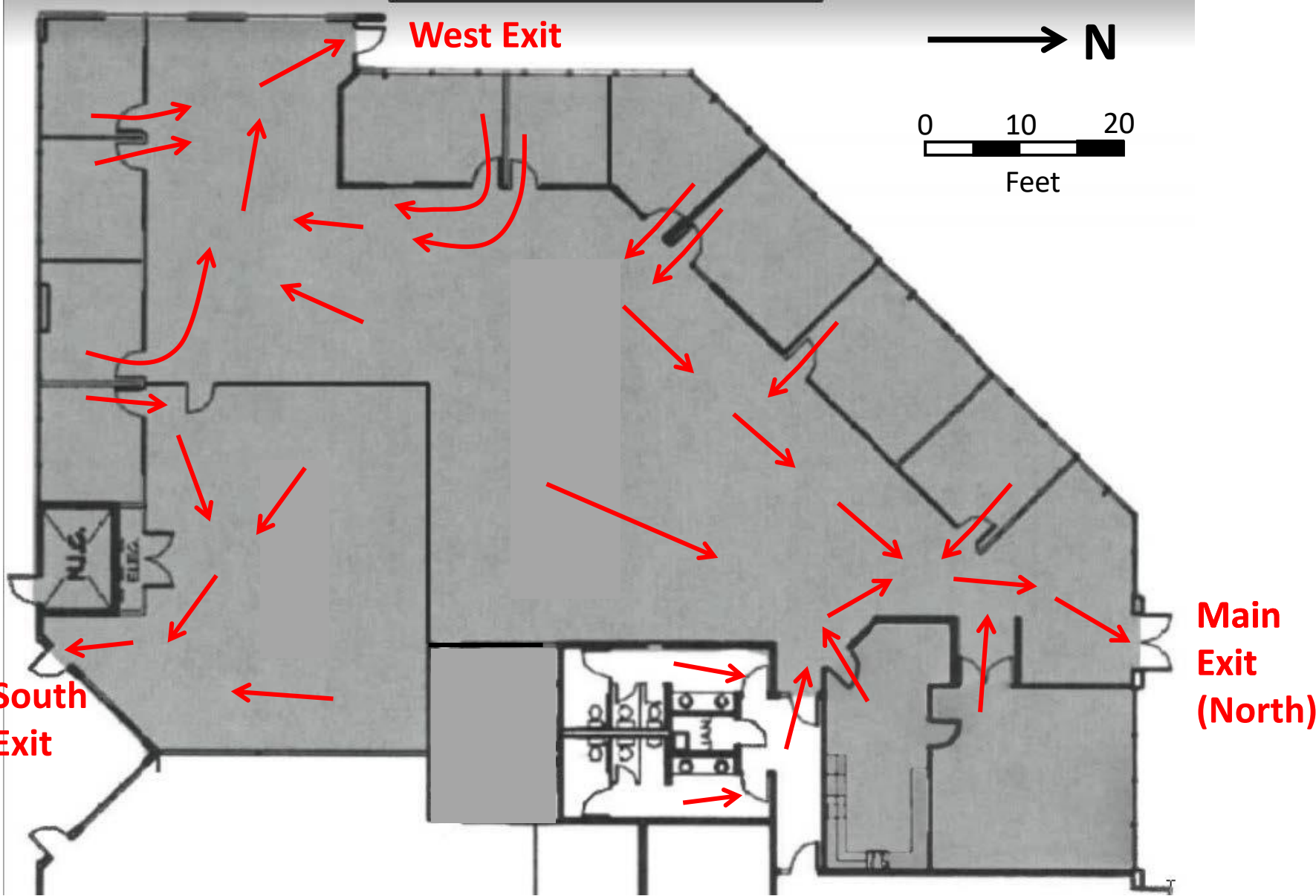
8,600 S.F.

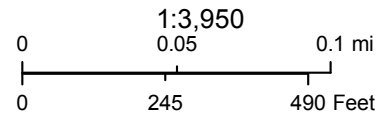
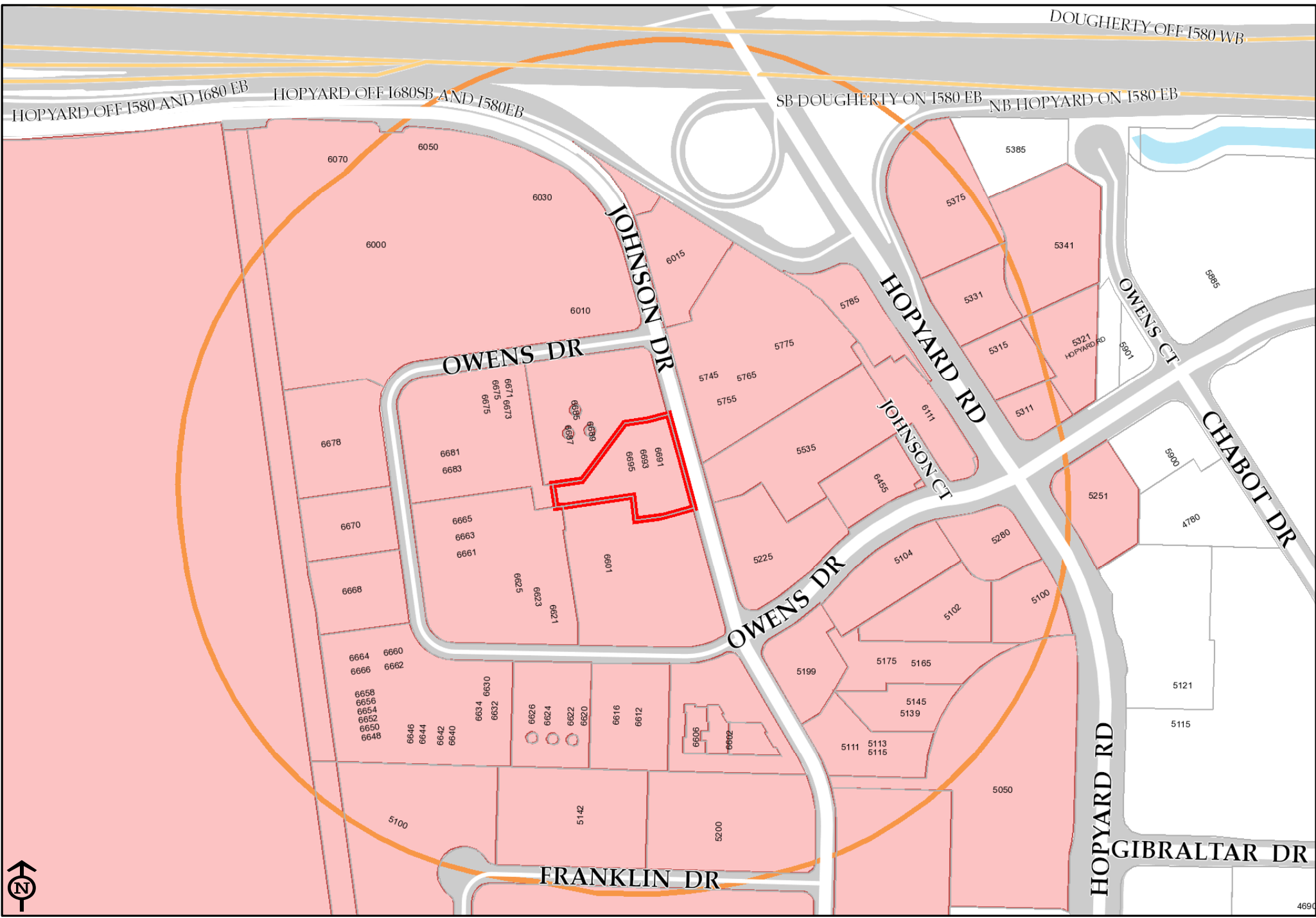
Leased

# 6691 Owens Drive Floor Plan



# 6691 Owens Drive Emergency Exit Routes





P18-0011, Shengmeng Education Center, 6691 Owens Drive