

# Quarry Lane School Tutoring Center Conditional Use Application

## - Business Description -

**Applicant:** The Quarry Lane School

**Current School Locations:**

6363 Tassajara Rd, Dublin CA, 94568 (K-12 Facility/Int'l Academy)  
3750 Boulder St, Pleasanton CA, 94566 (Pre-School Facility)  
4444B Black Ave, Pleasanton CA, 94566 (Pre-School Facility)

**New Location:** 5959 W. Las Positas Rd, Pleasanton CA, 94566 (Tutoring Center)

**Summary:**

The Quarry Lane School has purchased a building at 5959 W. Las Positas in order to develop its existing training and skill development program referred to as tutoring in this document. The proposed new training and skill development center will occupy the ground floor of the two story building, or exactly half of the entire square footage. While the second Floor is anticipated to be leased as office space. Parking will be shared equally between the two entities.

The tutoring Program is available to provide middle school and high school students in the community with the opportunity to expand their knowledge in areas they see fit. Whether it is to strengthen their knowledge of a specific subject, accelerate their academic success, or improve standardized test results, the tutoring program's mission is to help students achieve their academic goals. This program is open all year both during the school year and during the summer. Current QLS teachers will be teaching at the tutoring center in the afternoons and evenings. Additional employees are hired as needed and tutoring instructors may also be hired to teach single subjects. Tutoring may either be offered to small groups according to demand or as individual sessions. Typically several sessions will be needed to fully cover a given topic, and typically these will be offered once a week. Students are expected to come to their tutoring session and then return home. Students having concurrent sessions are very unlikely. In any case, the ratio will be of 1 instructor to every 8 students, maximum. Refer to Appendix 5 for sample schedule and student/teacher ratios.

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**EXHIBIT B**

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**Facility:**

The proposed facility is at 5959 W. Las Positas Blvd, Pleasanton CA. It is a 29,260 Sq. Ft., free standing, two story building with 117 parking spaces. The facility is located on a two acre corner lot between the W. Las Positas Blvd and Coronado Lane (See attached Appendix 1 and Appendix 2).

Only the first floor will be used for the tutoring center, the second floor will be leased to another party for office space. Little to no changes are anticipated to the layout of the first floor (See attached appendix 3 & 4, showing first and second floor plans respectively). Half of the parking spaces (58) will be attributed to the tutoring center, while the remaining 59 will be allocated for the office space entity. The facility has remained empty for the last two years, now awaiting approval of the Conditional Use Permit.

**Operational Hours:****Tutoring Program**

Monday through Friday: 3:45 PM to 9:15 PM

Saturday-Sunday: 9:00 AM to 5:00pm

**Maximum number of students:**

There will be a maximum of 200 students enrolled in the program at one time. These students will be aged from 10-20. However, a large majority of the students will be of high school age. In any case, the tentative schedule attached anticipates no more than 52 students at one time during the week and up to 51 students maximum during the weekend. The ratio of instructor per students will never be less than 1/8. It is anticipated that there will be 5-10 instructors and 1-2 administrator(s), present at any given time during operational hours for both school year and summer time.

**Program Descriptions and Operations:**

The tutoring program at 5959 W. Las Positas will offer sessions in the following subjects, based on enrollment: English, Mathematics, all Sciences subject, Social Studies, SAT Prep., ACT Prep., as well as college preparatory courses. TOEFL preparation will be offered to ESL students as well. Additional teacher-training programs may also be offered during weekdays.

The training center will be operational afternoons and evenings, during the week and on the weekends throughout the school year and during the summer. Other more individualized classes will also be offered. The first session during week days will be 2.5 hours (from 3:45pm - 6:15pm) to span the peak traffic hours of 4-6pm. In general other sessions will last from 1 hour to 2 hours.

**Transportation and Parking**

Since the maximum anticipated number of students and teachers is 62 during the week, it can be inferred that not more than 52 car trips would be generated by students shortly before 3:45pm and possibly 69 car trips between 6:00pm and 6:30pm as students leave, or arrive for the next session. Since most students will be driven, these numbers could be multiplied by two if we assume the driver will not wait while the student is being tutored. On the weekends, not more than 79 car trips would be anticipated near the end of the first session. This excludes the likelihood that some students will be carpooling.

The parking lot contains 117 parking spots, which will be shared equally with the future second floor office tenants. Thus, 58 parking spaces will be attributed to the tutoring center. The approved parking ratio at the building is four spaces for every 1000 square feet of floor area.

For the parking spots reserved for the school, parking permits will be assigned to each spot. In order for students to park in the parking lot they will be required to obtain a parking permit. Parking permits will require students to register their vehicles with Quarry Lane. All student drivers are expected to show proof of insurance, valid driver's license and registration of their vehicle in order to qualify for a parking permit. It is anticipated that most of the students will be high school age. Based on Quarry Lanes current operations, we estimate that 2/3rds of the high school age student population do not drive themselves, rather they are driven by their parents. With 2/3 of students being driven to school, it can be inferred that at peak times student will require no more than 16 spaces during the week, and not more than 31 spaces on the weekend. At peak times, teacher & administrator parking would require at most 9 parking spaces during the week and 14 parking spaces on the weekend.

With the operating hours M-F between 3:45pm -9:15pm & Sat-Sun 9:00am - 5:00pm, the impact on Hacienda Business Park traffic should be limited. Little traffic will be generated week days between 4 to 6 pm (the most relevant traffic peak hour for Hacienda Business Park), since the first session will span from 3:45pm - 6:15pm.

#### **Typical Tutoring Courses offered:**

A multitude of options will be offered to respond to the demand of the market and enrollment numbers.

Below are typical tutoring sessions designed for the training center:

#### **Dynamics of Critical Reading & Creative Writing (Grades 6-9)**

The enrichment course will begin with intensive grammar and writing review to work with students to correct faulty sentence structure, punctuation, and word choice while developing their writing styles. Students will read and discuss selected exemplary essays, as well as review and critique essays written by their peers. Emphasis will be placed on the writing process: writing, reviewing, revising. During the Creative Writing section of the course, students will read and discuss works by classical and contemporary authors, while also writing creative works of their own. The course will be taught in a workshop style. The purpose of the course is to help students develop their reading comprehension and their ability to write clearly and forcefully.

### **Expository Writing & Critical Thinking (Grades 10–12)**

This enrichment course begins with skills reinforcement in grammar and punctuation as students work on narrowing a general topic into a usable, focused thesis to write a coherent and informed essay. Through reading, discussion, and writing, students will develop writing strategies for different types of assignments such as examinations, expository essays, research papers, and personal essays (for internships or college applications). Through careful readings of a variety of short articles and excerpts, students will develop an appreciation for the writing skills essential in an academic setting. Students will practice the skills required to complete college assignments productively and to do research in a university library. Time will also be spent learning new strategies for time management, note-taking, outlining, examination preparation, and effective class participation. The purpose of the course is to help students develop their reading comprehension and their ability to write clearly and forcefully.

### **Algebra I**

This course includes the study of rational number properties, variables, polynomials, and factoring. Students learn to write, solve, and graph linear and quadratic equations and to solve systems of equations. They also learn to model real-world applications, including statistics and probability investigations. Topics covered: Introduction to Algebra, Working with Real Numbers, Solving Equations and Problems, Polynomials, Factoring Polynomials, Fractions, Applying Fractions, Introduction to Functions, Systems of Linear Equations, Inequalities, Rational and Irrational Numbers, Quadratic Functions.

### **Geometry**

Geometry provides you with a great deal of useful information, and puts labels on ideas and principles that you use every day, maybe without even knowing it. Some of the general topics covered in a typical geometry class are basic geometric figures, deductive reasoning, parallel lines and planes, congruent triangles, quadrilaterals, inequalities of geometry, and polygons. One of the most foundational concepts to be covered by a solid course in geometry is the concept of the point. Topics covered: Basics of Geometry, Reasoning and Proof, Parallel and Perpendicular Lines, Congruent Triangles, Relationships within Triangles, Quadrilaterals, Similarity, Right Triangle Trigonometry, Circles, Perimeter and Area, Surface Area and Volume and Transformations.

### **Algebra II**

This course will provide students with a strong foundation in the practical and theoretical applications of polynomials, matrices, conic sections, and transcendental functions. It will teach skills such as solving quadratic equations, analyzing growth and change, and algebraic problem-solving. This class will have a strong focus on developing mathematical literacy skills through reading, writing, and research, and will also examine the applications of mathematics to the fields of science and engineering. For many students, this course is a prerequisite for the study of pre-calculus, probability and statistics, business math, and/or calculus classes that build on the concepts of advanced algebra and trigonometry. Topics covered: Equations and Inequalities, Linear Equations and Functions, Systems of Linear Equations and Inequalities, Matrices and Determinants, Quadratic Functions, Polynomials and Polynomial Functions, Powers, Roots and Radicals, Exponential and Logarithmic

Functions, Rational Equations and Functions, Quadratic Relations and Conic Sections, Sequences and Series, Probability and Statistics, Trigonometric Ratios and Functions, and Trigonometric Graphs, Identities and Equations.

### **Pre-Calculus**

This course will include a study of functions, their graphs and applications of the functions. The type of functions covered will be: linear, quadratic, polynomial, exponential, logarithmic and trigonometric. The properties of reflection, symmetry, translations and inverses will be applied to these functions. The six trig functions will be studied and applied to graphs, simple equations, inverses and the unit circles.

Topics covered: Linear and Quadratic Functions, Polynomial Functions, Inequalities, Functions, Exponents and Logarithms, Analytic Geometry, Trigonometric Functions, Trigonometric Equations and Applications, Triangle Trigonometry, Trigonometric Addition Formulas, Polar Coordinates and Complex Numbers, Vectors and Determinants, Sequences and Series, Matrices, Combinatorics, Probability, Statistics, Curve Fitting and Models, Limits, Series, and Iterated Functions, and An Introduction to Calculus.

### **Physics**

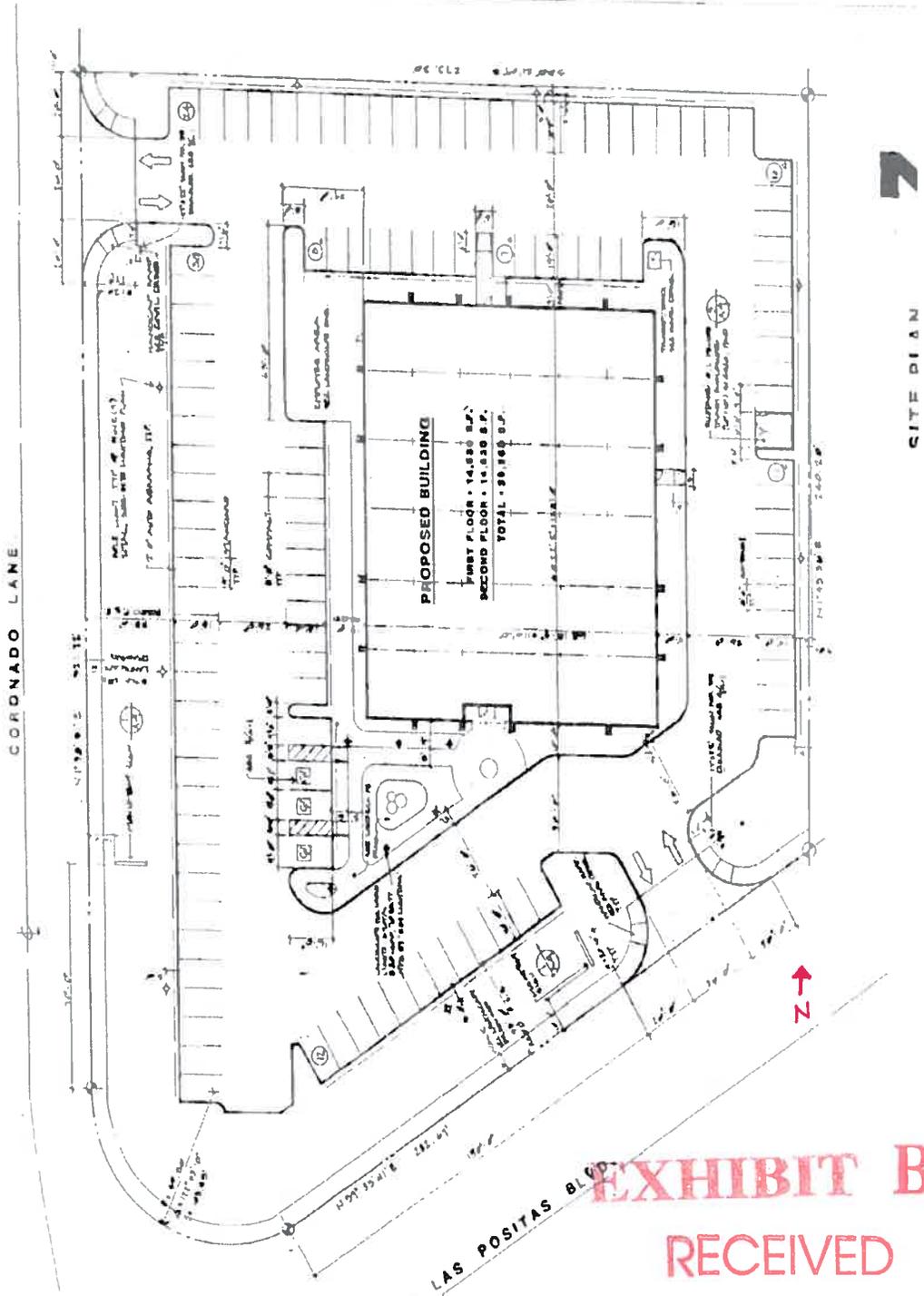
Conceptual Course Description (Subject to Change) Physics presents concepts of the major themes of physics. There are two ways that beginning students of physics can understand the topic: (a) through mathematical models, and (b) through concepts. This course takes the latter approach. Mathematical approaches will be used when they are deemed as guides to thinking. First year algebra experience will be all that is required. Through demonstrated discrepant events, the students will learn how to recognize physics misconceptions in their everyday lives. The students will know the historical origins and evolution of the laws of motion and energy. Especially important are the historical figures of Aristotle, Galileo, Newton, Joule and Faraday. The students will be able to apply proportional reasoning by identifying and manipulating independent, dependent and controlled variables. The students will apply proportional reasoning to the laws of motion, gravity, energy, wave motion, electromagnetic field and light. Lab hours are accumulated each week.

### **Chemistry**

The objective of this course is to develop your ability to critically think about chemistry and science related subjects in general. Following topics will be covered: Scientific Measurement, Atomic Structure, Electrons in Atoms, The Periodic Table, Ionic and Metallic Bonding, Covalent Bonding, Chemical Names and Formulas, Chemical Quantities, Chemical Reactions, Stoichiometry, The Behavior of Gases, Water and Aqueous Systems, Solutions, Thermochemistry, Acids and Bases, Oxidation and Reduction Reactions, Nuclear Chemistry.

### **Biology**

The objective of this course is to develop your ability to critically think about biology and science related subjects in general. This will be accomplished through lectures, labs, and class discussions. Following topics will be covered: biochemistry, cellular biology, molecular biology, physiology, genetics, ecology, biological diversity, evolution and ecology.



# Appendix 1

**EXHIBIT B**

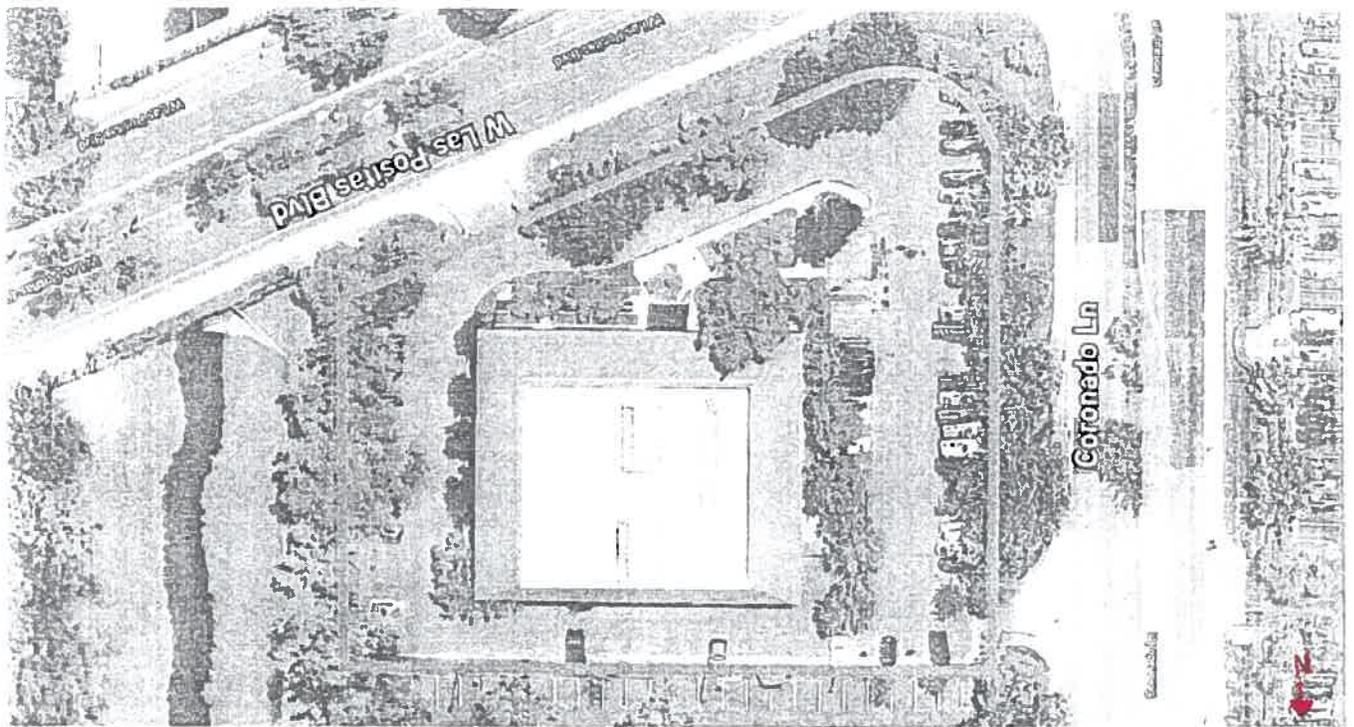
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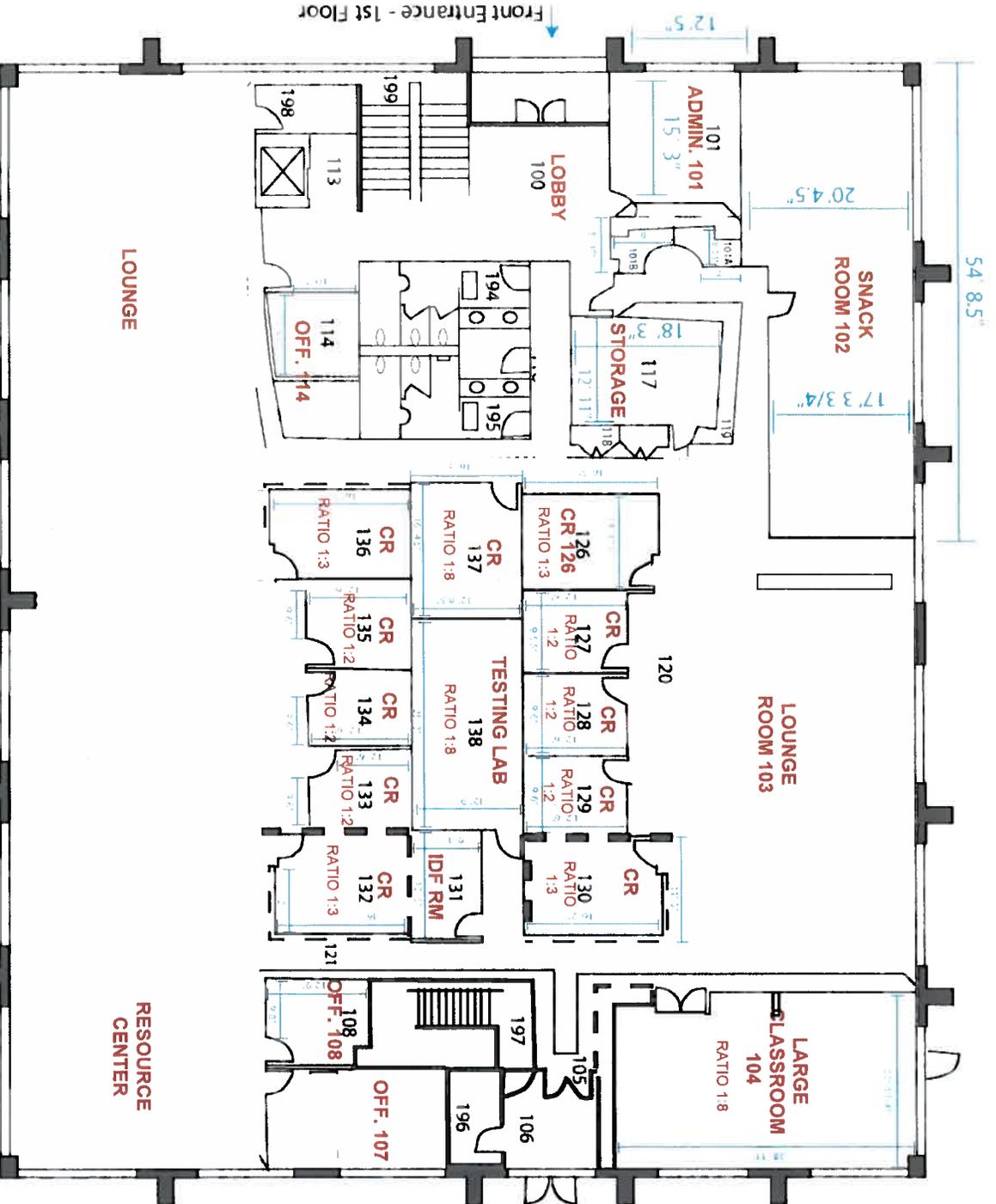
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Appendix 2



# Appendix 3



First Floor



# Appendix 5

## QUARRY LANE TUTORING CENTER

| Schedule (Monday - Friday) |                 |          |          |          |           |           |          | Student Max. | Teachers Max. ** | Total |
|----------------------------|-----------------|----------|----------|----------|-----------|-----------|----------|--------------|------------------|-------|
| Period                     | Room #          | Math     | English  | Sciences | SAT prep. | ACT Prep. | Other    |              |                  |       |
| 3:45pm - 6:15pm            | Room #          | Room 126 | Room 130 | Room 132 | Room 104  | Lab 138   | Room 136 | 52           | 10               | 62    |
|                            | Teacher/Student | 1/3      | 1/3      | 1/3      | 3/24      | 2/16      | 1/3      |              |                  |       |
| 6:15pm - 7:15pm            | Room #          | Room 126 | Room 130 | Room 132 |           |           | Room 104 | 17           | 5                | 22    |
|                            | Teacher/Student | 1/3      | 1/3      | 1/3      |           |           | 1/8      |              |                  |       |
| 7:15pm - 8:15pm            | Room #          | Room 126 | Room 130 | Room 132 |           |           | Room 104 | 17           | 5                | 22    |
|                            | Teacher/Student | 1/3      | 1/3      | 1/3      |           |           | 1/8      |              |                  |       |
| 8:15pm - 9:15pm            | Room #          | Room 126 | Room 130 | Room 132 |           |           | Room 104 | 17           | 5                | 22    |
|                            | Teacher/Student | 1/3      | 1/3      | 1/3      |           |           | 1/8      |              |                  |       |

| Schedule (Saturday - Sunday) |                 |          |          |          |           |           |          | Student Max. | Teachers Max. ** | Total |
|------------------------------|-----------------|----------|----------|----------|-----------|-----------|----------|--------------|------------------|-------|
| Period                       | Room #          | Math     | English  | Sciences | SAT prep. | ACT Prep. | Other    |              |                  |       |
| 9:00am - noon                | Room #          | Room 137 | Room 128 | Room 134 | Lab 138   | Room 104  | Room 132 | 51           | 10               | 61    |
|                              | Teacher/Student | 1/4      | 1/2      | 1/2      | 2/16      | 3/24      | 1/3      |              |                  |       |
| 9:00am - 10:00am             | Room #          | Room 126 | Room 130 | Room 132 | Room 137  | Room 115  | Room 136 | 28           | 6                | 34    |
|                              | Teacher/Student | 1/3      | 1/3      | 1/3      | 1/8       | 1/8       | 1/3      |              |                  |       |
| 10:00am - 11:00am            | Room #          | Room 126 | Room 130 | Room 132 | Room 137  | Room 115  | Room 136 | 28           | 6                | 34    |
|                              | Teacher/Student | 1/3      | 1/3      | 1/3      | 1/8       | 1/8       | 1/3      |              |                  |       |
| 11:00am - noon               | Room #          | Room 126 | Room 130 | Room 132 | Room 137  | Room 115  | Room 136 | 28           | 6                | 34    |
|                              | Teacher/Student | 1/3      | 1/3      | 1/3      | 1/8       | 1/8       | 1/3      |              |                  |       |
| 1:00pm - 2:00pm              | Room #          | Room 126 | Room 130 | Room 132 | Room 137  | Room 115  | Room 136 | 28           | 6                | 34    |
|                              | Teacher/Student | 1/3      | 1/3      | 1/3      | 1/8       | 1/8       | 1/3      |              |                  |       |
| 2:00pm - 3:00pm              | Room #          | Room 126 | Room 130 | Room 132 | Room 137  | Room 115  | Room 136 | 28           | 6                | 34    |
|                              | Teacher/Student | 1/3      | 1/3      | 1/3      | 1/8       | 1/8       | 1/3      |              |                  |       |
| 3:00pm - 4:00pm              | Room #          | Room 126 | Room 130 | Room 132 | Room 137  | Room 115  | Room 136 | 28           | 6                | 34    |
|                              | Teacher/Student | 1/3      | 1/3      | 1/3      | 1/8       | 1/8       | 1/3      |              |                  |       |
| 4:00pm - 5:00pm              | Room #          | Room 126 | Room 130 | Room 132 | Room 137  | Room 115  | Room 136 | 28           | 6                | 34    |
|                              | Teacher/Student | 1/3      | 1/3      | 1/3      | 1/8       | 1/8       | 1/3      |              |                  |       |