



REPORT TO PLANNING COMMISSION

Hearing Date: April 9, 2012

File Number: 2012-7119

SUBJECT: **Lee Miller:** Application for a project located at **880 Lori Avenue** in an R-0 (Low Density Residential) Zoning District (APN: 165-25-071):
Motion **2012-7119** – Use Permit to allow a large family day care within 300 feet of another large family day care.

REPORT IN BRIEF:

Existing Site Conditions Single-Family Home

Surrounding Land Uses

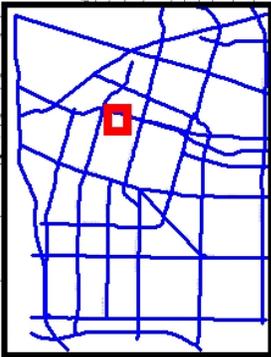
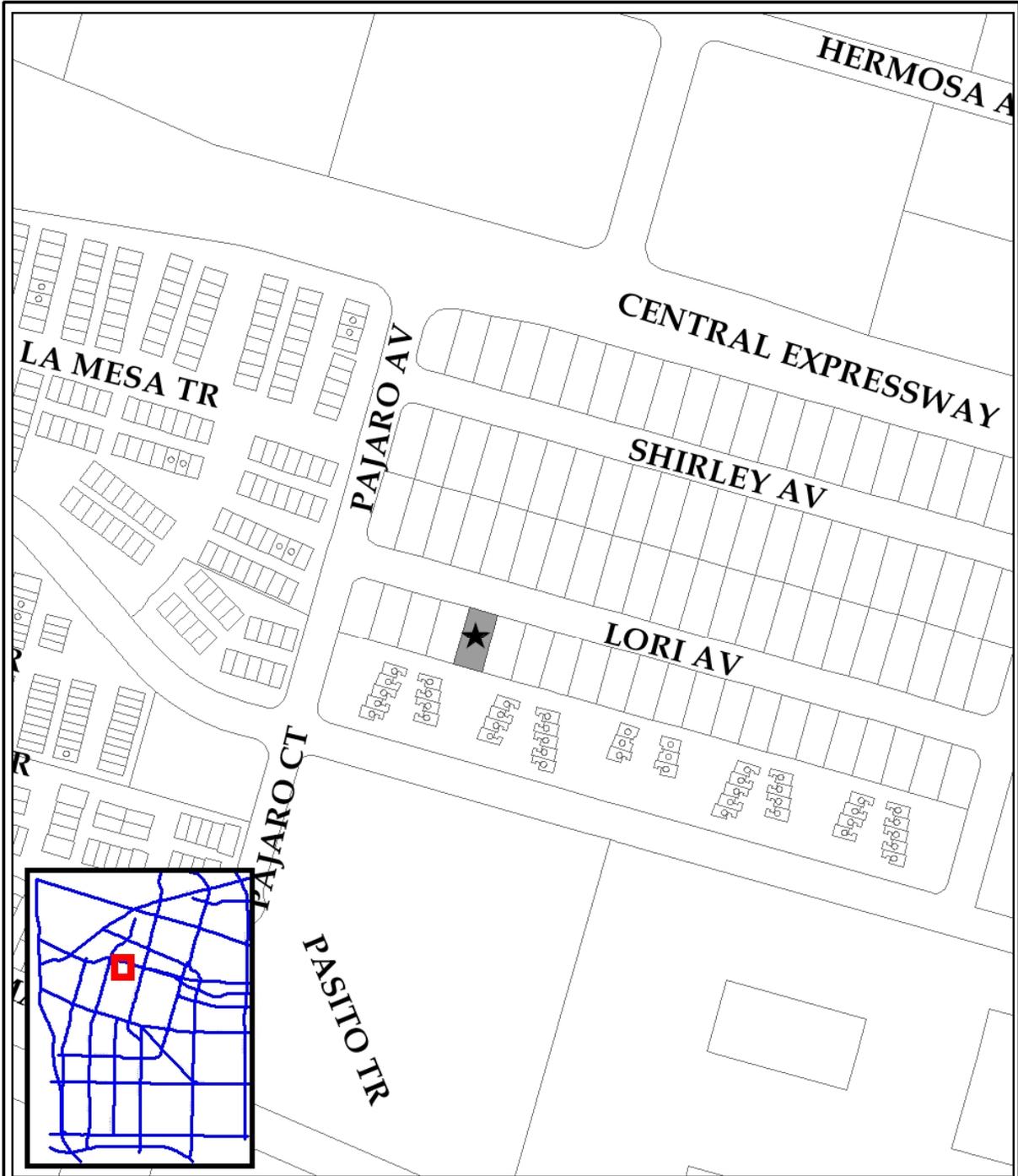
North	Single-Family Home
South	Condominiums
East	Single-Family Home
West	Single-Family Home

Issues Parking, Traffic, Noise

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions

VICINITY MAP



2012-7119
 880 Lori Ave. (APN: 165-25-071)
 Use Permit - LFDC

0 50 100 200 Feet



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,000	Same	6,000 min.
Gross Floor Area (s.f.)	1,000	Same	N/A
Lot Coverage (%)	20%	Same	45% max.
Floor Area Ratio (FAR)	20%	Same	45% max. without PC review
Parking			
Total Spaces	3	Same	3
Covered Spaces	1	Same	1

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The proposed project is to allow a large family day care (LFDC) within 300 feet of another LFDC. No site or architectural modifications are proposed to the existing home.

Previous Actions on the Site

There are no previous planning applications related to the subject property.

DISCUSSION:

Sunnyvale Municipal Code Chapter 19.58.020 prohibits the establishment of a LFDC within 300 feet of another LFDC without approval of a Use Permit by the Planning Commission. There is currently one LFDC home within 300 feet of the subject property located across the street at 895 Lori Avenue (see map below). The applicant is seeking approval to allow a waiver of this 300 foot separation requirement. There are no other LFDC homes within the neighborhood that are located outside of this 300 foot radius. The following map shows the proximity of these day care facilities:



- **Use Permit**

The applicant currently operates a LFDC in a different home located at 750 Morse Avenue and provides care for up to fourteen children. The applicant now proposes to move their operation to the subject property. The proposed day care will operate between 8 a.m. to 6 p.m., Monday through Friday. During the school year, there will be no more than 12 children between the ages of 1 through kindergarten. During summer break and school holidays there will be an additional 2 children attending bringing the number of children up to 14, the maximum number of children allowed in a LFDC. In addition to the applicant, up to two employees will be on-site during the hours of the business.

ANALYSIS:

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following have been identified as items for clarification by the Planning Commission:

- **Parking/Circulation**

The existing home was built with a one-car garage and two-uncovered driveway spaces. There are two additional on-street parking spaces directly

in front of the home. The applicant will park her vehicle inside the garage. The two employees will park their vehicles down the street, and will reserve the two driveway and two on-street parking spaces in front of the home for parents. Drop-off occurs between 8 a.m. and 10 a.m., while pick-up occurs between 4 p.m. and 6 p.m. Initially, there will be a total of 10 cars driving to the property during these two hour increments as there are two sets of siblings that arrive at the same time (see additional discussion below of siblings at the daycare). The applicant has submitted a chart detailing the average drop-off and pick-up times for an average week that is experienced at the current site on Morse Avenue (see Attachment E, page 5). The applicant states that no more than three vehicles are present at the busiest time.

In an effort to reduce potential parking impacts on the neighborhood, the applicant has provided a draft agreement that will be signed by the parents. The agreement encourages the use of the two driveway spaces first, and then allows for the use of the two on-street parking spaces if the driveway spaces are in use. Another potential neighborhood impact is traffic circulation and safety. The signed agreement also discourages unsafe driving behaviors, such as double-parking and speeding (see Attachment E, page 6).

The applicant has met with the owner of the existing LFDC at 895 Lori Avenue to discuss potential impacts with the two businesses in operation. The operator of the other LFDC has expressed interest in having similar restrictions, such as limiting parking to the driveway spaces and on-street parking directly in front of the home.

Due to the availability of parking, varying drop-off and pick-up times, and coordination with the neighboring LFDC, staff finds that the parking demand for the use will not adversely impact neighboring residents.

- **Noise and Privacy Issues**

The proposed LFDC will have outdoor activities within the fenced backyard, and as a result, may have potential noise impacts on adjacent properties. The backyard is bordered on three sides with fences that range in height from 6 feet to 7 feet. There are also privacy trees in place along the rear property line. In order to discourage children from playing close to the property lines, the applicant proposes to fence off areas parallel to the fence that are 8 to 10 feet deep (see Attachment E, page 2). This buffer area will also help to reduce the possibility of objects being thrown over (a concern expressed at other public hearings on large family day care requests). These preventive measures ensure that neighbors will not feel impacted or that their privacy is diminished by the LFDC.

On average, children collectively play outside for no more than 2 hours a day. Outdoor activities are continuously supervised by staff of the LFDC. The applicant indicates that the staff continually ensure the children are respectful of their surroundings and do not make excessive noise. Play structures will be located in the back yard, but will be less than 8 feet in

height and will not require a separate Planning permit. Even at the highest point on the play structure, children are unable to see over the fences on either side, protecting the privacy of the neighbors.

Noise from children at a day care is not subject to the operational noise limits in the Municipal Code. The 300-foot separation requirement for LFDC uses was established in part to protect property owners from the potential noise impacts associated with large numbers of children being cared for in outdoor areas. Although the combined operation of two facilities within 300 feet of another may result in higher noise levels, staff does not believe that this impact will be significant due to the configuration and distance between the sites. The rear yards are not adjacent to one other. In addition, existing fencing, limited outdoor play time and staff supervision will help to reduce potential noise and privacy impacts. Therefore, staff finds that noise and privacy impacts will be minimal.

- **Siblings**

As there are currently two sets of siblings enrolled at the current location of the proposed LFDC it could be considered an issue as to what would happen once the siblings leave and how this could impact parking and traffic issues. The applicant has stated that priority is given to siblings (whether they are a sibling of a current client or new siblings wishing to enroll in the program) when a spot(s) opens up. There are already a number of siblings on the waiting list for the next couple of sessions. The applicant is aware that they cannot guarantee that they will always have siblings enrolled in the program, but believe the parking provisions discussed earlier will help to reduce any impact the extra vehicles would create.

- **Neighbor Relations**

The applicant has taken it upon themselves to reach out to future neighbors and introduce themselves and inform residents about the LFDC. The applicant was able to hear any concerns neighbors might have had about the LFDC and discuss any issues that they feel could arise. The applicant indicates that the neighbors generally seemed to be supportive of the LFDC and were pleased with the openness and dialogue the applicant provided.

The applicant also supplied information from neighbors at their current home and how the applicant has dealt with neighbors' issues in the past. The applicant states she values open communication with neighbors and has made current neighbors feel welcome to discuss concerns if any had arisen. More information can be found in Attachment E, page 7 as to the conversations the applicant had with future and current neighbors.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include projects involving existing facilities.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

Staff has received one petition from 24 neighboring residents living within 20 homes along Lori Avenue, including the operator of the LFDC at 895 Lori Avenue and the adjacent properties to the left and right of the subject site (see Attachment F). The petition expressed concerns regarding traffic, parking and noise. These issues have been addressed in the report.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 358 notices mailed to property owners and residents within 300 feet of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • Posted on the City of Sunnyvale's Web site

CONCLUSION

Discussion: Neighborhood impacts associated with the simultaneous operation of multiple LFDC facilities within 300 feet of each other consist of traffic, parking and noise. Staff has worked closely with the applicant to ensure that these impacts would be minimized. Evidence of the willingness of the applicant to maintain the quality of life in the neighborhood can be found throughout this report, such as open dialogue with the neighbors and agreements addressing impacts that will be signed by parents.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Use Permit. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

ALTERNATIVES

1. Approve the Use Permit with the conditions in Attachment B.
2. Approve the Use Permit with modified conditions.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1: Approve the Use Permit with the conditions in Attachment B.

Prepared by:

Elise Lieberman
Project Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Project Description Letter from the Applicant
- E. Letter Addressing Traffic, Parking and Noise
- F. Letters from Other Interested Parties

RECOMMENDED FINDINGS

Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Sub-Element – Action LT-4.4c

Encourage and support home businesses that accommodate changing technologies and lifestyles, while remaining secondary to the nature of the residential neighborhood.

Land Use and Transportation Sub-Element – Action LT.4.14

Support the provisions for a full spectrum of public and quasi-public services (e.g. parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial and industrial neighborhoods and ensure that they have beneficial effects on surrounding areas.

Sunnyvale Municipal Code – Chapter 19.58.070

*A waiver of the 300-foot separation requirement would not be detrimental or injurious to the property or improvement, or uses in the immediate vicinity.
[Finding Met]*

The proposed use is a desirable addition to the community, as it provides conveniently-located neighborhood child care. There is sufficient parking available for the proposed use both on the driveway of the home and on the street. The rear yard of the home is fenced to provide a private outdoor recreation area and prevent undue noise impacts on adjacent properties. Although there is one other existing large family day care home within 300 feet of the proposed use, the simultaneous operation of these facilities is not likely to result in detrimental traffic, parking, or noise levels in the neighborhood. As a result, the proposed use would not be detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
APRIL 9, 2012**

Planning Application 2012-7119

880 Lori Avenue

Use Permit to allow a LFDC within 300 feet of another LFDC

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 AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. USE EXPIRATION:

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

GC-2. PERMIT EXPIRATION:

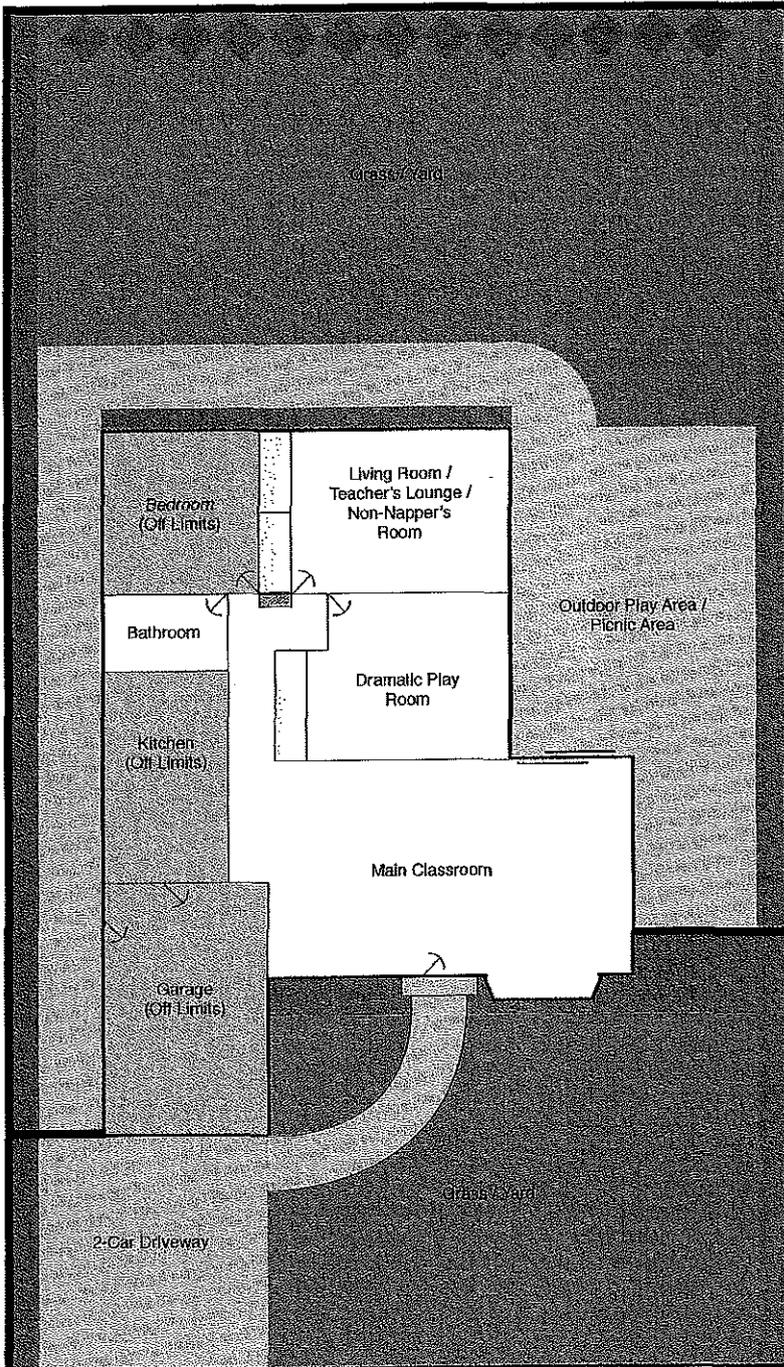
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

AT: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) The hours of operation are limited to 8:00 a.m. to 6:00 p.m. for standard hours of operation. Hours extending beyond 6:00 p.m. shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]



The Bedroom, Kitchen and Garage would be considered off limits to the children.

The front door will open into the main classroom. The children will have access to the dramatic play room as well as the bathroom.

My living room will double as a Teacher's Lounge and the Non-Napper's Room.

The Main Classroom has sliding glass doors that open directly onto the outdoor play area / picnic area. This area will have picnic tables for the children to enjoy lunch and snack outdoors before their free time. There is also a large grass area for the children to play on.

The driveway can comfortably accommodate two cars. There are two parking spaces directly in front of my house, therefore minimizing impact on the neighbor's parking spaces.

Sidewalk

Street Parking 1

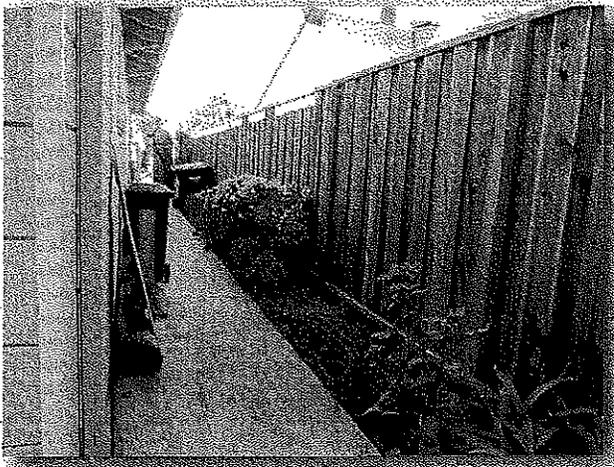
Street Parking 2

Lori Avenue

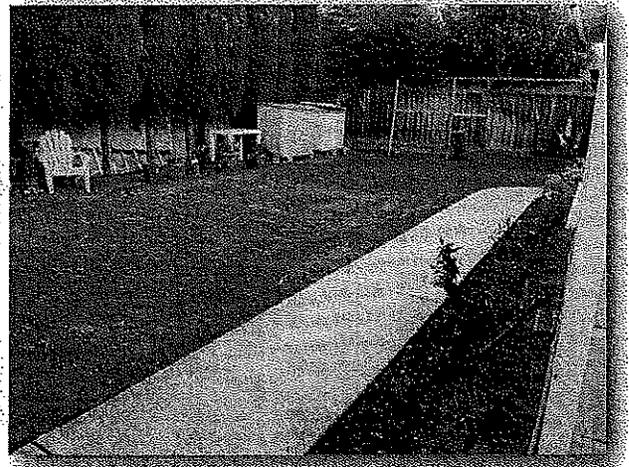
Pictures of 880 Lori Ave - Large Family Child Care



Front view of house from across the street of house on Lori Avenue. There is a two care driveway and two spaces for on-street parking directly in front of the house.



View of side yard



View of backyard and privacy trees



View of sidewalk & street to the left of house



View of sidewalk & street to the right of house

Moving Current Family Childcare

Prepared for: City of Sunnyvale
Prepared by: Darcy Hellums, Owner

February 14, 2012



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Planning Commission
City of Sunnyvale
465 W. Olive Avenue
Sunnyvale, CA 94086
Date 2/14/12

RE: Approval to allow a waiver of 300 foot separation requirement for Large Family Child Care at 880 Lori Ave, Sunnyvale CA 94086

Dear Planning Commission Members,

I currently have a wonderfully diverse family child care on Morse Ave. Since we opened in 2009 we have been at our maximum capacity of 12 children a day and currently have a very full waiting list. We provide a quality program, offer low ratios and a school where the children in our care think of it more like a home away from home. Our aim is to create an atmosphere where children will have so much fun they won't even realize that they are being taught a new learning concept and skill. We focus on child centered curriculum and every learning experience will naturally be tailored to each child's needs.

Recently, some very unfortunate events have taken place for my landlord and she is forced to sell the house that I am currently renting/living in, and running a child care out of. This will cause a big disruption in my childcare business – the 12 families depend on me. My landlord has a house at 880 Lori Avenue and has offered to rent it to me, with the intention of moving my childcare into this new house.

I have to vacate the current house that I am running my childcare by May 1, 2012. It is a bit stressful at the moment, but I know that I need to make it as smooth of a transition as possible for the teachers, parents, and especially the children. This situation unfortunately is even more complicated, as there is a family living at the 880 Lori Avenue house that will not be moving out until 10 days prior to May 1st. My landlord gave me 80 days notice, thinking this would be plenty of time to relocate the business, but did not realize that there was a 300 foot rule between large in home childcares.

Since I received the news, I have considered other options. I even looked at other houses and put proposals together and talked to the landlords, but they have repeatedly turned me down. Unfortunately most of them prefer a family unit renting their home, and the thought of 12 children running around is very overwhelming, and I cannot convince them otherwise. I have no other option but to take the 880 Lori Avenue house.

I have included a map on the next page, of the proposed site 880 Lori Avenue, and have also notated the other large in home childcare on 895 Lori Ave. The houses are on opposite sides of the street with the backyards behind the house, therefore creating minimal noise impact on the neighborhood. The children are also typically only outside for an hour at lunch time, and an hour in the evenings. The property is considered Low Medium Density Residential, with a Medium Density Residential directly behind the property / backyard.



We will be using the living room, family room, and one of three bedrooms for the children. The existing rear patio and backyard area will be used for outdoor play space. The backyard has privacy hedges that are wonderful for blocking noise, as well as a concrete wall between the house and the town houses / condos behind. There are two spaces for parking and two parking spaces directly in front of the house. Since the children are dropped off and picked up throughout the day, there should be very little impact on the parking demand from the neighbors.

I am submitting this proposal by the February 15 deadline, in hopes that I can get a waiver of the 300 foot separation requirement by the City of Sunnyvale. I am hoping to get an approval by March 28, as there will not need to be a study session. I need to give the parents at least 30 days notice that we will be moving the location of Creative Explorers. This will allow them to acclimate to the change, and if the move proves to be inconvenient for their drop-offs, then it will give them enough time to find a different childcare.

I am pleading with the planning commission to approve a large family childcare on 880 Lori Avenue. The State Licensing Department will be working closely with me in order to ensure a smooth transition for the children, and I hope that the City of Sunnyvale can help by allowing me to move my large in home childcare to 880 Lori Avenue.

The parents depend on Creative Explorers being able to provide a stable environment for their children. As it stands, even with an approval by the City of Sunnyvale by the end of March, we will still have a very small window to make the transition as smooth as possible and uninterrupted for the children and their families. Please help me to make this transition possible.

I have included my Business Plan as well as pictures of the current facility for you to see the quality of what we offer for the children in our care. I look forward to continuing a service for the families of our community by providing quality care in a safe, fun and upscale environment that facilitates learning through creativity, experimentation and imaginative play.

Thank you in advance for your time and consideration.

Sincerely yours,

A handwritten signature in black ink that reads "D. Hellums". The signature is written in a cursive, slightly slanted style.

Darcy Hellums

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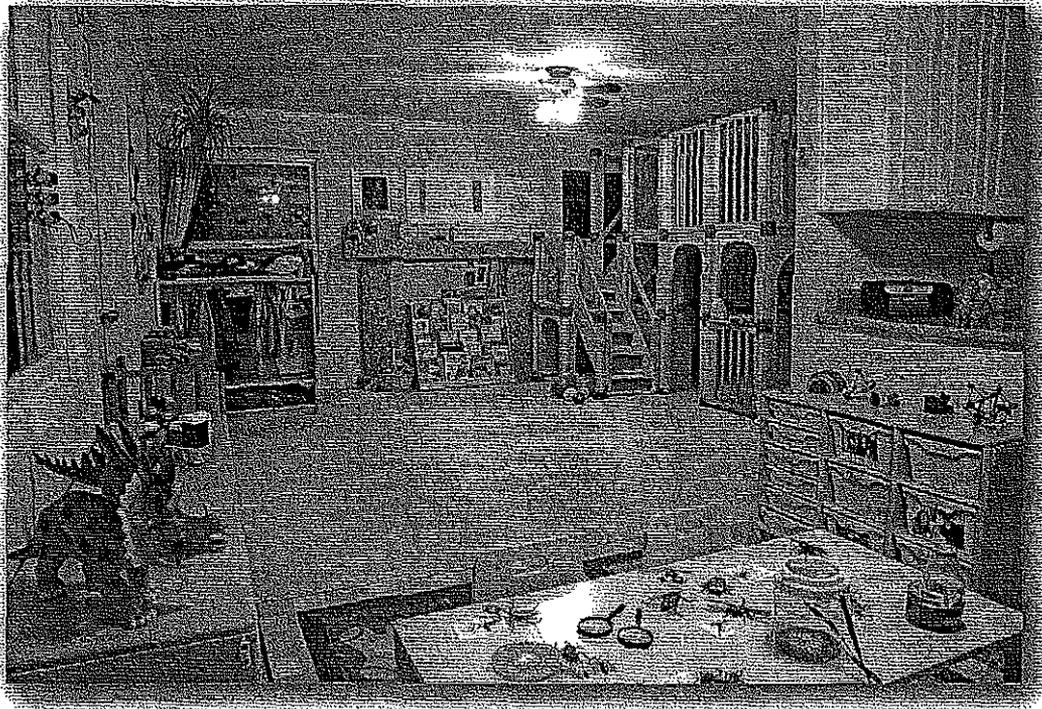
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Introduction

Children are our most valuable resource. The health, education and safe care of our children during their critical learning years provides a firm foundation for their growth and development into successful, productive adults.

Creative Explorers is a business that has become a necessity in today's fast paced world. There are an increasing amount of families who have become dependent on two incomes, which has created the necessity of the child care industry. We are located in Sunnyvale, near large tech companies like Yahoo!, Juniper and NetApp. Currently, Bay Area parents are faced with a shortage of quality facilities to care for their children. There is no doubt that there is room in the market for a high-quality child care facility.

Creative Explorers is a safe and secure, home away from home. The classroom is specially made for the child with learning centers that have been carefully put together to captivate the learner's attention. Creative Explorers has been in business for over 2.5 years as a large in-home childcare, providing services to 12 children. We have seen great success in filling to capacity as well as a long waiting list and weekly inquiries on any openings.



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Executive Summary

What is the company's mission

Creative Explorers provides quality care by providing a safe, fun and upscale environment that facilitates learning through creativity, experimentation and imaginative play. We are committed to providing a well rounded education that will benefit all areas of development and prepare each child for a lifetime of success.

What are the company's business goals

Our goal is to make sure that the kids are happy, the parents are happy, and the employees are happy. If any of these groups are discontent, the system breaks down and we will not be able to provide the premium programs and services Creative Explorers is dedicated to.

We strive to make sure that each child enrolled at Creative Explorers is fully prepared academically as well as socially, for the next step when graduating and going onto Kindergarten.



Who is the customer base

Our primary customers are full-time working couples. We attract parents that are interested in a preschool program that provides a fun, positive and nurturing atmosphere for their child, allowing s/he to discover life through many different experiences. Our customers want a program that is challenging yet filled with fun environments, allowing for a positive transition before entering traditional schooling. Since we emphasize learning through play, parents that are not pushing academics but understand the importance of creativity and imagination will find Creative Explorers to be a perfect fit.

Where is the business currently located

Creative Explorers is currently located in a neighborhood setting near large tech companies. The location makes it convenient for drop off and pickup for our customers.

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What stage has the company reached

We have successfully opened a large in-home childcare, and filled to capacity soon after opening. Since filling to our maximum of 12, we have had inquiries weekly for any openings.

Hours of Operation

We open at 8am and close at 6pm. Drop offs usually start happening at around 8:15am, and pickup is busiest between 5:30 and 6:00pm.

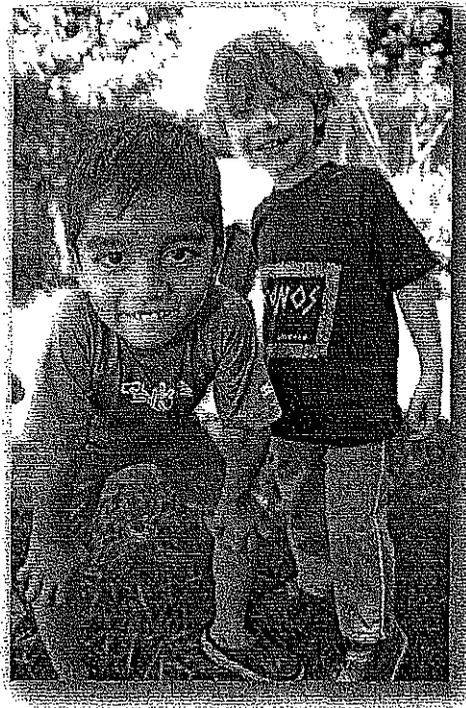
How ours is different from other ChildCare facilities? Why customers will choose us instead of _____?

Customers will choose us because of the supportive and fun atmosphere we will provide for each and every child, the low ratios and the extra enrichment program. ABC Music and Me is included with the tuition. The center will have high quality furniture that will impress both the children and the parents and help everyone feel at home instantly. We will continue to provide only the best and qualified teachers to teach the children. We will offer nutritious meals that will teach each child to make healthy choices with their diet starting at a young age.

Our aim at Creative Explorers is to create an atmosphere where children will have so much fun they won't even realize that they are being taught a new learning concept and skill. We focus on a child centered curriculum and use Mother Goose Time Curriculum. Every learning experience will naturally be tailored to each child's needs. Instead of forcing a skill onto a child, we will focus on one on one individualized learning. Although the state regulation on ratios are 1 to 12, we will keep the ratios extremely low at 1 to 6 for early preschool and 1:8 for preschool aged children, allowing for much more attention and interaction with each child. Our small class size and exciting hands on lessons set us apart from the other at home daycares as well as larger and established childcare centers.

Happy, well educated, experienced teachers will ensure quality and individualized care. Strong parent and teacher communication and superior management will help build strong relationships with families and create an excellent reputation that will not only help build repeat business but also new business through word of mouth.

The upscale look and high quality furniture and learning materials will be beautiful and impressive to both the parents and children. Our Mother Goose Time Curriculum is well rounded, offering bi-weekly cooking projects, music and movement activities, sign language and Spanish skills introduced during circle time, art and science and many fun hands-on learning activities.



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We will be offering nutritious meals and snacks that will include many yummy options for the children. Unlike many centers that offer fish sticks, canned vegetables and sugary items, we will offer healthy options that will teach children to enjoy a healthy, fresh, and organic diet. We will also be featuring a multicultural meal and education offered once a week to allow the children to be open to new and different cuisines as well as customs.

What drives a family's decisions in choosing a facility?

Reputation is one of the most important factors when choosing a childcare. We have built a reputation of a quality program with two main qualified teachers that offer a lot to the children.

We are located in Sunnyvale which is in the center of Silicon Valley. Since most of the families work long hours, location and convenient hours will make pick up and drop off convenient for them. Also, we will be near many major freeways including 101, 280, 237 and 85.

Because we are located in the Silicon Valley, parents are very concerned with education and preparing their child for traditional schooling. Creative Explorers' well rounded child centered curriculum will benefit all areas of development and prepare each child for a lifetime of success. Not only will we focus on age-appropriate academics, we will focus on each child's social skills as well as imagination!



First Impressions are important when looking at a space. We strive to look upscale, professional and tidy at all times. Clean lines, relaxing colors as well as a large space will help create the wow factor.

There is always the bottom line - cost. We will be considered very affordable in our market, even though we offer so many extras that other centers do not offer. Low ratios, Spanish, and Music are included in their tuition cost. Parents will consider this a much added benefit and will agree that Creative Explorers is the best fit for their child.

Why competitors are not able to offer what we are offering?

Competitors are unable to offer what we are offering due to lack of experience and education. Most ChildCare Homes are run by parents with no prior experience in the ECE field or classroom. They usually have no formal training and are not knowledgeable about teaching philosophies and individual learning styles. Because of this, they are unfamiliar with

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how to properly set up a early childhood environment that facilitates learning and offers various learning centers and useful educational learning materials. The care takers may not offer many stimulating activities or they focus their energy strictly on the academics due to lack of training and confusing ECE with traditional schooling.

Preschools and childcare centers are unable to offer what we are offering due to large overhead, budgets, payroll and meeting numbers and goals. Most centers fill there classrooms to state maximum capacity standards. This makes it hard to offer individualized learning when teachers only have time to take care of each child's basic needs. Children are often shuffled from class to class when teachers call in sick or hours are cut to meet payroll numbers. Because of the size of the center or corporation, the preschool is often run like a corporate business and not a childcare. They focus on profit, and the child merely becomes an arbitrary number. The communication between management and parents is often lacking and miscommunication often occurs. In a recession like what we have just gone through, budgets have been cut and that can mean payroll cuts, less replenishment on supplies and materials, as well as maximizing ratios in each classroom so that hours can be minimized.



Services Offered

Our program offers many fun and unique services. We strive to be environmentally friendly and do this by offering reusable dishware, towels for cleanup instead of paper towels and we teach the children to recycle. We also take art to the next level by using an abundance of different art mediums. Children will explore sculpture, mosaics, paint, pastels, abstract art, photography as well as their own experimental creations. Children's art is easily displayed in a gallery type style in their annual art shows. This makes children feel proud of their creations and teaches them to appreciate and respect each unique form of art.

We will learn about culture and nutrition through our diverse cooking projects and meals. Our curriculum incorporates cooking and the children will participate in making a meal or snack. Cooking is great for pre-math, language development, socialization, science education as well as many other benefits. In addition, one day each week a different cultural meal will be added to the lunch menu and the children will learn the background of the dish as well as how to say one word in the native language. They will be introduced to many new food items that they might not normally get the chance to experience. A vegetarian and soy milk option will also be made available.

Kindermusik's ABC Music and Me program will also be a part of Creative Explorers curriculum. Music and movement develops neural pathways which is important for higher learning. From birth to age four, a child's musical intelligence is the strongest. Because music provides a foundation for language, cognitive, social, emotional, physical and many other forms of development, Creative Explorers is including this program as a part of the curriculum.

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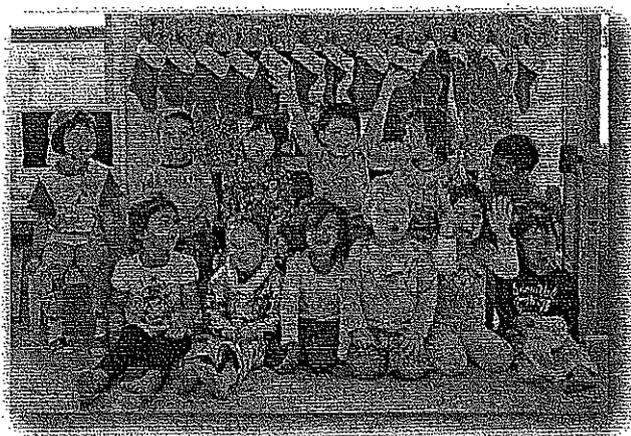
The best time to learn multiple languages is before the age of five when the brain is wired to receive new vocabulary. Children are naturally curious about new languages and research shows that as a person ages it becomes increasingly harder to learn another language. Spanish will be integrated throughout the Mother Goose Time curriculum.

Included in tuition is a nutritious and well varied breakfast, lunch and afternoon snack. Potty training is included!

Market Analysis

Santa Clara County has a large need for quality childcare programs. Even in these tough economic times the centers and family childcare homes that offer a quality program have a wait-list for every age group. It is the centers and family childcare homes that are lacking in quality and care that currently have families looking for other options and whose programs are losing enrollment.

We have enormous potential because we will be an upscale quality program with highly qualified teachers that parents are looking for. We are also located a short distance from Fortune 500's number one company to work for in the world and it is right here in Sunnyvale. We will be advertising to this company's employees and offering them a corporate discount. Because of location, quality and exceptional staff, we will succeed.



Marketing Strategies

Flyers, Brochures, Business Cards

Annie, my employee, specializes in marketing to other businesses. She has a background in photography and design and will be designing all of the brochures, flyers and business cards.

Referrals from Parents of Currently Enrolled Children

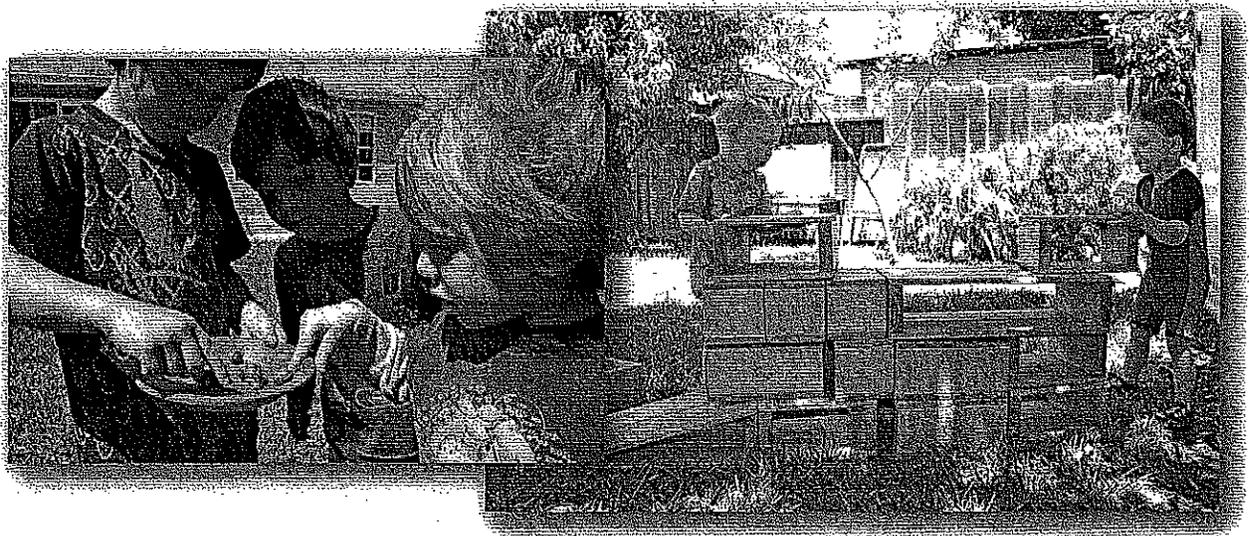
We believe word of mouth is our strongest method of marketing. We currently have 12 sets of happy parents. Most of them work at the tech companies within 5 miles of us. They have already been telling all of their friends about us which is why we have such a long waiting list already for all of the age groups.

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Daily Schedule

Time	Activity
8:00	Open
9:00	Breakfast
9:30	Circle time
10:30	Small group activities and centers
11:15	Story time and clean up
12:00	Lunch
12:45	Settling down for nap, potty etc
1:00	Lights out, stories on cassette tapes
1:15	Nap / Rest time
3:15	Children begin to wakeup and use potty
3:30	Snack time
4:00	Centers
4:30	Outside
5:15	Table toys / activities
6:00	Closed



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About the Owner

Darcy Hellums

Darcy has worked with young children since 2002 and has found it the most rewarding job she has done. She provides a balance of nurturing, opportunities for hands on experiences as well as creative play and exploration throughout the day. For four years she worked in a pre-k classroom with a co-teacher with up to 24 children ages 4-5. She was then promoted to the position of enrichment program specialist and had the privilege of working with eighty children throughout the center. For three years she taught music and movement to children ages two to five and also educated others on the importance of music education and how it provides a foundation for many forms of development. In late 2007 she created a Science program for preschool age children and piloted the program at the center she worked at for over a year. It was a huge hit amongst the children and parents. Darcy enjoyed providing training for individual teachers as well as training large groups of teachers on everyday science in the early childhood classroom.

Early childhood Education is a passion of hers and she is excited to take all of her love and knowledge and pour it into the perfect environment for the children. It has been a dream now for several years to open her own family childcare and in summer of 2009, she finally was able to realize this dream.

For 2.5 years, she successfully established Creative Explorers, a large in-home childcare that would finally give the children what they deserved: low teacher to child ratios, a nurturing and fun learning environment and lots of opportunities for creative play. They filled to capacity within a very short time and have since then had a long waiting list, with new inquiries every week. She specializes in preparing each child in her care in every way for a lifetime of success as well as maintain a safe, healthy, age appropriate environment at all times.

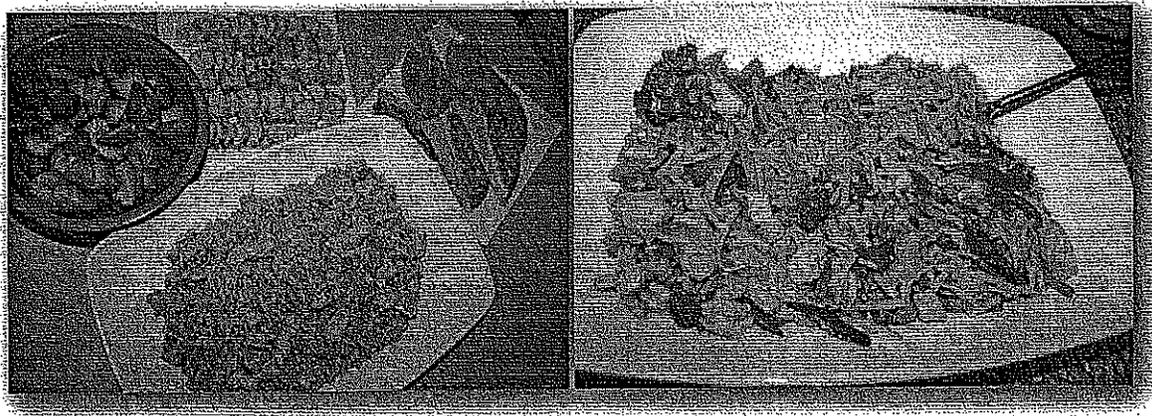


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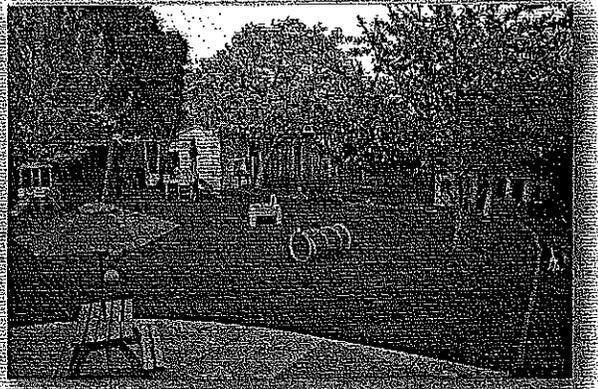
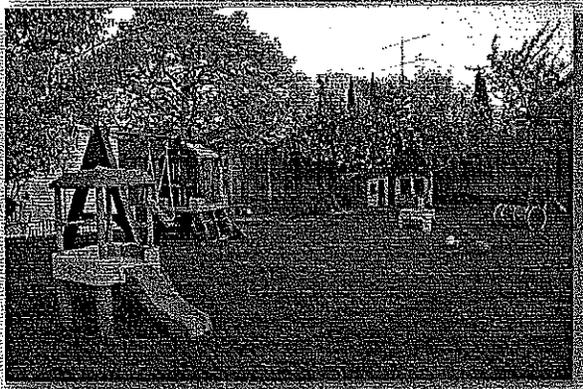
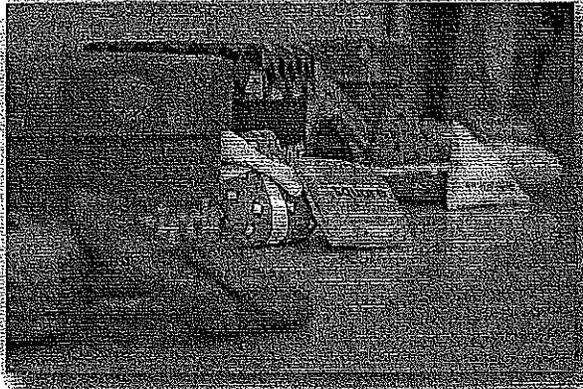
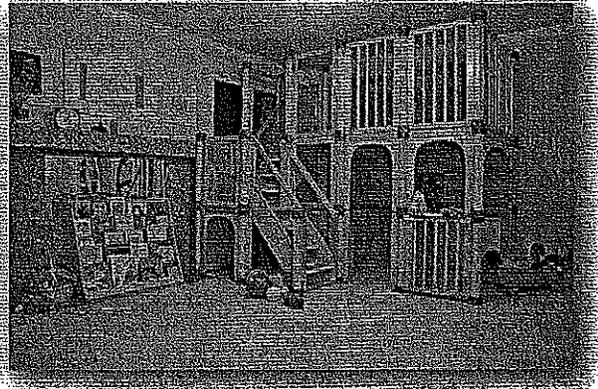
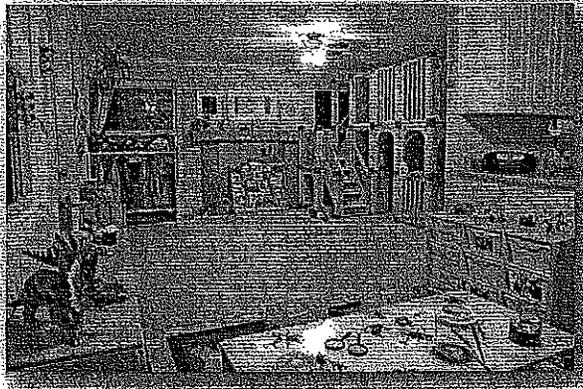
Sample Menu

	Monday	Tuesday	Wednesday	Thursday	Friday
Breakfast	<ul style="list-style-type: none"> • Cheerios • Bananas • Milk / Soy 	<ul style="list-style-type: none"> • Whole Wheat Pancakes • Apple Sauce • Milk / Soy 	<ul style="list-style-type: none"> • Oatmeal with Raisins • Peach Slices • Milk / Soy 	<ul style="list-style-type: none"> • Wheat Waffles • Vanilla Yogurt • Pears • Orange Juice 	<ul style="list-style-type: none"> • Muffins (every Friday different muffins made with the children made from the evening before) • Pineapple • Milk / Soy
Lunch	<ul style="list-style-type: none"> • Two Cheese Baked Whole Wheat Pasta with zucchini and mushroom • Green Beans • Apple Sauce • Milk / Soy 	<ul style="list-style-type: none"> • Chicken Salad with Whole Wheat Croutons • Peach Slices • Milk / Soy 	<ul style="list-style-type: none"> • English Muffin Pizza • Green Beans • Pears • Milk / Soy 	<ul style="list-style-type: none"> • Whole Wheat Bun • Tomato Soup • Broccoli • Strawberries • Milk / Soy 	<p>It's Italian! Let's make Raviolis</p> <ul style="list-style-type: none"> • Cheese stuffed Raviolis • Eggplant Parmesean • Tiramisu • Milk / Soy
Snack	<ul style="list-style-type: none"> • Banana Bread • Water 	<ul style="list-style-type: none"> • Cottage Cheese • Wheat Crackers • Water 	<ul style="list-style-type: none"> • Wheat Crackers • Cheese • Carrot Sticks • Water 	<ul style="list-style-type: none"> • Fruit Salad • Cottage Cheese • Water 	<ul style="list-style-type: none"> • Cornbread • Honey Butter • Water



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DARCY HELLUMS

EXPERIENCE

TEACHER / OWNER, CREATIVE EXPLORERS FCC; SUNNYVALE, CA — 2009 - PRESENT

Within 6 months of opening, filled to capacity of 12 children per day, ages ranging from 12 months to entry into Kindergarten. Continues to peak interest in community and adds to wait list for children under the age of two because of positive reputation

Creates and implements a high quality program offering music, Spanish, cooking, art, early literacy and math and sciences. Maintains a safe and healthy environment at all times

Provides individual assessments of each child. Always sure to maintain great communication between parents including communication of daily activities, face to face and parent teacher conferences

Plans and organizes all meals, marketing, finances and all aspects of running the family child care

Fosters a sense of belonging by promoting respectful, responsible and caring relationships between students, parents and co-workers

Has excellent guidance skills that enable students to problem solve situations in a constructive and positive manner. By acting as a leader and role model, is able to reinforce positive behavior

PRE-K HEAD TEACHER, KNOWLEDGE LEARNING CORPORATION; SUNNYVALE, CA — 2003-2008

Maintained a high quality program and wait list for room because of positive reputation. Implemented the centers core curriculum as well as added many other age appropriate enhancements throughout each day. Worked with a teacher in a classroom with up to 24 students ages 4-5

Always sure to maintain great communication between parents including daily communication sheets, face to face and parent teacher conferences

Planned and organized performances, holiday celebrations and graduation ceremonies, Helped to supervised and care for up to 96 children during morning and afternoon outside time

Prepared each child in my care in every way for a lifetime of success

Maintained a safe and healthy environment at all times. Individual assessments of each child

MUSIC TEACHER, KNOWLEDGE LEARNING CORPORATION; SUNNYVALE, CA — 2007-2008

Implemented music program for ages two to four and program for ages four to six. In charge of educating parents on the importance of music education and how it provides a foundation for language, cognitive, social, emotional, physical and many other forms of development

In charge of marketing music program to parents as well as working with the teachers to promote the program

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Increased enrollment from 7 children to 54 children enrolled just in the music program

PROGRAM SPECIALIST, KNOWLEDGE LEARNING CORPORATION; SUNNYVALE, CA — 2008-2008

Created Science program for ages 4-5 and piloted the program at center for over a year. It is a huge hit amongst the children and parents

In charge of training individual staff from district on best practices for increasing enrollment as well as implementing KinderCare's enrichment programs

Provided training for 50 teachers from district on early childhood everyday science projects during professional development days.

Assisted in marketing, promoting and set up of the new Mandarin Immersion pilot program in Sunnyvale center

In charge of and taught enrichment programs including phonics, math, science and music. Oversaw and marketed Spanish

Hand picked by Regional Manager and District Manager to work towards the career path of becoming a center director

Worked with center director to come up with innovative ideas to ensure the center ran at highest capacity for enrollment as well as most efficiently

Took enrichment program enrollment numbers from 20 children enrolled to 83 children enrolled

EDUCATION

23 Child Development semester units San Joaquin Delta College

22 Child Development quarter units De Anza College

15 Fine arts semester units San Joaquin Delta College

28 General education units

SKILLS

Proficient in Word, Pages, Keynote, iPhoto and iDvd

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Contact Information

Darcy Hellums

750 Morse Ave

Sunnyvale, CA 94085

T 408.736.3006

C 408.431.3373

creativeexplorersfcc@hotmail.com

www.creativeexplorersfcc.com

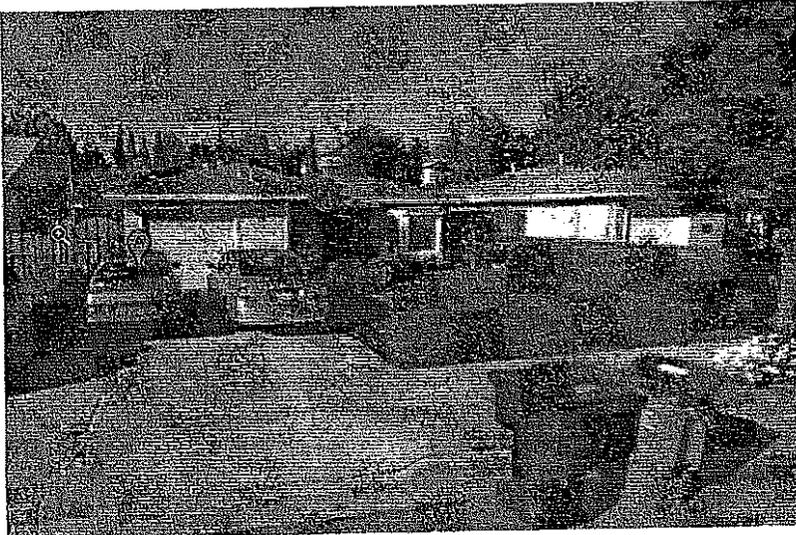
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895 Lori Avenue (other Large Family Child Care)

880 Lori Avenue (proposed site for childcare)
House: 1,000 sqft
Lot: 5,000 sqft



The proposed site for the large family childcare has two car parking on the driveway, plus two on-street parking spaces directly in front of the house.

Lee Miller
12778 Chaparral Ave
Saratoga, CA 95070

T 408.490.8454

February 12, 2012

Sunnyvale Planning Division
456 W. Olive Avenue
Sunnyvale, CA 94086

Re: Darcy Hellums and 880 Lori Avenue In-Home-Childcare

To Whom It May Concern,

I have been Darcy's landlord for the past three years at 750 Morse Ave in Sunnyvale. I have had the pleasure of seeing her open and establish a successful childcare with 12 children enrolled, with a long waiting list. The families there love her and have only wonderful things to say about her.

Recently, some very unfortunate events have taken place in my life and I am forced to sell the house on 750 Morse Ave. This will cause a big disruption in Darcy's childcare business the 12 families depend on her. I have a house on 880 Lori Avenue that I am going to rent to her, with the intention of moving her current childcare there.

Darcy has checked with the Sunnyvale Planning Division and there is another large family child care within 300 feet and she will need to submit a proposal to be reviewed by the Planning Commission. I understand that this can take 6-8 weeks from submission of proposal to a decision being made. This is a very big problem, as she will need to vacate the 750 Morse Ave house by May 1, 2012. I have given her 80 day's notice, thinking this would be plenty of time to relocate the business, but did not realize that there was a 300 feet rule.

I understand that landlords typically prefer a family unit renting their house, and that the thought of 12 children running around can be very overwhelming. Darcy is a very responsible individual and even discussed and gave me a business proposal to review prior to renting the 750 Morse Ave house. She has been looking at houses to rent that are not within 300 feet of another large in home child care, but other landlords have repeatedly turned her down.

I need to protect her livelihood and make this a smooth transition for her; the business and most importantly the children and families in her care. I hope that you will consider and approve a large family child care at 880 Lori Avenue. Thank you in advance for your time and consideration.

Sincerely yours,

Lee Miller

 2-13-12

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Planning Commission
City of Sunnyvale
465 W. Olive Avenue
Sunnyvale, CA 94086

Date 2/28/12

RE: Additional information requested

Dear Planning Commission Members,

Thank you for your email and giving me time to submit the additional information that you require. I would like to include the following information:

Description Information:

Number of Children Attending - There will be no more than 14 children attending. 12 of the children will be between the ages of 1 through entry into Kindergarten. The other two are reserved for school-aged children, if used during school closings (summer breaks etc). This is compliant with State Regulations.

Number of Employees - I currently have one full time teacher and one substitute teacher when needed.

Location of Parking for All Employees - There is plenty of street parking for my one employee to use. If this is a problem, I can have her park on the driveway.

Supplemental Information:

General Pick-Up and Drop-Off Times - Drop off times typically are between 8am - 10am. There are 12 children enrolled full time, two sets are siblings which mean a total of 10 parents will be dropping off. We rarely see more than two parents at a time, especially in the mornings when they trickle in. Pick up typically is between 4pm and 6pm, and again, there is rarely a situation when there are more than two parents picking up at any given point. The driveway can easily accommodate two cars at a time, which is all we should need. Should there be a need for street parking, there is plenty for both large family childcares, plus we are sufficiently apart that there would not be an overlap in parking areas. I don't see this as a problem at all.

Number of Children Requested - I would like to change the number of children I wish to attend my large family day care to 14 children.

Thank you in advance for your time and consideration.

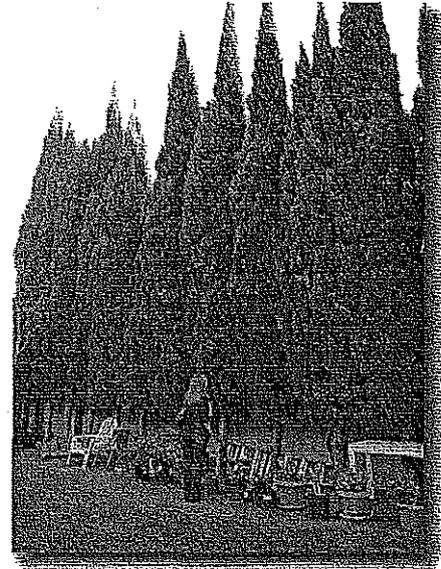
Sincerely,



1) What is the height of the fences in the backyard? Are the children able to throw objects or look over the fences? Are there any jungle-gym/climbing objects outside that could allow the children to look over a fence?

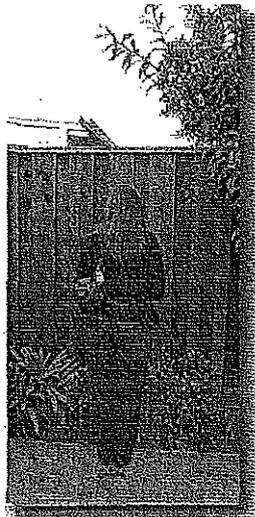
Back Fence

The back fence is a 6ft cinderblock sound wall (top of my head is 5'5") with approximately 20'-30' ft tall privacy hedges covering the entire length. This wall backs up to a parking lot used by the condominiums behind us. Little if any sound would be heard from the parking area.

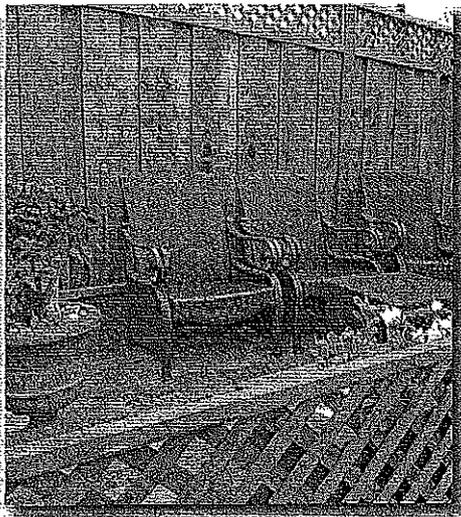


Side Neighbor (878 Lori Ave)

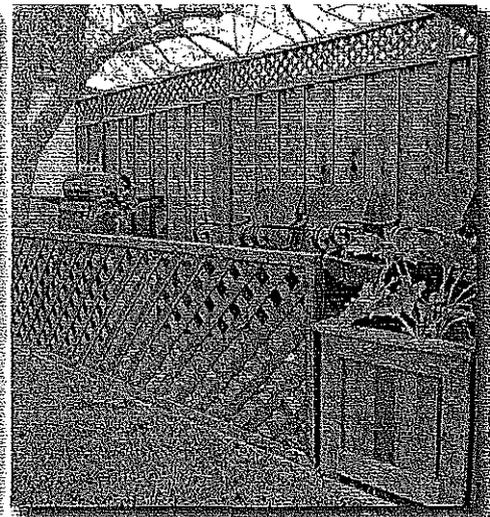
The fence bordering 878 Lori Ave is 6ft high. The side fence that is shared with this neighbor has a slight buffer because we plan on having most of that area sectioned off with a 2ft height x 8' deep border to house the adult seating/relaxation area (used by the teachers on their lunch hour) The children will not be playing directly up against that fence. (See pictures below)



878 Lori Ave Fence



Example of adult seating area



2' high border fence x 8' deep buffer area

Side Neighbor (884 Lori Ave)

The fence bordering 884 Lori Ave is 7ft high. I will have planter boxes as well as a 2' deep grassy area that is fenced in. The grass area that is shared with this neighbor has a border of plants. We were also planning on adding a 2' border as well as a few rectangular planter boxes along this fence line, on the grass and up onto the patio area. This will help keep the children an arms distance away from the fence. (similar to pictures above, just minus the chairs and depth of 8')

2) How long are the children outside for? Are they outside only in the backyard or also in the front? Are they supervised? What do they do while outside? Is any food brought outside?

Outdoor Activities

Outdoor activities that will take place are easel painting, sensory table discovery, picnicking, sidewalk chalk, block and truck play on an outdoor carpet to absorb sound, tricycles, boats, baby dolls, etc in water tables, dress up clothes etc. These are all activities that will be on a rotation and take place separate from each other. There will also be a maximum of two tricycles at one time on the days that they are brought out for the children to use.

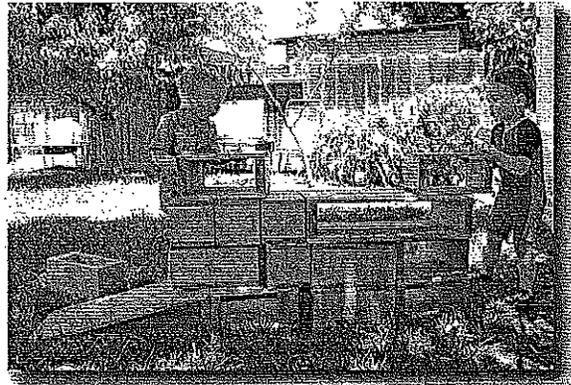
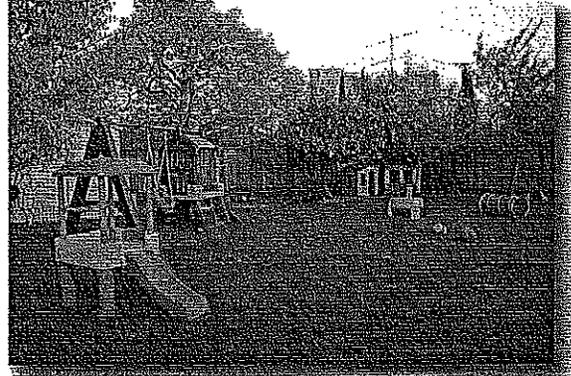
Description of Play Equipment

The equipment that is used by the children when we are outdoors are two playhouses, and a swing set/climber with slide, climbing cubes and a wooden fold-up climbing frame. The equipment is made for early childhood not school age children so they sits relatively low to the ground. The children can **not** see over the fence when using these pieces of equipment.

The children do use the outdoor area to practice gross motor skills, This includes running, climbing, balancing etc. however they also use this time as an opportunity to hunt for snails, sun bathe and enjoy quiet outdoor art as well as other supervised activities.

Food

On occasion we do picnic outside. The children sit at two picnic tables and eating times are always closely supervised whether served indoors or outdoors. The children practice table manners and are encouraged to engage in quiet conversation. They are never allowed to walk around with food and must always sit when drinking or eating until the food or drink is completely chewed and swallowed. The children are excused from the table one at a time and help with the



cleaning process by carrying their cup and plate to the food tray. Immediately after snacks or meals are finished the tables are washed, the ground is thoroughly swept and the food tray is brought into the house to be loaded into the dishwasher. We are very careful about keeping a clean classroom and play-yard. We have never had an issue with food being left out. We are diligent about keeping everything clean and even have quarterly pest control to insure there are no unwanted ants etc.

3) Please speak with the operator of the other Large Family Day Care (LFDC) to work out a traffic and drop-off/pick-up agreement to ensure traffic and on-street parking will not be affected in the neighborhood.

Parking

Creative Explorers believes in putting children first and their health and safety is our main concern. After visiting and observing traffic patterns on Lori Ave we are confident that increased traffic and parking will not noticeably impact the neighborhood or cause any concern for the safety of the children living on or around Lori Ave or being cared for in one of the large family childcares.

There was small family childcare located directly next to 895 Lori Ave several years back and it had no impact on the neighborhood even though it increased traffic by an additional six cars.

I visited the other large family child care at 895 Lori Avenue to introduce myself and to discuss any concerns she might have. We also brain stormed a couple of options for parking, drop-off and pick-up times.

I propose that each of our child cares use both of our driveway parking spaces, and both of the two parking spaces directly in front of our houses. Also, that our families only park on the childcare's side of the street. To minimize the amount of cross traffic between the two childcares, the 894 families perhaps could come in through Pajaro Ave and leave going that way. And my families can go through Pastoria Ave to get to Lori Ave, and also leave that way.

There is also an abundant amount of on-street parking for my employee to use to ensure the two driveway spaces are always made available for the parents that are picking up or dropping off. There are also two on-street spaces directly in-front of my house and I have spoken to the neighbors about leaving those spaces open for the parents that are dropping off and picking up. (I was only able to speak with my neighbor at 878 Lori Ave.) With four available spaces (two in driveway and two directly in front on-street) I don't foresee parking becoming an issue.

It has never been an issue at our current location. During morning drop off it is common for the families to only use the driveway due to how staggered drop off times are. It is very rare during morning drop off for families to use on-street parking. In the evenings I have found that a maximum of 3 cars are here at one time. Both driveway spaces are

taken as well as an on-street parking space. Below is a chart of an average week with drop off and pick up times for all 12 children in my care.

Drop off	Pick up	Drop Off	Pick-Up	Drop Off	Pick-Up
Monday		Tuesday		Wednesday	
1. 8:00	1. 4:20	1. 8:15	1. 5:40	1. 8:15	1. 4:25
2. 8:10	2. 5:47	2. 8:20	2. 4:15	2. 8:20	2. 5:50
3. 8:24	3. 5:40	3. 8:25	3. 4:22	3. 8:40	3. 5:38
4. 8:36	4. 5:40	4. 8:30	4. 5:55	4. 8:54	4. 3:37
5. 8:40	5. 5:55	5. 9:30	5. 6:02	5. 9:04	5. 4:50
6. 9:25	6. 6:00	6. 9:30	6. 6:02	6. 9:04	6. 4:50
7. 9:30	7. 5:30	7. 9:42	7. 5:44	7. 9:09	7. 5:56
8. 9:30	8. 5:30	8. 9:48	8. 5:20	8. 10:00	8. 6:00
9. 9:45	9. 5:36	9. 9:58	9. 4:30	9. 10:10	9. 5:30
10. 9:54	10. 5:02	10. 10:01	10. 5:35	10. 10:12	10. 5:15
11. vacation	11. vacation	11. vacation	11. vacation	11. vacation	11. vacation
12. vacation	12. vacation	12. vacation	12. vacation	12. vacation	12. vacation
Thursday		Friday			
1. 8:20	1. 5:31	1. 8:00	1. 6:00		
2. 8:30	2. 5:50	2. 8:05	2. 4:13		
3. 8:35	3. 6:00	3. 8:05	3. 5:50		
4. 8:45	4. 3:40	4. 8:12	4. 5:45		
5. 9:05	5. 5:20	5. 8:25	5. 5:40		
6. 9:05	6. 5:20	6. 9:12	6. 5:40		
7. 9:10	7. 5:53	7. 9:15	7. 5:50		
8. 9:50	8. 5:55	8. 9:30	8. 5:02		
9. 9:50	9. 5:39	9. 9:40	9. 5:53		
10. 10:00	10. 4:28	10. 9:50	10. 4:30		
11. 10:05	11. 5:30	11. 10:00	11. 4:42		
12. 10:30	12. 5:30	12. 10:23	12. 5:14		

We are closed on major holidays as well as a week between Christmas eve and New Years. Any sound or on-street parking would not be a concern during those days when most families in the neighborhood would be home.

The families are aware of the residential speed limit and never speed when driving down our street.

NOTE: Commercial childcares require only one parking space for every 14 children enrolled. Although this is a residential single family home I still have 2 parking spaces as well as the additional 2 on-street spaces.

I also have drafted up the parking agreement that will be a part of our enrollment packets that the parents read over, agree to and sign. I have included a portion below.

Creative Explorers FCC Child Care Agreement

Hours of Operation

Creative Explorers FCC is open from 8 a.m. to 6 p.m., Monday Through Friday. We will be closed in recognition of various holidays throughout the year. Creative Explorers FCC hours and holidays are set and posted annually. We are also closed during December 24th through to January 1st, for winter break.

Parking

There are two parking spaces on the driveway and two parking spaces directly in front of Creative Explorers. Please use only these areas to park, so that we can respect our neighbors.

1. _____ I understand that there are two parking spaces in the driveway, and that I will park allowing room for another car to park adjacent to mine.
2. _____ I understand that there are also two parking spaces directly in front of Creative Explorers, and if needed, I will park there.
3. _____ I understand that I will not park in the driveway of the neighbors houses, double park, or drive faster than the posted speed limit, for the safety of the children as well as the neighbors.
4. _____ I understand that if, in the event that both parking spaces on the driveway as well as directly in front of Creative Explorers is taken, that I will only park on the same side as the child care.

Parent/guardian Signature Date

Parent/Guardian Signature Date

Providers Signature Date

4) Please speak with the neighbors beside and across the street from the new location (on Lori) to introduce yourself and answer any questions they may have about your business and how it may impact their lives. Give them this opportunity to see that you are very open to dialogue and willing to answer questions.

I have been able to speak to the neighbors at 87⁶/~~8~~ Lori Ave (The Shepherds), and the family at 87~~4~~ Lori Ave. Mrs. Shepherd was nice and we had a long chat about parking concerns as well as noise concerns. I explained to her that the children would only be outside for about an hour in the mornings, and an hour in the afternoons, and that there would be a fenced in area that the teachers could relax in, and the children would not be able to bang on, or look through her fence. I also left a packet full of information on the childcare for her to read over and to understand more of, as most people can be intimidated by this kind of thing. The neighbors at 874 were very inviting and she even introduced me to her older daughter who just came home from kindergarten. She was excited about a childcare in the neighborhood and even mentioned that she would be happy to send potential/new clients my way. I also left a packet of information for her to read over. I went to see 88~~4~~ Lori Ave, but no one was home, so I left a packet of information introducing myself and the childcare.

5) If at all possible, try to get statements from your current neighbors who can provide some positive communication about your business and how they haven't had any issues with the LFDC being situated beside them.

I currently have a next door neighbor that is retired and he and his wife are home all day. They enjoy the sounds of children playing in the backyard and are supportive of the child care we offer. They know that there is a line of open communication and if they have any concerns, that they are welcome to just come over (outside business hours) to discuss them with us. They also know that we value quality and provide only what is best to prepare the children in our care for their futures. My other neighbor unfortunately had to sell their house and move, so I am unable to get their insight. However, while they were here, we had no problems with parking and had a good relationship.

6) In the future when your sets of siblings leave, how will you be able to accommodate the increased cars and traffic? Is it common to have siblings at the same time? Do you have sets of siblings on a waiting list for when the current pairs leave?

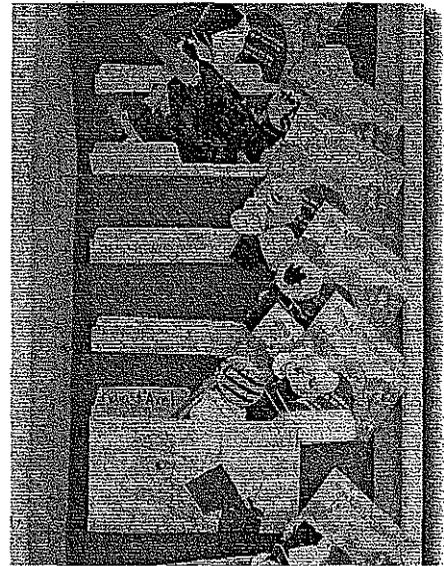
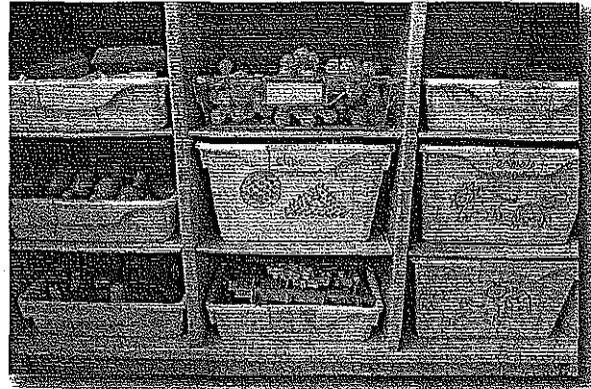
Since we opened in 2009 the trend has always been that we have one to two sibling sets enrolled. Siblings are always given priority when it comes to the next available space, and I currently have another sibling that is on our wait list hoping to get in during fall and two other siblings on the wait list for the following year when they are 2 years of age. One mom who currently has her son enrolled here and is expecting in April already has her child on my wait list. Although this has always been the trend, I obviously cannot make any guarantees that I will have sibling sets. Most families in the silicon valley have single children households due to the extra expense of childcare. In the grand scheme of things two extra vehicles would not impact the neighborhood.

Final Notes:

The classroom is very carefully put together with learning centers so that the children stay focused and well engaged. We also have several relaxation areas around the classroom to encourage quiet conversation or individual quiet/relaxation time. At Creative Explorers, we have qualified teachers with many years of experience in the classroom. We also have a structured curriculum and we supply many activities for the children to experience. We invest in our children by providing them with lots of learning materials, to foster the love of learning, and to inspire curiosity. The space is divided up into centers; there is a reading area, a puzzles area, a manipulative area, a building block/train area, a dress up area, etc. The children are always well-engaged with each other as well as with the teachers. We do not allow the children to run around; we teach them to walk and to respect each other. They do not scream, they are taught to use "inside-voices" and to use their words to communicate. We typically have children from 2.5 yrs through to entry into kindergarten, so they are able to communicate by using their words as well as understand the classroom rules. On a daily basis, we send the children home with multiple projects - their parent pockets are stuffed full of evidence from the activities they've participated in throughout their day.

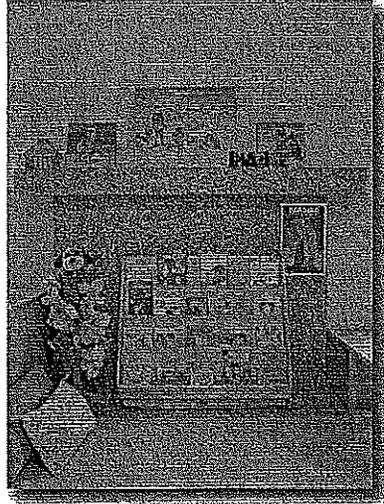
Our preschool Curriculum *Mother Goose Time* keeps the children very busy throughout the morning with specialized activities that focus on a monthly theme. groups of 4-6 are busy putting together projects at tables while the other children play at learning centers.

Manipulative Area

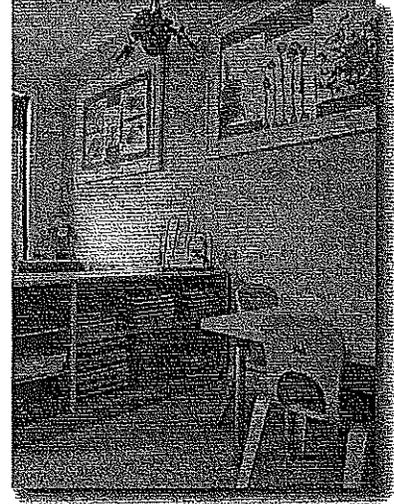




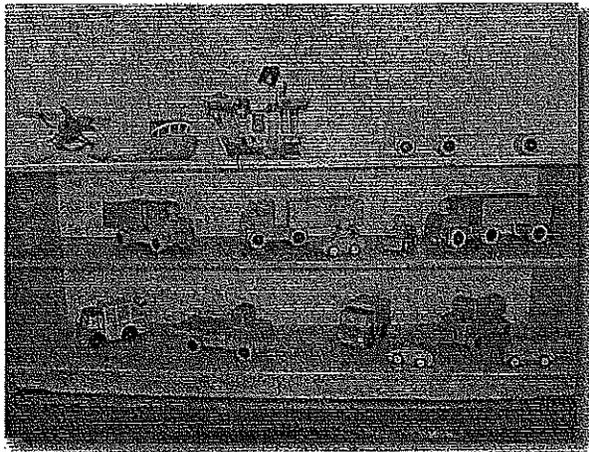
Conversation/science Area



Library and Puppets



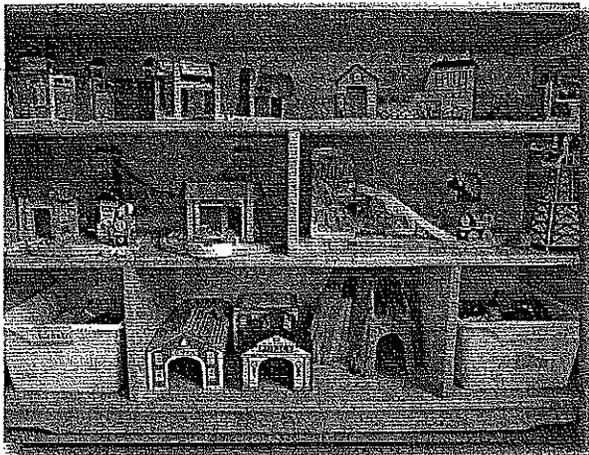
Puzzles/Math



Transportation



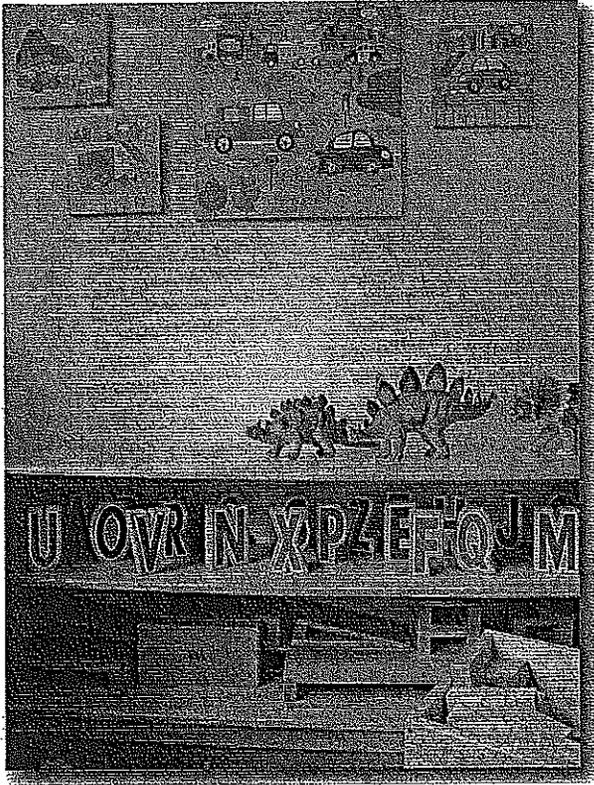
Community awareness



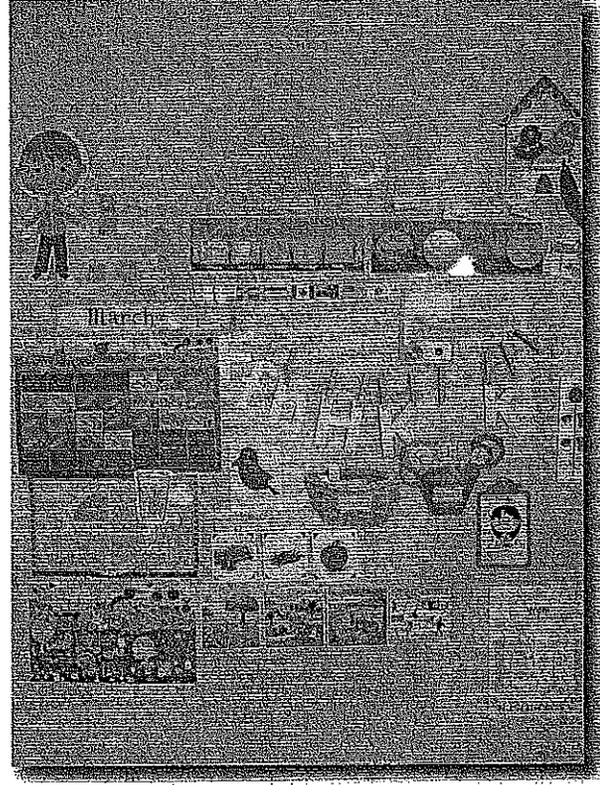
Trains / Transportation



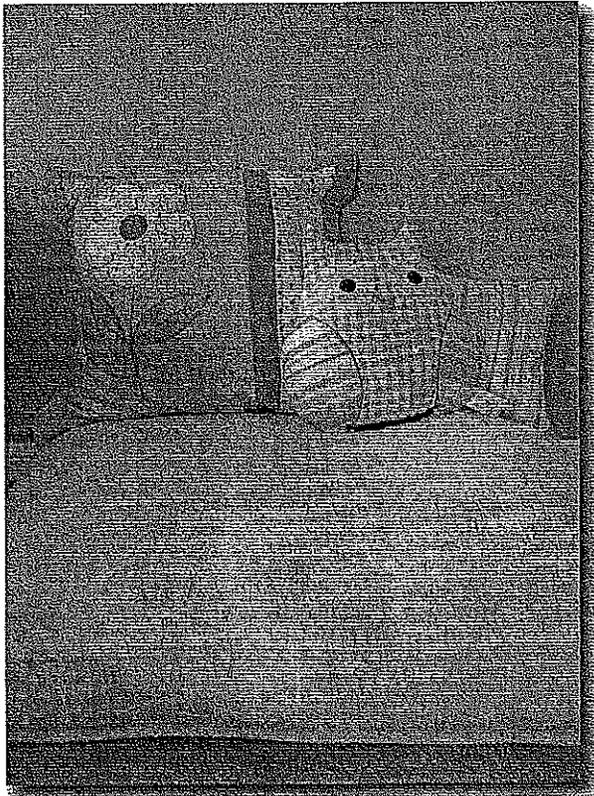
Cubbies



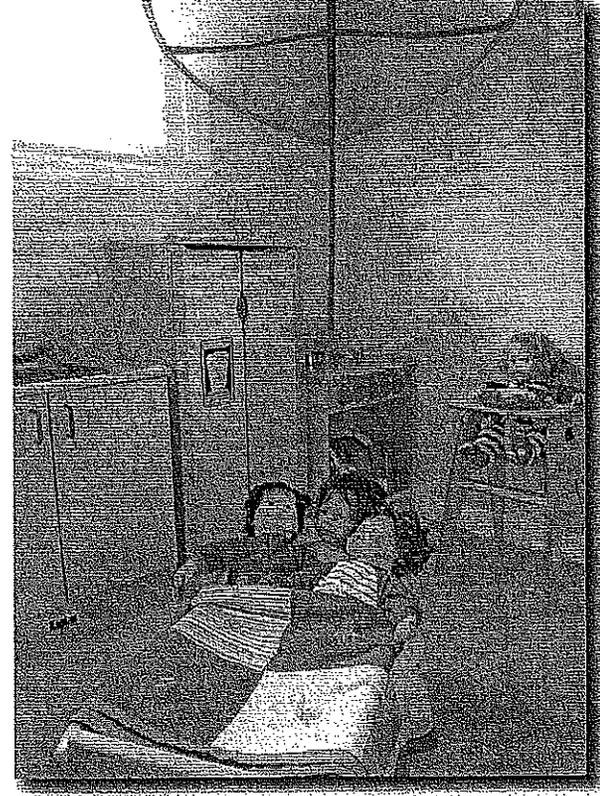
Blocks



Circle Time



Quiet Area



Dramatic Play / Housekeeping

To: City of Sunnyvale
Community Development Department
P.O. Box 3707
Sunnyvale CA 94088-3707

From: Residents on Lori Ave, Sunnyvale
(the name, signature, and address of the residents who
filed the petition are listed on the last two pages)

Date: April 2, 2012

RE: Our Petition

Dear Sirs:

We, the residents on the Lori Avenue, Sunnyvale, recently received the Notice of Public Hearing from the City of Sunnyvale regarding File #: 2012-7119. The projected business of day-care on 880 Lori Ave can potentially allow 14 kids to stay at the above site on day time. On the above File # our major concerns are:

★Crowded Traffic

Lori Ave is a short and narrow street and over there nearly all houses were built in one car garage and a few with no garage. Due to a limited space on garage and driveway nearly all the families, each supposed with at least 2-3 cars, tend to park their cars on the street instead of garage. For safety Lori Ave may have only one lane available to let a bigger car pass by instead

of two lanes driving. At early morning parents rid their kids to the day care at 880- site while we might hurry to go to work. At late afternoon parents come to pick up their kids while we might get off from work. Thus it might have a great possibility that we got traffic on the Lori Ave at early morning and late afternoon.

★Visitor' s Parking

Parents, dropping off and picking up their kids, may have problems to find out parking space if they try to stay a while in the day care center. It ends up those parents must bother other residents' street space. If the above situations occur we might face real troubles for finding a parking space.

★Big Noises

Property located at 880 Lori Ave is the house with 3 bedrooms / 1 bath / 1 car garage and total lot of 5000 sq ft. The projected business of day-care on the above site can potentially allow 14 kids to stay at day time. We worried big noises may be induced from numerous kids playing on a limited space. A retired senior couple (Joe and his spouse at 876 Lori Ave) lives just next to 880-site. The couple stays in the house almost through the day and they especially worried about the noises from kids' playing on the next door.

★★ Besides the above reasons, there already have a day care business of large family size (with 12 kids) being run on the Lori Ave (business address located at 895 Lori Ave, Lic# 434407418). The distance between house # 895 and 880 is less than 150 yards)

Our Petition: For the above concerns we opposed the proposition that

City issue the license to allow a large family sized day-care
business being run on the Lori Ave. Please consider our concerns
when you make a decision for issuing a business license on a
residential area.

The name, signature and address of the residents on Lori Ave (Sunnyvale) who proposed the above claim are listed as follows:

Name	Signature	Address (house #)
Robert Liao	<i>[Signature]</i>	872
Connie Liao (Owner)	<i>[Signature]</i>	872
Joseph Shepard TECLA SHEPARD	JOSEPA SHEPARD <i>[Signature]</i>	876 876
Robert Crosby	<i>[Signature]</i>	871
Dat Tran	<i>[Signature]</i>	877
Ty Huang	<i>[Signature]</i>	887
<i>[Signature]</i>	<i>[Signature]</i>	895
Marie Bond	<i>[Signature]</i>	899 Lori Ave
Pete Yslava	PETE YSLAVA	→ 855
Victor Ham	Victor Ham	851 Lori Ave.
Manuel Cealardo	M. Cealardo	835 Lori Ave
Ana Lopez		831 Lori ave
Glauia Portales		825 Lori Ave.
Yid Lan		817 Lori Ave

Name	Signature	Address (house #)
Heidi Shays	<i>Heidi Shays</i>	866 LORI AVE, CA 94086
Connie	<i>Connie</i>	861
PATRICK	MCELWEE	839 LORI AVE, 94086
GRADY Kimes	<i>Grady Kimes</i>	886 Lori Ave.
Janette Kimes	<i>Janette Kimes</i>	886 Lori Ave., 94086
Vangie Reyes	<i>Vangie Reyes</i>	850 Lori Ave, 94086
Regina Herzk	<i>Regina Herzk</i>	826 Lori Avenue 94086
HERZOG	WILLIAM	822 LORI AVE 94086
Helen	<i>Helen</i>	822 Lori Ave