FROM APPLICANT

South Peninsula Hebrew Day School
Neighborhood Meeting

A meeting was held with the neighbors of South Peninsula Jewish Day School on the evening of December 20, 2004. The purpose of the meeting was to present the proposed development plans to the community and obtain feedback regarding specific concerns with the plans and general concerns about the ongoing relationship between the school and the neighborhood.

Rabbi Schochet introduced the project and gave a general description of the school's goals and mission and explained how the proposed project was necessary to operate a competitive academic school. The Rabbi also explained that although the current enrollment of the school is below the maximum enrollment historically the proposed project is not intended to increase the enrollment or change the type or size of any activities that currently occur on the site. There was considerable discussion regarding a potential for a change of use and size of the Congregation due to the availability of the new Synagogue. The Rabbi and Avi explained clearly and in considerable detail how and when the Synagogue will be used and how the size of the Congregation is limited by the strict religious guidelines that the congregants follow. It was also pointed out that, for many years, the Congregation has used the Multipurpose Room for the same activities that are being proposed for the new Synagogue.

The neighbors expressed concern about noise that has occurred during or after evening activities -expressly noise after 10PM as people were leaving meetings or services. The Rabbi said the school was not aware of any ongoing concerns of this nature and assured the group that if there were any problems in the future he should be called at home and the problem would be addressed immediately.

There were also concerns relating to traffic and parking. The group was told that the school is conducting a traffic analysis related to the project but that the current traffic and parking situation should not be affected by the project. There was a suggestion to add another curb cut at the east end of the site to allow for more flexibility to those needing to park or leave during peak times. The traffic pattern will remain the same during pick up and drop off.

Bill described the proposed projects and the long-range master plan for the school. The issues raised by the neighbors concerning the Architecture and Site Planning are is follows:

1. The Synagogue appears too close to the existing large oak tree. Bill agreed to study this and adjust the location of the building so as not to endanger the oak tree An arborists will review the plans to advise of any potential dangers to the tree and any mitigations that will be needed during and after construction.
2. The existing easement will be maintained on the East side of the property.
3. A request was made to add more screening trees to the east side of the Synagogue. The Architects will study this.

4. A request was made to add more trees in the front of the school. Bill explained that the new parking will require additional trees. No commitment was made to add additional trees other than those shown on the drawings and those required by the City Planning guidelines for the parking.
5. The Architects will review the layout of the parking to comply with the required traffic flow.
6. Questions were raised about the height of the building. Bill explained that the proposed buildings are below the allowable height limit and that there are examples of two story residences in the neighborhood. No commitment was made to reduce the building height.

The meeting was concluded with a tour of the school grounds and one on one discussions.

FROM NEIGHBORS

Summary of Meeting between neighborhood residents and the School Management

The school management invited the neighborhood residents to a meeting on the evening of Dec 20, 2004. We would estimate that we had about 30 attendees from the neighborhood. Many more would have shown up if they had known about the meeting.

The school explained their plans, and rationale for the expansion. However, we expressed several concerns on the expansion plans. The school was not able to address many of these concerns.

1. Current status (as explained by the school Mgmt)
   - 270 **students....down from a peak of 340+ in late 90s.**
   - Multipurpose Room (2800 sq ft) is used as lunch room, auditorium, synagogue and gym. Does not lend itself to synagogue environment
   - Don't have proper library, art/music room and computer room
   - Synagogue **started 15 years ago. No other synagogue between Saratoga and Palo Alto**
   - **190 families (of students) and 40 additional families can be part of the congregation**
   - Congregation times: Fri night, Sat morning, Sat afternoon, Sun morning, Sun afternoon and Sunday nights
   - **Mgmt does not distinguish between school and community activities**

2. Expansion plans (as presented by the architect and Mgmt)
   - **The 2 floor structure will be 36.6ft tall...much taller than the 2 story houses around**
   - **Synagogue will be a new structure, 5600 sq ft. and 26 ft tall. Includes the sanctuary, study and lobby**.
   - The prayer hall itself will be 3300 sq ft...to house 220 people
   - Parking spaces to be increased from 62 to 82...14 above previous estimate (Churches in Mountain View that have congregation of 200 adults are required to have 140

parking spaces. A church sanctuary of size 5000 sq. ft. can accommodate 350 to 400 people.)

- Plan to submit the complete application to the city by 1st week of Jan
- Don't expect construction to start till summer of 2006. Construction period: Admin bldg = 9months, Synagogue = 6 months

Issues and concerns raised by the neighbors

- Traffic, parking and noise situation has become worse over the years, even though student enrollment is down. Many non-school activities take place.

- There was mention of the catering service that advertises this address as the place of business. No good answer to that from the Mgmt, except that service provides lunch for the kids.

- Specific mention was made of shouting and loud noises late in the nights...the school admin was unaware. Asked neighbors to call Mgmt next time it happens.

- Since there are no other synagogues between Saratoga and Palo Alto, there is a real concern of increased attendance over the years. There is still concern about the usage of the synagogue ...for the entire community and not just for the school students and their parents. The Mgmt had no convincing answer to refute that.

- With the addition of the synagogue, there is concern that the multipurpose room could be available for additional functions concurrently with events going on in synagogue. Each can seat over 200 people. The Mgmt had no convincing answer to refute that. They admit it could happen, but they will not let it happen

- The height of the 2floor structure (36.6ft tall) will be very noticeable and not blend with the neighborhood.

- Tall trees would be needed along the Astoria stretch facing the school buildings

- The driveway in and out of school should be redone to speed up drop offs and pickups. Currently there is a traffic jam on Astoria during those times. (Please note that the school is accessible only from Astoria Drive, which is only long enough to have about 10 houses; it is a short street. Traffic jams build up almost instantly.)

Based on the above arguments that clearly indicate that the school intends to use the site for non-school activities, we are urging the planning staff not to recommend the grant of the usage permit to the school. We shall be happy to answer any questions or provide additional details.