



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

May 11, 2011

File Number: 2011-7010 **Permit Type:** Special Development Permit

Location: 595 Lawrence Expwy. (near E. Duane Ave.) (APN: 205-23-017)

Applicant/Owner: LRS Associates / Ying Qiu Wang and Su Fang Tong et

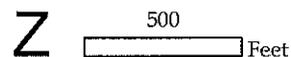
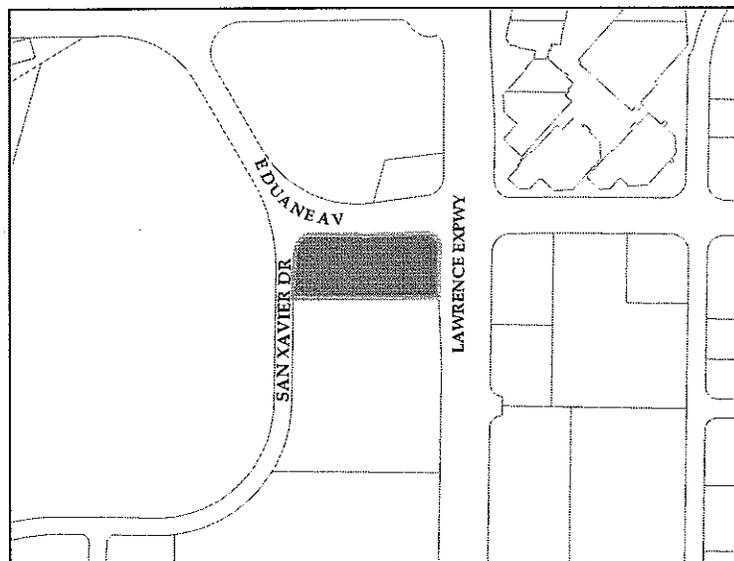
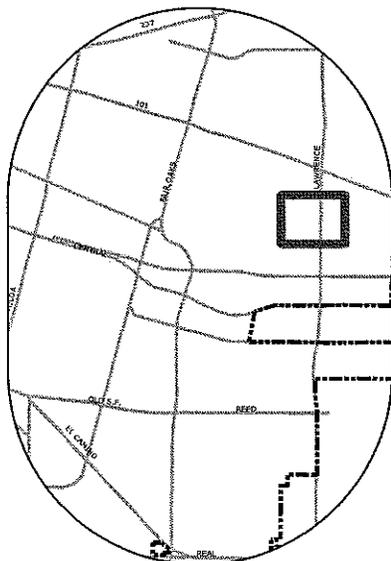
Staff Contact: Noren Caliva, Associate Planner, (408) 730-7637

Project Description: Special Development Permit to allow the expansion of an existing institution of higher learning within an existing industrial building.

Reason for Permit: A Special Development Permit is required for institutions of higher learning within M-S/POA/PD zoning districts.

Issues: Parking and landscaping

Recommendation: Approve with Conditions



PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Industrial	Same
Zoning District:	M-S/POA/PD	Same
Lot Size:	93,178	Same
Total Building Sq. Ft.:	32,510	Same
Tenant Sq. Ft.:	5,500 Educational Use 27,010 Vacant	28,603 Educational Use 3,907 Medical Office
Parking:	130	Same
Landscaping Sq. Ft.:	23,000 (25% of lot size)	Same

Previous Planning Projects related to Subject Application: SDP 2008-0210 was approved by the Zoning Administrator Officer on May 14, 2008 to allow Herguan University to occupy 5,500 square feet of the building. The approval was conditioned upon the applicant providing landscaping upgrades to the site, including removal of deteriorating trees and planting of replacement trees. MPP 2010-7460 was subsequently approved by staff on August 24, 2010, to review these landscaping upgrades in conformance with SDP 2008-0210. The University is currently in the process of completing the approved upgrades.	Yes
Neighborhood Preservation Complaints: There have been several complaints regarding unpermitted signs and landscape maintenance on the site; however, these complaints have been resolved.	Yes
Deviations from Standard Zoning Requirements: Based on the expansion of the existing educational use and new medical office use, the project will result in a parking deficiency.	Yes

Use Description: Herguan University currently occupies 5,500 square feet of the building and offers degrees in business, engineering, and computer sciences for adults that are at least 18 years old. As approved through the previous SDP, a maximum of 7 employees and 36 students are on-site at any given time. The remaining building is currently vacant.

Herguan University proposes to expand into the rest of the building, resulting in 28,387 square feet of educational use for Herguan University. The remaining 4,123 square feet will be used primarily as a medical office by University of East West Medicine, with three rooms (approximately 216 square feet) for use as hands-on training for acupuncturist students that are at least 18 years old. The resulting mix of uses in this building will be 28,603 square feet of educational use and 3,907 square feet of medical office use.

As required by code for places of assembly, a Site Safety Plan must be created for the educational use (Herguan University and University of East West Medicine) prior to issuance of a building permit. In addition, the increased peak hour trips associated with the uses will trigger payment of a transportation impact fee (see Attachment A).

Hours of Operation: Herguan University proposes to retain the existing hours of operation, which is 8 a.m. to 10 p.m. seven days a week. Most classes are held in the evening hours between 6 p.m. to 9 p.m. on weekdays and 9 a.m. to 5 p.m. on weekends, and generally last 3 hours (see Attachment D). The medical office and educational use for the University of East West Medicine will operate between 9 a.m. to 9 p.m. daily, with educational training occurring throughout the business hours.

Floor Plan: Herguan University proposes to occupy the majority of the first floor and the entire second floor, with the building entrance facing Lawrence Expressway frontage. The first floor will include a small book store, library and recreation room for students of the University, as well as administrative offices for University staff. The second floor will be configured with seven classrooms, which will vary in occupancy size from 16 to 43 people maximum. The remaining second floor will be used for administrative purposes for Herguan University.

The University East West medicine will occupy the remaining first floor, which will be configured with individual treatment, training and office rooms. While the two businesses are distinct with separate entries and lobbies, some hallways and bathrooms on the first floor will be shared between the two tenants (see Attachment B).

Exterior/Landscaping Changes: No exterior changes are proposed at this time. Landscaping upgrades in the parking lot facing Lawrence Expressway and along the Duane Avenue street frontage are currently being completed through the previously-approved SDP for Herguan University. During a site visit, staff noticed that the landscaping islands in the parking lot area facing Stewart Drive is poorly-maintained. Staff recommends that groundcover or shrubs be added to the parking lot islands and buffer landscaping strips along Stewart Drive, to allow for compatibility with the landscaping upgrades along the Lawrence Expressway frontage (see Attachment A).

Parking: The site currently has 130 parking spaces. At the busiest time, Herguan University expects that a maximum of 200 students and 15 teachers will be on-site. In addition, University East West Medicine will have 1 student and 1 employee in each of the three training rooms. Below is staff's parking analysis:

Use	Parking Rate	Calculation	Required Parking
Educational	1/4 students + 1/ employee, or 1/250 sq. ft., whichever is greater	$203/4 + 18/1 = 69$ or $28,603/250 = 115$	115
Medical Office	1 per 200 sq. ft.	$3,970/200$	20
Total Parking Spaces Required:			135

Parking calculations based on building area show that the site is deficient by 5 spaces. However, the parking rates based on the maximum anticipated 203 students and 18 employees on-site at the busiest time reveal that the site has an excess of 41 parking spaces. Due to the large difference between the two calculations and the limited classroom areas on the proposed floor plan, staff finds that the parking calculation based on building area may be too restrictive to adequately capture the parking demand for the proposed educational use. Staff finds that the proposed class schedule for Herguan University allows for sufficient controls on how many students are on-site at any given time, with classes distributed throughout the hours of operation and staggered by an hour to reduce overlap of students on-site. The number of students in the treatment rooms for University East West Medicine is also limited due to the type of educational training proposed, which is one student and one teacher treating a patient.

In order to reduce parking concerns, staff recommends the following conditions (see Attachment A):

- The approved mix of uses in this building is 28,603 square feet of educational use and 3,907 square feet of medical office use.
- All uses permitted within an M-S/POA/PD Zoning District shall be permitted on this property, except administrative, professional, or medical office uses shall require approval of a Miscellaneous Plan Permit.
- The educational use is limited to a maximum of 203 students and 18 employees on-site at any given time. Changes to the occupancy for the educational use will require approval of a separate Special Development Permit.
- A Parking Management Plan shall be created for the entire site, prior to issuance of a building permit.

Public Contact: 370 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Special Development Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The project provides an educational use that will increase the number of diversified professionals in the City. The location of the use is appropriate as it is adjacent to public transportation and major freeways and expressways, as well as being located within a Places of Assembly Combining District. The medical office use is compatible with the educational use, as it is anticipated that both uses will not adversely impact one another.

Staff was able to make the findings as the design meets the guidelines described above.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

As conditioned by staff, the existing parking on-site will be sufficient to meet the needs of the educational and medical office uses. All uses will occur inside the building and will not result in noise impacts to the neighborhood.

The project is expected to have minimal impacts on surrounding properties.

ALTERNATIVES:

1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:



Shaunn Mendrin
Senior Planner

Prepared By: Noren Caliva, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant
- D. Class Schedule

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
May 11, 2011**

Planning Application 2011-7010

595 Lawrence Expressway

Special Development Permit to allow the expansion of an existing institution of higher learning within an existing industrial building (see approved uses and occupancy limitations in GC-3 through GC-5).

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE
APPROVED PROJECT.**

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. USE EXPIRATION:

The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. APPROVED USES:

The building is approved for 28,603 square feet of educational use (institution of higher learning for adults only) and 3,907 square feet of medical office space. Additional educational uses on this site will require a separate Special Development Permit. [COA] (PLANNING)

GC-4. FUTURE USES:

All uses permitted within an M-S/POA/PD Zoning District shall be permitted on this property, except administrative, professional, or medical office uses shall require approval of a Miscellaneous Plan Permit. [COA] (PLANNING)

GC-5. OCCUPANCY LIMIT:

The educational use is limited to no more than 203 students and 18 employees on-site at any given time. Changes to the occupancy for the educational use will require a separate Special Development Permit. [COA] (PLANNING)

GC-6. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

GC-7. CONFORMANCE WITH PREVIOUS PLANNING PERMIT:

The subject site shall comply with all conditions of approval and requirements of Special Development Permit 2008-0210 and Miscellaneous Plan Permit 2010-7460. [COA] (PLANNING)

BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-5. FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of building permit.

- a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

BP-6. SITE SAFETY PLAN

The applicant shall develop a Site Safety Plan addressing the risks presented to employees and patrons, from the surrounding industrial facilities. The plan shall be approved by the Director of Community Development and Hazardous Materials Coordinator prior to issuance of a building permit, and shall include the following components:

- a) Identification of high risk locations within 1,000 ft.
- b) Knowledge of risks presented by these facilities (toxic gases, corrosive vapors, liquid leaks, fires).
- c) Contact information for nearby high risk facilities (names and phone numbers of management / safety personnel at nearby facilities).

- d) Arrangements with nearby facilities for phone notification in the event of a hazardous material release or potential release.
- e) Procedures for appropriate responses to chemical releases from nearby high risk facilities (complete evacuation / shelter in place procedures), addressing the specific needs of trainee/student population.
- f) Initial and ongoing safety training program for staff to insure on-site personnel are familiar with the Site Safety Plan and emergency procedures.
- g) Site and floor plan showing, at a minimum, building exits, evacuation routes, interior area of refuge (shelter in place), fire extinguishers and air handler shutoffs.
- h) The plan shall be reviewed by the City's Hazardous Materials Coordinator and updated annually. [COA] [PLANNING]

BP-7. LANDSCAPE UPGRADES:

Groundcover or shrubs be added to the parking lot islands and buffer landscaping strips along Stewart Drive, to allow for compatibility with the landscaping upgrades along the Lawrence Expressway frontage. All landscaping upgrades shall be installed prior to issuance of a building permit. [COA] [PLANNING]

BP-8. PARKING MANAGEMENT PLAN (NONRESIDENTIAL)

A Parking Management Plan shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

- a) Employee parking locations shall be away from the building, in parking spaces that are the least used.
- b) Specify the location and term of short-term parking.
- d) Employees shall be required to park on the site.
- e) Provide adequate signage to direct traffic and pedestrians [COA] [PLANNING]

AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. HOURS OF OPERATION:

Hours extending beyond midnight shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]

AT-2. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-3. LANDSCAPE MAINTENANCE:

All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

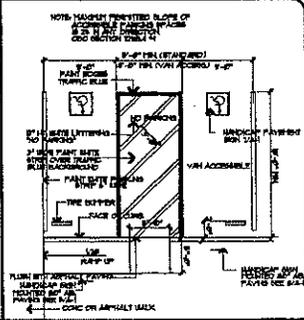
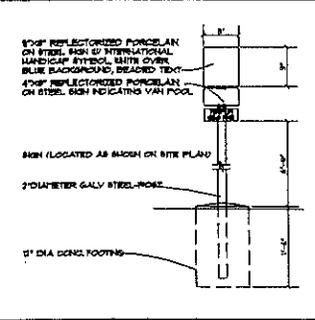
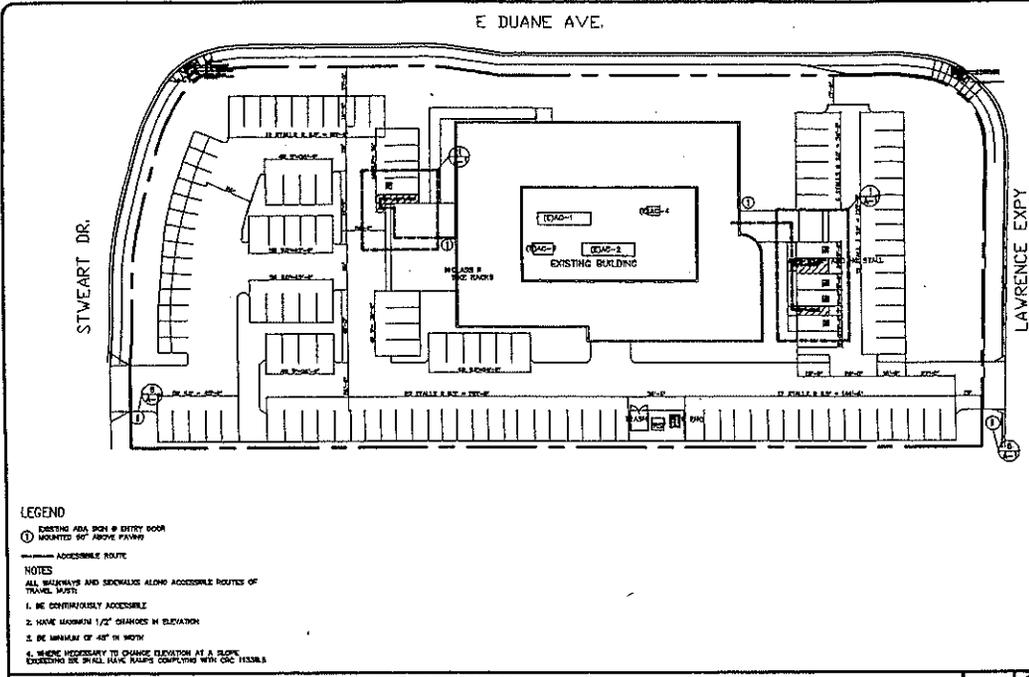
AT-4. PARKING MANAGEMENT:

On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]

AT-5. PARKING LOT MAINTENANCE:

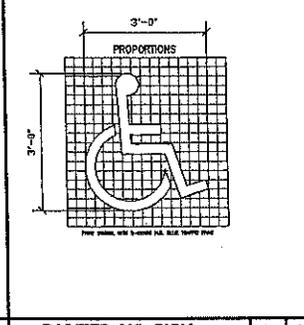
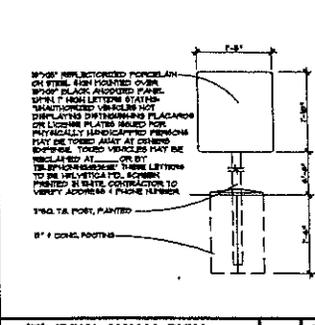
The parking lot shall be maintained in accordance with the approved plans and as follows:

- a) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
- b) Maintain all parking lot striping and marking.
- c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
- d) Require signs to direct vehicles to additional parking spaces on-site, as needed.
- e) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]



HC PARKING SIGN NTS 5

HC PARKING STANDARDS 1



(E) TOW AWAY SIGN NTS 6

PAINTED HC SIGN NTS 2

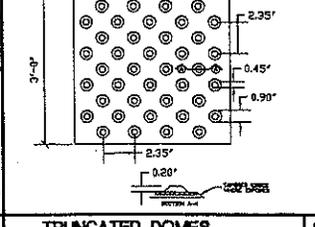
MASTER SITE PLAN 1"=30' 9

SCOPE OF WORK		10
PARKING ALLOTMENT NON-MEDICAL CLINIC FOR CLASS ROOMS FOR OFFICES		
SITE AREA: 2.130 ACRES 30,168 SQ. FT.		
BUILDING AREA:	1. 14,295 SQ. FT.	
	2. 15,295 SQ. FT.	
TOTAL:	29,590 SQ. FT.	
AREA OF THIS IMPROVEMENT: 29,590 SQ. FT.		
BUILDING COVERAGE:	17.43	%
PARKING FOR MEDICAL CLINIC:	3,807	CARS
PARKING FOR UNIVERSITY:	4,330	CARS
PARKING FOR OFFICES:	21,511	CARS
PARKING FOR RETAIL:	472	CARS
PARKING REQUIRED:	127	CARS
PARKING PROVIDED:	77	HANDICAP STALLS
	12	STALLS
	12,892	
(E) PARKING RATIO:	12,892	
PAVED AREA:	11,133	SQ. FT.
LANDSCAPE AREA:	1,133	SQ. FT.
LANDSCAPE COVERAGE:	1,133	%
TYPE OF CONSTRUCTION:	CONCRETE	
COVERAGE:	100%	
USE ZONE:	UNIVERSITY	
FIRE SPRINKLER SYSTEM:	COMPLETE	
TYPE OF CONSTRUCTION:	CONCRETE	
COVERAGE:	100%	
USE ZONE:	UNIVERSITY	
FIRE SPRINKLER SYSTEM:	COMPLETE	
TITLE 24 HANDICAP CODE:	2008	
PROVIDE COMPLETE FIRE SPRINKLER SYSTEM FOR THE ENTIRE BUILDING SUBJECT TO THE SPRINKLER PLANS TO THE STOP POINT FOR FIRE DEPARTMENT APPROVAL AND POST.		

TABULATION 11

- Dimensions shown are flexible and can change as required to fit. Dimensions not so marked shall take precedence over 1 dimensions.
- Report any discrepancies in dimensions to Architect for clarification.
- All walls not attached to roof structure shall be braced to roof structure at 8'-0" o.c. with metal studs at 48" maximum.
- Do not connect to, or suspend any frame from roof structure without approval from Architect and Structural Engineer.
- Edges shall be finished at all times when the building is foot traffic at floor level.
- Exit signs and exit illumination shall be on separate circuit, in which each shall be controlled independently.

GENERAL NOTES 7



TRUNCATED DOMES 8

- DRAWING INDEX**
- SECTION SHEET NUMBER
 - BETAL SHEET NUMBER
 - COLUMN GRID
 - EXISTING DOOR
 - INTERIOR ELEVATIONS INDICATOR

SYMBOLS 4

REVISION

UNIVERSITY OF WEST MEDICINE

585 LAWRENCE EXPRESSWAY SUNNYVALE, CA 94087

CIATEB D PLANNING

301 SUNNYVALE AVE 745-0301 FAX 745-0505

PROJECT NO. 03-178 DRAWING NO.

ATTACHMENT B

Page 1 of 3

A-1

LRS ASSOCIATES ATTACHMENT c
Architecture-Planning-Interiors Page 1 of 1

April 28, 2011

Ms. Noren Caliva
City of Sunnyvale

Re: 2011-7010
595 Lawrence Exp,
University of East West Medicine

Response to Planning Comments:

- 1) There will be no exterior modification
- 2) The offices will be occupied by university administrators, finance, records professors, counselors, including cafeteria, recreation and library.
- 3) See revised floor plan sheet A-2.1 and A-3.1
- 4) See revised sheet A-3.1 for class room seating layout, seats and desks are not fixed
- 5) See attached class schedules
- 6) Hours of operation for the medical clinic is from 9am to 9pm
- 7) The university and the medical clinic will not serve people under 18 year old
- 8) See revised site plan with dimensions
- 9) Parking calculation is as follows and also on Sheet A-1
 - a) Medical clinic use:
 - 3,907 square feet
 - b) University use:
 - 4,520 square feet of class rooms see sheet A-3.1 for location on second floor
 - See sheet A-3.1 for class room non-fixed seating layout, number of seats depend on size of class rooms
 - 23,611 square feet of the area are devoted to offices for administrative, finance, records, professors, teachers, counselors, cafeteria, recreation and library.
 - 472 square feet of the area is for book store see sheet A-2.1

If you have any question please call.

Sincerely,



Eddy Shen AIA
Architect

2011 Summer Term Schedule

Date	#	Course Name	Units	Time	Instructor
Monday	CS538	Software test automation and tools	3	9:00AM-12:00PM	J. Liu
	CS565	Java and Web Applications	3	9:00AM-12:00PM	R. Zhu
	CS532	Software Engineering concepts	3	1:00PM-4:00PM	C. Lee
	CS548	Mobile application development	3	1:00PM-4:00PM	L. Liu
	HB312	Herbology II	4	6:00PM-10:00PM	X. Dai
	CM832	TCM Traumatology	2	6:00PM-8:00PM	T. Woo
Tuesday	FIN510	Financial Management	3	9:00AM-12:00PM	V. Coli
	ACC535	Advanced Accounting	3	9:00AM-12:00PM	F. Dalili
	MGT515	Human Behavior in Organization	3	1:00PM-4:00PM	L. Winters
	MKT500	Marketing Management	3	1:00PM-4:00PM	V. Coli
	AC211	Acupuncture I	4	6:00PM-10:00PM	B. Cimino
	CM931	Clinical Application of TCM	3	6:00PM-9:00PM	S. Woodley
	CM213	Foundation of TCM II	3	6:00PM-9:00PM	B. Cimino
Wednesday	CS511	Computer organization and Architecture	3	9:00AM-12:00PM	S. Luo
	EE525	Wireless Network Communications	3	9:00AM-12:00PM	S. Gudla
	CS548	Mobile Applications Development	3	1:00PM-4:00PM	C. Nagaraja
	CS546	Unix/Linux Network Programming	3	1:00PM-4:00PM	R. Zhu
	PC625	Patient Care I	3	6:00PM-9:00PM	A. Chan
	PH525	Public Health	2	6:00PM-8:00PM	Y. Cheng

Thursday	MKT520	Global Marketing Management	3	9:00AM-12:00PM	F. Dalili
	HCM511	Organization & Systems of Health Care	3	9:00AM-12:00PM	R. Leadbeater
	PCB-1	Business Law & Management Ethics	3	1:00PM-4:00PM	M. Cazem
	CS641	Web Services and service oriented Architecture	3	1:00PM-4:00PM	A. Ansjory
	AC621	Acupuncture V	4	6:00PM-10:00PM	A. Wang
	WM624	Western Medical Science I	4	6:00PM-10:00PM	S. Li
Friday	CM113	Foundation of TCM I	3	9:00AM-12:00PM	C. Weng
	CM114	Tuina/Acupressure	4	1:00PM-5:00PM	X. Dai
	CM623	TCM Internal Medicine I	3	6:00PM-9:00PM	L. Zhang
Saturday	CM733	Internal Medicine II	3	9:00AM-12:00PM	R.Li
	CM831	TCM Gynecology/Obstetrics	3	9:00AM-12:00PM	P. Zheng
	AC731	Acupuncture VI	4	1:00PM-5:00PM	L. Zhang
	WM424	Physical Examination & Lab Diagnosis	4	1:00PM-5:00PM	G. Wan
	CM115	Tai Ji Quan	2	5:30PM-7:30PM	B. Qin
	PM112	Medical Ethics	1	5:30PM-6:30PM	X. Qian
	PD111	History of Medicine And TCM	1	7:00PM-8:00PM	X. Qian
	Sunday	AC421	Acupuncture III	3	9:00AM-12:00PM
CM622		TCM External Medicine	2	9:00AM-11:00AM	S. Li
CM314		TCM Differential Diagnosis I	4	1:00PM-5:00PM	C. Wang
PM835		Practice Management	2	1:00PM-3:00PM	R.Li
PD524		Research Methodology	1	6:00PM-7:00PM	X. Dai
	CM834	TCM Pediatrics	1	6:00PM-7:00PM	G. Wan