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EXHIBIT B

SEP 17 2014

CITY OF PLEASANTON
PLANNING DIVISION

P14-0970(CUP)/P14-1173(DR)

EXHIBIT B

TO: Pleasanton Planning Commission

FROM: Young Ivy Academy and Tutoring Center

RE: Conditional Use Permit application for playground area amendment to Young Ivy Heritage School and Tutoring Center

DATE: September 16, 2014

Please find attached an application for a Conditional Use Permit which will allow the construction of a playground as an addition to the Young Ivy Academy and Tutoring Center (hereinafter "Center"), located at 5460 Sunol Blvd., Suites 3 and 4. The Center is classified by the State of California as a "Heritage School," and provides language training (Chinese and Spanish), math, and English language arts, as well as other enrichment programming for school-age children. Young Ivy meets State of California guidelines for classification as a "Heritage School" as follows:

Section 33195.4 of the California Education Code (CEC) defines a "heritage school" as a school that serves children who are at least (4) years and nine (9) months of age and no older than 18 years of age, and who also attend a public or private full-time day school, and does all of the following:

- a) *Specifies regular hours of operation.*
Young Ivy's regular hours are 11:30a.m. – 6:30 p.m. Monday-Friday
- b) *Offers education or academic tutoring, or both, in a foreign language.*
Young Ivy offers instruction in English Language Arts, Chinese, and Spanish
- c) *Offers education on the culture, traditions, or history of a country other than the United States.*
Young Ivy's Language Arts curriculum incorporates instruction and enrichment in World History.
- d) *Offers culturally enriching activities, including, but not limited to, art, dancing, games, or singing, based on the culture or customs of a country other than the United States.*
Young Ivy offers a variety of Chinese cultural activities, including art (painting) classes, etc. [Other providers nearby offer supplementary Asian martial arts, dance and music instruction.]
- e) *Maintains membership in a state or national cultural or language association.*
Young Ivy is a member in good standing in the Association of Northern California Chinese Schools.
- f) *Complies with relevant local government regulations, where applicable.*
Young Ivy is compliant with local governmental regulations.
- g) *Does not operate out of a residential home.*
Compliant.
- h) *Complies with the requirements of Education Code Section 33195 and maintains in its possession a copy of the registration form electronically filed with the Superintendent. The heritage school shall make this form available upon request, including to the State Department of Social Services, to verify exemption from child care licensure.*
Compliant.

The Center provides supplementary academic programming for students grades K-6, and individual tutoring for students grades 7-10 (as requested). While the Center's focus is academic and cultural supplementation to day school programs, the purpose of this application is to recognize the needs of the 'whole child,' by also providing appropriate opportunities for exercise and recreation. To this end, we propose to construct a playground, near the Center, which includes a play structure and some grassy area to permit periods of play outdoors.

Phase I: Demolition

It will be necessary to demo curbing around 8 existing parking spaces, remove asphalt from the spaces (to permit drainage), remove shrubs adjacent to the existing building, and to level the area.

Phase II: Reconstruction/installation:

An appropriate curb will be installed at the outer edge of the existing parking spaces, and the demolished parking spaces will be filled to the level of the existing lawn area. Shrubs now in place along the building will be removed. A synthetic play surface of appropriate size will be installed under the location of the play structure. The balance of the enclosed space will be planted/replanted to a sturdy lawn grass meeting drought-tolerant standards, tying into existing sprinkler system and drainage.

N.B.: The existing water supply for the building sprinkler system (a tall pipe with gauges and valves located at building wall) will be caged to an appropriate level (for gauges and valves), and lockable access doors provided.

A play structure of appropriate size and features, and two benches will be installed. Appropriate accessibility accommodations will be considered and addressed. The whole area will be fenced with appropriate steel fencing, and two gates, furnished with fire-safe escape hardware (one on the street-side which will be used in an emergency, and one near the front walkway which provides easy access to the Center), will be installed. Appropriate landings and tie-ins to walkways will be constructed.

Phase III. Usage and Schedule

The Center will continue in operation per existing permits, i.e., there will be no change to the Center program as a result of this proposal. When established, the playground will be used on school day afternoons (2 - 6 p.m.) to provide outdoor exercise and fresh air for K-4th (and occasionally 5th and 6th-grade) students of the Center. Students will be supervised both in walking to and from the playground, and when they are within the fenced area. No more than 16 students will occupy the playground at a time.

Parking

The Center picks up students from their respective schools and brings them to the Center, so that parents *do not* ordinarily come to the Center during the day. Parents *do* come to the Center in the evening to pick up their children, but normally do not remain parked for more than a few minutes, so that the Center's allowance for parking spaces is not generally heavily utilized.

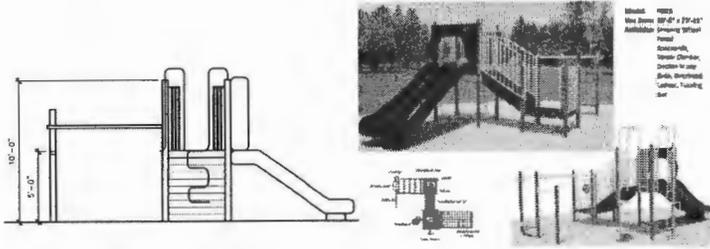
We are aware that, strictly on the issue of allotment of parking spaces, our request to reduce available parking by 8 spaces is an issue. However, the rear of the shopping center has more than 140 spaces. On

any given day, at any given time, 75-90% of those spaces stand empty. If the poor utilization of the many parking spaces in the rear of the shopping center is considered, as it certainly should be (please see the Parking Analysis, attached), it is reasonable to conclude that 8 spaces would not be sorely missed, if at all. It is the writer's opinion that it would be a very sad decision that accorded more value to poorly located, unused parking spaces, than to appropriate light, air and exercise for young schoolchildren.

Respectfully submitted,

Chiung Wang
Young Ivy Academy
Attachments:

1. Application and check for fee
2. Original use permit site plan (5460 Sunol Blvd., suites 3 & 4, reception area, bathrooms, and classroom spaces).
3. Architect's site plan, playground plan, and scope of playground area demolition and construction (2).
4. Parking analysis and photographic documentation of usage.
5. Center program schedule



PLAY EQUIPMENT ELEVATION & PICTURE

SCALE: 1/4" = 1'-0"

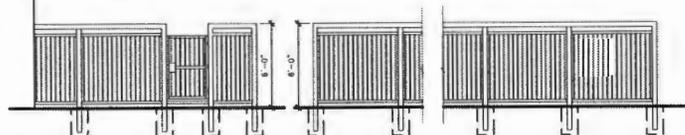


PROPOSED PLAYGROUND SURFACE MATERIALS

PROPOSED FENCE PHOTO SIMILAR IN DESIGN

NOTE TO FENCE:

- METAL FENCE TO BE PAINTED BLACK.
- METAL FENCE PHOTO SHOWN BELOW IS FOR REFERENCE ONLY, PROPOSED METAL FENCE WILL HAVE SIMILAR DESIGN AND HEIGHT.
- NEW METAL FENCE TO BE 6'-0" HIGH, WITH TWO METAL GATE EQUIPPED WITH PANIC DEVICE.

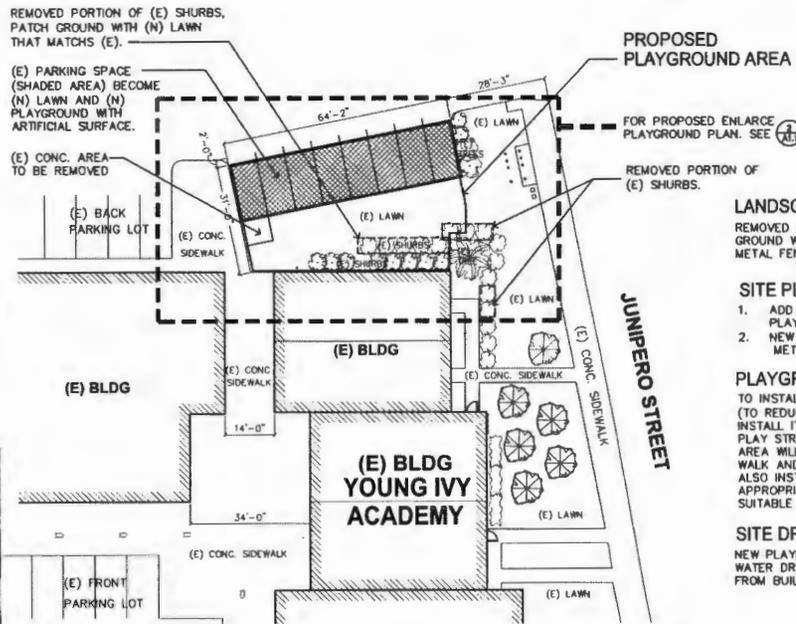


FENCE GATE ELEVATIONS

SCALE: 1/4" = 1'-0"

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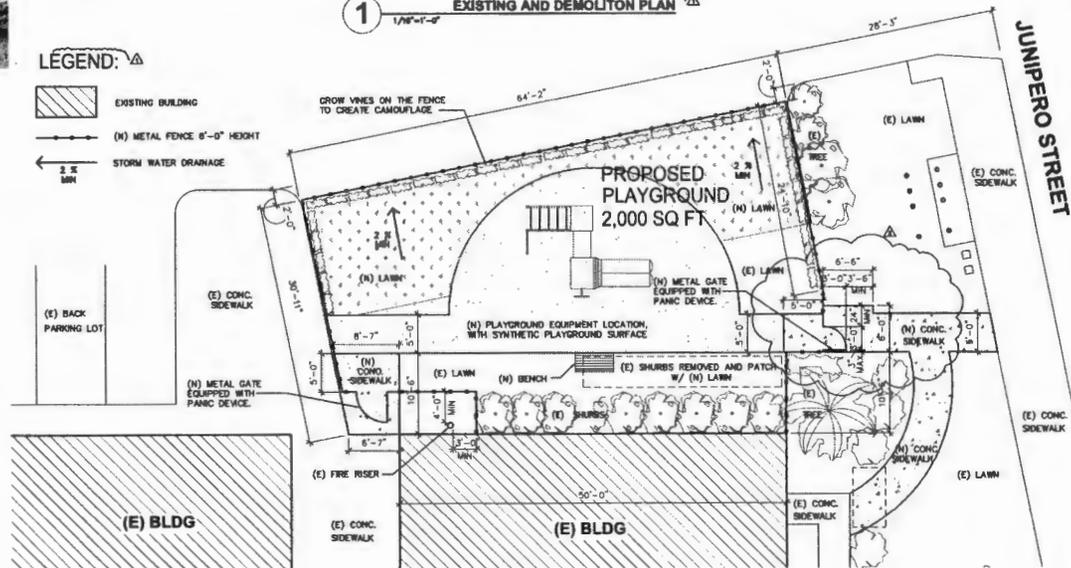


1 EXISTING AND DEMOLITION PLAN

1/8" = 1'-0"

LEGEND:

- EXISTING BUILDING
- (N) METAL FENCE 6'-0" HEIGHT
- STORM WATER DRAINAGE



2 PROPOSED ENLARGE PLAYGROUND PLAN

1/8" = 1'-0"

LANDSCAPE NOTES:

REMOVED PORTION OF EXISTING SHRUBS, PATCH GROUND WITH LAWN. PROTECTED DURING THE NEW METAL FENCE INSTALLATION.

SITE PLAN NOTES:

- ADD NEW METAL FENCE. CREATE AN OUTDOOR PLAYGROUND SPACE.
- NEW METAL FENCE TO BE 6'-0" HIGH, WITH TWO METAL GATE EQUIPPED WITH PANIC DEVICE.

PLAYGROUND NOTES:

TO INSTALL AN ARTIFICIAL PLAYGROUND COVERING (TO REDUCE INJURIES OR SKINNED KNEES), INSTALL IT ONLY SURROUNDING AND UNDER THE PLAY STRUCTURE. REST OF THE PLAYGROUND AREA WILL BE ADA COMPLIED CONCRETE SIDE WALK AND IRRIGATED GRASS. ALSO INSTALL A PLAYGROUND EQUIPMENT APPROPRIATE IN SIZE TO THE LOCATION AND SUITABLE FOR K-6, AND ONE BENCH.

SITE DRAINAGE NOTES:

NEW PLAYGROUND WITH 2% SLOPE FOR STORM WATER DRAINAGE. WATER SHALL BE DIRECTED AWAY FROM BUILDING.

RCUSA (FORMERLY CHANG USA) CORPORATION

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SY-CHENG TSI C-24234

Young Ivy Academy
Conditional Use Permit Application
5460 Sunol Blvd # 3, Pleasanton, CA 94566

EXISTING & PROPOSED PLAYGROUND PLANS

DATE: 03/17/14
JOB NO. RC14-0311
ISSUE & REVISION

03032014	CLP
03042014	REVISION 1
03052014	REVISION 2

SHEET NO.

A1.1

DRAWN BY: JN

Updated 8/25/2013

Young Ivy Academy After-School Schedule (Fall Semester)

Grade	Time	Monday	Tuesday	Wednesday	Thursday	Friday
K	12:00-1:00	Break	Break	Break	Break	Break
	1:00-2:00	Writing	Writing	Break	Writing	Writing
	2:00-3:00	Homework	Homework	Homework	Homework	Homework
	3:00-3:30	Break	Break	Break	Break	Break
	3:30-4:15	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Homework/Spanish
	4:15-5:00	Math	Math	Math	Math	Math/Phonics
	5:00-5:45	Reading/Phonics	Reading/Phonics	Reading/Phonics	Reading/Phonics	Reading/Phonics
5:45-6:30						

Grade	Time	Monday	Tuesday	Wednesday	Thursday	Friday
1st	3:30-4:15	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish
	4:15-5:00	Homework	Homework	Homework	Homework	Homework
	5:00-5:45	Math/Reading	Math/Reading	Math/Reading	Math/Reading	Math/Reading
	5:45-6:30					

Grade	Time	Monday	Tuesday	Wednesday	Thursday	Friday
2nd	3:30-4:15	Homework	Homework	Homework	Homework	Homework
	4:15-5:00	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish
	5:00-5:45	Math workshop/Math	Homework	Math workshop/Math	Homework	Homework
	5:45-6:30					

Grade	Time	Monday	Tuesday	Wednesday	Thursday	Friday
3rd	3:30-4:15	English writing	Math workshop/Math	English writing	Math workshop/Math	Homework
	4:15-5:00	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish
	5:00-5:45	Homework	Homework	Homework	Homework	Homework
	5:45-6:30					

Grade	Time	Monday	Tuesday	Wednesday	Thursday	Friday
4th	3:30-4:15	Homework	Homework	Homework	Homework	Homework
	4:15-5:00	English writing	Math workshop/Math	English writing	Math workshop/Math	Math workshop/Math
	5:00-5:45	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish	Chinese/Spanish
	5:45-6:30					

Grade	Time	Monday	Tuesday	Wednesday	Thursday	Friday
5th	3:30-4:15	Homework	Homework	Homework	Homework	Homework
	4:15-5:00	Homework	Homework	Homework	Homework	Homework
	5:00-5:45	English writing	Math workshop/Math	English writing	Math workshop/Math	Math workshop/Math
	5:45-6:30					