

CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT

Agenda date: 9/9/09

Prepared by: AC

Reviewed by: JB

ITEM/ 6a
SUBJECT: **Planning Application 09-044. Conditional Use Permit. Parking Exception..**
Request for Conditional Use Permit Approval to allow a large family day care to be conducted at a private residence. A Parking Exception is requested to allow the additional parking space, for employees, to be exempted.

SITE: 742 Masonic

**APPLICANT/
OWNER:** Dezhen Lai

ZONING: R-1 (Single-Family Residential)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission open the public hearing, take testimony from the public, provide any appropriate direction or conditions, and approve the project.

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 5,300 sq. ft. lot with a 1,427 sq. ft., single-story duplex. The applicant is requesting conditional use permit and parking exception to allow a large family day care to operate at the site. The applicant and immediate family members occupy both of the units as their primary place of residence. The applicant is requesting a conditional use permit to allow a large family day care, which allows a maximum of 14 children at any one time, to be operated at 742 Masonic. The day care is proposed to operate Monday through Friday from 8:00am-6:00pm. Drop-off and pick-up hours vary, as does the number of children in attendance. Midday is typically the time with the highest number of children. The granting of a conditional use permit would allow fourteen children, less than eighteen years in age, to be taken under care at the home.

There will be up to two full-time employees, depending upon the number of children attending for the day. As previously stated, there is a duplex, with one unit that is approximately 770sq.ft. in size (subject property) and the other that is 657sq.ft. in size (744 Masonic). The applicant would like to use the rear yard and western side yard for play area. The State of California Department of Child Care Licensing Department does not have a square footage requirement for family day cares, like it does "child care centers." The only occupancy requirements are set forth by the Fire Department. This property would be required to install an alarm system, but would not have issues with occupancy.

There is a two-car carport on the northeast area of the property. The carport nonconforming in that it is located in the front yard where parking is not permitted without a front yard parking exception. The Planning and Zoning Code requires that two off-street parking spaces be provided for single-family homes and the applicant is required to provide an additional parking space for any other employees.

ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of CEQA per Section 15303(a) of the CEQA Guidelines, which exempts one single-family residence or a second dwelling unit in a residential zone.

DISCUSSION OF KEY ISSUES

State law (Section 1597.465 of the California Health and Safety Code) has imposed specific limitations on the City's ability to zoning authority for several type of land uses, including child care facilities. Small family day cares with eight or fewer children are permitted without city review, as stated by state regulations. Large family day care facilities, for up to fourteen (14) children, are considered an allowed use in a single-family residential neighborhood where an occupant of the residence provides care and supervision, and thus the City's authority to review these activities is limited to the following:

- Municipal Code Section 20.20.020 states that "large family day cares shall not be abutted on more than one side by any combination of a large family day care, a day care center or a residential care home." These limitations are not factors with this application.
- The Municipal Code also states "no large family day care home or day care center shall be permitted if any other licensed large family day care home or day care center is located within three hundred (300) feet of the lot subject to the application. The State of California Department of Child Care Licensing Department maintains a list of all large family day cares (Attachment 2). There are no similar facilities located within 300' to the subject property.

As previously stated, the property is a duplex, occupied by the applicant and immediate family. Theoretically, the applicant could apply for two small family day cares, one at each unit, which would not require any discretionary review. The applicant has chosen to request a conditional use permit to allow one, large family day care in the interest of full disclosure, comprehensive review and with the hope of no questions of legitimacy in the future.

Parking Exception

Municipal Code Section 20.20.020 requires that one off-street parking space be provided for each full time employee. As previously stated the home is legal nonconforming in that there is only two off-street parking spaces for the two units, in the form of a carport in the front yard. The applicant is requesting a front yard parking exception to allow the two parking spaces to be allocated towards the subject property and a parking exception to meet the employee parking requirements.

Staff conducted a parking count, within an approximately 500' radius of the site, at 8:30a.m. on Friday, September 4, 2009. There was a 49.2% vacancy rate, which means that only about half of the on-street parking spaces were occupied. Staff also drove by the site and neighborhood on Tuesday, September 1 at 6:00p.m. and Wednesday, September 2 at 5:00p.m. and found that there were many available parking spaces around the site, within an approximately 500' radius.

The site is located next to the BART tracks and there is generally a higher number of spaces along the entire track. The young age of the children requires that parents park and walk into and sign up at the day care center. Thus, issues of pedestrian safety are less significant than they would be around a school serving older children.

Conclusion

Staff believes the day care could be an asset if managed properly, and recommends approval of the conditional use permit and parking exception with the following condition of approvals: 1) The carport shall remain clear of obstructions and utilized by staff of the day care; 2) Parents shall abide by all traffic laws and use only legal, designated areas for parking during drop-off, pick-up and all other day care related trips; 3) All parents shall sign a contract agreeing to the stipulations of the previous conditions; 4) All fences in the rear yard shall be replaced with a new, solid, 6' tall fence to help serve as a noise barrier; 5) The applicant shall distribute a day care contact phone number to all neighbors within 100' radius and respond to any concerns or complaints from neighbors; and (6) schedule activities so that there are "quiet-time" breaks where all children are indoors.

Attachments:

1. Project application, site plan, photos, applicant's supplemental submittals
2. List of licensed large family day cares
3. Letters from public

ATTACHMENT -2

Findings for Conditional Use Permit approval (Per section 20.100.030.D of the AMC)

Required Finding	Explanation
<p>1. Necessity, Desirability, Compatibility. <i>The project's size, intensity and location of the proposed use will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.</i></p>	<p>The General Plan designates this area for residential uses. Per state law, large family day cares are consistent with residential uses. Additionally, the project meets City zoning standards for location, intensity and type of use and development.</p>
<p>2. Adverse Impacts. <i>The project's use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or physically injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:</i></p> <ul style="list-style-type: none"> a. <i>The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;</i> b. <i>The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;</i> c. <i>The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;</i> d. <i>Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;</i> 	<ul style="list-style-type: none"> a. The size shape and arrangement of structures on the site are appropriate for a large family day care. b. The pick up and drop off times vary from day to day and are not structured like a school schedule; therefore, there is reduced concern about traffic flow and volumes. A parking count was conducted showing approximately a 50% vacancy for parking. c. New solid fences in the rear yard will be required to create a barrier against noise. It is a residential street with lower levels of traffic so noise affecting the children is not a concern. d. A condition of approval has been added requiring landscaping in the front yard and that all signage receive design review approval.
<p>3. Consistency with Zoning Ordinance, General Plan and Specific Plan. <i>That such use or feature as proposed will comply with the applicable provisions of this Chapter and will be consistent with the policies and standards of the General Plan and any applicable specific plan.</i></p>	<p>The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area.</p>

ATTACHMENT 3 - CONDITIONS OF APPROVAL

1. This Conditional Use Permit and Parking Exception approval is for approval to allow a large family day care to operate at 742 Masonic, except as may be modified by conditions herein. Plans include a site plan/floor plans/elevations submitted by Dezhen Lai, dated received by the Community Development Department on August 8, 2009, and presented to the Planning and Zoning Commission at its meeting of September 9, 2007.
2. The applicants shall pay any and all City and other related fees applicable to the property. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured, and shall be paid prior to issuance of said permit or prior to any City Council final action approval. Notice shall be taken specifically of Plan Check and Inspection Fees.
3. All fences in the rear yard shall be replaced with a new, solid, 6' tall fence to help barrier noise.
4. The applicant shall distribute a day care contact phone number to all neighbors within 100' radius and make a good faith effort to respond to any concerns or complaints from neighbors.
5. All signage shall be reviewed and approved for design review by staff.
6. The carport shall remain clear of obstructions and utilized by staff of the day care.
7. Parents shall abide by all traffic laws and use only legal, designated areas for parking during drop-off, pick-up and all other day care related trips and sign a contract agreement agreeing to the stipulations.
9. All exterior lighting shall be installed in such a manner that glare is directed away from surrounding properties and rights-of-way.
10. Schedule activities so that there are "quiet-time" breaks where all children are indoors.
11. Pursuant to Government Code Section 66474.9, the applicants (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application, which action is brought within the time period provide for in Section 66499.37. The City will promptly notify the applicants of any such claim action or proceeding and cooperate fully in the defense.

Appeals: The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council, if such appeal is filed within 14 days of the date of the action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee. The City Clerk will then schedule the matter for the next available City Council meeting.



City of Albany



Date Received: 8/11/09
 Planning Application No.: 09-044
 Fee Paid: 620.00
 Receipt # 424594

PLANNING APPLICATION FORM (GENERAL PROJECTS)

<p>For PLANNING & ZONING COMMISSION action:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conditional Use Permit* <input type="checkbox"/> Design Review (residential, residential additions, commercial, office and multi-family*,) <input type="checkbox"/> General Plan Amendment from _____ to _____ <input type="checkbox"/> Parcel Map/ Tentative Map/ Vesting Tentative Map, Lot Line Relocation <input type="checkbox"/> Parking Exceptions/Reductions <input type="checkbox"/> Precise Development Plan <input type="checkbox"/> Second Unit Use Permit * <input type="checkbox"/> Variance * <input type="checkbox"/> Zone Change from _____ to _____ <input type="checkbox"/> Other: 	<p>For ADMINISTRATIVE action:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Admin. Lot Line Relocation <input type="checkbox"/> Home Occupations <input type="checkbox"/> Sign Review <input type="checkbox"/> Other:
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* Please complete the appropriate Supplemental Questionnaire.

The City of Albany Municipal Code has certain requirements for Planning Applications. Your answering the following questions will help staff assess how to process your application. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissioners will likely make at least one field visit to your house and neighborhood.

Job Site Address: <u>742 Masonic Ave Albany CA 94706</u>		Zone: _____
Property Owner(s) Name: <u>Dezhen Lai</u>	Phone: <u>(510) 559-3178</u> Fax: (preferred)	Email: <u>laidezhen@yahoo.com</u>
Mailing Address: <u>742 Masonic Ave</u>	City: <u>Albany</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>Dezhen Lai</u>	Phone: <u>(510) 559-3178</u> Fax:	Email:
Mailing Address: <u>742 Masonic Ave</u>	City: <u>Albany</u>	State/Zip: <u>CA 94706</u>

temp address: 1068 Stannage
till 9/30/09

ATTACHMENT 1

PROJECT DESCRIPTION (Please use back of sheet or attach extra sheets, if necessary): Large Family Child Care Home

GENERAL INFORMATION (Please fill out this section if you are asking for approval of a project that will require construction):

Item	Existing	Proposed
Lot size (square feet)	5,000 SF	X
Size of structure(s) or commercial space (square feet)	1427 Sq.ft	
Height and No. of stories	1	
Lot coverage ¹		
Floor Area Ratio (FAR) ²		
Impervious Area ³		
Slope Density ⁴		
No. of dwelling units	2	
Parking ⁵ Number of off-street spaces	6	
Number of spaces in garage	2	
Size of spaces		

¹ Lot Coverage applies to all zoning districts. It is defined as the land area covered by all the structures on a site, including all projections, except portions of uncovered decks, porches or landings, balconies, or stairways that are less than six feet above grade and are not enclosed by walls on more than two sides; eaves, trellises and similar structures that do not have solid roofs.

² Floor Area Ratio (FAR) is defined as the proportion of building floor area per area of the parcel of land upon which the building rests. See the informational handout "How to Calculate Floor Area Ratio" for details on what is included and excluded.

³ Impervious Area includes the total square footage of building footprint(s), driveway(s), patio(s), parking lots, walkway(s), and any other impervious surfaces.

⁴ Slope Density requirements apply in the HD Zoning District pursuant to Measure K. See handout on how to measure slope density in this area.

⁵ Minimum parking requirements were enacted under Measure D. This Measure requires that all residential development must have a minimum of two off-street parking spaces. Some exceptions may apply to your project, see residential development handout.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? In some instances, you may be required to provide a title report.

Dezhen Liu
Signature of Property Owner

8/10/09
Date

Dezhen Liu
Signature of Applicant

8/10/09
Date

Community Development Department staff is available between 8:30 a.m. and 7:00 p.m. on Mondays, 8:30 a.m. through 5:00 p.m. on Tuesdays through Thursdays, and 8:30 a.m. to 12:30 p.m. on Fridays at 979 San Pablo Avenue, 2nd Floor, Albany, CA 94706; TEL: (510) 528-5760.



City of Albany



SUPPLEMENTAL QUESTIONNAIRE

CONDITIONAL USE PERMIT

(e.g., commercial, institutional, assembly uses
& non-administrative home occupations)

The City of Albany Municipal Code has certain requirements for approving Conditional Use Permits. Your answers to these questions will help staff assess how to process your application. Please understand that this supplemental questionnaire will help staff to further work with you. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissions (if applicable) will likely make at least one field visit to the Site and neighborhood.

1. What is (was) the use in this building/tenant space prior to your proposal?
~~Industrial~~ Rental home (residential)
2. What are you proposing? Large Family child care home
3. Proposed hours/days of operation? 10 8am-6pm
4. Maximum number of employees expected on site at any one time? 2
(include owners/partners)
5. For instructional uses/assemblies of people/classes, etc. what is the maximum number of participants expected on site at any one time? 14
6. For restaurants and cafes, will beer/wine/liquor be served? N/A

Community Development Department staff is available between 8:30 a.m. and 7:00 p.m., Mondays, 8:30 a.m. through 5:00 p.m. Tuesday through Thursday, and 8:30 a.m. to 12:30 p.m. on Fridays at 979 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

AUG 31 2009

COMMUNITY DEVELOPMENT
DEPARTMENT**ALBANY FAMILY CHILD CARE****ITS HISTORY AND ITS CONTRIBUTIONS TO THE ALBANY COMMUNITY****Education of De Zhen Lai, Director of the Albany Family Child Care**

Teaching is my passion, and I have been in the field of early childhood education for more than twenty years.

EDUCATION AND WORK IN THE PEOPLE'S REPUBLIC OF CHINA

- 1983 to 1986; Puning City, Province of Canton
Studied at Puning Teacher College; Majored in Music and Art in Elementary and Middle Schools
- 1986 to 1990; Puning City, Province of Canton
Worked as a music and art teacher in the Middle School division of the Punning Secondary School
- 1990 to 1991; Jieyang City, Province of Canton
Trained in Early Childhood Education at the Jieyang Early Childhood Education Teacher's College
- 1991 to 2004; Puning City, Province of Canton
Worked as teacher, then head-teacher, and finally as director of the Ningbao Preschool.

This experience gave me the opportunity to use music, dance and art as teaching tools to help children grow and develop to their full potential. Through the eyes of the students, I learned the importance of listening and the joy of discovery.

EDUCATION AND WORK IN THE US

- 2005 to 2006; Albany, CA
Worked as a preschool teacher at the Berkeley Chinese School.
I taught preschool curriculum and Chinese language through songs, simple rhythm and games to expose young children to the joy of learning. Through this process, I learned to identify resources and criteria of high quality daycare and preschool programs adopted in the United States.
- 2006 to 2007; Oakland, CA
Studied early childhood education at Merritt College in Oakland and City College of San Francisco.
Courses studied include early childhood growth and development, early childhood curriculum, play-based curriculum, preschool Art, child/family/community, and Emergent topics etc.
Through these courses, I studied the latest research on child brain development, early child development, child development research, nutritional advice for brain development, brain building toys/games reviews, and physical, social and emotional safety etc.
- Since 2007; Albany, CA
In January 2007, I opened the Albany Family Child Care at 1068 Stannage Ave in Albany, CA.

How the Daycare Center Started

The Albany Family Daycare center was opened at the strong request of Albany parents.

After the Berkeley Chinese Preschool on Jackson Street in Albany was closed in June 2006, many parents struggled to find daycares or preschools for their children. They looked long and hard, but did not find centers that satisfied their needs and desires. At that point, several of them turned to me. I had been teaching at the Berkeley Chinese Preschool since May 2005 and had developed strong bonds with the children and a very positive and trusting relationship with the children's families.

The parents suggested that I open a family daycare in Albany, and called me many times to convince me to do so. I understood the vision that the parents had of the daycare they wanted for their children: most important was a knowledgeable and experienced teacher with a caring staff. They also wanted a safe and joyful educational environment, good instructions in Chinese, and nutritional meals. I knew that I could offer this to children under my care.

After serious consideration and many meetings with the parents, I decided to move my family to the current location at 1068 Stannage Ave in Albany in December of 2006. Careful planning and thorough preparations were done before the California state license was issued in January of 2007.

The daycare opened on January 31, 2007 with only 4 children, its good reputation has spread quickly and widely since then; indeed, the daycare now has a waiting list. We have always aimed to be of service the city of Albany and its families; since opening our daycare, 75% of the children we have cared for have been from Albany families.

The daycare was opened at the request of parents; it provides an essential service to the children of Albany and its community. Please allow it to continue its services at its new proposed location on Masonic Ave. Thank you.

Relations with our Neighborhood and Participation in the Community of Albany

RELATIONS WITH OUR NEIGHBORS

Maintaining good relations with our neighbors has been central to the operation of the daycare. We have maintained friendly relations with our current neighbors on Stannage Ave. In fact, we have never received any complaint from our neighbors; quite the contrary, our neighbors like the children and their cheerfulness. In addition, at times we have taken care of our neighbors' children, and have received donations of toys from them.

PARTICIPATION IN THE ALBANY COMMUNITY

We have an active presence in Albany, and our daycare has become part of the fabric of the Albany community

Past participation

- September 11, 2007
Participation in the Solano Stroll Ave Festival
- March, 2007
Visit to the Albany Senior Center with dance performance.
- January and February 2008
I volunteered to coach the students of the Albany Unified School District after-school program with songs and dances for their participation in the 2008 Lantern Festival Parade on Solano Ave. The children enjoyed dancing and singing to entertain merchants and visitors during the parade.
- February 10, 2008
Participation with dance performance in the Chinese New Year's celebration with the Cornell Elementary School's Chinese After School Program.
- April 2008
Visit to the Albany Senior Center with dance performance.

PROPOSED FUTURE PARTICIPATION

Our daycare plans to continue visiting the Albany Senior Center regularly. The seniors enjoy our dances and songs, and our children both enjoy and learn from performing for them. Our new location on Masonic Ave will make these visits easier.

Our daycare plans to continue performing for the Albany Community at Chinese festivals such as the Chinese New Year and the Lantern Festival.

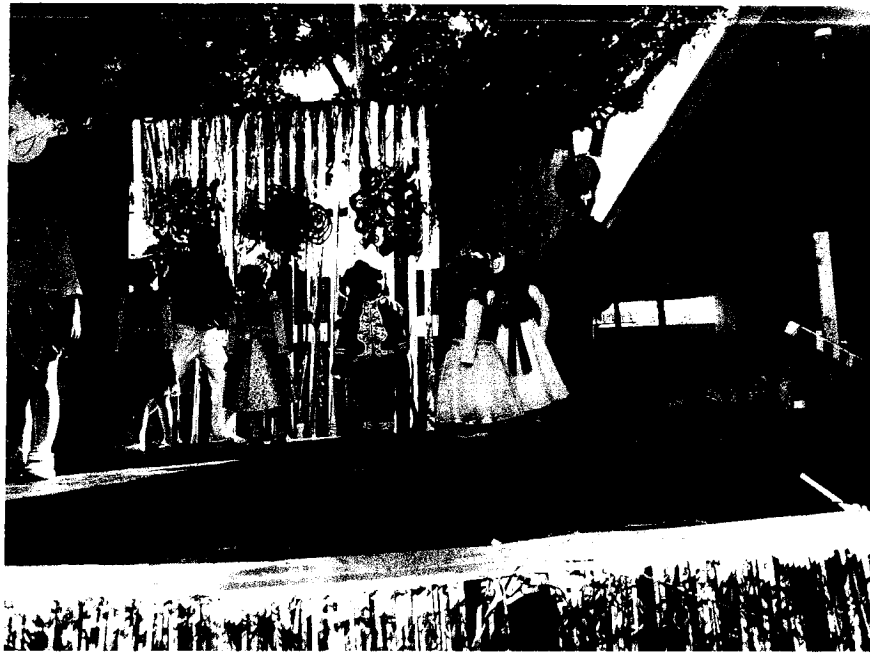
If possible (this depends on the children's parents' decision), we also plan to participate in the annual Solano Stroll festival.

A thank you card from Albany Senior Center for a performance in songs and dances

Mr. [unclear] [unclear]
Thank you so much
for coming to the
Senior Center to perform
for us today. We
greatly enjoyed your
performance and hope
to do this all
again. It was
great.
Albany Senior Center
[unclear]



On February 10, 2008, the daycare children performed at the Solano Street Chinese New Year Celebration.



On September 10, 2007, the daycare children performed at the Solano Street Festival.



Parking Report

(August, 2009)



On Masonic Ave between Washington and Portland



On Masonic Ave between Washington and Solano Ave

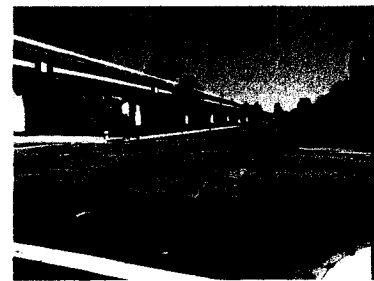
Parking is not a problem at all. The proposed family day care site offers adequate parking spaces it will need. The site is a corner house with 154 feet curb which translates into six (6) parking spaces right in front of the house: four (4) curb parking spaces on Masonic Ave; two (2) on Washington Ave., There are many rarely used parking spaces under the BART rail across the street from the house on Masonic Ave . The recording of the three day observation proves this statement. The three day observation was done during drop-off and pick-up hours, considering that the concern, if any, is that there might be traffic flow increase during these hours. Since the operation hours of the daycare are from 8: 00 am to 6:00 pm, traffic peak hours will be 8 to 9:30 am and 4:30 to 6:00 pm.

The following six pictures were recorded on Friday August 14, 2008.

The following three pictures were taken during morning peak hour.

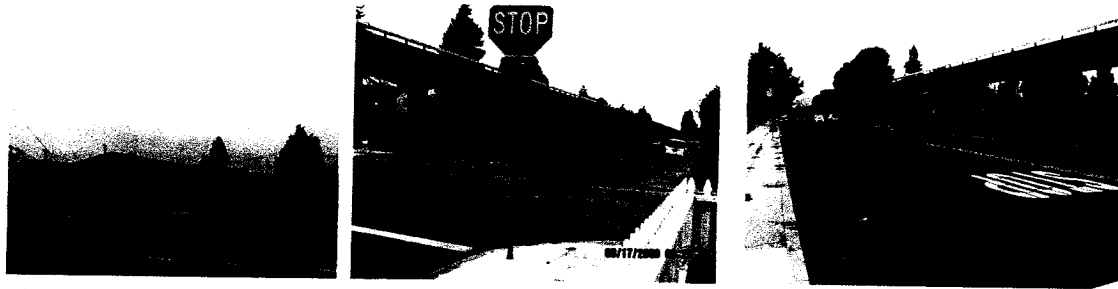


The following three pictures were taken during afternoon peak hour.



The following six pictures were recorded on Monday August 17, 2009.

The following three pictures were taken during morning peak hour.



The following three pictures were taken during afternoon peak hour.



The following six pictures were recorded on Tuesday, August 18, 2009.

The following three pictures were taken during morning peak hour.



The following three pictures were taken during afternoon peak hour.



The results of our observations have been very consistent from day to day. According to the observation, the average available parking spaces at any time are about twenty just on Masonic Ave between Washington and Portland. This number is even greater than the number of children we accept. Additionally, not all parents will arrive at the same time, nor will they pick up their children at the same time; some of the families will arrive on foot, by bike or by carpool. Since this is a family operated daycare with limited capacity, we don't anticipate any long time parking impact posed by the daycare at all.

Noise Control Policy

(August, 2009)

The proposed site of the daycare is on the corner of Washington Ave and Masonic Ave in Albany, California. There are two immediate neighbors: one dwelling to the west on Washington Ave, and one dwelling to the north on Masonic Ave. BART rails are across the street on the eastern side of Masonic Ave.

Spending time outdoors is crucial to the healthy growth of children of all ages. Outdoor playgrounds provide fun, fresh air, exercise and ultimately help in the development of happy young people. Being outdoors is also one of the best ways for children to learn about the environment they live in through self discovery. Additionally, realizing that others live, eat, work, study and play in nearby homes, allows children to learn how to respect neighbors and others with whom they interact. Learning to be good neighbors and good citizens is part of growing up. This is why it is one of the daycare's goals to teach our children to be in control of the noises they make in their daily lives. When teaching our children how to control their voices, we teach them how to communicate in a variety of social environments. In other words, we teach them to control the tone and loudness of their voices when expressing their emotions and desires during indoors and outdoors play and music-time.

The following outlines our policy regarding noise control:

1. The daycare backyard will serve as playground area; this will be the location where our children will play during most recess hours. We plan to install sound-absorbing rubber tiles in the playground area as part of our noise-mitigation efforts.
2. To minimize any possible impact, play structures will be placed at the southern end of the backyard. In other words, they will be placed away from the neighbor who might be most affected by the children during play-time.

3. Weather permitting, we plan to take our children to nearby parks so that recess is not spent only in our own playground area every day.
4. We will teach our children the importance of being considerate when outdoors. When necessary, we will ask the children to lower their voices. Teaching children to be good neighbors and be mindful of other people's needs will always be part of our curriculum.
5. The number of students in our play-area will not exceed fourteen at any given time. The teacher-student ratio will be 1:7 (or better) during outdoor play time to assure adequate supervision.
6. We encourage our neighbors to contact Ms. Lai (director of the daycare) in person or by calling (510) 559-3178 if they have any concerns or complaints about our playground's noise level. Any concerns or complaints will be addressed immediately and will be followed up with a return phone call or a letter.

Dear Neighbor,

Thank you for having been so welcoming to our family and daycare during the past three years!

We would like to let you know that we will be moving to a new location in the coming months. In order to understand better how much impact our daycare operation has had on you and your family, we would be thankful if you could give us some feedback. In addition, we hope that the information you give us will help us evaluate the site of our future daycare. Please feel free to contact us if you have any question regarding this survey. Our home number is: 510-559-3178.

Noise

We are aware that noise can be an issue for neighbors living close to a daycare. Please let us know how much the noise from our daycare has had an impact on you and your family.

Please circle one description below:

- 1) none at all 2) minimal 3) tolerable 4) substantial 5) severe

Other comments?

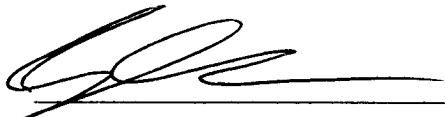
Please let us know if you have other comments regarding our daycare.

It's been wonderful to have
you, your family and the
daycare as a next door
neighbor. I'll miss the
happy laughter of the kids
when you're gone. Good luck!

We appreciate your time and cooperation. It has been an honor being your neighbor.

Best regards,

Dezhen Lai, Daycare Director
1068 Stannage Ave
Albany, CA 94706


Your signature

Jerry Oliveras

Your name (please print)

8-30-09

Date

1066 Stannage Ave.

Your address

510520 0755

Your phone number

Dear Neighbor,

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① none at all 2) minimal 3) tolerable 4) substantial 5) severe

Other comments?

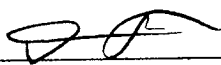
Please let us know if you have other comments regarding our daycare.

haven't noticed any noise. sometimes there
are extra cars during drop-off/pick-up
times, but as long as they don't block the
street/driveway, it is not a problem.
I think it is good to have people in
the neighborhood during the daytime.

We appreciate your time and cooperation. It has been an honor being your neighbor.

Best regards,

Dezhen Lai, Daycare Director
1068 Stannage Ave
Albany, CA 94706



Your signature

Anni Tilt

Your name (please print)

8.29.09

Date

1062 Stannage

Your address

510.528.7123

Your phone number

Dear Neighbor,

Thank you for having been so welcoming to our family and daycare during the past three years!

We would like to let you know that we will be moving to a new location in the coming months. In order to understand better how much impact our daycare operation has had on you and your family, we would be thankful if you could give us some feedback. In addition, we hope that the information you give us will help us evaluate the site of our future daycare. Please feel free to contact us if you have any question regarding this survey. Our home number is: 510-559-3178.

Noise

We are aware that noise can be an issue for neighbors living close to a daycare. Please let us know how much the noise from our daycare has had an impact on you and your family.

Please circle one description below:

- ① none at all 2) minimal 3) tolerable 4) substantial 5) severe

Other comments?

Please let us know if you have other comments regarding our daycare.

GOING TO MISS THE CHILDREN
WAITING AND SAYING HELLO TO
ME WHILE I WORKED ON MY
WARD

We appreciate your time and cooperation. It has been an honor being your neighbor.

Best regards,

Dezhen Lai, Daycare Director
1068 Stannage Ave
Albany, CA 94706

Paul A. Pansoy
Your signature

PAUL PANSOY
Your name (please print)

8-29-09
Date

1070 STANNAGE AVE.
Your address

510-734-2357
Your phone number

Dear Neighbor,

Thank you for having been so welcoming to our family and daycare during the past three years!

We would like to let you know that we will be moving to a new location in the coming months. In order to understand better how much impact our daycare operation has had on you and your family, we would be thankful if you could give us some feedback. In addition, we hope that the information you give us will help us evaluate the site of our future daycare. Please feel free to contact us if you have any question regarding this survey. Our home number is: 510-559-3178.

Noise

We are aware that noise can be an issue for neighbors living close to a daycare. Please let us know how much the noise from our daycare has had an impact on you and your family.

Please circle one description below:

- 1) none at all 2) minimal 3) tolerable 4) substantial 5) severe

Other comments?

Please let us know if you have other comments regarding our daycare.

GOOD NEIGHBORS, PROVIDING AN
IMPORTANT SERVICE.

WE LIKED THEM.

We appreciate your time and cooperation. It has been an honor being your neighbor.

Best regards,

Dezhen Lai, Daycare Director
1068 Stannage Ave
Albany, CA 94706

RICHARD ANDERSON
Your name (please print)

Richard Anderson
Your signature

8/30/09
Date

1064 STANNAGE
Your address

Your phone number

Dear Neighbor,

Thank you for having been so welcoming to our family and daycare during the past three years!

We would like to let you know that we will be moving to a new location in the coming months. In order to understand better how much impact our daycare operation has had on you and your family, we would be thankful if you could give us some feedback. In addition, we hope that the information you give us will help us evaluate the site of our future daycare. Please feel free to contact us if you have any question regarding this survey. Our home number is: 510-559-3178.

Noise

We are aware that noise can be an issue for neighbors living close to a daycare. Please let us know how much the noise from our daycare has had an impact on you and your family.

Please circle one description below:

- 1) none at all 2) minimal 3) tolerable 4) substantial 5) severe

Other comments?

Please let us know if you have other comments regarding our daycare.

We appreciate your time and cooperation. It has been an honor being your neighbor.

Best regards,

Dezhen Lai, Daycare Director
1068 Stannage Ave
Albany, CA 94706

Linda Kitahara
Your name (please print)

Linda Kitahara
Your signature

8.29.09
Date

1073 Stannage Ave.
Your address

510 528-5381
Your phone number

Facility #	Capacity	License Status	Facility Name	Street Address	City	State
13419081	14	Licensed	BELTRAO, MARISA	ALBANY	CA	94706
10204748	12	Licensed	CADMAN, SHELLY	ALBANY	CA	94706
13412622	14	Licensed	DEVIN, JEANNE	ALBANY	CA	94706
13418060	14	Licensed	FERREIRA, ROXANA	ALBANY	CA	94706
10212181	12	Licensed	JARAMILLO, ROSA	ALBANY	CA	94706
13420349	14	Pending	LAI, DE ZHEN	ALBANY	CA	94706
13419260	14	Licensed	MEDEIROS, ALIA	ALBANY	CA	94706
13415531	14	Licensed	SCATINA, MARIA	ALBANY	CA	94706

Your search:

Facility Type: Family Child Care Home (Large only)

City: ALBANY

County: ALAMEDA

There are 8 facilities in your search results.

This information is updated weekly.

Listed facilities are not necessarily open for business. Call the District Office (D.O.) phone number given for each facility if you have any questions about a particular facility.

ATTACHMENT 2

Zipcode	Telephone #	Contact	District Office	DO Telephone #
(510) 526-8543	BELTRAO, MARISA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	1030 Kains
(510) 524-6865	CADMAN, SHELLY	BAY AREA-CC OAKLAND (02)	(510) 622-2602	1151 Portland
(510) 524-8007	DEVIN, JEANNE	BAY AREA-CC OAKLAND (02)	(510) 622-2602	942 Cornell
(510) 524-1396	FERREIRA, ROXANA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	1016 Cornell
(510) 527-3951	JARAMILLO, ROSA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	718 Washington
(510) 559-3178	LAI, DE ZHEN	BAY AREA-CC OAKLAND (02)	(510) 622-2602	742 Masonic
(510) 528-5451	MEDEIROS, ALIA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	1140 Key Route
(510) 528-7495	SCATINA, MARIA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	822 Ramona



Shu Ren International School
树人国际学校

Phone: (510)981-0320, 981-0291

eFax: (814) 690-5967

1333 University Avenue, Berkeley, CA 94702

www.ShuRenInternationalSchool.com

August 22, 2009

Jie Moore, Ph.D.
Head of School
Shu Ren International School

Dear Albany Planning & Zoning Commission:

I am writing to you to express my strong and enthusiastic support for the Conditional Use Permit Application of Albany Family Day Care (Lai Dezhen Day Care) at 742 Masonic Avenue in Albany.

I am writing to you first as a parent whose daughter was under Ms. Lai's care for more than two years. I first knew Ms. Lai when she was a preschool teacher at Albany Berkeley Chinese School when my daughter was a student. She was one of the most dedicated, responsible, and talented teachers there. She does not teach Chinese the traditional way; instead, she uses rhymes, stories, songs, and dancing to encourage children's all-around development. Needless to say, she was my daughter's favorite teacher. When Albany Berkeley Chinese School was closed in June 2006, I had to send my daughter to an English Montessori school in Albany. While she did receive excellent care there, she quickly lost her Chinese language skills. As a desperate mother, I and several other parents urged Ms. Lai to open a family day care for many parents like us looking for a quality Mandarin day care in this area. When she eventually opened her family day care in early 2007 at 1068 Stannage Avenue in Albany, I was ecstatic. I drew my daughter from her Montessori school and enrolled her at Ms. Lai's day care. She stayed there until entering Kindergarten. My daughter received the best quality of care and teaching while she was at her day care. As a mother, there is nothing more to ask for to have the peace of mind when you send your child to a day care.

I am also writing to you as a fellow colleague of Ms. Lai in providing Chinese language and cultural education to children in the East Bay Area. I am the Head of Shu Ren International School in Berkeley, a Mandarin immersion school currently serving children from age 3 to second grade. In the past two years since I started to work on Shu Ren, I have talked to many parents looking for Mandarin immersion schools at various age levels. Often, they asked about how they could find a quality Mandarin day care for their younger child (we only admit children 3 and older). Over and over again, I recommended Ms. Lai. Undoubtedly, her day care has been an tremendous asset to the city of Albany considering there are not many other large family day cares in Albany, and to the best of my knowledge, her day care is the only Mandarin-

ATTACHMENT 3

speaking large family day care. Given the surge in interest among parents to teach their children Mandarin, we need more family day cares like Ms. Lai's, not less.

Finally, I like to testify Ms. Lai's character having known her for more than three years. She is honest, dependable, sincere, and trustworthy. She cares deeply about children, their families, and the community. She is very sensitive to neighbors' concerns and willing to work together to solve them. Below I will briefly discuss a couple of potential issues and suggest how they may be addressed.

1. Traffic. The large family day care can accommodate 14 children at most. Some live nearby and can walk to her house. In addition, her day care's scheduling is not structured like a school, thus drop-off and pick-up is expected to be scattered throughout the day, reducing the possibility of stacked cars or numerous vehicles at the site. Even if there may be a peak hour of dropping off, a drive-by drop-off can be easily instituted.
2. Noise. The effect of noise can be mitigated by moving the play area away from neighbor's house. The site has outdoor play area in all directions which allows the flexibility of only using the section away from the neighbors' house. In addition, children's playtime in the outdoor is usually limited to 1-2 hours a day, thus, the effect is also limited.

In sum, I strongly believe that a large family day care like Ms. Lai's provides very valuable community services to families in the city of Albany and surrounding places and should be continued. There is nothing that cannot be resolved through dialogue and careful planning. Therefore, your approval of her application will be greatly appreciated.

Please feel free to contact me if you have any questions regarding this letter.

Thank you!

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jie Moore". The signature is written in a cursive, flowing style.

Jie Moore, Ph.D.

Memorandum

To: City Of Albany
405 Kains Avenue
Albany, CA 94706

From: the parents of the children attending the Albany Family Child Care facility.
(Please see following pages for names and signatures.)

Date: 8/11/2009

Re: Relocation of Albany Family Child Care Facility to 742 Masonic, Albany, CA

Dear Sir/Madam:

As parents of children attending Albany Family Child Care, this memo is to express our sincere and strong support for the daycare's relocation to its new location at 742 Masonic Avenue. We wish to bring to your attention the importance of the AFCC to the care and education of our young children, but also to the fabric of the Albany community.

Under the care and tutorship of Mrs. Lai and her staff, our children learn to develop not only their social skills and their physical strength, but also their knowledge of the Chinese language and culture. As working parents, it is reassuring to know that our children are under the diligent care of Mrs. Lai, in particular because we know that AFCC has an outstanding safety record. Upon our recent visit to the new child care facility on Masonic Avenue, we were pleased with the comfortable indoor layout, and the large and secured outdoor play areas.

Albany is a city that prides itself in the diversity of its residents and in its educational focus. We feel that Albany Family Child Care plays an essential part in the fabric of the Albany community as it is one of the few home-based child care centers that promotes Chinese language and cultural development to very young children. It is therefore critical that AFCC continues its operation; it is a model childcare organization that preserves the wholesome and diverse family values that have lead many of us to choose the city of Albany as our residence.

We, the parents of the children under the care of Albany Family Child Care, appreciate your attention to this petition. We respectfully request that you allow AFCC to continue its operation at the new location on 742 Masonic Avenue, a location that we feel will benefit our children and allow the childcare its continued participation in the life of Albany.

Sincerely,

Name	Street address	City	Phone number	Signature
Elisabeth Lamoureux	953 Evelyn Ave	Albany	525-4483	
Michael Chen	953 Evelyn Ave	Albany	525-4463	
YI Zhang	1108 Kains Ave	Albany	435-2999	
Ke Li	1108 Kains Ave	Albany	435-2202	
MINH TSAI	545 PIERCE St. #2404	ALBANY	526-1967	
SAM Wang	535 Pierce Street #1302	Albany	528-4363	
BING LENG	501 Commodore Dr.	Richmond	510-233-3672	
Ling Li	1373 Francisco St.	Berkeley	510-923-5497	
Hong Peng	1110 Jackson St. Apt 909	Albany	570-316-0757	
Aidong Ni	707 Cragmount Ave, Berkeley	Berkeley	570-428-2976	
Dong Liu	129 Bagside Rd Richmond	Richmond	510-984-2753	
Ge Xia	417 Evelyn Ave #302	Albany	510-526-5175	
Tao Wang	914 San Pablo	Albany	510-539-1817	
Jean Cheng	968 Ventura Ave	Albany	510 527 8376	
Jean Ku	545 Pierce St #2104 Albany, CA	Albany	510-526-1967	
Fan-Ming Wang	94704 17500 Galt Way #301 Albany	Albany	469-2776-885	

Yi Zhang, Ke Li
1108 Kains Ave
Albany CA 94706
510-435-2999
August 12, 2009

To whom it may concern,

We are writing this letter to support the move of Albany Childcare Center under the operation of Mr. and Ms. Lai to the new address of 742 Masonic Ave in Albany. Our 18-month-old daughter, Anya Li, is currently on this daycare's waiting list and her enrollment is pending on the opening of the new address. We hope this letter can help you understand the importance of Albany Childcare Center to us, and to clarify some of the concerns you might have.

Albany Childcare Center is an ideal childhood education center to us, for the following reasons:

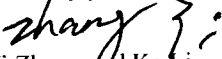
1. A bilingual environment is crucial in our choice of childcare center. We are from China, and even though our child was born here in US, we hope she cherishes her heritage and masters the language of Chinese from an early age.
2. We live in Albany and a daycare center within walking distance is very important to us. Since both of us work full time during the day, my husband's parents, who don't drive, will drop her off in the morning and pick her up in the afternoon using a stroller. Albany Childcare Center's new address is very convenient to us because it is only 15 minutes' walking distance from us.
3. Ms. Lai has rich experience in early childhood education and is very loving and talented. We have heard numerous positive comments from our friends who have worked with her before. We feel comfortable trusting our child to her hands, knowing that she is under good care.

We'd like to add a few words on the concerns some people may have on the noise level and parking limitation the daycare center may bring to the neighborhood. Based on our knowledge, this should not be an issue for the following reasons.

1. The normal business hour of Albany Childcare Center is approximately from 8:30am to 6pm. As far as we know there is no child under care during evenings or weekends. During the day, all children spend most of their time inside the house, with a couple of hours' outdoor play in the backyard. Children have a regular nap time in the early afternoon. Therefore, there will not be any noise during that time either.
2. Most parents who drive to drop off or pick up their children will only park outside the house for a very short period of time. There should not be any added long-term parking. Besides, there will be some families like us, who live nearby and will go there on foot.

Should you have any questions, please feel free to contact us.

Sincerely yours,


Yi Zhang and Ke Li

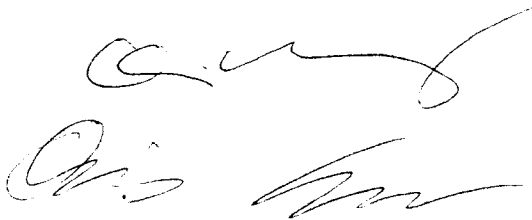


Dear Albany Planning & Zoning Commission:

We write this letter to support for the conditional use permit application of Lai Dezhen Day Care at 742 Masonic Avenue in Albany. We got to know Ms. Lai when she was a teacher in the former Albany Berkeley Chinese School (ABC) in the year 2005. She's a dedicated teacher with many years of teaching experience in China. Besides being a great preschool teacher in teaching academics, Ms. Lai is multi-talented in music, dance and performance art. She loves the kids and she loves her job as a teacher. Because of this, our students loved her deeply and bonded with her like a family member. Our kids thrived in ABC under Ms. Lai and other Chinese teacher's care. But unfortunately, that school was closed in June, 2006. Our kids were forced to enroll in other English only preschools. We missed the Chinese language and culture learning opportunity, so we encourage Ms. Lai to open her own Day Care. Ms. Lai worked very hard to start her own home based preschool. And in no time, she built an excellent environment for the kids. She offered not only first class Chinese language and culture class, art class but also tasty and nutritious organic lunch. In addition, the kids enjoyed participating caring of the school's organic garden. Ms. Lai fostered a family atmosphere in the school. The kids were like sisters and brothers who cared for each other. This unique school environment was really appreciated by all parents who sent our kids in teacher Lai's school. We felt that Ms. Lai's school is a very special place in Albany and no other similar preschools are available. The school is very valuable for families that look for affordable and high quality Chinese speaking home based preschool. To allow Ms. Lai continue her school in her newly purchased house will benefit her and many residents in Albany. We strongly support Ms. Lai's application.

Sincerely yours

Qi Meng and Qiang Sun (Annabel Sun's family).

The image shows two handwritten signatures in black ink. The top signature is a cursive signature that appears to be 'Qi Meng'. The bottom signature is also in cursive and appears to be 'Qiang Sun'. Both signatures are written in a fluid, connected style.

8/31/09

To whom it may concern,

I am writing this letter to show my full support for the Albany Childcare Center. My child, Lawrence Wang, is currently enrolled in this center. This childcare center provides excellent care for my child, which is very important to my husband and me.

Please allow the Center to be relocated to this wonderful neighborhood, and your consideration is very much appreciated!

Sincerely,

Xiaocheng Chen, Ph.D.

725 Kula Gulf Way, #301
Albany, CA
510-6432274 (phone)

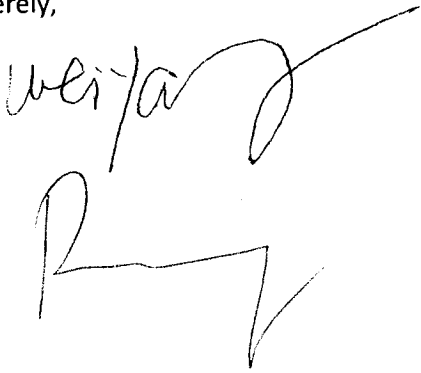
Support Letter

Dear Sir or Madam,

My name is Weiya, Fang and I'm the mother of Bohan, Pan, who is a new to Albany Daycare. We were looking for a daycare since my daughter was only 6 months old. Two of my friends highly recommended Albany Daycare to me. One of them sends her twins to this one after she looked through all the daycares around this area. So we are really glad that we can get into this daycare.

Both my husband and I are graduate students. This daycare is really important to our family. So please keep this daycare open at its new place. Thanks!

Sincerely,

Handwritten signature of Weiya Fang in cursive script.

Re: Ms Lai's New Child Care Facility, Masonic Avenue

Dear Commissioners,

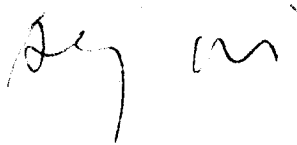
Our son, Robert Gellner has been under the care of Ms Lai and her staff at Albany Family Day Care for more than 2 years. Under the care and tutorship of Mrs Lai and her staff, Robert has benefited significantly in terms discipline, group interaction and social skills. As working parents with irregular schedules, it is very assuring to know that our son is under Mrs Lai's diligent care.

We sincerely believe that Mrs. Lai's new location will, if anything, serve Albany's day care needs even less obtrusively than the original site. Being on a corner lot and also across from the BART right of way, there are fewer neighboring houses that might find the sounds of children at play disturbing. In fact, it's hard to imagine a better location for this usage.

We hope that the Commissioners will weigh the single complaint brought up by an adjoining neighbor (whose sleep currently does not seem to be disturbed by the sound of passing BART trains directly across from his home) against the many positive attributes of having Ms. Lai at this location.

Sincerely,

Arrol Gellner
Aidong Ni
(510) 559-9768

Handwritten signature of Arrol Gellner and Aidong Ni, consisting of two distinct cursive marks.

2009-8-30

Facility #	Capacity	License Status	Facility Name	Street Address	City	State
13419081	14	Licensed	BELTRAO, MARISA	ALBANY	CA	94706
10204748	12	Licensed	CADMAN, SHELLY	ALBANY	CA	94706
13412622	14	Licensed	DEVIN, JEANNE	ALBANY	CA	94706
13418060	14	Licensed	FERREIRA, ROXANA	ALBANY	CA	94706
10212181	12	Licensed	JARAMILLO, ROSA	ALBANY	CA	94706
13420349	14	Pending	LAI, DE ZHEN	ALBANY	CA	94706
13419260	14	Licensed	MEDEIROS, ALIA	ALBANY	CA	94706
13415531	14	Licensed	SCATINA, MARIA	ALBANY	CA	94706

Your search:

Facility Type: Family Child Care Home (Large only)

City: ALBANY

County: ALAMEDA

There are 8 facilities in your search results.

This information is updated weekly.

Listed facilities are not necessarily open for business. Call the District Office (D.O.) phone number given for each facility if you have any questions about a particular facility.

Zipcode	Telephone #	Contact	District Office	DO Telephone #
(510) 526-8543	BELTRAO, MARISA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	1030 Kains
(510) 524-6865	CADMAN, SHELLY	BAY AREA-CC OAKLAND (02)	(510) 622-2602	1151 Portland
(510) 524-8007	DEVIN, JEANNE	BAY AREA-CC OAKLAND (02)	(510) 622-2602	942 Cornell
(510) 524-1396	FERREIRA, ROXANA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	1016 Cornell
(510) 527-3951	JARAMILLO, ROSA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	718 Washington
(510) 559-3178	LAI, DE ZHEN	BAY AREA-CC OAKLAND (02)	(510) 622-2602	742 Masonic
(510) 528-5451	MEDEIROS, ALIA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	1140 Key Route
(510) 528-7495	SCATINA, MARIA	BAY AREA-CC OAKLAND (02)	(510) 622-2602	822 Ramona

Amber Curl

From: Bin [k2marker@gmail.com]
Sent: Saturday, August 29, 2009 11:08 PM
To: Amber Curl
Subject: Albany Family Child Care

Dear Sirs/Madams:

This letter is in support of the continued operation of the Albany Family Child Care at its new location on 742 Masonic Avenue.

My Son's name is Tao Wan. He came to the United States in January 2009 when he was two and half years old. Since both my wife and I have jobs, we have to find a day care to our son. To avoid the culture shock and make the transition smooth, we believe a reliable Chinese day care would be the best choice for Tao. Many of our friends recommended Albany Family Child Care, which is operated by Mrs. Lai. After visiting Albany Family Child Care, we believed that it was the best choice for Tao. Mrs. Lai is an experienced teacher. The children there were very happy. The most important thing is that Albany Family Child Care provides a home-like environment. Now Tao has been in Mrs. Lai's place for 7 months. We know that we make the right choice.

Tao really likes Mrs. Lai's day care. Every morning, he is excited to go to day care and play with other kids. Under the care and tutorship of Mrs. Lai and her staff, Tao has benefited significantly in his social skills and group interaction. He was very shy before. Now he is more open and very polite. Tao can also sing a lot of Chinese songs and read many Chinese characters. We are happy to see his progress every day.

Upon our recent visit to the new child care facility, we were pleased with the many improvements such as the larger play areas, improved indoor layout and ample parking spaces for drop off and pick up. After visiting the new place, Tao told us that he also loved the new facility and could not wait a second to move in.

As working parents, it is very assuring to know that our children are under the diligent care of Mrs. Lai. Discontinuing its operations would seriously disrupt our lives. We respectfully request that the City of Albany allows the Albany Family Child Care to continue its operation at the new location on 742 Masonic Avenue. It is a location that will benefit the children and allow the childcare to continue its participation in the community life of Albany.

Yours sincerely

Bin Wan and Bing Leng (Tao Wan's parents)

Amber Curl

From: COMM DEV
Sent: Saturday, August 29, 2009 9:23 PM
To: Anne Hsu; John Erlich
Subject: FW: To Peter Maass

From: Aidong Ni[SMTP:PORTALASIA@EARTHLINK.NET]
Sent: Saturday, August 29, 2009 9:18:53 PM
To: COMM DEV
Subject: To Peter Maass
Auto forwarded by a Rule

Re: Ms Lai's New Child Care Facility, Masonic Avenue

Dear Commissioners,

Our son, Robert Gellner has been under the care of Ms Lai and her staff at Albany Family Day Care for more than 2 years. Under the care and tutorship of Mrs Lai and her staff, Robert has benefited significantly in terms discipline, group interaction and social skills. As working parents with irregular schedules, it is very assuring to know that our son is under Mrs Lai's diligent care.

We sincerely believe that Mrs. Lai's new location will, if anything, serve Albany's day care needs even less obtrusively than the original site. Being on a corner lot and also across from the BART right of way, there are fewer neighboring houses that might find the sounds of children at play disturbing. In fact, it's hard to imagine a better location for this usage.

We hope that the Commissioners will weigh the single complaint brought up by an adjoining neighbor (whose sleep currently does not seem to be disturbed by the sound of passing BART trains directly across from his home) against the many positive attributes of having Ms. Lai at this location.

Sincerely,

Arrol Gellner
Aidong Ni
(510) 559-9768

9/1/2009

From: Michelle and Mark <moeshandmo@mac.com>
Date: August 31, 2009 8:14:08 PM PDT
To: com-dev@albanyca.org
Cc: Jeff Bond <jbond@albanyca.org>
Subject: 742 Masonic Ave. Planning Application 09-044

Hello,

We are neighbors of 742 Masonic and have a few questions about the upcoming public hearing regarding the conditional use permit and parking exception.

According to their application, the proposed property is listed as a 1427 sq.ft., single-family home. It is our understanding that the property is in fact a duplex with two addresses listed as 742 & 744 Masonic Ave. Are they converting this duplex into a single unit? If not, we would like to know which of the two units (the 600 or 800 s.f. unit) will be operated as the large family daycare. Also, will the family be living in one unit and operating the business out of the other unit? We understand that they currently operate a large family daycare at their primary residence at 1068 Stannage. Are there any restrictions in place on their current conditional-use permit that may apply to their new application? We are also curious whether the family will maintain their primary residency on Stannage or will they be moving into the daycare facility as required for this type of license?

Lastly, since they are asking for a parking exception, do the applicants intend to use their two covered off-street parking spaces as an outdoor activity space for the children? As this is just several feet away from our kitchen eating area, this would greatly affect our personal space, especially given that we are typically home 3-4 of the weekdays each week. We are particularly concerned about the noise of potentially 14 children directly outside our kitchen window.

We appreciate any information you can provide us prior to the hearing date.

Please feel free to give us a call if you need any further clarification on our questions.
Thank you,
Mark & Michelle O'Hara
732 Masonic Ave.
510-919-9806

Jeff Bond

From: Eileen Harrington
Sent: Monday, August 31, 2009 9:46 AM
To: Jeff Bond
Subject: FW: Contact the City of Albany

Received in Cityhall general email routed through our website from: g_soo@yahoo.com

Thanks,
Eileen

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

From: Cityhall@albanyca.org [mailto:Cityhall@albanyca.org]
Sent: Sunday, August 30, 2009 10:32 PM
To: City General Email Box
Subject: Contact the City of Albany

Submission information

Submitter DB ID : 2477
Submitter's language : Default language
IP address : 67.101.223.33
Time to take the survey : 7 min. , 34 sec.
Submission recorded on : 8/30/2009 10:32:23 PM

Survey answers

Your Information:

Name Gerald Soo
Email g_soo@yahoo.com
Subject Planning & Zoning Commission meeting on 9/9 @ 7:30 pm
What can we do for you? Hi !

I understand there is a Public Hearing by the City of Albany Planning & Zoning Commission on 9/9/2009 @ 7:30 PM. I would like to attend but I will be out of time at the time.

I'd like to send in my opposition to a planned "large family day care" operating @ 742 Masonic Ave.

I work at home 95% of the time and having up to 14 children playing/making noise during the day would seriously disrupt my ability to concentrate and have conference calls when I'm 2 houses away. In addition during the morning and evenings the parking situation would be terrible. There is already a day care one block down on Masonic close to Solano already which is better as it's not in the middle of a residential district.

Thanks

Gerald Soo

Jeff Bond

From: Anne Hsu
Sent: Tuesday, September 01, 2009 8:59 AM
To: Amber Curl; Jeff Bond
Subject: FW: Questions - 742 Masonic Ave. Planning Application 09-044

Anne Hsu
Community Development Dept.
City of Albany
979 San Pablo Ave., 2nd Floor
Albany CA 94706
TEL: 510-528-5760
FAX: 510-524-9359

The City of Albany Community Development Department has relocated to 979 San Pablo Avenue, 2nd Floor. All telephone numbers & email addresses remain the same.

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

From: COMM DEV
Sent: Monday, August 31, 2009 8:18 PM
To: Anne Hsu; John Erlich
Subject: FW: 742 Masonic Ave. Planning Application 09-044

From: Michelle and Mark[SMTP:MOESHANDMO@MAC.COM]
Sent: Monday, August 31, 2009 8:14:08 PM
To: COMM DEV
Cc: Jeff Bond
Subject: 742 Masonic Ave. Planning Application 09-044
Auto forwarded by a Rule

Hello,

We are neighbors of 742 Masonic and have a few questions about the upcoming public hearing regarding the conditional use permit and parking exception.

According to their application, the proposed property is listed as a 1427 sq.ft., single-family home. It is our understanding that the property is in fact a duplex with two addresses listed as 742 & 744 Masonic Ave. Are they converting this duplex into a single unit? If not, we would like to know which of the two units (the 600 or 800 s.f. unit) will be operated as the large family daycare. Also, will the family be living in one unit and operating the business out of the other unit? We understand that they currently operate a large family daycare at their primary residence at 1068 Stannage. Are there any restrictions in place on their current conditional-use permit that may apply to their new application? We are also curious whether the family will maintain their primary residency on Stannage or will they be moving into the daycare facility as required for this type of license?

Lastly, since they are asking for a parking exception, do the applicants intend to use their two covered off-street parking spaces as an outdoor activity space for the children? As this is just several feet away from our kitchen eating area, this would greatly affect our personal space, especially given that we are typically home 3-4 of the weekdays each week. We are particularly concerned about the noise of potentially 14 children directly outside our kitchen window.

We appreciate any information you can provide us prior to the hearing date.

Please feel free to give us a call if you need any further clarification on our questions.

Thank you,

Mark & Michelle O'Hara

732 Masonic Ave.

510-919-9806

Amber Curl

From: Jeff Bond
Sent: Monday, August 31, 2009 10:03 AM
To: Amber Curl
Subject: FW: Contact the City of Albany

Jeff Bond
Planning and Building Manager
City of Albany
979 San Pablo Avenue
Albany, CA 94706
510-528-5769

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

From: Eileen Harrington
Sent: Monday, August 31, 2009 9:46 AM
To: Jeff Bond
Subject: FW: Contact the City of Albany

Received in Cityhall general email routed through our website from: g_soo@yahoo.com

Thanks,
Eileen

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

From: Cityhall@albanyca.org [mailto:Cityhall@albanyca.org]
Sent: Sunday, August 30, 2009 10:32 PM
To: City General Email Box
Subject: Contact the City of Albany

Submission information

Submitter DB ID : 2477
Submitter's language : Default language
IP address : 67.101.223.33
Time to take the survey : 7 min. , 34 sec.
Submission recorded on : 8/30/2009 10:32:23 PM

Survey answers

Your Information:

Name Gerald Soo
Email g_soo@yahoo.com
Subject Planning & Zoning Commision meeting on 9/9 @ 7:30 pm
What can we do for you? Hi !

I understand there is a Public Hearing by the City of Albany Planning & Zoning Commission on 9/9/2009 @ 7:30 PM. I would like to attend but I will be out of time at the time.

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Thanks

Gerald Soo



Shu Ren International School
树人国际学校

Phone: (510)981-0320, 981-0291
eFax: (814) 690-5967
1333 University Avenue, Berkeley, CA 94702
www.ShuRenInternationalSchool.com

August 22, 2009

Jie Moore, Ph.D.
Head of School
Shu Ren International School

Dear Albany Planning & Zoning Commission:

I am writing to you to express my strong and enthusiastic support for the Conditional Use Permit Application of Albany Family Day Care (Lai Dezhen Day Care) at 742 Masonic Avenue in Albany.

I am writing to you first as a parent whose daughter was under Ms. Lai's care for more than two years. I first knew Ms. Lai when she was a preschool teacher at Albany Berkeley Chinese School when my daughter was a student. She was one of the most dedicated, responsible, and talented teachers there. She does not teach Chinese the traditional way; instead, she uses rhymes, stories, songs, and dancing to encourage children's all-around development. Needless to say, she was my daughter's favorite teacher. When Albany Berkeley Chinese School was closed in June 2006, I had to send my daughter to an English Montessori school in Albany. While she did receive excellent care there, she quickly lost her Chinese language skills. As a desperate mother, I and several other parents urged Ms. Lai to open a family day care for many parents like us looking for a quality Mandarin day care in this area. When she eventually opened her family day care in early 2007 at 1068 Stannage Avenue in Albany, I was ecstatic. I drew my daughter from her Montessori school and enrolled her at Ms. Lai's day care. She stayed there until entering Kindergarten. My daughter received the best quality of care and teaching while she was at her day care. As a mother, there is nothing more to ask for to have the peace of mind when you send your child to a day care.

I am also writing to you as a fellow colleague of Ms. Lai in providing Chinese language and cultural education to children in the East Bay Area. I am the Head of Shu Ren International School in Berkeley, a Mandarin immersion school currently serving children from age 3 to second grade. In the past two years since I started to work on Shu Ren, I have talked to many parents looking for Mandarin immersion schools at various age levels. Often, they asked about how they could find a quality Mandarin day care for their younger child (we only admit children 3 and older). Over and over again, I recommended Ms. Lai. Undoubtedly, her day care has been an tremendous asset to the city of Albany considering there are not many other large family day cares in Albany, and to the best of my knowledge, her day care is the only Mandarin-

speaking large family day care. Given the surge in interest among parents to teach their children Mandarin, we need more family day cares like Ms. Lai's, not less.

Finally, I like to testify Ms. Lai's character having known her for more than three years. She is honest, dependable, sincere, and trustworthy. She cares deeply about children, their families, and the community. She is very sensitive to neighbors' concerns and willing to work together to solve them. Below I will briefly discuss a couple of potential issues and suggest how they may be addressed.

1. Traffic. The large family day care can accommodate 14 children at most. Some live nearby and can walk to her house. In addition, her day care's scheduling is not structured like a school, thus drop-off and pick-up is expected to be scattered throughout the day, reducing the possibility of stacked cars or numerous vehicles at the site. Even if there may be a peak hour of dropping off, a drive-by drop-off can be easily instituted.
2. Noise. The effect of noise can be mitigated by moving the play area away from neighbor's house. The site has outdoor play area in all directions which allows the flexibility of only using the section away from the neighbors' house. In addition, children's playtime in the outdoor is usually limited to 1-2 hours a day, thus, the effect is also limited.

In sum, I strongly believe that a large family day care like Ms. Lai's provides very valuable community services to families in the city of Albany and surrounding places and should be continued. There is nothing that cannot be resolved through dialogue and careful planning. Therefore, your approval of her application will be greatly appreciated.

Please feel free to contact me if you have any questions regarding this letter.

Thank you!

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jie Moore". The signature is written in a cursive, flowing style with a horizontal line at the end.

Jie Moore, Ph.D.

Takumi Shimomura & Ling Li
1373 Francisco St.
Berkeley, CA 94702

August 31, 2009

Mr. Amber Curl, City of Albany Associate Planner
City of Albany Community Development
Planning Division
979 San Pablo Ave.,
Albany, CA 94706

CITY OF ALBANY

SEP 02 2009
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Mr. Curl:

We are writing to you to support the continued operation of the Albany Family Child Care at its new location on 742 Masonic Avenue.

The Albany Family Child Care has been successfully operating for several years on Stannage Avenue. Discontinuing its operations would seriously disrupt the lives of many Albany families and other families in nearby communities. Our older daughter, Mia, has been attending the school for over a year, she loves to go to the daycare, play with other kids, and meet Mrs. Lai and her caring staff everyday. Mrs. Lai is an experienced teacher with a caring and loving staff. They strive to guide the children in their exploration and discovery of new experiences, as well as in their emotional, psychological and physical development. Under the care and tutorship of Mrs. Lai and her staff, Mia has been benefited significantly in terms of discipline, group interaction and social skills. As working parents, it is very assuring to know that she is under the diligent care of Mrs. Lai.

Upon our recent visit to the new child care facility, we (including Mia) were very pleased with the many improvements such as larger secured play areas, improved indoor layout and ample parking spaces for pick up and drop off.

We are north Berkeley residents and we had always been looking for a place that provides childcare in the Chinese language and in a Chinese cultural environment ever since Mia was born. We were so happy to find the Albany Family Child Care and Mrs. Lai. We admire that Albany provides to its residents the diversity of education. We sincerely believe that it is critical that the Albany Family Child Care be allowed to continue preserving the wholesome and diverse family values that have made the City of Albany outstandingly superior than other surrounding cities.

We respectfully request that the City of Albany allow the Albany Family Child Care to continue its operation at the new location of 742 Masonic Avenue. It is a location that will benefit the children and allow the childcare to continue its participation in the community life of Albany as well as Mia's little life.

Sincerely



Takumi Shimomura



Ling Li

Sam K. Wong
Angela B.L. Wong
535 Pierce Street, #1302
Albany, CA 94706
510-528-4363

CITY OF ALBANY

SEP 09 2009
COMMUNITY DEVELOPMENT
DEPARTMENT

Ms. Amber Curl
City of Albany, Planning and Zoning Commission
979 San Pablo Avenue
Albany, CA 94706

Re: Approval of Albany Family Child Care (Day Care) Application

Dear Ms. Curl,

We are writing to urge you to allow the continued operation of Albany Family Child Care (AFCC) at its new location of 742 Masonic Avenue in Albany.

My child has attended Mrs. Lai's AFCC for nearly one year. We have found her child care facility to be one that offers the high level of educational, cultural and emotional developmental opportunities that we demand for our child. We believe it is important for the city to continue to allow Mrs. Lai to operate her facility as it provides the caring and loving environment that we have depended on in raising our child in our community.

We have been happy residents of Albany for over 5 years. The main reasons we have chosen to live in Albany is due to the community's focus and pride in education, cultural diversity and care for its residents. AFCC reflects all of these values and principles and bestows them upon the children under their care. I can not think of a better way for the community of Albany to ensure future generations of caring residents than to do so through a family child care center like AFCC.

Lastly, we have found no other child care facility in Albany that encourages children to develop both Chinese language skills and cultural awareness. In our minds, AFCC is the ONLY family child care center in Albany that is able to encourage such diversity in learning for children of all races and cultural backgrounds.

Again, I urge you to allow Mrs. Lai to continue her service to the Albany community at her new location at 742 Masonic Avenue.

Sincerely,



Sam and Angela Wong

Amber Curl

From: hong peng [hpengtao@yahoo.com]
Sent: Thursday, September 03, 2009 5:51 AM
To: Amber Curl
Subject: regarding Albany Family Child Care



Dear Ms. Amber Curl,

Please allow us to introduce ourselves. We are Feng Tao and Hong Peng□parents of four year old twins Lauren Tao and Steven Tao□who have been enrolled in Albany Family Child Care for almost two years. Feng works as a scientist at University of California at Berkeley; Hong is an ultrasound technologist in a hospital at bay area. We are writing this letter to support the continued operation of Albany Family Child Care at its new location on 742 Masonic Avenue without any reservation.

We knew the childcare from the dancing performance presented by Mrs. Lai's students on Solano street in September 2007. We were surprised by such perfect performance. We immediately arranged an interview with them. Upon a followed visit, we loved the childcare instantly and enrolled our twins right away. We found that Mrs. Lai is highly professional, organized and most importantly, an absolutely reliable person with caring and loving staffs. She is gifted and talented for childcare. This childcare is truly a safe home away from home. Our twins thrived from the very beginning. They love to go there everyday. Last week, we were on vacation and took them to some sorts around San Francisco. When we got home in every late afternoon in last week, both of them missed their teachers and friends at Mrs. Lai's daycare and asked to go to the childcare.

As working parents, we are really grateful that our kids are really under the diligent care of Mrs. Lai. Discontinuing its operations would seriously disrupt our and many Albany families' daily lives. We strongly urge you to permit the Albany Family Childcare to continue its operation at the new location on 742 Masonic Avenue. It is a very good location. The operation at new location will absolutely benefit the children and allow the childcare to continue its participation in the community life of Albany.

I would be most grateful to you if you could consider our petition.

Sincerely

Feng Tao and Hong Peng

SEP 03 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Michael Chin and
Elisabeth Lamoureux
953 Evelyn Ave
Albany, CA 94706
Tel: 510-525-4483

August 31, 2009

Amber Curl, Associate Planner
Planning and Zoning Commission
City of Albany Community Development
979 San Pablo Ave
Albany, CA 94706

Dear Ms. Curl,

We are writing to you in support of the Albany Family Child Care, and its proposed relocation to 742 Masonic Avenue, Albany, CA.

Our daughter, Evalena, began attending Mrs. Dezhen Lai's daycare in February 2008 when she was just under 2 years-old. We wanted a good quality daycare in Albany, or its surroundings, that would expose our daughter to the Chinese language. Mrs. Shen of the Cornell Elementary After-school Chinese Program recommended that we contact Mrs. Lai.

We have been impressed by the quality of the care Mrs. Lai and her staff provide to the children, by the efforts Mrs. Lai puts into teaching Chinese to the children under her care, and by her contributions to the fabric of the Albany community. We are also impressed by the efforts she is currently putting in accommodating her future neighbors at the proposed new location of the daycare.

Quality of the daycare

Mrs. Lai is an experienced teacher with a caring and loving staff. The daycare strives to encourage children to play together, to explore and discover games, to share their new experiences, and to develop emotionally, psychologically and physically.

Chinese Cultural Environment

The daycare makes an important contribution to our daughter's education by providing an environment where the Chinese language is spoken, Chinese culture is presented through music, songs and dances, and the Chinese script is introduced through books, games and drawings.

Many children attending Mrs. Lai's daycare already speak Chinese at home; our family is not a Chinese-speaking household. Mrs. Lai's daycare is our daughter's only opportunity to play and learn in an environment where Chinese is used. We are thankful that Mrs. Lai and her staff have welcomed Evalena and are striving to teach her Chinese.

Proximity of the daycare to families' homes

Mrs. Lai provides quality daycare near the children and their working parents' homes. Many of us are Albany residents. It is of great value to us that Mrs. Lai's daycare is located in Albany. Discontinuing the operations of the daycare in the City of Albany would seriously disrupt our lives, and the lives of many other Albany families and families in nearby communities.

Fabric of the Albany Community

Since beginning its operations on Stannage Ave several years ago, the Albany Family Child Care has become an integral part of the fabric of Albany's society. It has made important contributions to the Albany community through its participations in Chinese festivals celebrated in Albany and through its visits to the Albany Senior Center. We are proud of the daycare for extending its services to the wider Albany Community, and for teaching our child the value of civic service.

New proposed location

The proposed new childcare facility will benefit our child through its bright indoor layout and its outdoors play area.

We understand that neighbors may be concerned with parking or noise. We are impressed by the efforts that Mrs. Lai has made to accommodate those concerns:

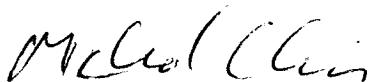
- In terms of parking, we believe that there ought not to be any problem. There is ample parking on side streets, in addition to available parking on the Eastern side of Masonic Ave, under the BART rails. Our family often goes on foot or bicycle to Mrs. Lai's daycare, we plan to continue doing so, lowering our impact on the daycare's neighborhood.
- In terms of noise, Mrs. Lai has made plans to keep the children away from her close neighbors. A fence and a wall separate her property from her Western neighbor on Washington Ave. A wall also separates her property from her Northern neighbor on Masonic Ave. While this wall does not extend the length of the property line, Mrs. Lai has told us personally of plans to have potted plants or other barriers extended along the length of the property line. She will also direct the children to play away from that area—indeed, she has already redrawn her outdoors playground area to keep the children away.

Mrs. Lai has maintained good relations with her current neighbors at Stannage Ave; several of her neighbors have personally told us so. We are convinced that Mrs. Lai will make efforts to maintain good relations with her new neighbors on Masonic and Washington Ave.

As a conclusion, we would like to stress the importance of allowing the Albany Family Child Care to continue its operation in Albany. We have chosen to live in Albany because of its high reputation in educating children, we believe that Mrs. Lai's daycare is an integral part of the quality of education that Albany offers to its children.

We respectfully request that the City of Albany allow the Albany Family Child Care to continue its operation at the new proposed location on 742 Masonic Avenue. It is a location that will benefit the children and their families, and allow the childcare to continue its active participation in the community life of Albany

Please do not hesitate to contact us if you wish to discuss this further.



Michael Chin
mikechin2000@hotmail.com



Elisabeth Lamoureux
geographia@gmail.com

SEP 04 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Sirs/Madams:

This letter is in support of the continued operation of the Albany Family Child Care at its new location on 742 Masonic Avenue.

My Son's name is Tao Wan. He came to the United States in January 2009 when he was two and half years old. Since both my wife and I have jobs, we have to find a day care to our son. To avoid the culture shock and make the transition smooth, we believe a reliable Chinese day care would be the best choice for Tao. Many of our friends recommended Albany Family Child Care, which is operated by Mrs. Lai. After visiting Albany Family Child Care, we believed that it was the best choice for Tao. Mrs. Lai is an experienced teacher. The children there were very happy. The most important thing is that Albany Family Child Care provides a home-like environment. Now Tao has been in Mrs. Lai's place for 7 months. We know that we make the right choice.

Tao really likes Mrs. Lai's day care. Every morning, he is excited to go to day care and play with other kids. Under the care and tutorship of Mrs. Lai and her staff, Tao has benefited significantly in his social skills and group interaction. He was very shy before. Now he is more open and very polite. Tao can also sing a lot of Chinese songs and read many Chinese characters. We are happy to see his progress every day.

Upon our recent visit to the new child care facility, we were pleased with the many improvements such as the larger play areas, improved indoor layout and ample parking spaces for drop off and pick up. After visiting the new place, Tao told us that he also loved the new facility and could not wait a second to move in.

As working parents, it is very assuring to know that our children are under the diligent care of Mrs. Lai. Discontinuing its operations would seriously disrupt our lives. We respectfully request that the City of Albany allows the Albany Family Child Care to continue its operation at the new location on 742 Masonic Avenue. It is a location that will benefit the children and allow the childcare to continue its participation in the community life of Albany.

Yours sincerely



Bin Wan and Bing Leng (Tao Wan's parents)

SEP 04 2009

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Jean Cheng & Eric Chou
968 Ventura Avenue
Albany, CA 94707

Dear Members of the Albany Planning and Zoning Commission:

We are writing this letter in support of Mrs. Lai Dezhen and the Albany Family Child Care. Our daughter Lindsey is a kindergartener at Cornell Elementary and attends Albany Family Child Care after school.

Although Lindsey has only been enrolled a short time, she already feels at home with Mrs. Lai, her staff, and the other kids, and we are heartbroken at the thought that she might be wrenched away from this loving environment and her new friends if Mrs. Lai is forced to suspend or reduce her operations.

For working parents, it's always a challenge to find trusted, quality care. As second-generation Asian Americans, we also want our daughter to grow up with language skills and a sense of her cultural heritage. Despite the rich diversity of the Bay Area, it's nearly impossible to fulfill both criteria in one place. Before we found Mrs. Lai, we worried about which trade-off we would be forced to make.

After doing an exhaustive search of different after-school options (including other home-based cares, the Chinese program at Cornell and larger settings such as the YMCA), we chose to enroll our daughter with Mrs. Lai because she offered the best combination of close supervision, language and cultural instruction as well as caring and competency. Our instincts have proven correct each day as we pick up our smiling daughter and she regales us with stories about the delicious warm meals, the Chinese songs and dances she has learned, and the loving attention that Mrs. Lai bestows on each and every child.

Anyone who looks closely at Albany Family Child Care will see how happy the children are, how engaged Mrs. Lai and her family are with each one, and how clean, safe and well run the entire operation is. The combination of ages works well for older children like our daughter, who can still get the attention she needs but also relax and decompress after the demands of the formal school day. Lindsey's language skills - which slipped considerably last year while she attended a non-Chinese preschool - have already improved significantly. Without Mrs. Lai, these would be permanently lost.

We were thrilled when Mrs. Lai announced that she was moving to a new permanent location because the new facility has been thoughtfully planned out and

offers better indoor and outdoor spaces for both the younger and older children. The new location is also much more insulated from surrounding houses and better situated for picking up and dropping off. We're actually quite surprised that there has been a negative reaction from any neighbors, given the nature of this business, the busy street and the close proximity of high-impact areas such as the BART tracks, Solano Avenue and the Albany Senior Center.

That Mrs. Lai has operated successfully for several years in her current location and been well-received by neighbors as well as parents speaks volumes about her ability to cooperate and integrate her needs with others, given the chance. In addition to providing a valuable service to the families who benefit directly from her care and tutelage, Mrs. Lai benefits the larger Albany community by practicing good values and helping to prepare a new generation of children to succeed and prosper in the schools.

Frankly, without Mrs. Lai, our family has no good option for our daughter. Aside from the personal loss and sadness, it will be extremely challenging to find an alternative situation now that school has already begun. Any quality home-based setting or small program is no doubt full and other Chinese language options are non-existent or too far away. Even if space is available at large programs like the YMCA, our daughter will lose her connection to her native language and culture and it will be very difficult for her to transition (for the second time in a month) to a strange environment in which other children have already forged connections.

We hope this letter will help give you a better picture of what is at stake - for our family and many others - as well as the important contribution that the Albany Family Child Care provides to our city. To deny Mrs. Lai's request (and her livelihood) would be a great shame. It would mean the loss of exactly the kind of small, successful, humane and useful business that Albany should support and a blow to education, cultural diversity and the many families who are counting on Mrs. Lai to care for their children.

All working parents know the difficulties of striking a good work/life balance and the heartache of leaving your children in the care of someone else. A paid care option that isn't simply adequate but helps children thrive and grow into caring adults is something we should all treasure and support. We hope you will agree and allow the Albany Family Child Care to continue operating at its new location at 724 Masonic Avenue.

Thank you for your time and consideration.

Sincerely,
Jean Cheng and Eric Chou

SEP 04 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Michael Chin and
Elisabeth Lamoureux
953 Evelyn Ave
Albany, CA 94706
Tel: 510-525-4483

August 31, 2009

Dear Commission members,

We are writing to you in support of the Albany Family Child Care, and its proposed relocation to 742 Masonic Avenue, Albany, CA.

Our daughter, Evalena, began attending Mrs. Dezhen Lai's daycare in February 2008 when she was just under 2 years-old. We wanted a good quality daycare in Albany, or its surroundings, that would expose our daughter to the Chinese language. Mrs. Shen of the Cornell Elementary After-school Chinese Program recommended that we contact Mrs. Lai.

We have been impressed by the quality of the care Mrs. Lai and her staff provide to the children, by the efforts Mrs. Lai puts into teaching Chinese to the children under her care, and by her contributions to the fabric of the Albany community. We are also impressed by the efforts she is currently putting in accommodating her future neighbors at the proposed new location of the daycare.

Quality of the daycare

Mrs. Lai is an experienced teacher with a caring and loving staff. The daycare strives to encourage children to play together, to explore and discover games, to share their new experiences, and to develop emotionally, psychologically and physically.

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Proximity of the daycare to families' homes

Mrs. Lai provides quality daycare near the children and their working parents' homes. Many of us are Albany residents. It is of great value to us that Mrs. Lai's daycare is located in Albany. Discontinuing the operations of the daycare in the City of Albany would seriously disrupt our lives, and the lives of many other Albany families and families in nearby communities.

Fabric of the Albany Community

Since beginning its operations on Stannage Ave several years ago, the Albany Family Child Care has become an integral part of the fabric of Albany's society. It has made important contributions to the Albany community through its participations in Chinese festivals celebrated in Albany and through its visits to the Albany Senior Center. We are proud of the daycare for extending its services to the wider Albany Community, and for teaching our child the value of civic service.

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We understand that neighbors may be concerned with parking or noise. We are impressed by the efforts that Mrs. Lai has made to accommodate those concerns:

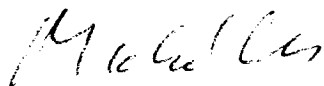
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We respectfully request that the City of Albany allow the Albany Family Child Care to continue its operation at the new proposed location on 742 Masonic Avenue. It is a location that will benefit the children and their families, and allow the childcare to continue its active participation in the community life of Albany

Please do not hesitate to contact us if you wish to discuss this further.



Michael Chin
mikechin2000@hotmail.com



Elisabeth Lamoureux
geographia@gmail.com

Bill Chin * 1563 Solano Ave #536 * Berkeley CA 94707
Phone: 510-704-0111 * Fax: 510-548-1289

CITY OF ALBANY

SEP 04 2009

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Aug 11th 2009

Dear *Sir/Madam*.

Our son, Jason, has been attending Mrs. Lai's daycare center for over 2 years. Because we both have full time jobs, we are very fortunate to have found Mrs. Lai's daycare service. We have tried other daycares and she has been the best we have found so far. We highly recommend her daycare to any other parent who may need one.

Sincerely,
Bill and Rita Chin



Takumi Shimomura & Ling Li
1373 Francisco St.
Berkeley, CA 94702

August 31, 2009

CITY OF ALBANY

SEP 04 2009

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Dear Commission members,

We are writing to you to support the continued operation of the Albany Family Child Care at its new location on 742 Masonic Avenue.

The Albany Family Child Care has been successfully operating for several years on Stannage Avenue. Discontinuing its operations would seriously disrupt the lives of many Albany families and other families in nearby communities. Our older daughter, Mia, has been attending the school for over a year, she loves to go to the daycare, play with other kids, and meet Mrs. Lai and her caring staff everyday. Mrs. Lai is an experienced teacher with a caring and loving staff. They strive to guide the children in their exploration and discovery of new experiences, as well as in their emotional, psychological and physical development. Under the care and tutorship of Mrs. Lai and her staff, Mia has been benefited significantly in terms of discipline, group interaction and social skills. As working parents, it is very assuring to know that she is under the diligent care of Mrs. Lai.

Upon our recent visit to the new child care facility, we (including Mia) were very pleased with the many improvements such as larger secured play areas, improved indoor layout and ample parking spaces for pick up and drop off.

We are north Berkeley residents and we had always been looking for a place that provides childcare in the Chinese language and in a Chinese cultural environment ever since Mia was born. We were so happy to find the Albany Family Child Care and Mrs. Lai. We admire that Albany provides to its residents the diversity of education. We sincerely believe that it is critical that the Albany Family Child Care be allowed to continue preserving the wholesome and diverse family values that have made the City of Albany outstandingly superior than other surrounding cities.

We respectfully request that the City of Albany allow the Albany Family Child Care to continue its operation at the new location of 742 Masonic Avenue. It is a location that will benefit the children and allow the childcare to continue its participation in the community life of Albany as well as Mia's little life.

Sincerely

Takumi Shimomura



Ling Li

CITY OF ALBANY

SEP 04 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

To: City of Albany Community Development, Planning Division

Dear Members of the Planning and Zoning Commission:

My name is Dong Liu. I am the father of a kid, Scarlett Liu, who is being taken cared of at The Albany Family Child Care which has been successfully operating for several year on Stannage Avenue. Mrs. Lai provides quality daycare near the children and their working parents' homes. We rely on the daycare's service.

Mrs. Lai is an experienced teacher with a caring and loving staff. They strive to guide the children in their exploration and discovery of new experiences, as well as in their emotional, psychological and physical development. Under the care and tutorship of Mrs. Lai and her staff, my daughter has benefited significantly in terms of discipline, group interaction and social skills, and learning Chinese as second language.

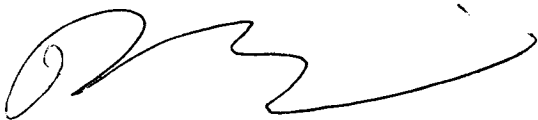
In Albany Family Child Care, we know that my daughter is always in good hands, with noticeable improvements in their learning curves as well as interaction with other children.

Upon our recent visit to the new child care facility, I was pleased with the many improvements such as larger/secured play areas, improved indoor layout and ample parking spaces for pick up and drop off.

Several children have successfully entered kindergarten and grade school after attending Mrs. Lai's daycare. The Chinese Language skills as well as the social skills that they developed at the daycare have served them well academically and helped them integrate their new schools well.

The continuing operation of the Albany is very important for my daughter and me. I wish you could keep supporting it and make it a better place for kids near Albany.

Sincerely yours



9-2-2009

Ying Lu and Dong Liu

129 Bayside Ct
Richmond, CA 94804
Home: 510-984-2753
Cell: 925-408-4391

SEP 04 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Re: Ms Lai's New Child Care Facility, Masonic Avenue

Dear Commissioners,

Our son, Robert Gellner has been under the care of Ms Lai and her staff at Albany Family Day Care for more than 2 years. Under the care and tutorship of Mrs Lai and her staff, Robert has benefited significantly in terms discipline, group interaction and social skills. As working parents with irregular schedules, it is very assuring to know that our son is under Mrs Lai's diligent care.

We sincerely believe that Mrs. Lai's new location will, if anything, serve Albany's day care needs even less obtrusively than the original site. Being on a corner lot and also across from the BART right of way, there are fewer neighboring houses that might find the sounds of children at play disturbing. In fact, it's hard to imagine a better location for this usage.

We hope that the Commissioners will weigh the single complaint brought up by an adjoining neighbor (whose sleep currently does not seem to be disturbed by the sound of passing BART trains directly across from his home) against the many positive attributes of having Ms. Lai at this location.

Sincerely,

Arrol Gellner
Aidong Ni
(510) 559-9768

