

Sean Gallegos

From: Planning Division (FAX)
Sent: Thursday, November 21, 2019 7:41 AM
To: Sean Gallegos
Subject: FW: Automatic reply: Chinese School Use Permit

Importance: High

From: Dave Backs <dbacks@mindspring.com>
Sent: Wednesday, November 20, 2019 6:43 PM
To: Planning Service <planning@losaltosca.gov>
Subject: Fwd: Automatic reply: Chinese School Use Permit

Dear Los Altos Planning,

I am forwarding the following to you after an earlier email I sent to Sean Gallegos was returned, indicating he would be out of the office for the next several weeks.

Dear Mr. Gallegos,

I'm a Los Altos resident living in the 500 block of Orange Ave. Last week I was approached by Jean Golden, a neighbor and member of Foothills Congregational Church, and asked to sign a letter of support for the subject use permit.

I did sign that letter of support last week, however in the intervening days it's become clear that this issue is becoming a source of divisiveness in our community. With that in mind, and more importantly because I don't feel I've studied the issue sufficiently to make an informed decision, I've asked Charlie and Jean Golden to remove my name from any list of supporters of this use permit that they may be keeping and may forward to you, members of the Los Altos Planning Commission, or other Los Altos representatives or officials.

I'm sending this email to you to ask that you do the same and **remove my name as a supporter of this issue** on any documents you may be keeping or forwarding to other Los Altos Officials.

Thank you and Best Regards,

Dave Backs

Begin forwarded message:

From: Sean Gallegos <sgallegos@losaltosca.gov>
Subject: Automatic reply: Chinese School Use Permit
Date: November 20, 2019 at 6:10:04 PM PST
To: Dave Backs <dbacks@mindspring.com>

Hello,

I will be out of the office for a medical leave from Thursday, November 21, 2019 through Tuesday, December 3, 2019. I will return to the office on Wednesday, December 4, 2019.

If you need immediate assistance during my absence, please contact planning@losaltosca.gov

Sincerely,
Sean K. Gallegos, Associate Planner

As a reminder, City Hall will be closed from Wednesday, November 27 through Friday, November 29, 2019 for the Thanksgiving Holiday. .

Sean Gallegos

From: Planning Division (FAX)
Sent: Thursday, November 21, 2019 7:39 AM
To: Sean Gallegos
Subject: FW: 461 Orange - Church/School project

Importance: High

From: Robin Vasan <rvasan@gmail.com>
Sent: Wednesday, November 20, 2019 9:30 PM
To: Planning Service <planning@losaltosca.gov>
Subject: Fwd: 461 Orange - Church/School project

Robin

m: 650-868-8141

----- Forwarded message -----

From: Robin Vasan <rvasan@gmail.com>
Date: Nov 20, 2019, 9:20 PM -0800
To: sgallegos@losaltosca.gov
Subject: 461 Orange - Church/School project

Sean -

My name is Robin Vasan and I live on Burke Road with my wife and 3 little kids.

I was recently made aware of the project plan to turn the Foothills Church into a school. We are strongly opposed to having the additional traffic in the neighborhood. In particular, the corner of Burke, University and Foothill would face MASSIVE congestion. Since there is a stop sign from the Los Altos Hills side and the traffic coming off Foothill doesn't stop, this would mean that the traffic at that stop sign would back up considerably onto Burke as well as onto both sides of University. In addition, the street parking is already crowded and so the additional load of teachers and administrators would make this much more complicated.

We love the neighborhood and we constantly walk, ride bikes or scooters down Burke Road into downtown. I fear that the all additional activity would make these activities increasingly dangerous.

We also are frequent visitors to Shoup Park and I worry that the additional traffic and parking would significantly negatively impact that experience.

Overall, the Orange Ave, University Ave and Burke Road area is NOT AT ALL well suited for a new school. Please do not allow this project to proceed in our residential neighborhood.

Thank you,

Robin
m: 650-868-8141

Sean Gallegos

From: Dan Arra <arra.dan@gmail.com>
Sent: Wednesday, November 20, 2019 3:46 PM
To: Sean Gallegos
Subject: Use Permit 19-UP-02

Dear Los Altos Planning Commission,

Please do not approve the Use Permit 19-UP-02 to operate a private, for profit school at the Foothills Congregational Church. My concern is that the Planning Commission's **approval will create a dangerous environment** due to increased traffic and parking.

The [City of Los Altos 2015 Pedestrian Master Plan](#) has a goal to "improve pedestrian safety by reducing risk factors, such as vehicle speeds, crossing distance and conflict points". Why now is it a good idea to allow a for profit school that adds an estimated 224 daily pickup/drop off trips into our neighborhood?

My family has lived on Orange Avenue and now on University Avenue since 1994. During that time we have seen:

- speed humps added twice, on University Avenue to slow traffic
- a new, high visibility crosswalk on University Avenue
- the City of Los Altos purchase property behind Shoup Park and along Adobe Creek to [move traffic and parking off the streets to create a safer](#) environment for visitors to Shoup Park and for summer campers attending Redwood Grove Camp
- the Los Altos Community Center relocate to the Garden House at Shoup Park creating more unplanned traffic in our area
- eight (8) accidents involving passing and parking cars smashing our vehicles' mirrors, cars doors, and fenders on University Avenue in front of our house
- last month in October 2019, a drunk driver crash into a parked vehicle on University Avenue. The vehicle ended up on the sidewalk. This occurred at 6pm, during expected school drop off and pick up times.

Again, why now is it a good idea to allow a for profit school that adds an estimated 224 daily pickup/drop off trips into our neighborhood?

Commercial Use

El Monte Avenue between Foothill Expressway and 280 is considered an "Arterial" and University Avenue has become a "Local Collector". [Per this report from the City of Los Altos](#) a Local Collector " is not intended for use as a through street or link between higher capacity facilities such as collector or arterial roadways. Local collectors are fronted by residential uses and **do not typically serve commercial uses**". Adding a for profit, commercial use, 90 student school to the neighborhood will make a bad situation worse.

Requests:

1. Do not approve the church as a use for a for profit, 90 student school as it contradicts the intended purpose of our local neighborhood streets.

Sean Gallegos

From: Dave Backs <dbacks@mindspring.com>
Sent: Wednesday, November 20, 2019 6:10 PM
To: Sean Gallegos
Subject: Chinese School Use Permit

Dear Mr. Gallegos,

I'm a Los Altos resident living in the 500 block of Orange Ave. Last week I was approached by Jean Golden, a neighbor and member of Foothills Congregational Church, and asked to sign a letter of support for the subject use permit.

I did sign that letter of support last week, however in the intervening days it's become clear that this issue is becoming a source of divisiveness in our community. With that in mind, and more importantly because I don't feel I've studied the issue sufficiently to make an informed decision, I've asked Charlie and Jean Golden to remove my name from any list of supporters of this use permit that they may be keeping and may forward to you, members of the Los Altos Planning Commission, or other Los Altos representatives or officials.

I'm sending this email to you to ask that you do the same and **remove my name as a supporter of this issue** on any documents you may be keeping or forwarding to other Los Altos Officials.

Thank you and Best Regards,

Dave Backs

Sean Gallegos

From: Dr.David M.Nudell <dr.nudell@gmail.com>
Sent: Wednesday, November 20, 2019 5:55 PM
To: Sean Gallegos
Subject: Chinese immersion school proposal

Mr. Gallegos,

I am writing to you regarding the proposed use permit the city is considering to place a immersion school at the current Foothills Church in Old Los Altos. I may not be able to attend the council meeting tomorrow but wanted to express a few opinions.

There are innumerable reasons that this is a bad idea. Firstly, the Old Los Altos area streets are far from set up for this type of daily traffic. We have multiple streets with no stop signs at small intersections as well as an already terrible build up of traffic at the tight intersection at Burke and Foothill Blvd which abuts University and Burke where most of this traffic will have to egress. This will make it very difficult to get out of this are in this direction even for those coming down Burke from Los Altos Hills. Secondly, although I don't not have small children any longer, there are and have always been many children who walk and more importantly bike to Gardner Bullis or other established Los Altos schools who will be put in undue danger from the added traffic, especially since there are no dedicated bike lanes in this neighborhood and likely the streets are too narrow to support those. I am frankly afraid that we will have accidents and children will get hurt. Thirdly, I understand that the traffic impact study was done in the Thursday prior to Labor Day weekend which is likely a non-representative time to do such a study. Finally, I understand that this permit was filed for in January 2019 - I find it in very bad faith and frankly subversive that the school and/or the church did not reach out to the neighborhood and hoped to railroad this though the city council despite all of the above. The school's own web site states they have hopes to grow their school so I have very little faith that the numbers of students will stay the same either. Additionally, their claim that they plan to keep kids inside the entire day is ludicrous and likely illegal so I suspect they will be taking these kids across to Shoup Park!

For all of these reasons it is clear to me that this is not a good location for this school. If you do not plan to vote no on this I implore the City to at least address much of the above (safety, bike lanes, actual traffic issues, effect on Shoup Park, etc) and revisit this proposal at a later date when more realistic information is available.

I find it hard to believe having gone though the building process (single residential home) myself in Los Altos that this would even be considered in its current form. I found the city in that instance to be thorough and detail oriented. I don't see anything close to that here. I hope that this is not all about making money for the church and the city that would be sad.

Thanks for your time and thoughts

David Nudell
667 Orange Ave.

From: Jon Biggs
Sent: Wednesday, November 20, 2019 5:38 AM
To: Sean Gallegos
Subject: FW: Chinese school at Foothills Church on Lincoln.

-----Original Message-----

From: Wendy Reynolds <xskyhag@aol.com>
Sent: Tuesday, November 19, 2019 9:49 PM
To: Jon Biggs <jbiggs@losaltosca.gov>
Subject: Chinese school at Foothills Church on Lincoln.

I signed a letter in favor of this school in my neighborhood before researching it. Please disregard my letter for approval.

Wendy Reynolds
536 Palm Ave
Sent from my iPad

Sean Gallegos

From: Jill Curcio <jillcurcio5@gmail.com>
Sent: Wednesday, November 20, 2019 5:31 PM
To: Jon Biggs
Cc: Sean Gallegos
Subject: 19-UP-02_- Los Altos Chinese School - 461 Orange Avenue
Attachments: Petition to Deny Use Permit 19-UP-02.pdf

To: Los Altos Planning Commission" a reference it to tomorrow night's Discussion Item #3 19-UP-02_- Los Altos Chinese School - 461 Orange Avenue

Please see attached petition of names gathered in favor of **denying** this Use Permit. We're up to 55 names and counting. Many neighbors are just learning about this week's Hearing. I may have fumbled by not realizing that the petition template I chose from an online search doesn't request a signature, just a name. If necessary, I will go back to these neighbors for signatures. We walked the neighborhood on Saturday and Sunday and no one even pointed it out until Sunday evening. At that point there was no turning back. Many have email-requested that their names are added. I will have printed copies of those emails on hand tomorrow night at the Hearing.

Most everyone on the petition is expressing concern about inviting more traffic through the neighborhood where it is well known problem already. Additional concerns include quality of life, safety, property values, etc.

Thank you for putting this in the hands of the Planning Commission.

Respectfully,
Jill Curcio

At Risk: Property Values, Increased Traffic & Neighborhood Character!

We the undersigned property owners in the Lincoln/Palm/Orange/University Avenue Neighborhood, call on the City of Los Altos to **deny** Use Permit 19-UP-02 New Chinese Immersion and After-School program at 461 Orange Avenue.

This Conditional Use Permit is for a new Chinese immersion and after-school program that proposes to occupy existing classrooms at Foothills Congregational Church at 461 Orange Avenue. The programs would include up to 90 students 10 employees, and operate between 8:30am and 6pm, Monday to Friday.

According to the Planning Commission Agenda Report:

1. "the private school is anticipated to generate 224 average daily trips" in and out of our neighborhood.
2. "The number of students (or children) is typically the most reliable independent variable when estimating the trips associated with educational institutions." According to the "Room Assignments", there will be 75 children picked up at 6pm. That means 75 cars at 6pm, Monday through Friday coming through the neighborhood in addition to the 452 cars (according to the TIA) already using University Avenue during PM Peak hours.

Homeowners in the 400 block of Orange Avenue, and the surrounding area, purchased their houses with knowledge of the churches, and Sunday services were part of the purchase disclosure. Property values reflected this. If Use Permit 19-UP-02 is granted, Sunday services plus the Monday - Friday school program will precipitate additional disclosure and negative impact to property values.

Please support our neighborhood by signing this petition to deny Use Permit 19-UP-02. Thank you!

Name:	Street Address	Zip Code
Michael Shaffran	444 Orange Av	94022
W. Scott Prater	585 Orange Ave	94022
Ethan Ruyark	672 Palm Ave	94022
Dan Arra	416 University Ave.	94022
Patty Arra	416 University Ave.	94022
Michael Malcolm	490 Orange Ave	94022
Braden W. Beek	691 Milverton Rd	94022
Joyce A. Beek	691 Milverton Rd	94022
Brent Beek	474 Orange Avenue	94022
Madeleine Beagle	474 Orange Ave	94022
Tavin Beagle	474 Orange Ave	94022
Jason Curcio	482 Orange Ave.	94022
Jill Curcio	482 Orange Ave.	94022

Feel free to contact Jill Curcio at jillcurcio5@gmail.com for information regarding this petition.

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Please support our neighborhood by signing this petition to deny Use Permit 19-UP-02. Thank you!

Name:	Street Address	Zip Code
Joe Nemeth	360 University Ave.	94022
Stacy Nemeth	360 University Ave.	94022
Jamie Wasson	718 Orange Ave.	94022
Richard Zazo	718 Orange Ave.	94022
Jane Wasson	718 Orange Ave.	94022
James Wasson	718 Orange Ave.	94022
Kate Curcio	482 Orange Ave.	94022
Stacey Walter	464 Orange Ave	94022
Steve Brown	464 Orange Ave.	94022
Emily Curcio	482 Orange Ave.	94022
John Curcio	482 Orange Ave.	94022
Kathy Bagby	470 University Ave.	94022
Mark Bagby	470 University Ave.	94022

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Name:	Street Address	Zip Code
Joy A. Prater	585 Orange Avenue, L.A. CA	94022
Travis Prater	585 Orange Avenue, Los Altos CA	94022
Shelly Potvin	577 Orange Ave, Los Altos	94022
MIKE Sutton	577 ORANGE AVE, LOSALTOS	94022

Feel free to contact Jill Curcio at jillcurcio5@gmail.com for information regarding this petition.

Sean Gallegos

From: Joe Nemeth <joseph.j.nemeth@gmail.com>
Sent: Wednesday, November 20, 2019 6:04 PM
To: Sean Gallegos
Cc: Stacy Nemeth cell
Subject: Use Permit 19-UP-02

Dear Los Altos Planning Commission,

Please do not approve the Use Permit 19-UP-02 to operate a private, for profit school at the Foothills Congregational Church. My concern is that the Planning Commission's **approval will create a dangerous environment** due to increased traffic and parking.

The [City of Los Altos 2015 Pedestrian Master Plan](#) has a goal to "**improve pedestrian safety by reducing risk factors, such as vehicle speeds, crossing distance and conflict points**". Why now is it a good idea to allow a for profit school that adds an estimated 224 daily pickup/drop off trips into our neighborhood?

My family has lived on Orange Avenue and now on University Avenue since 1993. During that time we have seen:

- speed humps added twice, on University Avenue to slow traffic
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Requests:

1. Do not approve the church as a use for a for profit, 90 student school as it contradicts the intended purpose of our local neighborhood streets.

Sean Gallegos

From: Robin Vasan <rvasan@gmail.com>
Sent: Wednesday, November 20, 2019 9:21 PM
To: Sean Gallegos
Subject: 461 Orange - Church/School project

Sean -

My name is Robin Vasan and I live on Burke Road with my wife and 3 little kids.

I was recently made aware of the project plan to turn the Foothills Church into a school. We are strongly opposed to having the additional traffic in the neighborhood. In particular, the corner of Burke, University and Foothill would face MASSIVE congestion. Since there is a stop sign from the Los Altos Hills side and the traffic coming off Foothill doesn't stop, this would mean that the traffic at that stop sign would back up considerably onto Burke as well as onto both sides of University. In addition, the street parking is already crowded and so the additional load of teachers and administrators would make this much more complicated.

We love the neighborhood and we constantly walk, ride bikes or scooters down Burke Road into downtown. I fear that the all additional activity would make these activities increasingly dangerous.

We also are frequent visitors to Shoup Park and I worry that the additional traffic and parking would significantly negatively impact that experience.

Overall, the Orange Ave, University Ave and Burke Road area is NOT AT ALL well suited for a new school. Please do not allow this project to proceed in our residential neighborhood.

Thank you,

Robin
m: 650-868-8141

Sean Gallegos

From: Jon Biggs
Sent: Wednesday, November 20, 2019 5:38 AM
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Subject: FW: Chinese school at Foothills Church on Lincoln.

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From: Wendy Reynolds <xskyhag@aol.com>
Sent: Tuesday, November 19, 2019 9:49 PM
To: Jon Biggs <jbiggs@losaltosca.gov>
Subject: Chinese school at Foothills Church on Lincoln.

I signed a letter in favor of this school in my neighborhood before researching it. Please disregard my letter for approval.
Wendy Reynolds
536 Palm Ave
Sent from my iPad

Jon Biggs

From: Brent Beagle <brent474@gmail.com>
Sent: Thursday, November 21, 2019 6:36 AM
To: Sean Gallegos
Cc: Jon Biggs
Subject: Fwd: Chinese School plans

Mr Sean Gallegos, Project Planner

Please find below the emails from John Miller, Member, Executive Committee, Foothills Congregational Church, with his response regarding my questions about the Use Permit for Foothills Congregational Church. I initially had expressed my concerns to a church member to which he responded back to me through her.

On Fri, Nov 15, 2019 at 2:20 PM

Following is the response I received from John Miller regarding the questions raised in my email which can be found at the end of this email:

Per Foothills Congregational Church member John Miller:

The current application proposal is for the same group which was at our church from January to June. The use was terminated by the City which required a formal Use Permit Application to be approved before allowing the use. This is not an application for a school but for a small pre school care program serving a maximum of 15 kindergarten children who are enrolled in an afternoon session of kindergarten and a group of 15 kindergarten students who have morning kindergarten who need after school care. The rest of the program involves a maximum of 60 children enrolled in after school care. The arrival and departure is as follows:

15 kindergarten children and 2 staff arrive at 8:30

15 Kindergarten leave by two vans at about 11:30

15 Kindergarten children arrive in two vans at 12:15

30 Primary children arrive in vans at about 2:30

30 4th to 6th grade children arrive in vans at 3:15

75 children leave between 4:30 and 6:00. There are several car pools covering and some who live nearby just walk home.

The arrivals and departures are all on the Lincoln Avenue side of the church. Out of doors activities are in Lincoln Park, or Shoup Park.

There is no parking problem. Our current use and that of St Nicholas is about 34 spaces out of the available 193 spaces. The City required a \$12,000.00 traffic impact study which determined that there would be no impact on traffic. The basic reason is that the trips generated by departing children are spread out over a 1 and 1/2 hour period and some head toward the El Monte intersection and some head toward Main Street and some live in Los Altos Hills. In addition 44 of the 70 families involved will car pool and may families have more than one child enrolled, so that there will not be 70 cars picking up students. We estimate 48 cars will depart in that 90 minute period

The children are all Los Altos public school students. The need was created by The City's decision to close Hillview Community Center for a major rebuild. That is where this operation was located. There is no room in the planned new facility for them. They are currently operating in temporary facilities at Grant and the Lutheran Church.

The second email below, dated Nov 16th is his response to the email that I sent directly to you (which is on record). You shared the 2nd email with Mr. Miller for comment.

Los Altos Chinese School / Foothills Congregational Church
November 16, 2019 at 1:36 PM

Sean Gallegos shared your message of concern and (member's name deleted) also called me. I include Dee Cunningham in her role on the Property Management Board. First of all I want to answer the questions you asked. The proposed use is for an after school day care program. A maximum of 15 kindergarten students will also have a before school day care program. The bulk of the students being cared for will arrive [between 2:30 pm and 3:30 pm](#) and leave [between 4:30pm and 6:00 pm](#).

1. No the Church has not been operating or providing space for any private school on our premises. Specifically the Los Altos Chinese School students are not using our facilities. If the Use permit is granted, it will not permit students to be at the Church past [6:00 pm](#). To the extent you have been seeing parents in the evening hours, those parents would have been from Cantabile, a choir organization. I will speak to the director of that organization. The parents should not be using the Orange Avenue side of the Church facilities.

2. According to the City of Los Altos Planning Commission staff, "The Foothills Congregational Church is located at the corner of Lincoln Avenue and Orange Avenue. The site is designated as Public and Institutional in the General Plan and is zoned Public and Community facilities (PCF)." This zoning permits the operations contemplated in the USE Permit Application.

3. There are, according to the Planning commission staff report, 193 parking spaces available adjacent to the churches on Lincoln Ave. At peak use, a maximum of 18% of those spaces are utilized during week days ([Monday through Friday](#)). There is no possible parking issue created by the contemplated operation of the Los Altos Chinese School. There is plenty of parking for the churches and the parking spaces comply with the parking rules established by the City of Los Altos.

4. The children to be served by the Los Altos Chinese School are all Los Altos public school elementary students, kindergarten through sixth grade. These days in Los Altos, it is normal for both parents to have full time jobs outside the home and thus there is a great need for after school day care for the children. Many churches in Los Altos have either schools or after school day care program utilizing their facilities. The Los Altos Chinese School was previously located at the Hillview Community Center. They were forced out of that facility due to the City's decision to demolish and rebuild the Community center. There will be no place for them in the new facility as planned. They are now in temporary quarters at Grant Park with some overflow in the Lutheran Church.

5. If you are serious about wanting to know more about Foothills Congregational Church, please visit our website at foothills-church.org. We are an open and affirming congregation of the United Church of Christ (UCC). The UCC is a progressive denomination and a national leader in human rights issues. We have a strong commitment to outreach and favor as personal and relevant faith as expressed by our covenant and in our Bylaws: "We covenant with you, O God, and with one another, and do bind ourselves in your presence, to walk together in all your ways, according as you are pleased to reveal yourself to us." In 2018 we gave \$69,300.00 to 16 different local charities, including Ecumenical Hunger Program, Community Services Agency Community Health Awareness, and Child Advocates. 2018 was not an unusual year. Over the past few years our donations to local charities have exceeded \$1,000,000.00. In addition we provided funding to build a solar powered water delivery system, providing clean water for a village of 14,000.00 people in Kenya. Our members and our children regularly extend themselves to provide their physical labor for community organizations both here in our local area and in distant locations such as Indian reservations in Arizona and Northern California.

I am happy to meet with you personally prior to the Planning Commission hearing if you would like to discuss any aspect of our Church and/or the Use Permit Application. My telephone number is [650-917-1514](tel:650-917-1514). When I am out and about, you can normally reach me on my cell phone, [650-804-2421](tel:650-804-2421).

John E. Miller, Member, Executive Committee, Foothills Congregational Church

I am finding it hard to get the facts before the public hearing on November 21, 2019.

Sean, would you, not Mr. Miller, please clarify?

Thank you for your timely response.

Brent Beagle

474 Orange Avenue

Los Altos



Jon Biggs

From: J. Corrigan <jc2tc@aol.com>
Sent: Thursday, November 21, 2019 11:54 AM
To: Sean Gallegos; Jon Biggs
Subject: Use Permit 19-UP-02

Dear Los Altos Planning Commission,

Please do not approve the Use Permit 19-UP-02 to operate a private, for profit school at the Foothills Congregational Church.

Granting this permit will have a serious and permanent negative impact on our neighborhood. The permit should be denied.

And, at a minimum, any decision should be delayed because there has not been adequate notice to those of us who will be negatively impacted. I, for example, just learned of the general nature of this application 3 days ago.

Thank you for your consideration,

Janet Corrigan
591 University Avenue
650-947-4067

Jon Biggs

From: Michelle Galbraith <michellergalbraith@gmail.com>
Sent: Thursday, November 21, 2019 1:09 PM
To: Sean Gallegos; Jon Biggs
Subject: Use Permit 19-UP-02

Dear Los Altos Planning Commission,

Please do not approve the Use Permit 19-UP-02 to operate a private, for profit school at the Foothills Congregational Church.

I first learned of this proposal when a neighbor brought it to my attention about a week ago. A day or so later, I received a notice from the City that it was scheduled for review tonight. I'm unable to attend tonight's meeting, and am frankly surprised that such a dramatic change to our neighborhood (which has clearly been in the planning phase for months) could potentially occur on such limited notice.

My primary concern is that the Planning Commission's approval will create a dangerous environment due to increased traffic. I walk my dog through the University/Lincoln and University/Burke intersections most mornings around 8:00 a.m., and often drive through those intersections in the afternoons and evenings for school and sports pickups. I have seen firsthand the complicated pedestrian, bike, and vehicular traffic our neighborhood encounters with our current traffic load, and do not believe it can support further strain. Specific issues I've witnessed include:

- cars and bikes traveling east on Burke (from Los Altos Hills) failing to stop at the stop sign so they can make the light at Foothill. One of those cars hit my neighbor's son (riding his bike), and sped off without stopping;
- drivers confused by the University/Lincoln intersection, turning the wrong way onto the one-way portion of Lincoln Ave.;
- huge numbers of cars cutting through (and typically speeding down) University Ave. from Burke to El Monte at peak commute times to avoid the backed-up traffic on Foothill Expressway;
- speeding drivers passing slower cars on University, either while they're in transit or when they're stopped at the University/Burke intersection.

I fail to understand how the addition of an estimated 224 daily pickups/dropoffs will not further strain our neighborhood's traffic load; to the contrary, I fully expect it to lead to increases in these types of risky incidents.

At a minimum, our neighborhood is entitled to more time to review materials related to the proposal and evaluate alternatives. For example, University/Orange neighbors might feel more comfortable with the school site if the City:

- redesigned the intersections at University/Burke and/or University/Lincoln to improve pedestrian/cyclist safety;
- installed more speed bumps, "no through traffic" signs, or other traffic calming measures on University Ave. to balance the increased school traffic with a reduction in Foothill cut-through traffic;
- required the school to implement traffic-mitigating processes. The City could consider looking to Castilleja in Palo Alto as an example; that school offers several bus and shuttle services to reduce dropoffs, uniformed traffic monitors, "no left turn" requirements, and "no parking" signs around neighboring curbs.

Thank you for your consideration,
Michelle Galbraith
465 University Ave.

Jon Biggs

From: Connie Miller <cmiller1119@gmail.com>
Sent: Wednesday, November 20, 2019 1:27 PM
To: Jon Biggs
Subject: Preschool permit at the Foothill Church in Old Los Altos

Hello Mr. Biggs:

Please make sure all the Planning Commission Members receive this email prior to their meeting on the subject tomorrow evening. Thank you.

I am a resident of Los Altos for over 18 years, a realtor in our community and an advocate for the special characteristics that make Los Altos so special a place in which to live. When I consider the true 'gems' that differentiate our city from neighboring communities, one of the items I always bring up to homebuyers is the Old Los Altos neighborhood. It is so rich in history from the days of when Sarah Winchester asked for its establishment, when she sold the railroad barons her land, to the grand historic homes of Los Altos who are largely concentrated in that neighborhood that still stand today. It is the singular neighborhood rich in a variety of architecture and history about which our city can boast.

I see it as a neighborhood at or above capacity as it is, without adding to it the preschool being proposed at the Foothill Congregational church in that neighborhood. The neighborhood already gets its fair share of traffic to/from Shoup Park and Redwood Grove, but it also suffers as a cut through street thanks to commuters finding it via the Waze app. The streets are narrow and it is difficult to see with the slight bend in their streets with the parked cars that usually line all the streets of University, Orange and Palm. I'm not sure adding more children darting about to that neighborhood is prudent from a safety standpoint or a capacity standpoint (increased traffic, at capacity parking). Not to mention, it 'feels' like every few months there is an accident at the Main/Burke and University/Foothill Expressway intersections.

The more people we have in that neighborhood besides those who reside there, the less valuable those properties will become. The historic homes in that neighborhood are already at risk due to the reduced demand for that type of home as well as the real traffic problem that neighborhood gets during commute traffic. Reduce the demand for that neighborhood much more and those historic properties will not be worth owning for all their upkeep.

I urge a no vote to granting that permit in that neighborhood for a preschool there. At a minimum, I urge further study. I'm not sure why they are moving from the Lutheran Church at Cuesta and El Monte or why they can't use the building on the Covington Campus that formerly housed the Parent Preschool there. It seems a shame to throw this wrench into an already fragile neighborhood that is so beloved.

Thank you for your consideration.

Connie Miller
Private citizen and Realtor at Compass Real Estate Los Altos.
650-279-7074

Jon Biggs

From: john curcio <johncurcio1@gmail.com>
Sent: Wednesday, November 20, 2019 2:55 PM
To: Jon Biggs
Subject: Planning Commission Mtg 11/21/19 re Item #3 19-UP-02- Los Altos Chinese School - 461 Orange Avenue

To: Los Altos Planning Commission,

First, I would like to start by thanking the Planning Commission for your service in protecting the Los Altos community with the work you do each and every day. I have been a resident of Los Altos for 31 years and a property owner at 482 Orange Avenue for 29 years. I am a licensed Professional Engineer and very familiar with land development, entitlement, permitting, construction, compliance and real estate operations.

I am writing today to urge you **NOT to approve the Use Permit 19-UP-02** which would grant a permit to operate a private, for profit school at the Foothills Congregational Church located at 461 Orange Avenue. I oppose this proposed use for reasons I will outline below. These reasons include a **fundamental inappropriate use** and application of the facilities, **material inaccuracies** in the Planning Commission's report and draft Resolution, **noise, traffic and parking impact** and evidence of both the Church and the Los Altos Chinese School **acting in bad faith**.

In addition, it is also important to recognize that the proposed Use Permit represents, not simply a modification of an existing use, but rather a complete and indefinite change and a fundamental wholesale conversion of the facility from its historic and primary use as a church, with limited Sunday worship and Sunday school operation, to a full time for profit private school with a secondary and subservient use as a church. **Simply put, if the facility at 461 Orange Avenue was not zoned as a Church, i.e. Public and Community Facilities (PCF) there would be no practical way possible to utilize it to run a 90 student, 9.5 hour per day, 47.5 hour per week full time, for profit, private school out of this facility.** If the possibility of this proposed use permit is a loophole or inadequacy of the current zoning laws, then I would urge the Planning Commission and the City Council to review and consider this application in the larger context of the intent of the laws, rules and regulations of our City and decline this application.

I would ask that you consider the following in your deliberation:

Inappropriate Use:

1. The use of this facility as a full time school is simply inappropriate.
 - a. There is **no on-site parking** available at this facility.
 - b. At this facility, this private for profit school is only logistically feasible by utilizing **free City parking** provided by the City at no cost to the school which, in my opinion is a **misappropriation of city resources**. The school is directly profiting at the expense of the City and its residents.
 - c.. The **stated hours of operation are 8:30AM to 6:00PM**. From a traffic, parking and impact perspective to the immediate neighbors, when considering drop off and pick up and staff arrival/departure etc, the **actual operating hours are closer to 7:00AM to 7:00PM or 12 hours a day**, which is much greater than typical schools in Los Altos. This is an unfair burden to ask the neighborhood to endure.
 - d. From the Commission Report, "The school **does not permit the student out doors for activities or play periods** during the hours of operation" While this school was operating illegally earlier in the year, they did in fact conduct outdoor activities for the students. This is evidence of the need and desire to do so, and evidence that not having the facilities to allow it is a detriment to the students and speaks to why this facility is inappropriate as a full time school.
2. The report does not address or confirm that the facility meets all the requirements for a school at the proposed scale and type for operations in Santa Clara County and the State of California including appropriate fire alarm and

suppression systems, handicap accessibility, egress and access, notification systems and basic compliance with all current California Building Code requirements for Seismic, electrical and mechanical systems and any required emergency and back up systems.

Inaccuracies or Inadequacies in the Planning Commission Report

1. The report findings state that the use of the facility as a school "**will not be generating any significant new traffic or parking impacts**" This is **simply not true**. At 224 average daily trips with no ability to control, limit or monitor how the neighborhood is accessed and where the school's customers park, there will absolutely be significant and new traffic and parking impacts. **In the context of a quiet residential neighborhood, this impact is undeniable**. Neither the City, School or Church have the ability to require or enforce the parents to "drop" their children curbside as opposed to parking and walking their children into the school. If curbside drop off could even be required and enforced, it would certainly create an **unsafe condition** as we could have up to 30 or 40 cars lined up to pick up or drop off children, inevitably blocking intersections, double parking or creating other unsafe conditions.

2. The Report failed to address the fact that this **neighborhood has a total of three (3) churches immediately adjacent** to this site as well as **Shoup Park and the Redwood Grove** directly around the corner. The neighborhood is already significantly impacted and there is no question that this proposed use would make the situation worse. I believe that the Planning Commission has the responsibility to review this proposed use holistically and in the context of the neighborhood and all other known relevant conditions.

3. The Report also **failed to address a well known City recognized problem of University Avenue being used as a "cut through" street** for commuters frustrated by the long delays and traffic back ups that Foothill Expwy has become during commuting hours. The morning and afternoon pick up times of the proposed school will exacerbate this well known and documented problem that was not addressed in the traffic study provided and paid for by the school.

4. While it may or may not be true that the non-independent traffic study "checks the box" for the City requirements in filing for a use permit, **the study is deficient** in addressing the practical and real concerns of the actual people in our neighborhood that will be impacted. In addition, we have had the report available to us for less than one week, which is not ample time to conduct a review of the integrity of the report by a licensed engineer. **We request a minimum of one month to review the existing report or to conduct our own report and submit it as a part of the record prior to the commission making any recommendation to the City Council.**

5. The report also fails to address the **almost certain damage that local property owners may experience due to a decrease in resale value of their homes** as a direct result of close proximity to a school. As you are probably aware, any seller in the neighborhood that may be impacted by the proposed change in use and the additional traffic, noise and parking impacts related to the operation of a school, will be required by California law to disclose these conditions to any future buyer. Although it is difficult to assess the exact amount of financial damages that would be experienced, very experienced local real estate agents have provided us an estimate of somewhere **between 8-10% loss in value** if the proposed use is changed to allow a school to operate at this location.

Acting in Bad Faith or Poor Judgment

1. It is documented that both the **Church and School violated City laws by knowingly and illegally operating this school out of this facility at 461 Orange Avenue in the past**. This brings into question the integrity of the school, who has been operating in Los Altos at various other locations, and the competency of the church as a landlord and their ability to manage their tenant. This **breach of trust** is not a foundation on which to build an **indefinite** grant of a conditional use permit and will strain relationships indefinitely if the proposed use is approved. If the use permit was to be granted, it would **by default put the burden of the enforcement, of any of the proposed or other conditions of use, on the neighborhood**. **Neither the City, Church nor School have any inherent mechanism for monitoring and enforcement of the conditions of proposed use.**

2. It has been brought to my attention that the **Use permit was originally filed on January 29th 2019**. **Neither the Church nor the School acted in good faith by notifying the neighbors of their intentions**, especially to the home owners most directly impacted by the proposed use. This can only be an indication of a lack of sensitivity to the impact of their proposed use on the neighborhood, a disregard for the opinions or sensitivities of the neighborhood, an attempt to hide their intentions in the hopes that the 2 week notification process would not be enough time for neighbors to protest the

proposed use, or an ignorance or disregard to the overall context of the situation. **None of the scenarios are the foundation for trust that is needed in a neighborhood.**

3. Although I am sure that the City notification date to property owners of November 7th 2019 and making the Planning Commissions preliminary report available on November 14th meets all the statutory requirements for Notice, I do not believe this is adequate time for us to properly address our concerns. We respectfully request that we be treated fairly in this process and that an extension to any decision be granted in order for our neighborhood to properly have its individual and collective voice be heard. I think this is a fair request since the Church and the School have been planning this for at least 10 months, and likely considerably longer.

Thank you in advance for full and thoughtful consideration in this matter.

Best Regards,
John Curcio

Jon Biggs

From: Dan Arra <arra.dan@gmail.com>
Sent: Wednesday, November 20, 2019 3:59 PM
To: Jon Biggs
Subject: Fwd: Use Permit 19-UP-02

----- Forwarded message -----

From: Dan Arra <arra.dan@gmail.com>
Date: Wed, Nov 20, 2019 at 3:46 PM
Subject: Use Permit 19-UP-02
To: <sgallegos@losaltosca.gov>

Dear Los Altos Planning Commission,

Please do not approve the Use Permit 19-UP-02 to operate a private, for profit school at the Foothills Congregational Church. My concern is that the Planning Commission's **approval will create a dangerous environment** due to increased traffic and parking.

The [City of Los Altos 2015 Pedestrian Master Plan](#) has a goal to "improve pedestrian safety by reducing risk factors, such as vehicle speeds, crossing distance and conflict points". Why now is it a good idea to allow a for profit school that adds an estimated 224 daily pickup/drop off trips into our neighborhood?

My family has lived on Orange Avenue and now on University Avenue since 1994. During that time we have seen:

- speed humps added twice, on University Avenue to slow traffic
- a new, high visibility crosswalk on University Avenue
- the City of Los Altos purchase property behind Shoup Park and along Adobe Creek to [move traffic and parking off the streets to create a safer](#) environment for visitors to Shoup Park and for summer campers attending Redwood Grove Camp
- the Los Altos Community Center relocate to the Garden House at Shoup Park creating more unplanned traffic in our area
- eight (8) accidents involving passing and parking cars smashing our vehicles' mirrors, cars doors, and fenders on University Avenue in front of our house
- last month in October 2019, a drunk driver crash into a parked vehicle on University Avenue. The vehicle ended up on the sidewalk. This occurred at 6pm, during expected school drop off and pick up times.

Again, why now is it a good idea to allow a for profit school that adds an estimated 224 daily pickup/drop off trips into our neighborhood?

Commercial Use

El Monte Avenue between Foothill Expressway and 280 is considered an "Arterial" and University Avenue has become a "Local Collector". [Per this report from the City of Los Altos](#) a Local Collector " is not intended for use as a through street or link between higher capacity facilities such as collector or arterial roadways. Local collectors are fronted by residential uses and **do not typically serve commercial uses**". Adding a for profit, commercial use, 90 student school to the neighborhood will make a bad situation worse.

Requests:

1. Do not approve the church as a use for a for profit, 90 student school as it contradicts the intended purpose of our local neighborhood streets.
2. If request 1 is not accepted, conduct another TIA (Traffic Impact Analysis) prior to issuing Use Permit. The Los Altos Planning committee should select and manage the vendor that conducts the TIA, rather than the for profit school. This would be reasonable and prudent.
3. If the Use Permit is granted, require that a follow-up TIA be conducted once per year at the expense of the for profit school. The Los Altos Planning committee should select and manage the vendor that conducts the TIA.
4. If any TIA determines traffic levels of service are outside acceptable limits, revoke the Use Permit.
5. Require as a condition of Use Permit that all drop off and pickup occur on the Lincoln Avenue side of the church by the parking spaces. If this condition is ignored, revoke the Use Permit.

Thank you,

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Dan Arra
416 University Ave
650-218-4444

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-Dan
650-218-4444

Jon Biggs

From: Dr. David M. Nudell <dr.nudell@gmail.com>
Sent: Wednesday, November 20, 2019 6:03 PM
To: Jon Biggs
Cc: Lynette Lee Eng; Jan Pepper; Jeannie Bruins; Anita Enander; Neysa Fligor
Subject: Proposed immersion school Old Los Altos

Dear Mr Biggs (and city council members)

I am writing to you regarding the proposed use permit the city is considering to place a immersion school at the current Foothills Church in Old Los Altos. I may not be able to attend the council meeting tomorrow but wanted to express a few opinions.

There are innumerable reasons that this is a bad idea. Firstly, the Old Los Altos area streets are far from set up for this type of daily traffic. We have multiple streets with no stop signs at small intersections as well as an already terrible build up of traffic at the tight intersection at Burke and Foothill Blvd which abuts University and Burke where most of this traffic will have to egress. This will make it very difficult to get out of this area in this direction even for those coming down Burke from Los Altos Hills. Secondly, although I don't not have small children any longer, there are and have always been many children who walk and more importantly bike to Gardner Bullis or other established Los Altos schools who will be put in undue danger from the added traffic, especially since there are no dedicated bike lanes in this neighborhood and likely the streets are too narrow to support those. I am frankly afraid that we will have accidents and children will get hurt. Thirdly, I understand that the traffic impact study was done in the Thursday prior to Labor Day weekend which is likely a non-representative time to do such a study. Finally, I understand that this permit was filed for in January 2019 - I find it in very bad faith and frankly subversive that the school and/or the church did not reach out to the neighborhood and hoped to railroad this through the city council despite all of the above. The school's own web site states they have hopes to grow their school so I have very little faith that the numbers of students will stay the same either. Additionally, their claim that they plan to keep kids inside the entire day is ludicrous and likely illegal so I suspect they will be taking these kids across to Shoup Park!

For all of these reasons it is clear to me that this is not a good location for this school. If you do not plan to vote no on this I implore the City to at least address much of the above (safety, bike lanes, actual traffic issues, effect on Shoup Park, etc) and revisit this proposal at a later date when more realistic information is available.

I find it hard to believe having gone through the building process (single residential home) myself in Los Altos that this would even be considered in its current form. I found the city in that instance to be thorough and detail oriented. I don't see anything close to that here. I hope that this is not all about making money for the church and the city that would be sad.

Thanks for your time and thoughts

David Nudell
667 Orange Ave.

Jon Biggs

From: Joe Nemeth <joseph.j.nemeth@gmail.com>
Sent: Wednesday, November 20, 2019 6:05 PM
To: Jon Biggs
Cc: Stacy Nemeth cell
Subject: Use Permit 19-UP-02

Dear Los Altos Planning Commission,

Please do not approve the Use Permit 19-UP-02 to operate a private, for profit school at the Foothills Congregational Church. My concern is that the Planning Commission's **approval will create a dangerous environment** due to increased traffic and parking.

The [City of Los Altos 2015 Pedestrian Master Plan](#) has a goal to "improve pedestrian safety by reducing risk factors, such as vehicle speeds, crossing distance and conflict points". Why now is it a good idea to allow a for profit school that adds an estimated 224 daily pickup/drop off trips into our neighborhood?

My family has lived on Orange Avenue and now on University Avenue since 1993. During that time we have seen:

- speed humps added twice, on University Avenue to slow traffic
- a new, high visibility crosswalk on University Avenue
- the City of Los Altos purchase property behind Shoup Park and along Adobe Creek to [move traffic and parking off the streets to create a safer](#) environment for visitors to Shoup Park and for summer campers attending Redwood Grove Camp
- the Los Altos Community Center relocate to the Garden House at Shoup Park creating more unplanned traffic in our area
- last month in October 2019, a drunk driver crash into a parked vehicle on University Avenue. The vehicle ended up on the sidewalk. This occurred at 6pm, during expected school drop off and pick up times.

Again, why now is it a good idea to allow a for profit school that adds an estimated 224 daily pickup/drop off trips into our neighborhood?

Commercial Use

El Monte Avenue between Foothill Expressway and 280 is considered "Arterial" and University Avenue has become a "Local Collector". [Per this report from the City of Los Altos](#) a Local Collector " is not intended for use as a through street or link between higher capacity facilities such as collector or arterial roadways. Local collectors are fronted by residential uses and **do not typically serve commercial uses**". Adding a for profit, commercial use, 90 student school to the neighborhood will make a bad situation worse.

Requests:

1. Do not approve the church as a use for a for profit, 90 student school as it contradicts the intended purpose of our local neighborhood streets.

2. If request 1 is not accepted, conduct another TIA (Traffic Impact Analysis) prior to issuing Use Permit. The Los Altos Planning committee should select and manage the vendor that conducts the TIA, rather than the for profit school. This would be reasonable and prudent.
3. If the Use Permit is granted, require that a follow-up TIA be conducted once per year at the expense of the for profit school. The Los Altos Planning committee should select and manage the vendor that conducts the TIA.
4. If any TIA determines traffic levels of service are outside acceptable limits, revoke the Use Permit.
5. Require as a condition of Use Permit that all drop off and pickup occur on the Lincoln Avenue side of the church by the parking spaces. If this condition is ignored, revoke the Use Permit.

Thank you,
Joe and Stacy Nemeth
360 University Avenue
Los Altos, CA 94022

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Joe Nemeth
m +1 408-421-1295

Jon Biggs

From: Dana Tasic <danaritchie@yahoo.com>
Sent: Wednesday, November 20, 2019 11:02 PM
To: Jon Biggs
Cc: Branimir
Subject: New Chinese Immersions and After School Program at 461 Orange Avenue

Dear Mr. Biggs,

We are writing about Agenda item 3:19-UP-02, set to be heard by the Planning Commission tomorrow evening at 7:00PM.

For the past 11 years, we have lived down the street from Foothills Congressional Church (FCC) located at 461 orange Avenue.

In 2008, after seeing hundreds of homes during our year-long search, we finally settled on the one we bought on Orange Avenue. At the time, our son was less than a year old, and our goal was to find a home in a safe neighborhood, with a good school district on a small, traffic-free street. We were so concerned about the traffic, that when we arrived at open houses and saw that they were built on busy streets, we just drove on and didn't even go inside. When we saw the house at 657 Orange Ave, we made an offer right away and were quickly in escrow. For us, it was all about the quiet neighborhood, small street, very little traffic, and neighborhood schools to which our son could walk and bike with other neighborhood kids.

Our son attended Gardner Bullis, and now attends Egan. He bikes to and from school with his friends who live on Orange Avenue, and they go by FCC every day.

On Tuesday of this week, we discovered that 11 months ago, FCC started seeking a use permit to allow the Chinese School to use FCC facilities for Chinese immersion and after-school programs. Despite a TIA that was commissioned by the School / Church, that looked at traffic data on one day, it is a no-brainer to any resident in our neighborhood, that adding drop-offs and pick-ups for 90 kids daily will greatly increase the traffic in our neighborhood. We already have bad traffic in the area, and this would only make things worse. Our kids are walking and riding their bikes, including to and from school when this additional traffic would be funneled into the neighborhood, and it is not a matter of IF, but WHEN, there will be an accident with a child on a bike.

No matter what conditions the Chinese school agrees to now, we have no guarantee that they will not ask for more in the future, such as to increase the number of students, change the hours of operation, etc. We should not be asked to endure more traffic, accidents, and delays in getting in and out of our neighborhood, and then to repeat having to oppose again in the Planning Commission and City Council when the numbers are increased by the Chinese School, as inevitably they will be. This School wants to benefit a certain demographic of the population, by burdening an entire neighborhood that is already over-burdened.

LASD schools have allowed these programs at their schools, so that, conveniently, kids who attend an LASD school, can walk over to the Chinese school on campus for after-school care. This does not add additional traffic. Immersion students can also be in these programs in the LASD schools that are already situated in areas that are equipped to deal with student traffic. The Chinese School needs to pursue the same accommodations at non-LASD schools, such as Bullis Charter and Pinewood, rather than trying to tax a small neighborhood with their additional students, when that neighborhood already has traffic problems.

Additionally, there are two other churches on Orange Ave, right near FCC, and a precedence should not be set for them to set up schools as well.

In view of all of the above, we respectfully request that the Planning Commission not recommend to the City council approval of this permit.

Best,

Dana and Branimir Tasic
657 Orange Avenue
Los Altos, CA

Jon Biggs

From: Harry Guy <harrypguy@gmail.com>
Sent: Thursday, November 21, 2019 12:30 AM
To: Jon Biggs
Subject: Planning Commission Mtg 11/21/19 re Item #3 19-UP-02 at 461 Orange Avenue
Attachments: CalTrans CRS Map_road classifications near downtown Los Altos_20191119.pdf

To: Jon Biggs and Planning Commissioners

I am writing to you to urge you NOT to support the application for a conditional use permit for the Los Altos Chinese School at the Foothills Congregational Church (FCC).

My wife and I have lived in our home at 521 University Ave for 36 years. Our house is at the corner of Sherman St, about a block from the FCC. We purchased our home knowing about the nearby three churches and feel that despite periods of heavy traffic on Sundays and some other occasions, all the churches have been good neighbors...to this point. We did not purchase our home with any consideration that one of the churches might want to (or feel they need to) make money by leasing some of their facility to a private school to operate every weekday with attendance of up to 90 children and ten staff members.

I feel strongly that this facility and its location are completely inappropriate for the proposed conditional use as a private school, for the following reasons:

- The facility owns no parking; they rely solely on the city-owned public parking spaces along Lincoln and Orange, and although there may currently be sufficient unused public parking spaces, an approved conditional use permit decision would be forever, and since the private school staff would be the first to arrive in the morning, the result would be that the private school would receive the benefit of taxpayer-supported parking for its employees, permanently; this would not be in the strategic, long-term interest of our city
- The facility has no playground; to avoid creating a noise problem for nearby homes in the area and address the fact that the FCC facility has no playground, the school is agreeing to operate with the condition that it "will not permit students outdoors for activities or play periods during the hours of operation;" this seems either unrealistic or cruel; members of the church have indicated that the school intends to walk the kids to Shoup Park for recess; to get to Shoup, they would need to cross University Ave, a very busy and dangerous street despite being greatly improved by the cross-walk installed by the city a few years ago at Lincoln; it would also be tempting for the school to take recess with the children across Lincoln Ave to Lincoln Park, however this is a popular dog-walking area and could easily result in a dangerous encounter
- The proposed classroom area (first floor) does not appear to have adequate bathroom facilities for the proposed number of children and staff; on the first floor, there appears to be only one, single-stall women's bathroom and one, single-stall men's bathroom; I inquired of Planning if this was code compliant, and they referred the question to Building; after some discussion and review, the Building inspector's conclusion was that it didn't look adequate, but that it likely met existing code when the facility was built under E-occupancy, and according to Table 422.1 of the Plumbing Code, the two bathrooms were likely compliant for up to 100 persons; I would ask the Commission to consider requesting a re-evaluation of the bathroom code compliance question as well as a re-assessment of the building for fire and building code compliance for this kind of requested use
- There will be increased traffic congestion and increased hazards for children, older adults, AFN individuals and bicyclists who live in or travel through the neighborhood; the TIA estimates 224 additional daily trips into the neighborhood if the conditional use permit is approved as proposed; although the TIA concluded that there was no significant traffic impact from the proposed project, I believe that all of the factors associated with traffic movement were not considered; University Ave is a designated Suggested (Safe) Route to School (SR2S) and many neighborhood children walk and bike to and from school along

this route; in addition, University Ave is designated as a bicycle route, sharing the street with cars (street is marked with sharrows on the full length from Burke to El Monte); as the Commissioners know, University Ave has become heavily trafficked with cut-through traffic, especially during commute times when commuters are bailing off of I-280 to avoid backups, following WAZE instructions to a congested Foothill Expressway, and then diverting onto University Ave in an effort to travel faster, even though many are unfamiliar with the route; the complex factors and timing of these conditions, interacting with bicyclists and neighborhood pedestrians, is not addressed by the minimal algorithms and analysis conducted by Pinnacle for this project; although the TIA was reviewed by Los Altos traffic staff, neither the TIA or this project have been reviewed by the Complete Streets Commission, and I urge you to make that referral to the Complete Streets Commission for a review; the majority of the CSC members are very familiar with this traffic area and were closely involved for nearly three years to help obtain approval for the two flashing beacon, pedestrian-activated crosswalks added to this area; they should directly weigh in on this proposed new school permit

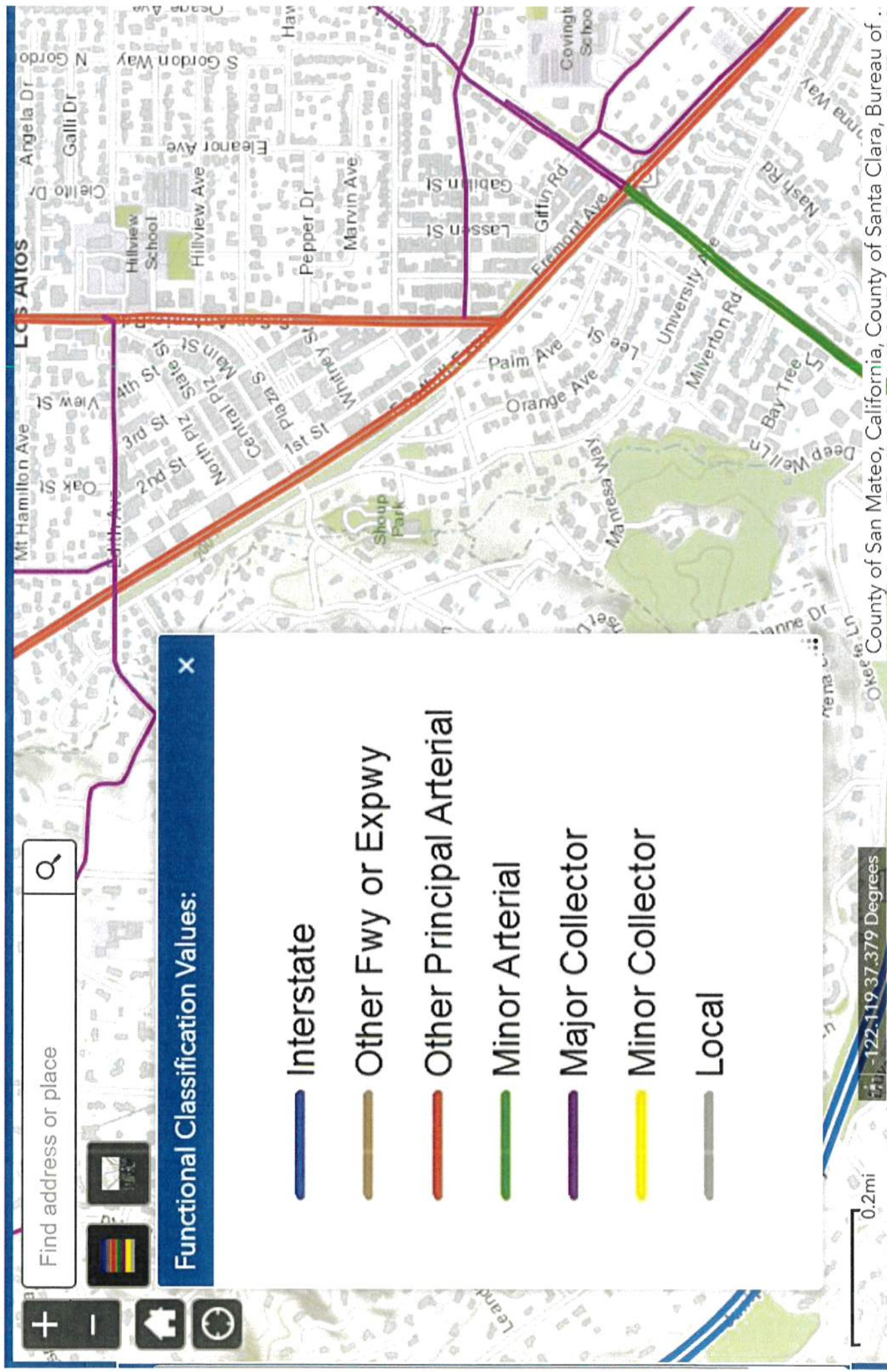
As a matter of record, I'd like to highlight an area of specific and important technical mistakes in the Pinnacle TIA report having to do with their stated descriptions and road classifications (Caltrans CRS) for several of the streets involved in their analysis. Pinnacle incorrectly identified in Section 2.0, pg 3 of the TIA, the road classifications for: Main St, Burke Rd, University Ave and El Monte Rd. They identified Main, Burke and University as "collector" streets, when they are actually "local" streets (a very important traffic engineering distinction), and they identified El Monte simply as an "arterial" when the correct classification is "major collector" for the section between Foothill Expressway and El Camino and "minor arterial" for the section between Foothill Expressway and I-280. Please see the attached pdf Caltrans CRS map for reference. This error is significant from a public records standpoint for the city and should be corrected by Pinnacle with a corrected report being documented in the public record. Interestingly, Pinnacle provided no description of the streets directly adjacent to the subject property: Lincoln Ave and Orange Ave, and this should be corrected, as well as any other findings from a review by the Complete Streets Commission.

For the above reasons, I urge the Commission to not support this conditional use permit application. I feel strongly that this facility and this site are not compatible with the proposed use. That said, if for some reason, the Commission decides to support approving the application to the City Council, then at a minimum, I believe that the following written conditions should be added to those already listed in the staff report:

- Install and maintain clear signage along Lincoln Ave designating the specific location for all drop-off and pick-up of school participants
- Stipulation that all drop-off and pick-up of school participants may only occur at the designated Lincoln Ave location; the Orange Ave side of the facility may not be accessed
- An annual compliance report, signed by the highest ranking officials for the property owner and the school must be submitted to the City of Los Altos by each anniversary date of the final approval of the conditional use permit; the report must provide the current student and staff counts following the same categories and format as the approved conditional use; the signatories must certify that the facility and the school are in full compliance with the conditions of the use permit

Thank you for your service to our community by contributing your expertise and considerable time and effort to participate as Planning Commissioners.

Best wishes,
Harry
Harry Guy – Los Altos Resident



Jon Biggs

From: Harry Guy <harrypguy@gmail.com>
Sent: Thursday, November 21, 2019 12:58 AM
To: Jon Biggs
Subject: Fwd: Delete support letters for conditional use permit application of Foothills Congregational Church

Jon,

I also wanted you to know that my wife and I had originally signed support letters for the Chinese School conditional use permit, based on information we were given by neighborhood friends who are long-time members of the Foothills Congregational Church. As soon as the cards from the City announcing the public hearing were hitting our mailboxes, church members were out asking friends and neighbors to sign the support letters. Unfortunately, Kelly and I both violated an important process rule, and because we trusted the friends giving us the information, we signed the letters.

We have since requested that our letters of support be removed and destroyed (see email exchange below). As you know from my previous email, having now reviewed the details of the project, the staff report and spent time with Sean this week to be sure I had all the details of the staff report and the proposal correct, it seems clear to us that this facility and location are not suitable for the proposed use by the Los Altos Chinese School.

Thank you,
Harry
Harry Guy

----- Forwarded message -----

From: Charlie Golden <cgolden@latd-llc.com>
Date: Wed, Nov 20, 2019 at 7:18 AM
Subject: Re: Delete support letters for conditional use permit application of Foothills Congregational Church
To: Harry Guy <harrypguy@gmail.com>
Cc: Charlie Golden <cgolden@latd-llc.com>, Kelly Guy <guyhp@aol.com>

Harry
Yes. We will do so.
-Charlie

On Nov 19, 2019, at 11:38 PM, Harry Guy <harrypguy@gmail.com> wrote:

Jean and Charlie,

Kelly and I request that you delete our previously signed support letters from your inventory for the City and to shred any copies you have retained. If you have submitted any copies of these letters, or a count that includes us to the City, we request that you notify the City in writing that we have requested to be removed from the count and ask that our previously signed letters be destroyed.

Sincerely,

Jon Biggs

From: Jill Curcio <jillcurcio5@gmail.com>
Sent: Wednesday, November 20, 2019 5:31 PM
To: Jon Biggs
Cc: Sean Gallegos
Subject: 19-UP-02_ - Los Altos Chinese School - 461 Orange Avenue
Attachments: Petition to Deny Use Permit 19-UP-02.pdf

To: Los Altos Planning Commission" a reference it to tomorrow night's Discussion Item #3 19-UP-02_ - Los Altos Chinese School - 461 Orange Avenue

Please see attached petition of names gathered in favor of **denying** this Use Permit. We're up to 55 names and counting. Many neighbors are just learning about this week's Hearing. I may have fumbled by not realizing that the petition template I chose from an online search doesn't request a signature, just a name. If necessary, I will go back to these neighbors for signatures. We walked the neighborhood on Saturday and Sunday and no one even pointed it out until Sunday evening. At that point there was no turning back. Many have email-requested that their names are added. I will have printed copies of those emails on hand tomorrow night at the Hearing.

Most everyone on the petition is expressing concern about inviting more traffic through the neighborhood where it is well known problem already. Additional concerns include quality of life, safety, property values, etc.

Thank you for putting this in the hands of the Planning Commission.

Respectfully,
Jill Curcio

At Risk: Property Values, Increased Traffic & Neighborhood Character!

We the undersigned property owners in the Lincoln/Palm/Orange/University Avenue Neighborhood, call on the City of Los Altos to **deny** Use Permit 19-UP-02 New Chinese Immersion and After-School program at 461 Orange Avenue.

This Conditional Use Permit is for a new Chinese immersion and after-school program that proposes to occupy existing classrooms at Foothills Congregational Church at 461 Orange Avenue. The programs would include up to 90 students 10 employees, and operate between 8:30am and 6pm, Monday to Friday.

According to the Planning Commission Agenda Report:

1. "the private school is anticipated to generate 224 average daily trips" in and out of our neighborhood.
2. "The number of students (or children) is typically the most reliable independent variable when estimating the trips associated with educational institutions." According to the "Room Assignments", there will be 75 children picked up at 6pm. **That means 75 cars at 6pm, Monday through Friday** coming through the neighborhood in addition to the 452 cars (according to the TIA) already using University Avenue during PM Peak hours.

Homeowners in the 400 block of Orange Avenue, and the surrounding area, purchased their houses with knowledge of the churches, and Sunday services were part of the purchase disclosure. Property values reflected this. If Use Permit 19-UP-02 is granted, Sunday services plus the Monday - Friday school program will precipitate additional disclosure and **negative impact to property values.**

Please support our neighborhood by signing this petition to deny Use Permit 19-UP-02. Thank you!

Name:	Street Address	Zip Code
Michael SHAFRAN	444 ORANGE AV	94022
W. SCOTT PRATER	585 ORANGE AVE	94022
Ethan Ruyark	672 Palm Ave	94022
Dan Arra	416 University Ave.	94022
Pathy Arra	416 University Ave.	94022
Michael Malcolm	490 Orange Ave	94022
Braden W. Bech	691 Milverton Rd	94022
Joyce A. Bech	691 Milverton Rd	94022
Brent Bech	474 Orange Avenue	94022
madeleine Beagle	474 orange ave	94022
Tavin Beagle	474 orange ave	94022
Jason Curcio	482 Orange Ave.	94022
Jill Curcio	482 Orange Ave.	94022

Feel free to contact Jill Curcio at jillcurcio5@gmail.com for information regarding this petition.

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Name:	Street Address	Zip Code
Sharon Geary	454 Orange Ave	94022
Tabitha Jordan	484 Orange Ave	94022
Joselyn G	435 University Ave.	94022
Michelle Galbraith	465 University Ave.	94022
Mitch Galbraith	465 University Ave	94022
Butt Stern	516 Orange	94022
Ch. [Signature]	511 Orange Ave	94022
Maki Imoto-Tar	511 Orange Avenue	94022
Krystina Beagre	474 Orange Ave	94022
PARISA NASERALAYI	434 ORANGE AV	94022
MARK HOMAN	434 ORANGE AVE	94022
Dels Blackburn	424 Orange Ave	94022
Daryl Shafran	444 Orange Ave	94022

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Name:	Street Address	Zip Code
Joe Nemeth	360 University Ave.	94022
Stacy Nemeth	360 University Ave.	94022
Jamie Wasson	718 Orange Ave.	94022
Richard Zazo	718 Orange Ave.	94022
Jane Wasson	718 Orange Ave.	94022
James Wasson	718 Orange Ave.	94022
Kate Curcio	482 Orange Ave.	94022
Stacey Walter	464 Orange Ave	94022
Steve Brown	464 Orange Ave.	94022
Emily Curcio	482 Orange Ave.	94022
John Curcio	482 Orange Ave.	94022
Kathy Bagby	470 University Ave.	94022
Mark Bagby	470 University Ave.	94022

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Name:	Street Address	Zip Code
Nicole Arno	416 University Avenue, Los Altos	94022
Jeanette LaCorte	4161 Heather Ct, Los Altos, CA	94022
Ken Buckley	615 Orange Ave, Los Altos CA	94022
Patricia Arno	416 University Ave, Los Altos, CA	94022
Meg Burns	725 Orange Avenue	94022
Karen O'Connell	615 University Avenue	94022
Jim Burns	725 Orange Ave	94022
Sheela Pai	680 Orange Ave.	94022
Marcia Bieber	740 Orange Ave.	94022

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Name:	Street Address	Zip Code
Joy A. Procter	585 Orange Avenue, L.A. CA	94022
Travis Prater	585 Orange Avenue, Los Altos CA	94022
Shelly Potvin	577 Orange Ave, Los Altos	94022
MIISE Sutton	577 ORANGE AVE, LOSALTOS	94022

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Name:	Street Address	Zip Code
Harry Guy Harry	521 University Ave	94022
Jillian Wasson	461 Orange Ave.	94022
Branimir Tasic	657 Orange Ave.	94022
Dana Tasic	657 Orange Ave.	94022

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