

**From:** Shelby S <[sheehan.shelby@gmail.com](mailto:sheehan.shelby@gmail.com)>

**Sent:** Thursday, September 12, 2024 10:45 PM

**To:** City Clerk

**Cc:** Sunny Tsou; Tod Hickman; Hanson Hom; Asheshh Saheba; Teresa Ruiz; Diana Ariza; Xiomara Cisneros; Andy Wang; Jennifer Ott; Trish Spencer; Tracy Jensen; Tony Daysog; Malia Vella; Marilyn Ezzy Ashcraft; Planning; City Attorney

**Subject:** [EXTERNAL] comment for PB 9/23/24 item 5a: Preschool at 3100 Central Ave

Clerk-

Please add this to the public comments for 09/23/24 Planning Board Item 5A. for the 3100 Central Preschool called for review by Councilmember Spencer on behalf of concerned citizens.

### **PROPOSED PROJECT**

The proposed Project is a new and higher-intensity land-use Project in the named neighborhood that poses health and safety issues among others, and proposes changes to the exterior land and use patterns--among other things.

The applicant has provided additional information about use and changes to this Project for the upcoming meeting; but they must be considered merely as claims until those claims are evaluated in order to determine if they are sufficient for approval of the Project under the proper CEQA review process.

### **CITY'S PATTERN OF IMPROPER CEQA EXEMPTIONS**

The public and administrative record for this project CLEARLY shows that there are potential impacts for this Project, and therefore the City's CEQA determination(s) that any Categorical exemptions apply is (knowingly) fraudulent.

The public record shows the City has a consistent pattern of using fraudulent Categorical Exemptions to bypass proper public review, and this Project is just another example.

It is unlikely lower level staff are "going rogue" and, based on the public record, it is my opinion that Senior Staff--including the City Manager and City Attorney(s)---are either coercing or cajoling junior staff into breaking law--one that subjects staff to criminal penalties pursuant to CA PC115--which means that Staff are forced to lie to the public and filing fraudulent forms to government agencies, creating an extremely hostile work environment.

Indeed the prejudicial letter inappropriately included in this agenda packet from the City Manager in support of this Project is evidence of intimidation--not just of the employees, but to the public--and likely to influence the Planning Board's votes as well.

### **IMPROPER CATEGORICAL EXEMPTION(S)**

Neither of Mr Buckley's Exemptions apply. Therefore, the Planning Board should correct this error and require proper CEQA review.

### **CEQA Class 1 (Section 15301) Exemption:**

- Consists of...minor alterations of existing structures...***involving negligible or no expansion of existing or former use---***
- The key consideration is whether the project involves negligible or no expansion of use.
- Examples include previous permits for the property for" new doors and windows, electrical work, and ne roof and siding that matched existing.
- [CEQA Section 15301](#)

**CEQA Class 3(e) (Section 15303) Exemption:**

- consists of new construction...where only minor modifications are made in the exterior of the structure.
- Examples of this exemption include but are not limited to: Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- Pursuant to Section 51300.2, to qualify for 15303, there must be NO potential for: **(b)** Cumulative Impacts; or **(c)** Significant Effects; or **(f)** Historical Resources.
- [CEQA Section 15303](#); [Section 15300.2](#).

***(note there is also an "amnesty" building permit to allow the rear rooms to be used for residential use).***

**NEED FOR PROPER CEQA EVALUATION**

The CEQA Exemption for this Project is easily shown to be defective FROM A DISTANCE by:

(1) the Project materials themselves-- including the Project activities, description, and self-imposed conditions; which all provide sufficient substantial attempt to show how environmental impacts of the Project will mitigate them to less than significant.

(2) the enormous amount of well-researched and referenced General Plan consistency evaluation by Appellants; and conditions under which a Class 1 or Class 3 Categorical Exemption applies.

As the Appellants eloquently showed in their Statement, not only does the Project fail the General Plan consistency analysis, but it will certainly cause numerous significant environmental impacts that were neither disclosed nor evaluated under the improper Administrative Use permit process.

Their Statement shows just how obvious it is that Mr Buckley (who has negligible CEQA background) improperly determined the Project was exempt from CEQA pursuant to both Class 1 and Class 3(e) exemptions-- it would be laughable if this abuse of power didnt have such far-reaching consequences. Additionally, the City does not have the required Section 15022 "Implementing Procedures" so any and all CEQA determinations are legally defective.

***Note this comment is not about the merits of the project. It is about the process, because even a "good" project can be proposed in a "bad" location, as is the case with this one. And when the process is bypassed, negative impacts to the environment ensue.***

### **PROJECT CANNOT BE APPROVED**

Accordingly, this Project cannot be approved by the Planning Board at this time, and cannot be reviewed until a correct CEQA review of the Project is completed and the proper public review process is followed and including whether or not the Project can reduce impacts to less than significant and whether or not it can even proceed.

A proper CEQA process would include separately agendaizing the CEQA determination (after the appropriate time given for public review), at which meeting the Planning Board shall independently evaluate the environmental review report wherein each Member shall vote individually on the sufficiency of the record to support the Determination, and provide their reasoning in front of the public prior to voting.

Only after the CEQA determination is approved can the Project be heard before the decision-making body. Additionally the Project application is not complete.

However, if this Board wrongly proceeds without further CEQA review---thereby risking yet another CEQA lawsuit-- then the Board should at least ensure that every assertion made in the Applicants statement is a condition of approval for use of the space---revocable upon the first violation of such.

In any case, in the discussion about this item, the Board should consider that the Applicant was approved in April for another 100-child facility on Blanding, less than a mile away, that has not even started to operate, which makes a total of 3 preschools operated by them in this City not including this permit. The Applicant also stated none of the other preschools are "Full" so maybe they should fully enroll those first, instead of applying for another site when the first 3 arent fully operational yet.

### **CONCLUSION**

The Planning Board should table this Item until further notice in order to comply with the law and in consideration that the application is untimely and premature due to the other sites being not fully operational yet.

**From:** Shelby S <[sheehan.shelby@gmail.com](mailto:sheehan.shelby@gmail.com)>

**Sent:** Saturday, September 14, 2024 2:40 PM

**To:** City Clerk; Sunny Tsou; Hanson Hom; Diana Ariza; Andy Wang; Asheshh Saheba; Planning

**Subject:** [EXTERNAL] public comment: additional information RE 9/23 PB Item 5A--3100 Central Ave preschool

Clerk - Please add this comment to the Planning Board agenda item 5A.

***The Planning Board must conduct an independent and thorough review de novo and must consider and re-consider all information presented including information that was and is in existence and erroneously excluded by the "Zoning Administrator" and also shall include review of the erroneous CEQA Determination and be reviewed "anew" pursuant to 30-1.2(b). (See AMC 30-25.5(c) RE: introduction of all pertinent material)***

***Given that one of the main arguments is that the Zoning Administrator followed legally-defective procedures, the Planning Board should request a legal briefing from the City's land use attorney Cara Silver or another City attorney and should also inform the public as to the proper CEQA and other legal procedures that were and/or should be followed as well.***

1. **AMENDED PROJECT.** The Staff Report amends the use permit information down from 100 children to 50 children, as well as other newly-proposed and unsubstantiated use changes and "in-general" conclusions that have yet to be reviewed-- this new information materially changes the Project rendering the previous review invalid (which is also invalid for at least the reason that it was procedurally defective).

2. **EXISTING CONDITIONS.** The existing 2,600 square foot building was built in 1924 and had been previously used as a church and day care for up to **12** children a number of years ago. This building is 100 years old and exterior alterations may require a Certificate of Approval from the Historical Advisory Board.

3. **DEFICIENT STAFF REPORT.** The staff report inadequately characterizes the issues submitted on Appeal and provides inadequate and legally-defective answers as well--and in any case cannot be considered exhaustive and the Planning Board should ensure they consider all the facts presented including licensing and zoning requirements and others.

4. **COMPLAINTS OF RECORD.** The Staff Report states "The applicant operates three other Small Size Big Minds facilities in Alameda that are well operated facilities with ***no complaints of record.***" Note a fourth was just granted a use permit from the "Zoning Administrator" in April 2024, as well. Online Reports for facilities go back 3-5 years, with 4 complaints and 2 citations on record.

**2450 Pan Am Way**, Facility #013423060 has 3 complaints and 2 citations  
(<https://www.ccl.dss.ca.gov/carefacilitysearch/FacDetail/013423060/013423060>)

**2001 Santa Clara Ave**, Facility #013423122, 013423106  
(<https://www.ccl.dss.ca.gov/carefacilitysearch/FacDetail/013423106>)

**3300 Bridgeview Isle**, Facility #013418968 has 1 complaint  
(<https://www.ccl.dss.ca.gov/carefacilitysearch/FacDetail/013418968>)



(2694 Blanding)--use permit approved April 2024, not yet in operation.

5. **LICENSING REQUIREMENTS.** The Applicant's materials and accompanying staff report should be reviewed for consistency with licensing requirements before Project approval. Applicant should provide licensing requirements for staffing, use, and square footage and others that Project approval shall be contingent upon, including minimum outdoor safety measures etc that impact the exterior use and surrounding vicinity to be submitted prior to Project approval. The Application should be considered incomplete until receipt of all necessary information.

For example, the Summary Report Discussion states "The facility will employ two shifts, with a maximum of 6 employees on site at any given time." which I believe is insufficient staffing for the proposed amount of students and since the Project approval is based in part on traffic and parking impacts, the Board should make approval of that element based on accurate licensing requirements for the Project.

6. **CEQA.** The Project proposes physical changes to the site and surrounding vicinity and increased-intensity and changed land use in the low-density residential district and must be reviewed for potentially significant impacts, including NOISE, and including others described in the Appellants' statement and those admitted to by the Applicant and potentially others--admissions in the Staff Report are substantial evidence that there is potential for significant impacts and further, "in general" traffic statements are even an admission of potentially significant impacts, therefore this Project is not exempt from CEQA.

As stated previously, the CEQA Exemptions do not apply because Categorical Exemptions may be applied only if there is no potential for significant impacts to occur and in any case the named exemptions are not applicable to this Project (see my prior comment); alternatively and additionally, the City is not compliant with CEQA Section 15022 and does not have "CEQA implementing Procedures" which invalidates the Exemption because they cannot demonstrate they followed the proper procedures. Additionally, the CEQA determination should be separately and independently evaluated and voted upon by the Board citing substantial evidence to support their vote, which, due to lack of compliance with Section 15022, they will not be able to provide and therefore is invalid.

A Project-level environmental review is needed as shown by the Appellants' Statement that effectively qualifies as an Initial Study under CEQA.

7. **CONCLUSION.** This Project, as proposed, is infeasible and requires further review for potential environmental impacts and consistency with the zoning code and the general plan under the proper legal process. ***Favoritism notwithstanding.***

510-435-9263

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# Department of SOCIAL SERVICES

## Community Care Licensing

# FACILITY EVALUATION REPORT


**Facility Number:** 013423060  
**Report Date:** 10/12/2023  
**Date Signed:** 10/12/2023 03:34:43 PM

**Document Has Been Signed on 10/12/2023 03:34 PM - It Cannot Be Edited**

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 1515 CLAY STREET, SUITE 1102 OAKLAND, CA 94612
<b>FACILITY EVALUATION REPORT</b>	

<b>FACILITY NAME:</b> SMALL SIZE BIG MIND INC	<b>FACILITY NUMBER:</b> 013423060
<b>ADMINISTRATOR:</b> CHOP, MALYKA	<b>FACILITY TYPE:</b> 850
<b>ADDRESS:</b> 2450 PAN AM WAY	<b>TELEPHONE:</b> (510) 420-4567
<b>CITY:</b> ALAMEDA	<b>STATE:</b> CA
<b>CAPACITY:</b> 102	<b>ZIP CODE:</b> 94501
<b>TYPE OF VISIT:</b> Case Management - Deficiencies	<b>CENSUS:</b> 53
<b>MET WITH:</b> Malyka Chop	<b>DATE:</b> 10/12/2023
	<b>UNANNOUNCED TIME BEGAN:</b> 01:30 PM
	<b>TIME COMPLETED:</b> 02:30 PM

NARRATIVE	
1	Licensing Program Analyst (LPA) Cherie Acosta and Christina Watts conducted an unannounced case
2	management visit. LPAs met with Malyka Chop.
3	
4	LPAs arrived at the facility to conduct a complaint investigation. LPAs arrived during nap time. As LPAs
5	toured the facility it was observed that a child in the two's class was sleeping on a round wooden object
6	that is part of the indoor play loft. The area the child was sleeping on was approximately 3 to 4 feet off
7	the ground and did not have anything to prevent the child from falling off. This area was observed to be
8	unsafe for sleeping. Child was removed from the play loft during the visit.
9	
10	See 809-D for deficiency cited during today's inspection.
11	
12	Exit interview and report reviewed with Malyka Chop.
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<b>SUPERVISOR'S NAME:</b> Sherelle Johnson	<b>TELEPHONE:</b> (510) 622-2592
<b>LICENSING EVALUATOR NAME:</b> Cherie Acosta	<b>TELEPHONE:</b> (510) 622-1623
<b>LICENSING EVALUATOR SIGNATURE:</b> 	<b>DATE:</b> 10/12/2023

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

**FACILITY REPRESENTATIVE SIGNATURE:**

**DATE:** 10/12/2023

This report must be available at Child Care and Group Home facilities for public review for 3 years.

Document Has Been Signed on 10/12/2023 03:34 PM - It Cannot Be Edited

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY  <b>FACILITY EVALUATION REPORT (Cont)</b>	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 1515 CLAY STREET, SUITE 1102 OAKLAND, CA 94612
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**FACILITY NAME:** SMALL SIZE BIG MIND INC

**FACILITY NUMBER:** 013423060

**DEFICIENCY INFORMATION FOR THIS PAGE:**

**VISIT DATE:** 10/12/2023

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 10/16/2023 <b>Section Cited</b> CCR 101223(a)(2)	1 Personal Rights. The licensee shall 2 ensure that each child is accorded the 3 following personal rights:To be 4 accorded safe, healthful and 5 comfortable accommodations, 6 furnishings and equipment to meet 7 his/her needs	1 Licensee shall develop a written plan to 2 ensure children are always provided a 3 safe sleeping area. Licensee shall 4 submit a copy of this plan to CCL by 5 10/16/23 6 7
	8 This requirement was not met as 9 evidenced by: child was sleeping on an 10 unsafe area which is a potential risk to 11 the health and safety of children in 12 care. 13 14	8 • Failure to correct will result in a \$100 9 per day civil penalty until corrected. 10 Repeat violations are \$250 per violation 11 and \$100 per day until corrected. 12 13 14
	1 2 3 4 5 6 7	1 2 3 4 5 6 7
	1 2 3 4 5 6 7	1 2 3 4 5 6 7

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

<b>SUPERVISOR'S NAME:</b> Sherelle Johnson <b>LICENSING EVALUATOR NAME:</b> Cherie Acosta <b>LICENSING EVALUATOR SIGNATURE:</b> <div style="border: 1px solid black; width: 450px; height: 40px; display: flex; align-items: center;"> </div>	<b>TELEPHONE:</b> (510) 622-2592 <b>TELEPHONE:</b> (510) 622-1623  <b>DATE:</b> 10/12/2023
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I acknowledge receipt of this form and understand my appeal rights as explained and received.

**FACILITY REPRESENTATIVE SIGNATURE:**

**DATE:** 10/12/2023

**From:** [Planning](#)  
**To:** [Henry Dong](#); [Nancy McPeak](#)  
**Subject:** Fw: [EXTERNAL] Concerns Regarding Preschool Plans at 3100 Central Ave  
**Date:** Tuesday, September 17, 2024 3:15:52 PM  
**Attachments:** [City of Alameda - File # 2018-5750 \(15 minutes\).pdf](#)  
[City of Alameda - File # 2023-3143.pdf](#)

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**From:** Lindsay Monroe <lindsay.monroe@gmail.com>  
**Sent:** Tuesday, September 17, 2024 2:57 PM  
**To:** City Clerk; Sunny Tsou; Hanson Hom; Asheshh Saheba; Teresa Ruiz; Diana Ariza; Xiomara Cisneros; Andy Wang; Jennifer Ott; Trish Spencer; Tracy Jensen; Malia Vella; Marilyn Ezzy Ashcraft; Planning  
**Subject:** [EXTERNAL] Concerns Regarding Preschool Plans at 3100 Central Ave

For 09/23/24 Planning Board Item 5A

Hello all,

I am a mom of a preschooler and a resident living directly across from 3100 Central Ave (the former church). I support the idea of having a preschool in this location, but I **do not support the *scale*** of this project nor the lack of thorough consideration of its impact on our residential community.

The decision to base the capacity of **50 kids (100 enrolled)** solely on indoor square footage disregards all other community-related factors:

#### **Indoor Space**

CDSS requires 35 sqft/child, equating to ~50 kids capacity for this property. The plan is to maximize capacity by enrolling 50 kids **twice** a day, at 100 kids per day total.

#### **Outdoor Space**

The small outdoor space does not meet CDSS requirements (75 sqft per child). As a result, 100 children will need to rotate outside in shifts, increasing noise impact as children will be outside at staggered intervals for the majority of the day.

#### **Noise Impact**

The city considered noise impact for the applicant's properties at [Blanding \(PLN24-0067\)](#) and [Pan Am Way \(PLN18-0191\)](#), but **noise was not**

**considered for 3100 Central**, despite it being an R-1 property in a residential neighborhood with homes as close as 4 ft from the schoolyard. Directly adjacent to the property is another small schoolyard that already generates noise levels **over 90 db**, which is classified “unacceptable” according to city guidelines.

#### **Neighborhood Fit**

There is an over-saturation of schools with 4 other schools within a 500 ft radius of the property. A preschool 1 block away has open availability, no waitlist, which raises questions about whether a preschool this size is needed in this neighborhood.

#### **Traffic & Safety**

No study has been conducted to evaluate the impact of 100 children being dropped off and picked up daily in a neighborhood already strained by nearby schools.

#### **Street Parking**

Street parking is packed during drop-off and pick-up times due to nearby school drop-offs at Saint Philip Neri. See record of ~100 parent signatures due to parking difficulty.

#### **Parking Lot**

No parking lot. This is the only one of the five properties owned by Small Size Big Minds that lacks a dedicated parking lot.

The Planning Department has made it clear they want this preschool approval to go through, both verbally and as evident in their publicly stated support, such as “Staff has been actively supporting SSBM as they seek to expand in Alameda” and “staff is working with the Tenant in an effort to find an alternative long-term location” (see attached).

This strong level of support, combined with the disregard for the community concerns outlined above, raises serious questions about whether the voices and interests of Alameda residents are being fairly considered in this process.

As a mom of a preschooler, I find it deeply uncomfortable to speak out against the establishment of a new preschool. While I fully support the need for quality preschool education, a smaller enrollment capacity would better serve both the preschool and the surrounding residential area.

I am disheartened by the lack of thoughtful consideration in this project and appreciate the Planning Board's review of the plans.

Thank you,  
Lindsay Seifi

## Details

File #: 2018-5750 (15 minutes)

Type: Regular Agenda Item

Body: [City Council](#)

On agenda: 7/24/2018

Title: Introduction of Ordinance Approving a Lease with Small Size Big Mind, Inc. for Two Years with a One-Year Option for Building 35, a 2,764-Square-Foot Building Located at 2450 Pan Am Way in the Main Street Neighborhood at Alameda Point. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] [Requires Four Affirmative Votes] (Base Reuse 819099)

Attachments: 1. [Exhibit 1 - Aerial Map](#), 2. [Exhibit 2 - Premises](#), 3. [Exhibit 3 - Executed Lease](#), 4. [Correspondence - Updated 7-24](#), 5. [Ordinance](#)

Text

Introduction of Ordinance Approving a Lease with Small Size Big Mind, Inc. for Two Years with a One-Year Option for Building 35, a 2,764-Square-Foot Building Located at 2450 Pan Am Way in the Main Street Neighborhood at Alameda Point. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] [Requires Four Affirmative Votes] (Base Reuse 819099)

To: Honorable Mayor and Members of the City Council

From: Elizabeth D. Warmerdam, Acting City Manager

Re: Introduction of Ordinance Approving a Lease with Small Size Big Mind, Inc. for Two Years with a One-Year Option for Building 35, a 2,764-Square-Foot Building Located at 2450 Pan Am Way in the Main Street Neighborhood at Alameda Point

BACKGROUND

Small Size Big Mind (SSBM) was established in 2006 and is a year round infant care and preschool serving children from eight weeks to five years old located on the east end of the City of Alameda . Due to extensive waiting lists of over 80 families, SSBM has been working with the City to find an expansion site for over a year and has expressed great interest in expanding on the West End, including at Alameda Point. City staff has been actively supporting SSBM as they seek to expand in Alameda and meet the growing demand for their preschool. Building 35 located in the first development phase of the Main Street Neighborhood at Alameda Point that is currently being marketed for a market rate development is the only near-term site City staff has been able to find as an interim site for expansion until SSBM finds a more permanent location. More detail on the other potential sites is provide below.

DISCUSSION

Building 35 provides an appropriate classroom and fenced yard space. The tenant will need to provide an accessible entrance/exit and bring the building up to a preschool standard. To offset the investment the tenant is making in the building, the lease provides a capital repair credit in the amount of \$60,000 which may be credited against rent payments during months 1 through 15 of the proposed term of the lease. Monthly base rent is set at \$4,141 for months 1 through 12 and \$4,266 for months 13 through 24. If SSBM continues for the one-year option term, rent will increase to \$4,394.

Staff expects that the first phase of the development in the Main Street Neighborhood to start in three years which makes Building 35 only an **interim** expansion site for the school until a permanent location is secured at an alternative location. Because of the importance of not interfering with the timeline associated with the first phase of the Main Street Neighborhood development, staff was not willing to advance this lease until SSBM could demonstrate credible leads on alternative locations to relocate the school. SSBM has demonstrated to City staff that they have credible alternatives for a permanent expansion of the school by year three, which include:

- Renovating and purchasing the chapel building at Alameda Point;
- Becoming a subtenant in one of the multi-tenanted buildings being developed in the adaptive reuse area (SSBM currently has an agreement of terms with one); and
- Continuing evaluation of already identified potential land sites for portable development of the school facility.

SSBM staff understands that Building 35 is for no more than three years due to impending new development and they have indicated a strong commitment to simultaneously searching for a new permanent location. Therefore, staff has agreed to advance the interim plan for City Council consideration. The lease includes an aggressive holdover rent of 200% to ensure SSBM continues to look for an alternative permanent location. Staff and the broker also will continue to work to find an alternate site for SSBM at Alameda Point, as they have expressed enthusiasm for providing daycare/preschool services for not only serving the families on their waitlist, but also the new families moving into Alameda Point.

FINANCIAL IMPACT

The monies from the leases will be deposited into the Base Reuse Lease Revenue Fund (Fund 858) and are limited to uses permitted under the Economic Development Conveyance Memorandum of Agreement with the United States Navy (Navy).

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Alameda Municipal Code.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.

RECOMMENDATION

Introduce an ordinance and lease with Small Size Big Mind, Inc. for two years with a one-year option for Building 35, a 2,764-square-foot building located at

2450 Pan Am Way in the Main Street Neighborhood at Alameda Point.

Respectfully submitted,  
Jennifer Ott, Base Reuse and Transportation Planning Director

By,  
Nanette Mocanu, Assistant Community Development Director

Financial Impact section reviewed,  
Edwin Gato, Acting Finance Director

Exhibits:

1. Aerial Map
2. Premises
3. Executed Lease



## Details

File #: 2023-3143

Type: Regular Agenda Item

Body: [City Council](#)

On agenda: 6/20/2023

Title: Introduction of Ordinance Approving Third Amendment to Lease of Building 35, 2450 Pan Am Way, at Alameda Point between the City of Alameda and Small Size Big Minds, Extending the Lease Term by 12 Months with an Additional 12-Month Extension Option, for a Total Potential Extension of 24 Months. (Community Development 29061822)

Attachments: 1. [Exhibit 1 - Lease](#), 2. [Exhibit 2 - First Amendment to Lease](#), 3. [Exhibit 3 - Second Amendment to Lease](#), 4. [Exhibit 4 - Third Amendment to Lease](#), 5. [Ordinance](#), 6. [Presentation](#)

## Text

## Title

Introduction of Ordinance Approving Third Amendment to Lease of Building 35, 2450 Pan Am Way, at Alameda Point between the City of Alameda and Small Size Big Minds, Extending the Lease Term by 12 Months with an Additional 12-Month Extension Option, for a Total Potential Extension of 24 Months. (Community Development 29061822)

## Body

To: Honorable Mayor and Members of the City Council

From: Jennifer Ott, City Manager

EXECUTIVE SUMMARY

Small Size Big Minds, a California corporation (Tenant), is a tenant of the City of Alameda (City) and occupies Building 35 at 2450 Pan Am Way (Premises), at Alameda Point. Tenant wishes to extend the term of the Lease (as defined below) for the Premises. The Third Amendment to the Lease reflects a twelve-month extension with monthly rent of \$4,827, plus a twelve-month extension option with monthly rent of \$5,005. Because the Premises is adjacent to the RESHAP portion of the West Midway project, the extension term has been kept intentionally short in recognition of the fact that the Tenant would be in the midst of a very active construction site once the West Midway project commences construction, and this is not an ideal situation for a pre-school. Additionally, staff is working with the Tenant in an effort to find an alternative long-term location that best fits its business needs.

BACKGROUND

The City and Tenant entered into the Lease Agreement dated September 10, 2018, as amended by a First Amendment to Lease Agreement dated July 16, 2020, and a Second Amendment to Lease Agreement dated October 21, 2021 (collectively, the Lease), for the Premises consisting of approximately 2,764 square feet of rentable space in Building 35 and an underlying parcel that includes 16,552 square feet. The expiration date of the Lease is August 31, 2023.

DISCUSSION

In the Third Amendment, the City and Tenant have agreed to extend the Lease term for a period of twelve months for monthly rent of \$4,827, plus an extension term for an additional twelve months for monthly rent of \$5,005.

The extension term is short in recognition of the fact that the Tenant is adjacent to an active construction site once the West Midway project commences construction, which is not ideal for a pre-school. Staff will work with the Tenant to identify an alternative long-term location, if feasible. Tenant is currently undertaking due diligence on a potential alternative site and if this location turns out to be a viable option for the Tenant, then staff will later return to City Council to seek direction on this separate matter.

ALTERNATIVES

- Approve the Third Amendment to the Lease for Building 35 extending the term for twelve months, plus an extension option for an additional twelve months.
- Do not approve the Third Amendment to the Lease for Building 35, which will require the Tenant to relocate the pre-school before August 31, 2023.
- Direct staff to negotiate a different extension term.

FINANCIAL IMPACT

Lease revenue will be deposited in the Alameda Point/Base Reuse Fund (290) and used for purposes described in the Economic Development Conveyance Agreement. Under the proposed Third Amendment to the Lease for Building 35, the monthly rent would increase from \$4,525 to \$4,827, or from \$54,300 to \$57,924 annually.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action is consistent with the Alameda Municipal Code.

ENVIRONMENTAL REVIEW

This action does not constitute a "project" as defined in California Environmental Quality Act (CEQA) Guidelines Section 15378 and therefore no further CEQA analysis is required.

CLIMATE IMPACT

There are no identifiable climate impacts or climate action opportunities associated with the subject of this report.

RECOMMENDATION

Introduction of ordinance approving Third Amendment to Lease of Building 35, 2450 Pan Am Way, at Alameda Point between the City of Alameda and Small Size Big Minds, extending the Lease term for twelve months with one extension option of twelve months.

Respectfully submitted,  
Lisa Maxwell, Community Development Director

Financial Impact section reviewed,  
Margaret O'Brien, Finance Director

Exhibits:

1. Lease
2. First Amendment to Lease
3. Second Amendment to Lease
4. Third Amendment to Lease

**From:** Scott Harding <[scotthardingjr@me.com](mailto:scotthardingjr@me.com)>

**Sent:** Wednesday, August 28, 2024 6:36 AM

**To:** Malia Vella <[MVella@alamedaca.gov](mailto:MVella@alamedaca.gov)>; Malia Vella <[MVella@alamedaca.gov](mailto:MVella@alamedaca.gov)>; Trish Spencer <[tspencer@alamedaca.gov](mailto:tspencer@alamedaca.gov)>; Tracy Jensen <[tjensen@alamedaca.gov](mailto:tjensen@alamedaca.gov)>; Tony Daysog <[TDaysog@alamedaca.gov](mailto:TDaysog@alamedaca.gov)>; Marilyn Ezzy Ashcraft <[MEzzyAshcraft@alamedaca.gov](mailto:MEzzyAshcraft@alamedaca.gov)>; Manager Manager <[MANAGER@alamedaca.gov](mailto:MANAGER@alamedaca.gov)>

**Subject:** [EXTERNAL] Support for Small Size Big Mind Preschool at 3100 Central Avenue

Dear Alameda City Council Member,

I hope this message finds you well. As a parent, Alameda resident, and registered voter, I am writing to strongly advocate for the approval of Small Size Big Mind Preschool's new aftercare and preschool facility at 3100 Central Avenue.

Our community is in critical need of high-quality aftercare and preschool services, particularly in the vicinity of 3100 Central Avenue. This location presents a significant opportunity to meet this need, as it will provide essential services to families living nearby who are currently on long waitlists for similar programs.

Small Size Big Mind Preschool is committed to being a responsible and considerate neighbor. The facility's drop-off and pick-up procedures are designed to minimize traffic congestion and parking issues, with a 2.5-hour window to manage these activities smoothly. Additionally, the preschool has proactively addressed potential concerns by agreeing to remove a driveway to increase public parking, designate drop-off and pick-up zones away from Central Avenue, and offer curbside services if needed.

The location of 3100 Central Avenue is ideal, encouraging sustainable transportation options such as biking, walking, and scooting. This site is conveniently close for East End residents compared to other facilities, making it a more accessible option for many families. Moreover, Small Size Big Mind's employees are predominantly Alameda residents who utilize public transit regularly and participate in the Alameda TMA program. The facility will also incorporate both short- and long-term bike parking to support eco-friendly commuting.

Small Size Big Mind has diligently consulted with the City of Alameda Fire Department, State Childcare Licensing, and City Planning to ensure compliance with all regulations and optimal use of the space. They are also committed to maintaining the neighborhood's character through appropriate fencing, clear sightlines, and landscaping.

I urge you to support the approval of this new facility. It represents a crucial resource for our community, offering much-needed educational and developmental opportunities for our children. Your endorsement will make a significant difference for many Alameda families.

Thank you for your time and consideration.

Sincerely,

Scott Harding, M.Ed.

Scott Harding Cell: 856.316.8288

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Please Approve Preschool at 3100 Central Ave  
**Date:** Thursday, September 19, 2024 8:03:30 AM

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**From:** Andrea Clatterbuck <aclatterbuck@gmail.com>

**Sent:** Thursday, September 19, 2024 1:54 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>

**Subject:** [EXTERNAL] Please Approve Preschool at 3100 Central Ave

Dear Planning Board and City Council:

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to

driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Please reach out with any questions.

Thank you,  
Andrea Clatterbuck

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Urging Approval for Vital Preschool & Afterschool Program at 3100 Central Ave  
**Date:** Thursday, September 19, 2024 8:03:48 AM

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**From:** Megan Larson <megan.o.larson@gmail.com>

**Sent:** Thursday, September 19, 2024 7:38 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Urging Approval for Vital Preschool & Afterschool Program at 3100 Central Ave

Dear Planning Board and City Council,

As a native Alamedan (3rd Generation) and parent in Alameda, I am writing to strongly advocate for the approval of the preschool and afterschool program at 3100 Central Avenue, proposed by Malyka Chop and Small Size Big Mind.

Finding quality preschool and aftercare options in our community is incredibly challenging. Programs like Small Size Big Mind are in such high demand that waitlists stretch from 12 to 36 months, leaving families with limited options.

The shortage of accessible childcare is not just a local issue but a county-wide crisis. According to Alameda County data, over **115,000 children lack access** to formal childcare and early education. Only **31% of children with working parents** have a licensed childcare or early education space available to them. For families in our area, we desperately need more high-quality childcare options—and this proposal addresses that need directly.

The location at 3100 Central Avenue is ideal for several reasons:

- It is within walking distance of Otis and Edison Elementary Schools, perfect for aftercare services.
- It is close to a public park, which enhances the potential for enriching field trips and outdoor activities.
- It is centrally located within the neighborhood, allowing many families to walk or bike to and from school, reducing traffic and emissions.

From my personal experience, I know how respectful the Small Size Big Mind community is to the neighborhood. Drop-offs and pick-ups are staggered over 2.5 hours, ensuring that parking is not a long-term issue, and the staff are conscious of the local community, often walking, biking, or using public transportation. In fact, the owners have gone above and

beyond to revise their design, program, and parking procedures to address and resolve neighbors' concerns, including increasing public parking by removing a driveway.

The previous use of this location for religious assemblies saw up to 125 people at one time. By contrast, the proposed preschool and aftercare program will accommodate a maximum of 50 children—less than half the previous capacity—resulting in significantly reduced noise, parking demand, and congestion.

Approving this project will meet a critical need in our community by providing more accessible, high-quality childcare rights where families live and work. I strongly urge you to support this program to benefit our neighborhood and address the growing demand for local childcare.

Thank you for your time and consideration.

Best regards,  
Megan Larson

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support of Afterschool/Preschool at 3100 Central Ave  
**Date:** Thursday, September 19, 2024 8:04:03 AM

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**From:** Anni Sheh <anni.sheh@gmail.com>

**Sent:** Thursday, September 19, 2024 7:39 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Cc:** ssbm2 <ssbm2@smallsizebigmindpreschool.com>

**Subject:** [EXTERNAL] Support of Afterschool/Preschool at 3100 Central Ave

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them.” <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.



- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Anni Bennett

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: Afterschool program at 3100 Central Avenue  
**Date:** Thursday, September 19, 2024 8:44:16 AM  
**Attachments:** [image001.png](#)

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**From:** Wragge, Chris <Chris.Wragge@Monster.com>

**Sent:** Thursday, September 19, 2024 8:37 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Afterschool program at 3100 Central Avenue

Dear Planning Board and City Council Members,

As a homeowner and parent in Alameda, I **strongly support the approval of a preschool and afterschool program at 3100 Central Avenue** as proposed by Malyka Chop and Small Size Big Mind.

Living in the Bay Area is costly, and rising costs are such that it typically requires dual incomes to meet household needs. This is particularly challenging for families with young children in school, as work hours extend beyond school dismissal times. Therefore, a quality afterschool care facility is essential.

Here are key points in favor of the 3100 Central Avenue location:

- **Proximity to Schools and Parks Encourages Foot Traffic:** The site is within walking distance of Otis and Edison elementary schools, facilitating easy transitions (walking/no cars) for students requiring afterschool care. It is also near a public park, which is ideal for field trips and outdoor activities.
- **Reduced Impact on Local Traffic:** The facility at 3100 Central Avenue was previously approved for religious assemblies of up to 125 people. The proposed use as a preschool and afterschool care center, accommodating a maximum of 50 children, will result in less parking, congestion, and noise, especially once the public curb length is increased with the removal of the driveway.
- **Community Benefits:** High-quality childcare not only supports working families but also attracts residents who contribute positively to the community's economic and social fabric.
- **Proven Community Partner:** Malyka Chop is an established figure in our community. As the proprietor of three Small Size Big Mind campuses, he has a history of fostering positive relationships with neighbors and delivering exceptional

childcare services. I am confident that this will continue with the proposed expansion at 3100 Central Avenue.

Approving this facility would significantly benefit Alameda's families and long-term prosperity. Thank you for considering this vital initiative.

Sincerely,

The logo for Monster, featuring the word "MONSTER" in a bold, sans-serif font. The letter "O" is stylized with a teal-to-purple gradient, while the other letters are a solid purple.

**CHRIS WRAGGE**  
Vice President, STRATEGY – Performance Analytics

Mobile: 929.331.5464  
[chris.wragge@monster.com](mailto:chris.wragge@monster.com)

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**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Alameda preschool & afterschool  
**Date:** Thursday, September 19, 2024 8:54:47 AM

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**From:** Justin Oliver <joliver310@gmail.com>

**Sent:** Thursday, September 19, 2024 8:54 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Alameda preschool & afterschool

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale more than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them. As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the

neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Justin Oliver

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support preschool and afterschool program @ 3100 Central Avenue  
**Date:** Thursday, September 19, 2024 8:57:12 AM

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**From:** Asami Nagata <asaminagata@gmail.com>

**Sent:** Thursday, September 19, 2024 8:55 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support preschool and afterschool program @ 3100 Central Avenue

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come

and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Alameda resident, parent of two (3.6 years old and 19 month old)

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support of Small Size Big Mind Preschool and Aftercare  
**Date:** Thursday, September 19, 2024 9:31:38 AM

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**From:** Kacey Crépin <kaceywoodman@gmail.com>

**Sent:** Thursday, September 19, 2024 9:00 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support of Small Size Big Mind Preschool and Aftercare

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options as a mother of a 13 month old. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. When I was only 6 weeks pregnant, I started touring local daycares. Multiple daycares told me "thank goodness your company has a long maternity leave, otherwise you would be here too late". The expectation should not be that you have to be on a waitlist before even conceiving a child. I know that this does not improve as children move into preschool and aftercare.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from



school and this location is perfect due to its east end location in the heart of our neighborhood.

- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions, please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Kacey Crepin

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] We Need More Childcare Options -- 3100 Central Avenue  
**Date:** Thursday, September 19, 2024 9:32:37 AM

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**From:** Sean Scanlon <seans314@gmail.com>

**Sent:** Thursday, September 19, 2024 9:15 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] We Need More Childcare Options -- 3100 Central Avenue

Dear Alameda City Council Members,

We need more childcare options in our home city.

Other parents I speak to are always mentioning how hard it is to find affordable options for childcare, if they can even get their child enrolled in any childcare at all. Many families resort to having only one working parent because of the lack of available and affordable childcare. That should not be the case.

I strongly support the after-school and preschool programs of Small Size Big Mind Preschool that was recently approved at 3100 Central Avenue.

Both of my children have attended preschool at Small Size Big Mind's Bridgeview campus and we have been so thankful for the great care offered by Small Size Big Mind (SSBM). Further, we know SSBM to be respectful of all neighbors to their campus, asking we parents to keep to designated areas and reminding all parents if any particular parent did not follow instructions.

Please proceed with bringing more childcare options to Alameda. There are not many issues that are more important than this.

Regards,  
Sean Scanlon  
1130 Fountain St.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] 3100 Central Avenue  
**Date:** Thursday, September 19, 2024 9:49:01 AM

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**From:** Melanie Scott <melaniejscott@gmail.com>

**Sent:** Thursday, September 19, 2024 9:44 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] 3100 Central Avenue

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them."<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come

and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,

Melanie Scott

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Proposed Preschool- 3100 Central Ave  
**Date:** Thursday, September 19, 2024 11:31:39 AM

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**From:** Camille Noel <camille.e.noel@gmail.com>

**Sent:** Thursday, September 19, 2024 10:23 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Proposed Preschool- 3100 Central Ave

Members of the Planning Board and City Council,

I'm reaching out to express my firm support for the approval of a preschool and afterschool program at 3100 Central Avenue, as proposed by Malyka Chop and Small Size Big Mind.

Preschool and afterschool programs are in short supply for your resident families, who are in great need of dependable, affordable care for our little ones.

For those of you who do not have children or have not needed to look for childcare, I can assure you that waitlists are years out.

The amount of stress and anxiety, not to mention the room financial burden, this is causing families is tremendous.

The Surgeon General recently released an official advisory stating the stress on parents is a true health hazard. If you have not reviewed the document, I urge you to, so you can appreciate the challenges for your resident families.

[Parental Mental Health & Well-Being](#)  
[hhs.gov](https://www.hhs.gov)

We are your residents, and we are in need.

The proposed location is walkable to both Otis and Edison elementary schools, and one of the best parks in Alameda. It is an ideal location.

As a family of four, we walk or bike to daycare almost exclusively. This is a testament to the City's efforts to create safer streets for pedestrians and cyclists. Trust me, these efforts are making a difference in the decreased frequency of our vehicle use.

When we do use a vehicle for drop-off / pick-up (which is rare), it never takes more than a

few minutes.

We're busy people; we don't linger, and we have no interest in creating problems for or with others.

My understanding is the SSBM owners have respectfully responded to neighbors' concerns with the proposal by providing design changes that will increase parking options.

Furthermore, when considering its current use as a religious event space and the number of attendees for these events, the proposed care use will be comparatively even less burdensome than its existing use.

The SSBM community is one of caring and respectful parents and families who have invested in Alameda as a place to call home. Please appreciate that the reason we chose to call Alameda home is, in large part, due to its family friendly environment.

Nothing underscores bias against families more than a movement to block a much needed family resource.

Please trust in our voice as your residents and representatives of a large part of the community you serve - we are in need, and this proposal answers a critical need.

Respectfully,

Camille Noel  
Permanent Alameda resident, homeowner, and mother

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: Afterschool Program at 3100 Central Avenue  
**Date:** Thursday, September 19, 2024 11:31:55 AM

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**From:** Jordan Bailey <jbailey@mowat.com>

**Sent:** Thursday, September 19, 2024 11:02 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Afterschool Program at 3100 Central Avenue

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. For our second child, we applied for a spot six months before she was born, and are only able to begin child care when she is ten months old. There are simply more children than available child care options, especially so in a growing family community like Alameda. This lack of child care options puts additional stress on families like ours where both parents work full-time, and having less quality resources available make it challenging to live in a city like Alameda. Alameda is one of, if not the most, family friendly city in the entire Bay Area, and we would like to see it grow and develop into the most sought after community for young families.

Regarding this specific location:

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood

as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Limiting growth of city resources doesn't strengthen a city, it weakens it. If you want to see Alameda continue to thrive like I do, it's imperative to allow for services like child care to flourish so that working families can continue to function within our developing community.

Thank you for your consideration,

Jordan Bailey

### **Disclaimer**

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**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Please approve Childcare in Alameda!  
**Date:** Thursday, September 19, 2024 1:00:56 PM  
**Attachments:** [image001.png](#)  
[image002.emz](#)  
[image003.png](#)

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**From:** Renee Gerhardt <[rygerhardt@yahoo.com](mailto:rygerhardt@yahoo.com)>  
**Sent:** Thursday, September 19, 2024 12:48 PM  
**To:** Malia Vella <[MVella@alamedaca.gov](mailto:MVella@alamedaca.gov)>; Trish Spencer <[tspencer@alamedaca.gov](mailto:tspencer@alamedaca.gov)>; Tracy Jensen <[tjensen@alamedaca.gov](mailto:tjensen@alamedaca.gov)>; Tony Daysog <[TDaysog@alamedaca.gov](mailto:TDaysog@alamedaca.gov)>; Marilyn Ezzy Ashcraft <[MEzzyAshcraft@alamedaca.gov](mailto:MEzzyAshcraft@alamedaca.gov)>; Sunny Tsou <[stsou@alamedaca.gov](mailto:stsou@alamedaca.gov)>; Andy Wang <[awang@alamedaca.gov](mailto:awang@alamedaca.gov)>; Xiomara Cisneros <[xcisneros@alamedaca.gov](mailto:xcisneros@alamedaca.gov)>; Hanson Hom <[hhom@alamedaca.gov](mailto:hhom@alamedaca.gov)>; Asheshh Saheba <[asaheba@alamedaca.gov](mailto:asaheba@alamedaca.gov)>; Teresa Ruiz <[truiz@alamedaca.gov](mailto:truiz@alamedaca.gov)>; Diana Ariza <[dariza@alamedaca.gov](mailto:dariza@alamedaca.gov)>; Henry Dong <[HDong@alamedaca.gov](mailto:HDong@alamedaca.gov)>  
**Subject:** [EXTERNAL] Please approve Childcare in Alameda!

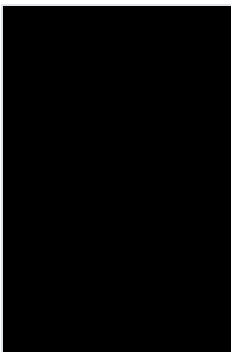
Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." [Child Care](#)



## Child Care

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Public Comment for PB agenda item

Item: [3100 Central Ave and adjacent existing preschool](#)  
 Date: [10/22/2024](#)

By: [City Clerk](#), [City Manager](#), [City Council](#), [City Engineer](#), [City Planner](#), [City Administrator](#), [City Attorney](#), [City Treasurer](#), [City Director of Public Works](#), [City Director of Planning and Economic Development](#), [City Director of Community Development](#), [City Director of Transportation](#), [City Director of Parks and Recreation](#), [City Director of Public Safety](#), [City Director of Human Resources](#), [City Director of Information Technology](#), [City Director of Administration](#), [City Director of Finance](#), [City Director of Legal Affairs](#), [City Director of Public Health](#), [City Director of Social Services](#), [City Director of Cultural Affairs](#), [City Director of Community Relations](#), [City Director of Intergovernmental Affairs](#), [City Director of Sustainability](#), [City Director of Environmental Services](#), [City Director of Public Works](#), [City Director of Planning and Economic Development](#), [City Director of Community Development](#), [City Director of Transportation](#), [City Director of Parks and Recreation](#), [City Director of Public Safety](#), [City Director of Human Resources](#), [City Director of Information Technology](#), [City Director of Administration](#), [City Director of Finance](#), [City Director of Legal Affairs](#), [City Director of Public Health](#), [City Director of Social Services](#), [City Director of Cultural Affairs](#), [City Director of Community Relations](#), [City Director of Intergovernmental Affairs](#), [City Director of Sustainability](#), [City Director of Environmental Services](#)

Please Add this Comment to the Planning Board Agenda Item SA on 9/23/24

Dear Planning Board,

I hope this message finds you well. I am writing to express my ongoing concerns regarding the proposed preschool project at 3100 Central Avenue. Upon reviewing the applicant's four other preschool locations on Alameda Island, the differences between this new proposal and their existing facilities are stark.

I have compiled a comparison table to highlight how the 3100 Central project stands out as a "worst-case scenario" in terms of lot size, zoning, parking, the number of students, and the fact that it will be offering two types of services, not just one:

#	Lot Size	Zone	Students	Parking	Programs	Address
1	17,024	R-1	60	6	Preschool	3300 Bridge View Isle, Alameda, CA 94501
2	24,229	AP-MS	90	10	Preschool	2450 Pan Am Way, Alameda, CA 94501
3	39,772	R-5	96	10	Preschool	2001 Santa Clara Ave, Alameda, CA 94501
4	38,396	NP-MU	100	12	Preschool	2694 Branding Avenue, Alameda, CA 94501
5	5,855	R-1	100	0	Preschool & Aftercare	3100 Central Ave, Alameda, CA 94501

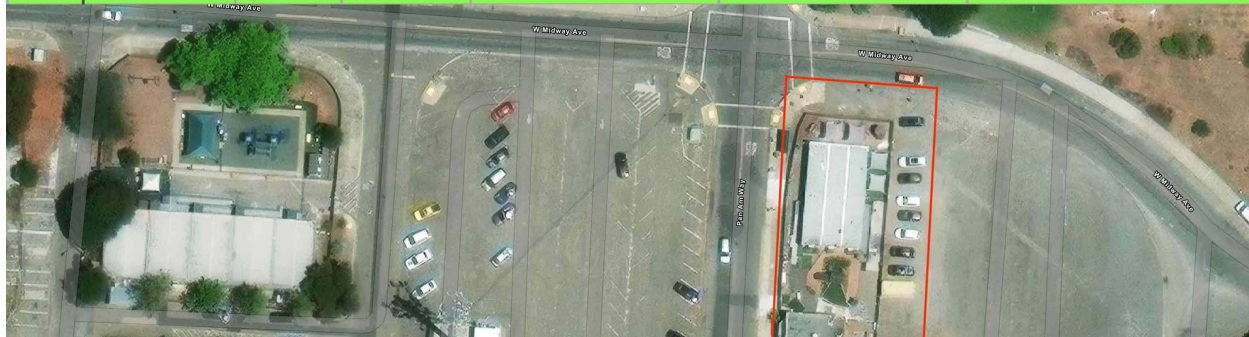
- Lot Size:** The lot size for 3100 Central Avenue is only 5,855 sqft, significantly smaller than the applicant's other properties, which range from 17,024 to 39,772 sqft.
- Zoning:** This preschool is proposed for an R-1 residential zone, raising questions about its appropriateness for a project of this scale, unlike their other preschools which are located in more appropriate zones (R-1, R-5, and mixed-use zones).
- Students:** Despite the small lot size, the 3100 Central location is expected to accommodate 100 students—the same or more than their other preschools, which are on much larger properties.
- Parking:** Unlike their other preschools, which provide between 6 and 12 parking spaces, this proposal includes no parking spaces. This is particularly concerning given the already limited parking and traffic congestion in the neighborhood.
- Programs Offered:** It's clear that the goal of serving 100 students and offering both preschool and aftercare services is well-intentioned and admirable. We all want to see more availability of services like these in our community, and it's wonderful that the applicant is looking to provide these opportunities. However, within a 500 ft radius, our neighborhood already hosts 3 schools—1 preschool, 1 preschool-to-8th-grade school, 1 summer camp, and 1 language school—which places significant demand on local resources. While the vision is commendable, this specific location simply doesn't have the space or infrastructure to support a project of this size and complexity. The combination of high student numbers, dual services, and lack of adequate parking make it a poor fit for the 100 year old small Church, despite the good intentions behind the proposal.

In addition to the table, I am including a visual attachment that illustrates the differences between the lot sizes of these locations, the availability of parking, and the concentration of homes in the immediate area. The image highlights how the 3100 Central lot is dramatically smaller than the others, while also being situated in a more densely populated residential neighborhood. I hope this visual aid helps illustrate how inappropriate the scale of the 3100 Central project is for the site.

#	Lot Size	Zone	Students	Parking	Programs	Address
1	17,024	R-1	60	6	Preschool	3300 Bridge View Isle, Alameda, CA 94501



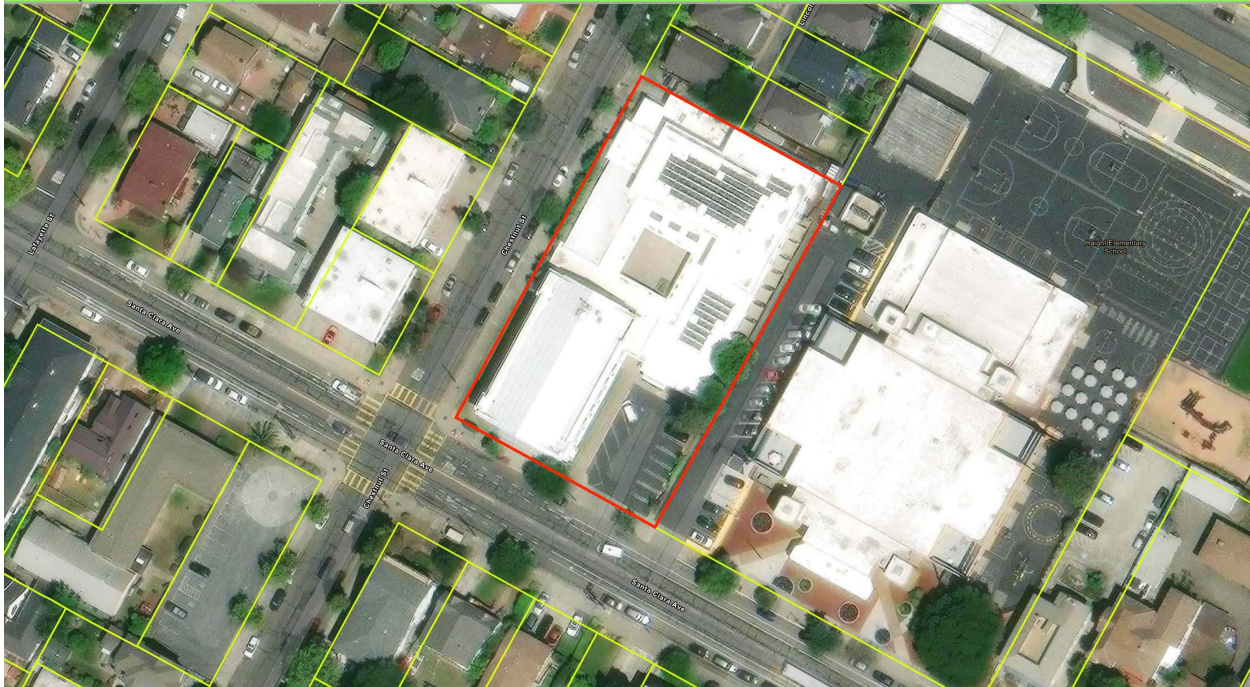
#	Lot Size	Zone	Students	Parking	Programs	Address
2	24,229	AP-MS	90	10	Preschool	2450 Pan Am Way, Alameda, CA 94501



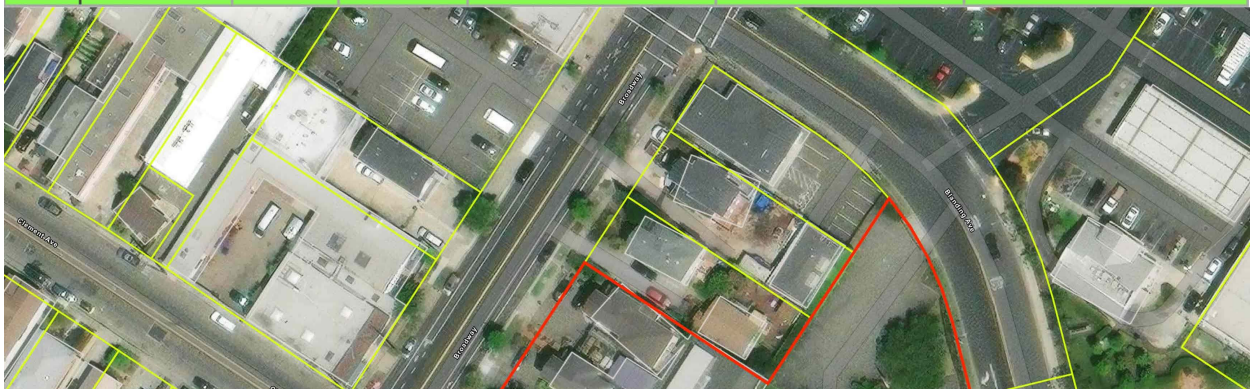




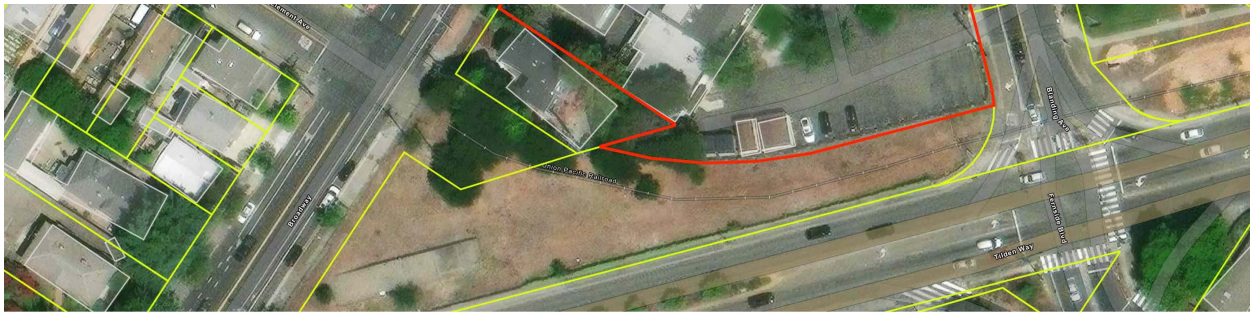
#	Lot Size	Zone	Students	Parking	Programs	Address
3	39,772	R-5	96	10	Preschool	2001 Santa Clara Ave, Alameda, CA 94501



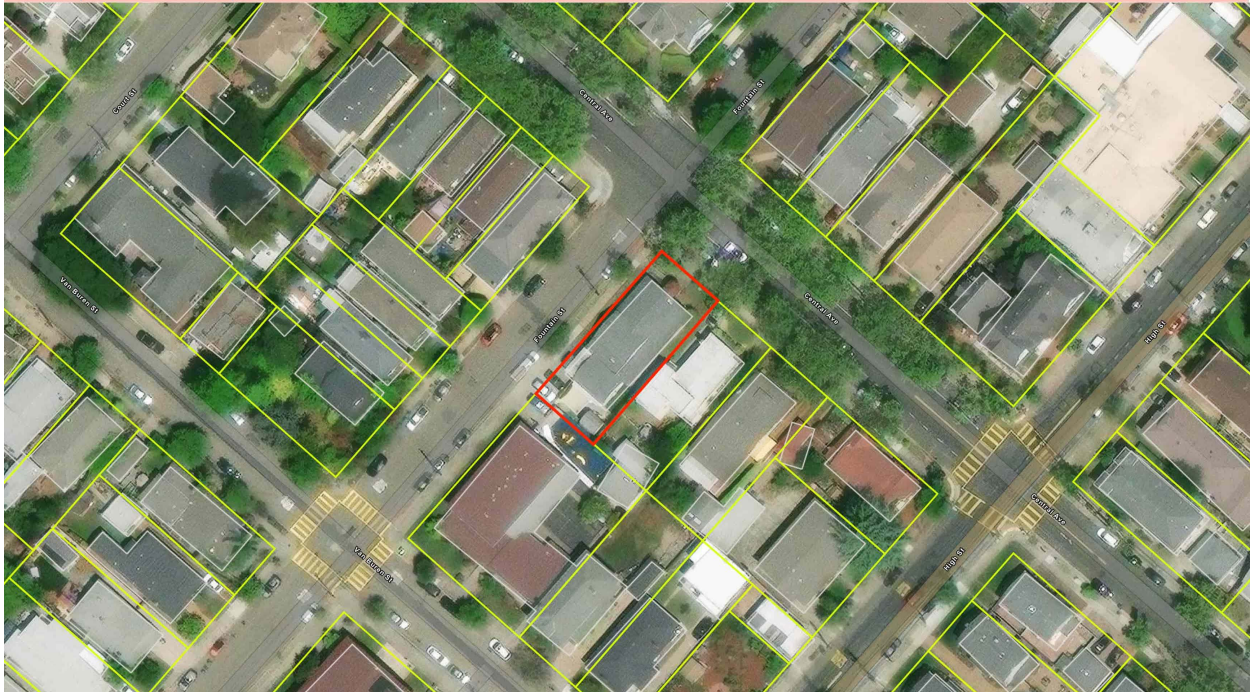
#	Lot Size	Zone	Students	Parking	Programs	Address
4	38,396	NP-MU	100	12	Preschool	2694 Blanding Avenue, Alameda, CA 94501







#	Lot Size	Zone	Students	Parking	Programs	Address
5	5,855	R-1	100	0	Preschool & Aftercare	3100 Central Ave, Alameda, CA 94501



Given these significant discrepancies, I respectfully ask the board to consider whether the scale of this project is appropriate for the 3100 Central site. The current proposal does not match the realities of the space available and could have a negative impact on the neighborhood and local infrastructure.

Thank you for your careful consideration of this matter. I look forward to the board's review.

Sincerely,  
 Joe Seiff  
 Resident of Alameda

**Attachments:**

- Comparing\_CSRM\_location\_table
- Comparing\_CSRM\_location\_img\_view

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Afterschool Program at 3100 Central Ave  
**Date:** Thursday, September 19, 2024 12:20:41 PM

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**From:** Brittany Gentile <[bgentile@gmail.com](mailto:bgentile@gmail.com)>  
**Sent:** Thursday, September 19, 2024 11:33 AM  
**To:** Henry Dong <[HDong@alamedaca.gov](mailto:HDong@alamedaca.gov)>  
**Subject:** [EXTERNAL] Afterschool Program at 3100 Central Ave

Dear Alameda Planning Board and City Staff Members,

I am a parent of two girls (4 and 9), an Alameda resident and registered, reliable voter and I strongly support the afterschool and preschool programs at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

Alameda families like me and many others are in desperate need of more high quality after care and preschool options. More than 115,000 Alameda County children lack access to formal childcare and early education. In Alameda proper there are so many impacted daycare and afterschool programs, I myself have been rejected from several for my older daughter due to long waitlists and space limitations. Many programs like Alameda Island Kids limit the number of pre-k/kindergartners they take, making it even harder to find care for 4 and 5 year olds.

Both my daughters have attended Small Size Big Mind campuses so I have had nearly a decade of experience with the school. From experience I can say that the Small Size Big Mind community is respectful of its neighbors and that drop off and pick of students is minimally impactful as it is staggered so it does not cause undue burden or traffic congestion. In addition, many parents and Small Size Big Mind staff opt to walk or ride bikes, further reducing traffic issues. The staff at Small Size are always mindful to respectfully remind parents of pick up and drop off procedures to ensure things run smoothly. Again, I say this as someone who has done almost 10 years of drop offs and pick ups at Small Size campuses.

Small Size Big Mind has operated in good faith and updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors. Small Size Big Mind has already consulted the regulations of the city of Alameda Fire Department, State Childcare Licensing, and City Planning to make sure the facility is used at appropriate capacity for its size. 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is far less than this and will have less impact on parking, congestion, and noise.

Please support the many Alameda families who are in desperate need of more childcare options by approving the 3100 Central Avenue location to operate as an

afterschool/preschool program.

Your support will help many families have access to a needed resource of education, caring, and learning for children in our community.

Thank you all for your support,  
Brittany Gentile, PhD

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Fwd: Support for SSBM 3100 Central Avenue Preschool  
**Date:** Thursday, September 19, 2024 12:11:12 PM

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**From:** Trista Myers <tmsoccer@gmail.com>  
**Sent:** Thursday, September 19, 2024 12:04 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Cc:** Josh Taylor <jtaylor.ucsb@gmail.com>  
**Subject:** [EXTERNAL] Fwd: Support for SSBM 3100 Central Avenue Preschool

Dear Planning Board and City Council,

I am following up to my first email with a second to continue my support of the proposed Small Size Big Mind After Care Program/Preschool at 3100 Central Ave.

It is so disheartening to see a community come together and use its powers to limit the family environment and childcare options that Alameda is known for and desperately needs.

If childcare is continually on the chopping block with city council because some neighbors don't like the sound of children playing, or fences, or competing preschools are allowed to monopolize the area, families will stop coming to Alameda.

If SSBM will follow all of the noise ordinance rules, be thoughtful about the design of the space, and open their doors to all kinds of families then there is no reason they should be denied after the first approval.

Every daycare and childcare option in Alameda has a waitlist and we are often speaking with parents who are dumbfounded by the continued lack of childcare options on the island. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

Additionally, after-care programs are almost non-existent. SSBM is looking to help the community and working parents by creating a safe, neighborhood-centric space for school-aged children and families to send their kids after school, while parents are still at work- we should be celebrating this option!

**I was present for the first community hearing where the school was approved and feel that all concerns were thoroughly addressed.** The owners have updated the design, program, schedule, and parking and drop off procedures to address



concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

The purpose of this location is also to provide an option that is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live. Which means, the intention is to have very few families and staff actually drive. Most families will be able to walk and bike, eliminating any car congestion concerns.

**Most importantly, I have been visiting 3100 Central Ave. block** area and building over the past few weeks at all different times of day to try and observe the parking and school conflict issues that some of the neighbors raised as a genuine attempt to see their perspective...

**I have been by between 7am-8:30am, 3:30pm, 4:30pm. etc and there is almost not a single car moving in that area at any time. There is always ample parking, I have seen no overlap with Rising Star or Philip Neri, based on where each school does the majority of their kid pick-ups and drop-offs.** This block and street seem to have plenty of space, parking availability, and no other large group conflict regarding the higher "trafficked" times of the school day.

We can't limit community development and childcare options just because a louder school is afraid of competition and some neighbors don't want anyone driving on their street.

**I believe it is in the City Council's best interest to uphold the approval and help Alameda get the child care it needs, and continue to support the family-friendly community we know and love.**

Thank you for your consideration,  
Trista Taylor

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

From: **Trista Myers** <[tmsoccer@gmail.com](mailto:tmsoccer@gmail.com)>

Date: Mon, Aug 19, 2024 at 11:57 AM

Subject: Support for SSBM 3100 Central Avenue Preschool

To: <[HDong@alamedaca.gov](mailto:HDong@alamedaca.gov)>

Cc: Josh Taylor <[jtaylor.ucsb@gmail.com](mailto:jtaylor.ucsb@gmail.com)>

Hi Henry,

My name is Trista Taylor and I am writing in support of the proposed Small Size Big Mind After Care Program/Preschool at 3100 Central Ave, on behalf of our family.

We currently have two children enrolled at the SSBM Santa Clara campus and have been involved in the community there for almost 2 years now.

In our experience with the Santa Clara campus, parking, fencing, and noise do not feel like big concerns if another school was to be added to the community.

Our family bikes and walks to school as much as possible, probably only driving for pick-up and drop-off about 60% of the time. We also regularly see many other families doing pick-up and drop-off by bike or walking (almost to the point that we might need bike parking and less car parking!). Because SSBM has several locations around the island it feels like most families choose one that is within walking or biking distance so they can avoid driving.

On the occasions where we are using a car, we have never had any issues getting a spot in the designated parking lot. Around the side of the school, where some of the teachers park and there is drop-off overflow, I also regularly see plenty of spare spots. And this campus shares a lot of drop-off timing with Love Elementary and I have never seen an issue (I actually sometimes see Love parents using the SSBM parking lot).

I also take public transportation quite regularly (the O and the 51A conveniently drop-off right next to the school) and also know that many of the SSBM school staff also take the bus and are not parking cars. I see them on the bus and at the bus stop!

We are very involved in the local parenting community in Alameda and all we hear is how difficult child care is to find in Alameda. SSBM and many others consistently have a waitlist with frustrated parents that in such a family-centric community in Alameda it's almost mind-blowing how difficult it is to find childcare. The common story is that daycares and pre-schools don't even return your calls or emails when you're inquiring because the demand is so high they don't need to.

The idea of opening up additional affordable child-care options in Alameda should be the headline here- the community desperately needs it! Especially with the California TK program getting a bit of an update and it being available to more kids in theory over the next few years, still opens a big need for families- TK at the public schools is only a half-day. After-care is also in high demand and may become even more-so as the TK program evolves.

SSBM and Malyka always do a beautiful and thoughtful job with their school design. Every classroom is designed and hand crafted with love. I suspect that any concerns about the "fence" on Central can be handled with a creative approach, that seems like a red-herring concern.

I hope to join the meeting at 2pm. Our family would enthusiastically welcome the additional preschool to our neighborhood and think it would be great to bring some additional business over to the East End.

Thank you for your consideration.

Trista Taylor  
1554 High Street

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Trista (Myers) Taylor  
Head of Events, Salesforce Ventures  
207-752-0534  
Alameda, CA

--

Trista Myers  
San Francisco, CA  
Head of Events, Salesforce Ventures  
207-752-0534

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Alameda is for families  
**Date:** Thursday, September 19, 2024 12:10:25 PM

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**From:** Carola Pescio Canale <carola.pescio.canale@gmail.com>

**Sent:** Thursday, September 19, 2024 12:03 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Alameda is for families

Dear Planning Board and City Council,

As a resident and parent in Alameda **I strongly support approving a preschool and afterschool program at 3100 Central Avenue** as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents

- come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
  - The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
  - 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions **please approve this preschool and afterschool program to support this critical community need.**

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Afterschool Programs in Alameda  
**Date:** Thursday, September 19, 2024 12:09:28 PM

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**From:** Salvatore Dazzo <saldazzo@gmail.com>

**Sent:** Thursday, September 19, 2024 11:57 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Afterschool Programs in Alameda

My wife and I chose to settle in Alameda for its school systems. Having now two young girls aged 8 and 5, we came to learn the hard way that before and after school care isn't something that is or can be separate any longer in today's day and age. Most households today have more than one working parent/guardian and many families do not have a multi-generational support structure, such as grandparents, that can assist in childcare much like how I grew up. Living in today's bay area necessitates the need for more and better care programs. The US Surgeon general even calls out affordable before and after care as a means to improve parents mental health, along with it, their children's mental health.

As a resident and homeowner in Alameda's Centre Court, I urge you to reconsider allowing the opening of a before and after school facility at 3100 Central Ave.

See Surgeon general's essay in the NYTimes  
here: <https://www.nytimes.com/2024/08/28/opinion/surgeon-general-stress-parents.html>  
and his public health  
advisory: <https://www.hhs.gov/surgeongeneral/priorities/parents/index.html>

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Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big

Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- **3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.**

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for Small Size Big Mind at 3100 Central Avenue  
**Date:** Thursday, September 19, 2024 1:46:04 PM

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**From:** Alison Saunders <alison.m.saunders@gmail.com>  
**Sent:** Thursday, September 19, 2024 1:34 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; Austin Oehlerking <aoehlerk@gmail.com>  
**Subject:** [EXTERNAL] Support for Small Size Big Mind at 3100 Central Avenue

Hello,

As an Alameda parent and registered voter, I'm writing to extend my support for the planned Small Size Big Mind preschool and after school care program at 3100 Central Avenue.

Small Size Big Mind has been a part of our lives and our children's lives for years. We sent both our kids to preschool there and have been welcomed by the wonderful community the founders created.

The school is run by local Alamedans who hold our city's shared value of supporting a positive community. There are wonderful neighbors who cater to local families and respect all people. Their clients often walk to drop off and pick up kids, they are planning to honor the neighborhood visual aesthetic, and they are serving a vital need in our community. **We need more high quality, community-minded childcare options for local families. The owners of Small Size Big Mind are people we want to support.**

I live on the East end of the island and will sign my kids up for their after school program the day the doors open. I can't say enough great things about the family who operates the schools. **Please, let's all enable local business people to provide the services we islanders need.**

Best,  
Alison Saunders



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for Small Size Big Mind at 3100 Central Avenue  
**Date:** Thursday, September 19, 2024 2:27:50 PM

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**From:** Ashley & Arthur Choi <aspoonchoi@gmail.com>  
**Sent:** Thursday, September 19, 2024 2:10 PM  
**To:** Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Support for Small Size Big Mind at 3100 Central Avenue

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

Our family is so fortunate to have both our children attend Small Size Big Mind (SSBM) Preschool where we have all developed a community of friends. We know multiple families who have their children on SSBM waitlists. We will be the first in line to join this future SSBM afterschool program!

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”

<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison, for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
-

I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.

- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly, within just 5-20 minutes per family.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors, effectively to fit in as a positive addition to the area, and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and was recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood and city for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you!  
~Choi Family

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Proposal by Malyka Chop and Small Size Big Mind.  
**Date:** Thursday, September 19, 2024 2:39:32 PM

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**From:** Barbara Krummel <BARBARAKRUMMEL@comcast.net>

**Sent:** Thursday, September 19, 2024 2:36 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Proposal by Malyka Chop and Small Size Big Mind.

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Sincerely,  
Barbara Krummel, 3258 Liberty Ave.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind  
**Date:** Thursday, September 19, 2024 3:22:55 PM

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**From:** Kimba Lane Standridge <kimba.lane@gmail.com>

**Sent:** Thursday, September 19, 2024 3:21 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind

Hello,

I'm a parent of a TK-aged kid (almost five years old but not quite old enough to start kindergarten this school year!) He is enrolled at Small Size Big Minds (SSBM) at the Pan Am campus. We live on the far East End. We commute across the island twice a day to get our kiddo into the excellent care at SSBM. I would have loved an option closer to home, but the SSBM campus on this side of the island was already filled up. A deciding factor for my family in keeping him at SSBM instead of TK at Otis this year was the consistency offered at SSBM. He's with the same teachers all day and in the same space. At Otis, he would have had to transition to an afterschool program, transition to Edison in the fall, and over the summer, I'd have had to find him yet another program to enroll in. Consistent and stable care is important for the little ones and starting next year, we'll have to enroll him in a short day of kindergarten and we'll be looking for quality afterschool care nearby Edison. Please support SSBM in its creation of a stable, safe and local option for afterschool care at 3100 Central.

Thank you for your time and consideration.

Kimba Standridge  
415-689-6940 mobile

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Preschool and Afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.  
**Date:** Thursday, September 19, 2024 4:32:57 PM

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**From:** Thomas Davis <landsalmon@gmail.com>  
**Sent:** Thursday, September 19, 2024 4:31 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Cc:** Jenny Gmail <jennyandsons@gmail.com>  
**Subject:** [EXTERNAL] Preschool and Afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. Our family has three children (ages 9, 6, and almost 3) and our children have been going to SSBM campuses since 2017. It has always been a struggle to find quality nearby preschool and afterschool options in Alameda. Not that there aren't quality options: there just isn't the capacity for the amount of families. As a father I ride my kids on a bicycle to school to Otis, Edison and the SSBM campus at Bridgeview every day. It took 7 years for us to find a living situation in Alameda where our kids could all attend school/daycare within reasonable distance of where we live. The new SSBM program at 3100 Central Avenue would fill a significant gap for other parents in a similar situation.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I know firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many parents bike or walk (such as myself and our neighbors)
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

--

Tom, Jenny, Rockwell, Reggie, and Ruah Davis  
300 Laguna Vista  
Alameda, CA  
94501

**From:** [Rina Austin](#)  
**To:** [Nancy McPeak](#)  
**Subject:** [EXTERNAL] Proposed preschool  
**Date:** Sunday, September 22, 2024 4:21:16 PM

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The the Planning Board:

I am writing in opposition to the proposed preschool at 3100 Central Ave. The location does not have designated parking spaces and would negatively impact the neighborhood. There's already a preschool on Fountain Street as well as a Montessori school on high Street. Additionally, Saint Philip Neri school is a block away and students and parents from Otis school and Lincoln school, which are also nearby, regularly drive through this area.

The proposed preschool is a block away from High Street, heavily trafficked area, and a major bus route. It is not a safe location.

Thank you for your attention.

Rina Austin  
1341 court Street  
Alameda Ca  
Sent from my iPhone



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support for Preschool and Aftercare Program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 10:23:33 AM

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**From:** Ryan Jones <rjonesrestoration@gmail.com>

**Sent:** Monday, September 23, 2024 9:52 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for Preschool and Aftercare Program at 3100 Central Avenue

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

My wife and I moved to Alameda specifically because it is a child- and parent-friendly city where we can safely walk and bike our kids to school and work. Finding high-quality childcare and after school programs for our two children has been challenging. We experienced a 6-month waitlist to enroll our son in childcare, and have heard from other parents who experienced even longer wait times. Having our son enrolled in Small Size Big Mind has been a huge relief to our family, and we support the creation of an additional campus to provide more opportunities for parents who need childcare and aftercare on the East End of the island.

The proposed childcare and aftercare campus would provide a great benefit to the neighborhood, and will have less impact on parking, traffic, and noise than the previous occupant. We often bike to drop our children off at school and many of the Small Size Big Mind parents do the same. Adding a campus closer to where people live and send their children to school will likely lower congestion on the island overall, as families are able to find care within walking or biking distance of home.

Small Size Big Mind has been a wonderful, creative, and caring environment for my child. I strongly urge you to support their application for a campus at 3100 Central Avenue so that more Alameda parents can have access to high quality childcare.

Respectfully,  
Ryan Jones

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Small Size Big Mind Afterschool Program  
**Date:** Monday, September 23, 2024 10:22:53 AM

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**From:** Rhys Jones <contactrhys@gmail.com>

**Sent:** Monday, September 23, 2024 9:53 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Small Size Big Mind Afterschool Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term

parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Strong support for 3100 Central Ave preschool / aftercare program  
**Date:** Monday, September 23, 2024 10:22:33 AM

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**From:** Neal Uppal <neal.uppal@gmail.com>

**Sent:** Monday, September 23, 2024 9:55 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Strong support for 3100 Central Ave preschool / aftercare program

Dear Esteemed Planning Board and City Council -

First, thank you for everything you do to make our city one of the most wonderful places in the Bay Area to raise a family. As a father of two proud SSBM graduates (6 year old twins who are now thriving at Otis), I am thrilled that Malyka and the Small Size Big Mind team have found an option to add another site. Malyka and the SSBM teachers form unquestionably one of the best childcare options on the island, and it's so obvious we need more quality options for families. We personally experienced the dread and uncertainty of waitlists only to luckily get off the SSBM waitlist just in time.

I should also note that I am a current homeowner in the East End and we regularly frequent Krusi Park, Lincoln Park as well as the wonderful local businesses in the Encinal Shopping Center. You can't go wrong with a pastry from Feel Good Bakery! So I know this neighborhood really well and have no concerns at all about potential disruption from traffic, parking or other externalities. In fact, I am confident that SSBM will regularly go above and beyond to fit well into the community.

**Let me be as clear as possible: I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.**

Here are some additional points worth considering for our community:

- High quality childcare and education is a public good that makes a community better for all of us
- High quality childcare and education attracts and retains residents to the island (even after their kids have graduated) which will provide continued resiliency to our budget and public departments as well as long-term investments and initiatives

In terms of this specific location:

- I expect many parents will bike or walk to this location. This is a very bike and walking friendly area. In fact, seeing how many parents biked their kids to SSBM is what inspired me to get an E bike to take my kids around the island! In addition, at Otis most families walk or bike so I know that is the preferred option for families in this community.
- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- Unlike elementary school or a high school, preschool and aftercare pickup and dropoff does not create a 'spike' in demand, since these are spread out over 2-3 hours on either side.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise. The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- I believe Malyka and team have already updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively and be the best possible neighbor. I believe they're even planning to add public parking by removing a driveway and increasing the public curb.
- This new use of 3100 Central Ave will actually have less demand than what it is currently approved for. The proposed use for preschool and aftercare will have a max of 50 children versus its current approval for religious assemblies of up to 125 people. This is a significant difference which should give you all confidence that this will not have much impact on parking, congestion, and noise.

I urge you to make the right decision. Invest in our children which are our future. Invest in the future of our community by attracting and retaining good families to Alameda.

Sincerely,  
Neal Uppal

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support for afterschool and preschool programs, from an Alameda parent  
**Date:** Monday, September 23, 2024 10:21:50 AM

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**From:** Greg Roberts <gregroberts77@gmail.com>

**Sent:** Monday, September 23, 2024 10:01 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for afterschool and preschool programs, from an Alameda parent

Dear Planning Board and City Council.

As a resident, homeowner, and parent of two in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. We presently have two children at SSBM, ages 2 years and 4 months, and are lucky to have daycare for them now, but that required a lot of effort early in pregnancy.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.” (<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>)

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-

term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for your time and effort in supporting the growth of Alameda as a family friendly city.

Kind regards,  
Greg Roberts

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] support Small Size Big Minds  
**Date:** Monday, September 23, 2024 10:20:15 AM

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**From:** Bobby Whithorne <bwhithorne@gmail.com>

**Sent:** Monday, September 23, 2024 10:01 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] support Small Size Big Minds

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the



neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

In addition to all the practical reasons above, I'd like to highlight a few additional items. First, Malyka is kind and caring. And he hires kind and caring staff. They have taken great care of all three of our girls, Sienna, Violette and Lillie. Lillie and Violette are thriving at their Pan Am location.

Additionally, we should do all we can to support this small business on the island. This is exactly the type of business this group should want. This will create good jobs, support working families, and hopefully bend the cost of childcare for future families.

Malyka and his team are wonderful members of the community and people we should absolutely support.

Thanks  
Bobby Whithorne  
1804 San Jose Ave

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support for Small Size Big Minds  
**Date:** Monday, September 23, 2024 10:19:49 AM

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**From:** Nick and Lili Volkart <nickandlili2010@gmail.com>

**Sent:** Monday, September 23, 2024 10:14 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for Small Size Big Minds

Members of the Council,

I'm writing in to show strong support for Small Size Big Minds being approved for their bid on the location 3100 Central Avenue.

Having lived in Alameda for the past 12 years, I've had the horror of having to find quality child care and aftercare and the incredible good fortune of finding SSBM when my boys were babies. Looking at the demand for childcare alone should be enough to get your approval - yet I feel it's important to know that SSBM is not just any ordinary childcare - they are some of the best stewards of community you can find.

The team at SSBM fosters community and ensures that it's staff, parents and children are all mindful of their surroundings. They create programs and schedules to keep this in mind. In fact during the pandemic, I specifically recall SSBM creating drop off windows by cohort to ensure that traffic and congestion remain at a minimum. I have also seen their staff beautify their environments by adding beautiful new fencing, well maintained garden beds and creating streamlined pick up and drop off locations.

This community would be so lucky to have SSBM open a location here. I can not think of a better team to do so.

Thanks!

Liliana and Nicholas Volkart  
Small Size Big Mind Alumni Family

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Afterschool Program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:58:08 AM

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**From:** Jeremy Fernandez <jjf805@gmail.com>

**Sent:** Monday, September 23, 2024 8:55 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Afterschool Program at 3100 Central Avenue

Dear Planning Board and City Council,

As a resident and parent in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue, as proposed by Malyka Chop and Small Size Big Mind.

The benefits this program are very strong for Alameda to help solve the shortage of childcare, especially after school programs.

The program owners are excellent operators and good local citizens of Alameda. I believe they are the right team for the afterschool program and its success.

Kind regards,

Jeremy Fernandez

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support for SSBM After School Program  
**Date:** Monday, September 23, 2024 8:57:41 AM

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**From:** Clark Thenhaus <clarkthenhaus@gmail.com>

**Sent:** Monday, September 23, 2024 8:54 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for SSBM After School Program

Hello,

I am writing in support of Small Size Big Mind's after school & preschool program at 3100 Central Ave. Small Size Big Mind is an incredible place of learning, care, and social-emotional growth for our Alameda children, and our kids should be our communities first and most important priority. Community members who oppose a thriving, vibrant community that supports our children are not simply aligned with why so many families choose Alameda as their home. It should not be the case that a great institution such as Small Size Big Mind is blocked from growing the next generation of Alameden's.

It is no secret that Alameda sincerely needs more preschool and after care options. Please give Small Size Big Mind the runaway they need to let the future of Alameda's children take flight.

Thank you  
Clark

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Please Support After School and Preschool at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:57:27 AM

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**From:** Stephanie Ng <wuwunyii@gmail.com>  
**Sent:** Monday, September 23, 2024 8:53 AM  
**To:** Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Please Support After School and Preschool at 3100 Central Avenue

Dear Planning Board Member Dong,

As a resident and parent in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale, "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families, we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop-off and pick-up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway

and increasing the public curb.

- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Stephanie Saetern

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] We support a preschool at 3100 Central  
**Date:** Monday, September 23, 2024 8:56:55 AM

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**From:** Jackie Leverett Wasson <jlwasson14@gmail.com>

**Sent:** Monday, September 23, 2024 8:53 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] We support a preschool at 3100 Central

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

\* This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.

\* I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.

\* Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

\* The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

\* The owners have updated the design, program, schedule, and parking and drop off

procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

\* 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Jackie Wasson



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support Small Size Big Mind Afterschool Program  
**Date:** Monday, September 23, 2024 8:56:32 AM

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**From:** Karin Rakita <kfenty@gmail.com>  
**Sent:** Monday, September 23, 2024 8:46 AM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Support Small Size Big Mind Afterschool Program

Dear Planning Board and City Council,

As a resident and parent in Alameda, I'm writing to express my strong support for the proposed preschool and afterschool program at 3100 Central Avenue by Malyka Chop and Small Size Big Mind.

- **Challenge of Finding Quality Care:**
  - Quality preschool and aftercare options are hard to find.
  - Programs like Small Size Big Mind have waitlists of 12 to 36 months.
  - Over 115,000 children in Alameda County lack access to formal childcare and early education.
  - Only 31% of children with working parents have a licensed childcare and early education space available.
- **Ideal Location:**
  - Walking distance to Otis and Edison elementary schools for aftercare.
  - Close to a public park for field trips.
  - Near where many families who need care live.
  - Perfect for families who prefer to walk or bike to and from school.
- **Respectful Community:**
  - Small Size Big Mind community and owners are respectful of neighbors regarding parking, congestion, and noise.
  - Drop-off and pick-up times are spread out over more than 2.5 hours, minimizing parking issues.
  - Staff often bike, walk, or use public transportation instead of driving.
- **Addressing Concerns:**
  - Owners have updated the design, program, schedule, and parking/drop-off

procedures to address neighbors' concerns.

- Added public parking by removing a driveway and increasing the public curb.
- Current approval for religious assemblies of up to 125 people; proposed use for preschool and aftercare with a max of 50 children will have less impact on parking, congestion, and noise.

Given the growing demand in our neighborhood for high-quality, walkable, local preschool and aftercare solutions, I urge you to approve this program to support this critical community need.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support Small Size Big Mind Afterschool Program  
**Date:** Monday, September 23, 2024 8:56:00 AM

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**From:** Ann-Jay Tong <ajtong@gmail.com>  
**Sent:** Monday, September 23, 2024 8:44 AM  
**To:** Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Support Small Size Big Mind Afterschool Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live. I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.

I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise. Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thanks, Ann-Jay

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] 3100 Central Ave - letter of support for SSBM proposal  
**Date:** Monday, September 23, 2024 8:55:40 AM

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**From:** Erin Wong <erinljwong@gmail.com>

**Sent:** Monday, September 23, 2024 8:26 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] 3100 Central Ave - letter of support for SSBM proposal

Dear Planning Board and City Council,

I write to you in strong support of the proposed preschool/after school program at 3100 Central Avenue.

My 4 year old daughter has been attending Small Size Big Mind preschool for the past 2 years and our family is so grateful for the incredible care and learning and community that we have found. We're so excited to continue for "transitional kindergarten" this year. Once we start kindergarten at Otis next fall, we will (like many other full-time working parents) be looking into aftercare options for Fern. My understanding from other parents in our community is that the current aftercare options are limited and not always optimal, and it would be amazing for us to be able to utilize aftercare through the Small Size Big Mind community and leaders that we already know and trust. We hope for our younger daughter to follow suit.

I understand that there may be concerns about parking issues and additional traffic and want to share that one of the things that I and so many other parents in our neighborhood love about Alameda is how walk- and bike-friendly it is for our families. I recently received an incredible hand-me-down cargo bike from a neighbor (I believe I am the 5th Alameda mom owner :) ) and the highlight of drop-offs and pick-ups for me and Fern from SSBM is biking to school! We are so excited to continue biking/walking to and from school (and aftercare/etc) as our kids get older, and I know that many other parents in our community feel the same. I believe that the impact on traffic/parking will be minimal for this reason. Additionally, the leaders and staff at SSBM are incredibly thoughtful and respectful and mindful of neighbors and the broader community, and I am confident that they will continue to be amazing partners should any challenges arise in this new capacity.

SSBM/Malyka Chop, Laurence Couchie-Chop and their family/team do such an

amazing job of improving our community through their compassionate care of our children, families, and beyond - I trust them completely and can't think of anyone better to expand our aftercare options in Alameda.

Thank you so much for your support and consideration,  
Alameda neighbor and parent,  
Erin Wong

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Re: Support for SSBM 3100 Central Avenue Preschool  
**Date:** Monday, September 23, 2024 8:54:48 AM

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**From:** Trista Gmail <tmsoccer@gmail.com>  
**Sent:** Monday, September 23, 2024 8:24 AM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Cc:** Josh Taylor <jtaylor.ucsb@gmail.com>  
**Subject:** [EXTERNAL] Re: Support for SSBM 3100 Central Avenue Preschool

Hi all,

As a follow up to my email last week I wanted to share some photos from this morning.

These were taken at 8:10am on a Monday morning. This is roughly peak drop-off time for the SSBM community.

I went by the 3100 block and area to again, try to witness any impact to the area, and it was once again a silent block with endless parking.

I hope this helps demonstrate that there is plenty of bandwidth for this area to support a small preschool.









-Cheers, Trista

On Sep 19, 2024, at 12:03 PM, Trista Myers <[tmsoccer@gmail.com](mailto:tmsoccer@gmail.com)> wrote:

Dear Planning Board and City Council,

I am following up to my first email with a second to continue my support of the proposed Small Size Big Mind After Care Program/Preschool at 3100 Central Ave.

It is so disheartening to see a community come together and use its powers to limit the family environment and childcare options that Alameda is known for and desperately needs.

If childcare is continually on the chopping block with city council because some neighbors don't like the sound of children playing, or fences, or competing preschools are allowed to monopolize the area, families will stop coming to Alameda.

If SSBM will follow all of the noise ordinance rules, be thoughtful about the design of the space, and open their doors to all kinds of families then there is no reason they should be denied after the first approval.

Every daycare and childcare option in Alameda has a waitlist and we are often speaking with parents who are dumbfounded by the continued lack of childcare options on the island. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

Additionally, after-care programs are almost non-existent. SSBM is looking to help the community and working parents by creating a safe, neighborhood-centric space for school-aged children and families to send their kids after school, while parents are still at work- we should be celebrating this option!

**I was present for the first community hearing where the school was approved and feel that all concerns were thoroughly addressed.** The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

The purpose of this location is also to provide an option that is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live. Which means, the intention is to have very few families and staff actually drive. Most families will be able to walk and bike, eliminating any car congestion concerns.

**Most importantly, I have been visiting 3100 Central Ave. block** area and building over the past few weeks at all different times of day to try and observe the parking and school conflict issues that some of the neighbors raised as a genuine attempt to see their perspective...

**I have been by between 7am-8:30am, 3:30pm, 4:30pm. etc and there is almost not a single car moving in that area at any time. There is always ample parking, I have seen no overlap with Rising Star or Philip Neri, based on where each school does the majority of their kid pick-ups and drop-offs.** This block and street seem to have plenty of space, parking availability, and no other large group conflict regarding the higher "trafficked" times of the school day.

We can't limit community development and childcare options just because a louder school is afraid of competition and some neighbors don't want anyone driving on their street.

**I believe it is in the City Council's best interest to uphold the approval and help Alameda get the child care it needs, and continue to support the family-friendly community we know and love.**

Thank you for your consideration,  
Trista Taylor

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

From: **Trista Myers** <[tmsoccer@gmail.com](mailto:tmsoccer@gmail.com)>

Date: Mon, Aug 19, 2024 at 11:57 AM

Subject: Support for SSBM 3100 Central Avenue Preschool

To: <[HDong@alamedaca.gov](mailto:HDong@alamedaca.gov)>

Cc: Josh Taylor <[jtaylor.ucsb@gmail.com](mailto:jtaylor.ucsb@gmail.com)>

Hi Henry,

My name is Trista Taylor and I am writing in support of the proposed Small Size Big Mind After Care Program/Preschool at 3100 Central Ave, on behalf of our family.

We currently have two children enrolled at the SSBM Santa Clara campus and have been involved in the community there for almost 2 years now.

In our experience with the Santa Clara campus, parking, fencing, and noise do not feel like big concerns if another school was to be added to the community.

Our family bikes and walks to school as much as possible, probably only driving for pick-up and drop-off about 60% of the time. We also regularly see many other families doing pick-up and drop-off by bike or walking (almost to the point that we might need bike parking and less car parking!). Because SSBM has several locations around the island it feels like most families choose one that is within walking or biking distance so they can avoid driving.

On the occasions where we are using a car, we have never had any issues getting a spot in the designated parking lot. Around the side of the school, where some of the teachers park and there is drop-off overflow, I also regularly see plenty of spare spots. And this campus shares a lot of drop-off timing with Love Elementary and I have never seen an issue (I actually sometimes see Love parents using the SSBM parking lot).

I also take public transportation quite regularly (the O and the 51A conveniently drop-off right next to the school) and also know that many of the SSBM school staff also take the bus and are not parking cars. I see them on the bus and at the bus stop!

We are very involved in the local parenting community in Alameda and all we hear is how difficult child care is to find in Alameda. SSBM and many others consistently have a waitlist with frustrated parents that in such a family-centric community in Alameda it's almost mind-blowing how difficult it is to find childcare. The common story is that daycares and pre-schools don't even return your calls or emails when you're inquiring because the demand is so high they don't need to.

The idea of opening up additional affordable child-care options in Alameda should be the headline here- the community desperately needs it! Especially with the California TK program getting a bit of an update and it being available to more kids in theory over the next few years, still opens a big need for families- TK at the public schools is only a half-day. After-care is also in high demand and may become even more-so as the TK program evolves.

SSBM and Malyka always do a beautiful and thoughtful job with their school design. Every classroom is designed and hand crafted with love. I suspect that any concerns about the "fence" on Central can be handled with a creative approach, that seems like a red-herring concern.

I hope to join the meeting at 2pm. Our family would enthusiastically welcome the additional preschool to our neighborhood and think it would be great to bring some additional business over to the East End.

Thank you for your consideration.

Trista Taylor  
1554 High Street

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Trista (Myers) Taylor  
Head of Events, Salesforce Ventures  
207-752-0534  
Alameda, CA

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Trista Myers  
San Francisco, CA  
Head of Events, Salesforce Ventures  
207-752-0534

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Argument for Approval of Care Center at 3100 Central Ave  
**Date:** Monday, September 23, 2024 8:53:27 AM

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**From:** Katlyn Parides <katie@parides.net>  
**Sent:** Monday, September 23, 2024 6:14 AM  
**To:** CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>; Planning <Planning@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Argument for Approval of Care Center at 3100 Central Ave

Dear Planning Board and City Council,

It is my understanding that certain groups are attempting to convince the city to block the approval and opening of a new preschool at 3100 Central Avenue. I would first like to point out that this is obviously a private matter and if the business in question has met the needs and requirements of the city, county, and state then it is not the business of a bunch of random weirdos (or myself for that matter) whether the city approves them or not. Permitting should all be based on the same set of standards that are set in advance and apply to all equally.

The primary argument that I hear from these groups is of concern for parking. I bike by the proposed location on a daily basis and there is ample parking. Parking is not a concern for this type of business. Parents arrive briefly to drop off and pick up their children and are rarely there for more than a few minutes. Most parents at the daycare my son attends bike or walk their children. The greater the density of child care in the city of Alameda, the more parents will be able to walk or bike, and the less concern parking will be across the city.

On an unrelated note, I do have concerns that the city allows the staff of St. Philip Neri Church to block access to Van Buren St. with their movable barrier every weekday morning at 7:55am. If there is a need for traffic calming measures, it should be handled by APD and not untrained civilians.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue.

I know how hard it is to find quality preschool and aftercare options. Small Size Big



Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." [Ref: Alameda County Social Services](#)

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

—

Katie Parides  
Neighbor of 3100 Central

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Please support quality childcare in Alameda  
**Date:** Monday, September 23, 2024 8:52:47 AM

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**From:** Alice Hartley <alice.hartley@gmail.com>

**Sent:** Sunday, September 22, 2024 10:35 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Please support quality childcare in Alameda

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving the preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

The site at 3100 Central is a perfect location for a much-needed preschool/aftercare program in Alameda. As you may know, wait lists for high quality childcare in Alameda are insanely long, and there are just not enough affordable options run by trusted educator-caregivers who have been part of this community for years. As a solo mom of a 2-year-old who needs to work full-time, childcare is essential to my livelihood and I dread the scramble for after-school care that I know is ahead of us.

I understand there is a concern about parking in the neighborhood, but drop-off/pick-ups at a program like this are spread out over several hours. This makes any impact on the neighborhood far less intense than the parking/traffic burden imposed by church services (which previously occupied the site) or even special events at Lincoln Park. Furthermore, the site is well located for transit, walking, and biking, with newly re-stripped bike lanes on Central Ave. I currently commute by bike with my son to daycare, and can attest it is much easier and less stressful than getting him in and out of a car twice a day.

Furthermore, the design and programming of the site has been updated in response to neighbors' concerns, and parking space will be added by removing a driveway and increasing the public curb.

I urge you to approve the preschool and afterschool program proposed by Small Size Big Minds, which will serve a critical need in our community.

thank you,



Alice Hartley  
2418 Marti Rae Ct.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Preschool and afterschool program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:51:37 AM

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**From:** Silvia Grasseti-Kruglikov <[silvia@mindful-assessments.com](mailto:silvia@mindful-assessments.com)>

**Sent:** Sunday, September 22, 2024 10:11 PM

**To:** Malia Vella <[MVella@alamedaca.gov](mailto:MVella@alamedaca.gov)>; Trish Spencer <[tspencer@alamedaca.gov](mailto:tspencer@alamedaca.gov)>; Tracy Jensen <[tjensen@alamedaca.gov](mailto:tjensen@alamedaca.gov)>; Tony Daysog <[TDaysog@alamedaca.gov](mailto:TDaysog@alamedaca.gov)>; Marilyn Ezzy Ashcraft <[MEzzyAshcraft@alamedaca.gov](mailto:MEzzyAshcraft@alamedaca.gov)>; Sunny Tsou <[stsou@alamedaca.gov](mailto:stsou@alamedaca.gov)>; Andy Wang <[awang@alamedaca.gov](mailto:awang@alamedaca.gov)>; Xiomara Cisneros <[xcisneros@alamedaca.gov](mailto:xcisneros@alamedaca.gov)>; Hanson Hom <[hhom@alamedaca.gov](mailto:hhom@alamedaca.gov)>; Asheshh Saheba <[asaheba@alamedaca.gov](mailto:asaheba@alamedaca.gov)>; Teresa Ruiz <[truiz@alamedaca.gov](mailto:truiz@alamedaca.gov)>; Diana Ariza <[dariza@alamedaca.gov](mailto:dariza@alamedaca.gov)>; Henry Dong <[HDong@alamedaca.gov](mailto:HDong@alamedaca.gov)>

**Subject:** [EXTERNAL] Preschool and afterschool program at 3100 Central Avenue

Dear Planning Board and City Council,

I am a near-resident to the proposed preschool/afterschool program, a school psychologist currently in private practice in Alameda, and the mother of 4 grown children who attended Alameda public schools. I was surprised to hear that there was significant opposition to turning 3100 Central into a preschool and afterschool site. Why? To me this sounds like an ideal use of the now-vacant building. While my own children are no longer young, it seems clear to me that there is a need for more childcare in Alameda. A preschool would presumably cause no more problems than a church in terms of traffic or noise. And there are many families with children who live in the area who would find this location convenient.

Families are the backbone of any community. Please keep Alameda family friendly, and allow the establishment of a preschool/afterschool facility at 3100 Central Avenue.

Thank you!

--Silvia Grasseti-Kruglikov  
2850 Central Avenue

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Silvia Grasseti-Kruglikov, MA, LEP #4185  
Mindful Assessments and Counseling  
510 600-3181

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Small Size Big Minds After School Program Location  
**Date:** Monday, September 23, 2024 8:50:41 AM

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**From:** Courtney Westenburg <cbk.westenburg@gmail.com>

**Sent:** Sunday, September 22, 2024 9:44 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Small Size Big Minds After School Program Location

Dear Planning Board and City Council:

As a resident and parent in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale, "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

Families need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.

- Parking at drop-off and pick-up, when parents do drive, does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions, please approve this preschool and afterschool program to support this critical community need.

Regards,  
Courtney and Jason Westenburg

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] SUPPORT FOR SMALL SIZE BIG MIND AFTERSCHOOL PROGRAM - Planning Board Meeting 9/23/24  
**Date:** Monday, September 23, 2024 8:50:14 AM

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**From:** Adrianna Kaspar <adrianna.bk@gmail.com>  
**Sent:** Sunday, September 22, 2024 9:19 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Cc:** ssbm3 <ssbm3@smallsizebigmindpreschool.com>  
**Subject:** [EXTERNAL] SUPPORT FOR SMALL SIZE BIG MIND AFTERSCHOOL PROGRAM - Planning Board Meeting 9/23/24

Dear Alameda Planning Board and City Council Members,

I am a parent, Alameda resident, Alameda business owner, and registered voter and I strongly support approving the after-school and preschool programs of Small Size Big Mind Preschool that was recently approved by the Planning Commission at 3100 Central Avenue. Don't let NIMBYs limit the opportunity for our youngest Alamedans to have quality preschool and aftercare! **Let's truly MOVE ALAMEDA FORWARD by supporting a local business and approving this program.**

Alameda families like ours and many others are in desperate need for more high quality after care and preschool options near 3100 Central Avenue. It is a constant source of worry and conversation among parents of preschool and young school age children regarding the high-stakes scramble to find quality, licensed preschool and after school care options in a city that touts itself as being pro-family.

From experience I can say that the Small Size Big Mind community is respectful of its neighbors and that drop off and pick of students is minimally impactful as it is stretched out over a 2.5-hour window of time. This avoids a large rush of traffic or parking. Small Size Big Mind has presented solutions to avoid traffic, parking, noise, and congestion to address the concerns that have been brought forward. Small Size Big Mind has also agreed to increase public parking by removing a driveway from the property, designating drop off and pick up areas off Central avenue, and implementing curbside drop off and pick up if needed.

3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a

max of 50 children is much less than this and will have less impact on parking, congestion, and noise. Please let the Planning Board do their job, as they have determined this is an appropriate use of this space.

Please support the many Alameda residents who live near 3100 Central Ave and are in desperate need for more walkable/bikeable after school and childcare options by supporting the recent approval of the 3100 Central Avenue location to operate as an afterschool/preschool.

Please support an equitable distribution of preschool and aftercare programs across all neighborhoods. Your support will help many families have access to a desperately needed resource of education, caring, and engaging the children of our future, and you will actually be reducing traffic overall by allowing parents to access walkable and bikeable options in their neighborhood.

Thank you,  
-Adrianna Kaspar

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: Childcare Matters  
**Date:** Monday, September 23, 2024 8:49:41 AM

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**From:** Caleb Goodew <cgoodew@hotmail.com>

**Sent:** Sunday, September 22, 2024 9:09 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Childcare Matters

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.

I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.

I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.

Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive

addition to the area and will add public parking by removing a driveway and increasing the public curb.

3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a maximum of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Father of two,

-Caleb Goodew  
3330 Fernside



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Argument for Approval of Care Center at 3100 Central Ave  
**Date:** Monday, September 23, 2024 8:48:41 AM

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**From:** John Parides <[john@parides.net](mailto:john@parides.net)>  
**Sent:** Sunday, September 22, 2024 9:03 PM  
**To:** CityCouncil-List <[CITYCOUNCIL-List@alamedaca.gov](mailto:CITYCOUNCIL-List@alamedaca.gov)>; Planning <[Planning@alamedaca.gov](mailto:Planning@alamedaca.gov)>  
**Subject:** [EXTERNAL] Argument for Approval of Care Center at 3100 Central Ave

Dear Planning Board and City Council,

It is my understanding that certain groups are attempting to convince the city to block the approval and opening of a new preschool at 3100 Central Avenue. I would first like to point out that this is obviously a private matter and if the business in question has met the needs and requirements of the city, county, and state then it is not the business of a bunch of random weirdos (or myself for that matter) whether the city approves them or not. Permitting should all be based on the same set of standards that are set in advance and apply to all equally.

The primary argument that I hear from these groups is of concern for parking. I bike by the proposed location on a daily basis and there is ample parking. Parking is not a concern for this type of business. Parents arrive briefly to drop off and pick up their children and are rarely there for more than a few minutes. Most parents at the daycare my son attends bike or walk their children. The greater the density of child care in the city of Alameda, the more parents will be able to walk or bike, and the less concern parking will be across the city.

On an unrelated note, I do have concerns that the city allows the staff of St. Philip Neri Church to block access to Van Buren St. with their movable barrier every weekday morning at 7:55am. If there is a need for traffic calming measures, it should be handled by APD and not untrained civilians.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." [Ref: Alameda County Social Services](#)

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

John Parides  
East End Resident

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support of preschool and afterschool program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:45:16 AM

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**From:** Fergus Noble <fergusnoble@gmail.com>

**Sent:** Sunday, September 22, 2024 8:12 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Cc:** Xiaoming Yin <xiaoming.yin@gmail.com>

**Subject:** [EXTERNAL] Support of preschool and afterschool program at 3100 Central Avenue

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I live at 3260 Madison St. with my partner and our son Forest, just a few blocks away from the proposed location. When Forest was born our plan was that, after my partner and I had used up our parental leave, Forest would join a daycare program.

We discovered that **childcare in Alameda is severely impacted** and we were faced with a 12-24 month wait to find a place for him. Fortunately we had family members who were willing to relocate across the country from Virginia to help us out otherwise I don't know what we would have done. Luckily Forest was eventually able to join Small Size Big Mind daycare after only a year of waiting.

We are terrified by the prospect of a similar situation when he starts at elementary school. Quality preschool and aftercare programs similarly have waitlists of 12-36 months.

On a larger scale More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Best,  
Fergus Noble

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] SSBM After Care  
**Date:** Monday, September 23, 2024 8:44:39 AM

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**From:** Livvy Silver <livvysilver1@gmail.com>

**Sent:** Sunday, September 22, 2024 6:16 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] SSBM After Care

Dear Planning Board and City Council.

As a resident in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for your time,

Livvy Silver

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] SSBM After Care  
**Date:** Monday, September 23, 2024 8:44:07 AM

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**From:** Susannah Oster <s.oster@rocketmail.com>  
**Sent:** Sunday, September 22, 2024 6:04 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] SSBM After Care

Dear Planning Board and City Council.

As a resident in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.



- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
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- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for your time,

Susannah S. Oster

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] SSBM Aftercare  
**Date:** Monday, September 23, 2024 8:43:16 AM

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**From:** Rowan Atwood <rowan.o.atwood@vanderbilt.edu>

**Sent:** Sunday, September 22, 2024 6:04 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] SSBM Aftercare

Dear Planning Board and City Council.

As a resident in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

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- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for your time,

Rowan Atwood

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**Rowan Atwood**

Chancellor's Scholar | Vanderbilt University  
Undergraduate Research Assistant | Music Cognition Lab  
310-910-7321 | [rowan.o.atwood@vanderbilt.edu](mailto:rowan.o.atwood@vanderbilt.edu)

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Small Size Big Minds  
**Date:** Monday, September 23, 2024 8:42:54 AM

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**From:** Ashley McCaughan <bodawee@gmail.com>

**Sent:** Sunday, September 22, 2024 10:18 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Cc:** Sulaiman Ahmad <sulaiman.ahmad@gmail.com>

**Subject:** [EXTERNAL] Small Size Big Minds

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the

neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Warmly and Sincerely,  
Ashley McCaughan and Sulaiman Ahmad (in support of our son, at SSBM, Sebastian McCaughan Ahmad)

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Ashley McCaughan, DVM  
607-342-3487

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Please Support preschool and afterschool program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:42:11 AM

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**From:** Amrit Kaur <akaur13@gmail.com>

**Sent:** Saturday, September 21, 2024 11:35 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Please Support preschool and afterschool program at 3100 Central Avenue

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. My friends complain all the time, their kids are unhappy at their programs or that they didn't even get a spot in an afterschool program. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. This is really hard for working parents. Families really need more high-quality childcare options near Otis and Edison.

My family has been part of the Small Size community for the last three years and I know Malyka will work with the city to make sure issues like parking or noise are not an issue.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Sincerely,  
Amrit Kaur  
She/her  
Alameda Resident

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:41:34 AM

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**From:** Mischa Lumiere <malumier@gmail.com>

**Sent:** Saturday, September 21, 2024 8:59 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] 3100 Central Avenue

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off



procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Please support a preschool/afterschool program  
**Date:** Monday, September 23, 2024 8:40:57 AM

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**From:** Adi Goradia <adi.goradia@gmail.com>  
**Sent:** Saturday, September 21, 2024 7:53 PM  
**To:** Adi Goradia <adi.goradia@gmail.com>  
**Subject:** [EXTERNAL] Please support a preschool/afterschool program

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a maximum of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Sincerely,  
Adi Goradia

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] In support of Preschool and Aftercare Program at 3100 Central  
**Date:** Monday, September 23, 2024 8:40:14 AM

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**From:** Jessica Uelmen <jmuellen@gmail.com>

**Sent:** Saturday, September 21, 2024 7:20 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] In support of Preschool and Aftercare Program at 3100 Central

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

Three years ago, we moved to Alameda from SF in search of a strong community and friendlier town for our the 9 month old daughter.

Now 3, she has been attending SSBM's Pan Am Campus for two years. And I'm delighted that we found that community through this school.

As we look ahead to elementary school in a couple years, we're already feeling sad about leaving our SSBM family. (I also dread finding quality aftercare as my husband and I both work.) At SSBM, the teachers are truly special, parents are kind, and together make up a vibrant, respectful, and supportive community.

Their expansion will only grow this phenomenal community. I know there are concerns from residents, but can say first hand that I find minimal disruption to the neighborhood. Malyka is also always thorough in providing any directions and information about the neighborhood, construction, or new pick-up/drop-off instructions. I would expect this thoughtfulness to extend to a new neighborhood.

Selfishly, I would hope to continue our SSBM journey if my daughter ends up at Edison or Otis. But less selfishly, I know this will only enhance the neighborhood they open in. Any child is lucky to attend SSBM, and their community continues to solidify Alameda as a great place for families.

Thank you for your consideration, and (hopefully) your support.

Best,  
Jessica Uelmen

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support for Small Size Big Mind Afterschool  
**Date:** Monday, September 23, 2024 8:37:57 AM

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**From:** Jackson Gor <jgor123@gmail.com>

**Sent:** Saturday, September 21, 2024 4:24 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for Small Size Big Mind Afterschool

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents

- come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
  - The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
  - 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Jackson Gor  
1083 Melrose Ave  
Alameda CA 94502

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Small Size Big Mind Preschool & After School Program  
**Date:** Monday, September 23, 2024 8:34:30 AM

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**From:** Joan Nahurski <[joan@nahurski.com](mailto:joan@nahurski.com)>  
**Sent:** Saturday, September 21, 2024 11:26 AM  
**To:** Malia Vella <[MVella@alamedaca.gov](mailto:MVella@alamedaca.gov)>; Trish Spencer <[tspencer@alamedaca.gov](mailto:tspencer@alamedaca.gov)>; Tracy Jensen <[tjensen@alamedaca.gov](mailto:tjensen@alamedaca.gov)>; Tony Daysog <[TDaysog@alamedaca.gov](mailto:TDaysog@alamedaca.gov)>; Marilyn Ezzy Ashcraft <[MEzzyAshcraft@alamedaca.gov](mailto:MEzzyAshcraft@alamedaca.gov)>; Sunny Tsou <[stsou@alamedaca.gov](mailto:stsou@alamedaca.gov)>; Andy Wang <[awang@alamedaca.gov](mailto:awang@alamedaca.gov)>; Xiomara Cisneros <[xcisneros@alamedaca.gov](mailto:xcisneros@alamedaca.gov)>; Hanson Hom <[hhom@alamedaca.gov](mailto:hhom@alamedaca.gov)>; Asheshh Saheba <[asaheba@alamedaca.gov](mailto:asaheba@alamedaca.gov)>; Teresa Ruiz <[truiz@alamedaca.gov](mailto:truiz@alamedaca.gov)>; Diana Ariza <[dariza@alamedaca.gov](mailto:dariza@alamedaca.gov)>; Henry Dong <[HDong@alamedaca.gov](mailto:HDong@alamedaca.gov)>  
**Cc:** Small Size Big Mind Preschool <[ssbm1@smallsizebigmindpreschool.com](mailto:ssbm1@smallsizebigmindpreschool.com)>; John Dionisio <[johnrdionisio@icloud.com](mailto:johnrdionisio@icloud.com)>  
**Subject:** [EXTERNAL] Small Size Big Mind Preschool & After School Program

Dear Planning Board and City Council.

We are writing in support of Small Size Big Mind opening a new preschool and afterschool program at 3100 Central Avenue.

Our family has one child who graduated from Small Size Big Mind preschool, & we are getting ready for our new baby to start there soon. Laurence & Malyka have created a really special community there, & we have made many of our best friends through the school. The community from Small Size Big Mind is a big reason why we love living in Alameda. We have no family support nearby & the Small Size Big Mind community has become like a second family to us. This school is truly a gem. Not only do they take great care of the kids, but they are also great at building community & being respectful of the neighborhood they are in.

We currently have our older daughter at Edison school. A lot of people couldn't get into aftercare this year so we think it would be great for families to have more aftercare options. We are in full support of Small Size Big Mind opening a preschool and afterschool program at 3100 Central Avenue.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions, please approve this preschool and afterschool program to support this critical community need. We hope more families can be lucky enough to have a great experience with Small Size Big Mind like we have. They have definitely changed our lives for the better, & they are a big reason we love living in Alameda.

Thank you,

Joan Nahurski-Dionisio & John Dionisio



1916 Everett Street, Alameda CA 94501

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Writing in support of proposed childcare facility at 3100 Central Ave.  
**Date:** Monday, September 23, 2024 8:33:55 AM

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**From:** K H <klhanlon323@gmail.com>

**Sent:** Saturday, September 21, 2024 10:58 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Writing in support of proposed childcare facility at 3100 Central Ave.

Dear Council Members and other City Stakeholders--

I am writing in support of Small Size Big Mind moving into the former church building at 3100 Central Avenue and providing preschool and aftercare services. This business will fill a vital need in an environment where, post-pandemic, many childcare businesses have closed.

While my two children are now older and no longer need these services, I remember very well the struggle to find quality, affordable care. At times it seemed like a Herculean task, requiring a lot of time, energy, and stress. As a nonprofit worker married to a teacher, we made too much to qualify for any subsidy, but less than \$100k per year, so that the monthly costs were a huge chunk of our budget--at times, 1/3 of our monthly after-tax wages were swallowed by the expense. I have heard horror stories from my neighbors who currently have young children about their struggle to find childcare in Alameda. It shouldn't be this way.

My family has lived in Alameda for 20 years, first on the East end and now on the West. I was thrilled when my younger brother and his wife moved here 10 years ago and started their family, just blocks away from mine. These young families are the lifeblood of Alameda. These children are Alameda's future workers and taxpayers. Whenever I hear another account of how hard it is to find childcare in our community, it breaks my heart and I thank my lucky stars that my own children are now 15 and 21, and I no longer have to deal with this issue.

Please do not let a handful of neighbors worried about street parking--and, I'm familiar with that neighborhood, so I know that 90%+ of these people have off-street driveways, some that fit 2 or 3 vehicles!--derail a much-needed service to the community from utilizing the space.

Sincerely,

Kristen Hanlon  
1455 Page St.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Small Size Big Mind Afterschool Program  
**Date:** Monday, September 23, 2024 8:33:18 AM

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**From:** Smriti Shivpuri <smriti.shivpuri@gmail.com>

**Sent:** Saturday, September 21, 2024 9:50 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Small Size Big Mind Afterschool Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

Alameda is known to be a family-friendly island, but there are too few pre/after school programs given the number of families that live here. Being a parent is difficult as it is, especially in the Bay Area, where everything seems to cost an arm and a leg, and there is a waitlist 5 miles long to get into good schools/daycares.

If your goal is to attract the right type of people to the island, and not just renters who will come and go and not be invested in improving our communities, it is important to find solutions for families who will be willing to keep roots here. Otherwise, we will either have to seek solutions outside of the island (i.e., in Oakland) which is not sustainable, or we will have to move out of the area.

I understand that the main opposition to building this school is traffic/noise. I feel that the amount of disruption to the local neighborhood is overblown. There are a set number of hours where maybe there will be some additional traffic, but not all parents will be coming and going at the same time, like would be the case for a grade school, so it is likely not to be as disruptive as the neighbors may be concerned about. As to noise -- while there may be some additional noise from kids playing outside as is the case for any community with a school, but there will be at max 50 children in the program, and much of their day will be spent indoors as well. Also, more daycare programs/schools result in safer communities, as parents will always advocate for and be invested in safety around the area where their kids are being cared for.

Thank you so much for considering this proposal, and for the future of Alameda, I sincerely hope you do not block this from moving forward.

Best,  
Smriti Shivpuri

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for my sons preschool small size big mind  
**Date:** Monday, September 23, 2024 8:32:49 AM

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**From:** Joseph Kent <josephbkent@gmail.com>

**Sent:** Saturday, September 21, 2024 8:56 AM

**To:** Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>

**Subject:** [EXTERNAL] Support for my sons preschool small size big mind

Hello, I am writing today to voice my support as an Alameda resident and customer of Makayla Chop and his daycare Small size Big mind.

I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come

and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

**Joseph Kent**

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Malyka Chop and Small Size Big Mind  
**Date:** Monday, September 23, 2024 8:32:16 AM

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**From:** Lawrence Whysall <lawrencewhysall@gmail.com>

**Sent:** Saturday, September 21, 2024 2:36 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; P Thor <pwthor@gmail.com>

**Subject:** [EXTERNAL] Malyka Chop and Small Size Big Mind

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind. I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care> As families we really need more high-quality childcare options in our area.

This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live. I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood. I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise. Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly. The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving. The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as



positive addition to the area and will add public parking by removing a driveway and increasing the public curb. 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise. Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thanks,

Larry Whysall  
3240 Sterling Ave Alameda CA 94501

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] 9/23 Hearing PLN24-0280, 3100 Central Avenue Permit Comments  
**Date:** Monday, September 23, 2024 8:31:37 AM

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**From:** Julie Whitehead-Streeter <jwhitehead.streeter@gmail.com>  
**Sent:** Friday, September 20, 2024 11:19 PM  
**To:** Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] 9/23 Hearing PLN24-0280, 3100 Central Avenue Permit Comments

Dear Mr. Dong:

I live close to 3100 Central Avenue in that I am able to see the facility from the front windows in my home. As a psychologist, I understand the need for safe, quality childcare programs. As a resident, I am very concerned about an increase in noise and traffic safety risks, in addition to an oversaturation of childcare given the proposed size of the facility. My primary concerns involve the proposed number of children, expansion of outdoor fenced play areas, and the vague limitations set regarding program numbers, hours, and Summer/after hours events.

I am particularly uneasy about the extension of outdoor play space. Even if outdoor play is limited to 18 children at a time, there are multiple times of day during which play will occur. According to social media posts, there are even plans to expand to Summer camps and after hours gatherings. This facility has been described as a large church, which it is not. The previous child care program had 12 kids, which is dramatically different from the proposed 100 kids, even in two shifts. As someone who intermittently needs to work from home, the increase in noise will have a very disruptive effect. Although I do appreciate the new proposal to limit outdoor play to 18 kids and to leave the front unfenced, I still believe that the increase in noise will be substantial with the addition of fenced play areas on the sides. The church that operated in this location was quiet throughout the week, with services on Sunday only. The proposed childcare center would dramatically change the frequency of activity.

In addition to outdoor play time, the early drop-off hours will result in noise from people and from car doors slamming. Despite the efforts to hire local staff and the hope that families will walk to the facility, there will certainly be many families driving on their way to work, etc.

There has been an increase in safety concerns when crossing Central in recent years. I have witnessed accidents and close-calls from cross traffic being unable to see speeding cars. Many drivers speed to and from High Street and rarely stop for pedestrians in the crosswalk. There are also parking concerns. Although I use a driveway, neighbors directly on the block of the site do not have driveways. On multiple blocks, including my own, we have lost parking spaces due to red curb paint

and street cleaning.

Finally, I am concerned about the process for initial approval of this project. We were not given much notice so the increase in size did not even sink in for some of us in the neighborhood until after the initial meeting. Although childcare is important, so is a balanced neighborhood. Phillip Neri Catholic School and a Montessori school are already close to the site.

In order to feel more comfortable with this project, I would like to see a significant decrease in the number of children permitted, limiting outdoor space to the rear where it is now, and clarification regarding whether the owners will have free reign to offer services throughout the Summer and after hours. Although there might be a wait-list for this particular facility, my understanding is that other childcare programs are unfilled. This program is already purchasing a larger site so why not help other facilities in the community, rather than allowing one program to have a monopoly?

Thank you for reading my email and I hope you will protect the wishes of the direct community by placing additional limits on the size and scope of this project.

Thank you,

Julie Whitehead

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] After School Program  
**Date:** Monday, September 23, 2024 8:30:49 AM

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**From:** Katy Higuchi <kr14ist@gmail.com>

**Sent:** Friday, September 20, 2024 9:54 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] After School Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to

driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

### **Join The Planning Board Meeting – see agenda attached**

How to attend the meeting Monday 9/23/2024 at 7 PM by Zoom or in Person  
**Support us in person**

When: **Monday, September 23, 2024 - 7:00 PM ( please arrive 5 minutes early)**

Where: **City Hall, 2263 Santa Clara Avenue, Council Chambers, 3rd Floor, Alameda, CA 94501**

### **Or join by Zoom**

**For Zoom registration, please click:**

[https://alamedaca.gov.zoom.us/webinar/register/WN\\_LeLkufybQ-OqWaWn8\\_z3Jw](https://alamedaca.gov.zoom.us/webinar/register/WN_LeLkufybQ-OqWaWn8_z3Jw)

**For Telephone Participants:** Zoom Phone Number: 669-900-9128 Meeting ID: 815 3979 3319

Your support will make a critical difference because in the end the City Council and Planning Board wants the support of the voting public. The total number of people supporting us tells this is an important issue that matters to voters. Send a strong message that the needs of families and children are important to the future of Alameda.

All the key points will be made at the beginning with a presentation of support by the City staff and our SSBM team.

People supporting us can simply say, “ support and the points previously made”. What matters most is showing how many voters support childcare solutions in our city, so the Planning Board and City Council understand how important this issue is to our community. Remember this is an election year and your vote matters in this small town.

I understand that everyone is busy, and your time is precious, just remember that by taking a few minutes to send an email and join a meeting either in person or even by Zoom, you will make a really big difference in giving life to an aftercare option that could help you and your friends soon.

If ever there was a time you could help your school, your family, your friends, and the future of our great community in need of childcare options, this is the time.

Thank you all for your involvement.

Malyka, Tallulah, and Laurence

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Please Support After School and Preschool at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:29:52 AM

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**From:** Lo Saetern <lo.saetern@gmail.com>  
**Sent:** Friday, September 20, 2024 9:43 PM  
**To:** Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Please Support After School and Preschool at 3100 Central Avenue

Dear Planning Board,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know first hand how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”

As families we really need more high-quality childcare options in our area. Please consider the following:

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off

procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions, please approve this preschool and afterschool program to support this critical community need.

Sincerely,  
Lo Saetern



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Fw: Support after school program , 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:29:21 AM

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**From:** Mmbell20 <mmbell20@aol.com>  
**Sent:** Friday, September 20, 2024 8:18 PM  
**To:** Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Fw: Support after school program , 3100 Central Avenue

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Melissa Bezovics

[Sent from the all new AOL app for iOS](#)

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: Support for afterschool program at 3100 Central Ave.  
**Date:** Monday, September 23, 2024 8:28:44 AM

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**From:** Roland Bezovics <bezovics@hotmail.com>

**Sent:** Friday, September 20, 2024 8:13 PM

**To:** Henry Dong <HDong@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>

**Subject:** [EXTERNAL] Support for afterschool program at 3100 Central Ave.

Dear Planning Board and City Council.

As a resident of Alameda and a parent of two preschool aged children, I STRONGLY SUPPORT approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the

neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions, PLEASE APPROVE this preschool and afterschool program to support this critical community need.

Thank you,

Roland Bezovics

Alameda resident and parent of two preschool aged children

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Please don't block quality afterschool care  
**Date:** Monday, September 23, 2024 8:28:01 AM

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**From:** erin mcinrue <erin.mcinrue@gmail.com>

**Sent:** Friday, September 20, 2024 8:06 PM

**To:** Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>

**Subject:** [EXTERNAL] Please don't block quality afterschool care

Dear City Council & Planning Board,

I'm emailing in to request that you **do not block** a new afterschool and morning preschool program at 3100 Central Avenue proposed by Malyka Chop.

My children attend the Small Size Big Mind location on Bridgeview and I cannot understate how much they, and I, **love** the school, the respectful teachers, and the wonderful educational programming they offer. I know Malyka and the SSBM crew are eager to transform the former church into a beautiful wonderland for children to explore, engage, and learn -- and they absolutely deserve your support.

While my oldest is still enrolled as a student at SSBM, I am already terrified about not being able to access reliable afterschool, which will jeopardize my career and ability to provide for my family. A convenient, walkable location from Edison (where we're zoned) offered by this incredible SSBM community would be incredible for me, but also so many other parents who I've spoken with who are either struggling to piece together career options.

I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise. Parking at drop-off and pickup when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly. The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions, **please approve this preschool and afterschool**

**program to support this critical community need.**

Best,  
Erin McInrue Savage  
1832 Yale Dr, Alameda

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support of Preschool & Aftercare at 3100 Central Ave  
**Date:** Monday, September 23, 2024 8:27:33 AM

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**From:** Jeanette Younger <jyounger07@gmail.com>

**Sent:** Friday, September 20, 2024 6:43 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support of Preschool & Aftercare at 3100 Central Ave

Dear Planning Board and City Council:

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know firsthand how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale, more than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.

Source: <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it's spread out over more than 2.5 hours and parents come

and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Best,  
Jeanette Younger  
Mobile: 714-262-3449  
Email: [jyounger07@gmail.com](mailto:jyounger07@gmail.com)



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Approval for 3100 central avenue  
**Date:** Monday, September 23, 2024 8:27:06 AM

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**From:** Choeurtie Chhea <chu4@sbcglobal.net>

**Sent:** Friday, September 20, 2024 5:35 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Approval for 3100 central avenue

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

(<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>)

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off

procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] approval of 3100 central avenue  
**Date:** Monday, September 23, 2024 8:26:23 AM

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**From:** pollardilona@gmail.com <pollardilona@gmail.com>

**Sent:** Friday, September 20, 2024 5:25 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] approval of 3100 central avenue

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them."<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

(<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>)

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go

quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local pre school and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Sent from my iPhone

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] 3100 Central Ave  
**Date:** Monday, September 23, 2024 8:25:26 AM

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**From:** John Huizar <huizar.john@gmail.com>

**Sent:** Friday, September 20, 2024 4:45 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] 3100 Central Ave

Dear Planning Board and City Council.

My name is John Huizar, I live at 1353 Eastshore drive here on the east end of Alameda feel grateful to be raising two girls age 2 and 4 in this wonderful community. One thing we have struggled with is finding high quality child care for our girls - to that end I wanted to tell you that I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

As a father of two girls under 5, I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term

parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

John Huizar

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] In support of: approval for a preschool/afterschool program  
**Date:** Monday, September 23, 2024 8:24:49 AM

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**From:** Melissa Itsara <mitsara@gmail.com>  
**Sent:** Friday, September 20, 2024 4:39 PM  
**To:** Melissa Itsara <mitsara@gmail.com>  
**Subject:** [EXTERNAL] In support of: approval for a preschool/afterschool program

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

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- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a maximum of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Sincerely,  
Melissa Itsara  
Local Alameda Parent  
Physician with TPMG

Sent from Gmail Mobile



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Afterschool Program  
**Date:** Monday, September 23, 2024 8:24:11 AM

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**From:** Aisling Forbes <aislingcforbes@gmail.com>

**Sent:** Friday, September 20, 2024 4:36 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>

**Subject:** [EXTERNAL] Afterschool Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off

procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for Small Size Big Minds preschool and afterschool program at 3100 Central  
**Date:** Monday, September 23, 2024 8:23:53 AM  
**Attachments:** [IMG\\_9589.HEIC](#)  
[IMG\\_9583.HEIC](#)  
[IMG\\_0456.HEIC](#)

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**From:** Shehzad Wadalawala <swadalawala@gmail.com>  
**Sent:** Friday, September 20, 2024 4:32 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Support for Small Size Big Minds preschool and afterschool program at 3100 Central

Dear Planning Board and City Council,

As a resident and parent in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind. When my two daughters started preschool with Small Size Big Minds in July 2020, we had no idea how lucky we were to have found two spots there. Throughout the pandemic and after, they have offered a tremendous service to this community. My daughters have since graduated from Small Size Big Minds and are thriving as students at Paden Elementary School. We remain friends with many of the families who shared that experience as Small Size Big Minds fosters a sense of community through alumni events even as our children have graduated from their preschool program.

Sending my daughters to Small Size Big Minds is the best choice I have ever made for my daughters and more families should have the opportunity to experience such excellence.

Please reconsider your position on this matter.

Warmly,

-Shehzad Wadalawala







**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Please don't block quality afterschool care  
**Date:** Monday, September 23, 2024 8:23:15 AM

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**From:** Sean Savage <seanjsavage@gmail.com>

**Sent:** Friday, September 20, 2024 4:22 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Please don't block quality afterschool care

Dear Planning Board and City Council Members,

As a parent, voter, and homeowner in Alameda's Fernside neighborhood – and as one of many neighbors in need of more afterschool options – I strongly support the approval of the new preschool and afterschool program at 3100 Central Avenue, proposed by Malyka Chop and Small Size Big Mind.

Alameda faces a significant shortfall in afterschool programs. With waitlists stretching from 12 to 36 months for Small Size Big Mind's existing facilities and other reputable childcare programs, families struggle to find reliable, accessible care. The larger picture is even more alarming: over 115,000 children in Alameda County lack access to formal childcare and early education. Only 31% of children in working families have a licensed childcare or early education space available to them. These figures underscore the pressing demand for more options like the one proposed for Central Avenue.

This location is ideal for several reasons. It's within easy walking and biking distance from two nearby elementary schools, Otis and Edison, making it a practical and safe option for afterschool care. Many families in the neighborhood already walk or bike to these schools, and this facility will cater to that existing trend, minimizing traffic and parking issues. Additionally, the proximity to public parks offers valuable opportunities for enriching outdoor activities and field trips.

As a proud parent who has taken his son to SSBM's Bridgeview preschool for three years, I can attest to the institution's excellence. The magnificent, dedicated staff are a strong part of the Alameda community and are good neighbors.

I understand concerns about noise, parking, and traffic disruptions. However, the Small Size Big Mind community has a longstanding reputation for being respectful

and considerate of its neighbors. The owners have made every effort to address these concerns by revising their design, schedule, and parking procedures. For example:

- Drop-off and pick-up times are staggered over more than 2.5 hours, ensuring that any parking use is brief and spread out.
- Adults will walk children to the afterschool facility from Otis and Edison elementary schools, minimizing car traffic and need for parking at the start of each session.
- Many staff members and families already choose to walk, bike, or use public transit, minimizing the number of cars in the area overall.
- The facility will also add public parking by removing a driveway, which will increase the available curb space—further reducing any potential congestion.

This location has previously been approved for gatherings of up to 125 people, far more than the maximum of 50 children that the new facility would serve. In comparison, the proposed preschool and aftercare program would have a significantly lesser impact on the neighborhood in terms of noise, parking, and congestion.

We cannot ignore the growing demand for childcare and afterschool programs in Alameda. This facility represents a much-needed solution for local families, offering a safe, high-quality, and walkable option for parents who already live and work in the neighborhood.

I respectfully urge you to approve this project and support a critical community need.

Thank you for your time and consideration.

Sincerely,

Sean Savage  
Alameda voter, homeowner, and parent  
1832 Yale Drive, Alameda, CA 94501

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: SSBM / preschool and aftercare options  
**Date:** Monday, September 23, 2024 8:22:49 AM

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**From:** Michael Toedman <michael\_toedman@sohosyndicate.com>

**Sent:** Friday, September 20, 2024 4:15 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] SSBM / preschool and aftercare options

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind. They are extremely professional and caring operators, and we have utilized their pre-school for both our children, and share from personal experience the exceptional effort they put into a high quality service for parents in Alameda.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.



- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need. Our family support this initiative and ask you to approve their application.

Best  
Michael

**Michael Toedman**  
**Managing Director**  
**Soho Syndicate**  
**PH: +1 510 963 0730**



Schedule time with me at [https://calendly.com/michael\\_toedman](https://calendly.com/michael_toedman)

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for Approval of Preschool and Afterschool Program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:22:23 AM

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**From:** Laura Gillan <lauradobbsgillan@gmail.com>

**Sent:** Friday, September 20, 2024 4:07 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for Approval of Preschool and Afterschool Program at 3100 Central Avenue

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Laura Gillan

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Supporting additional afterschool programs  
**Date:** Monday, September 23, 2024 8:21:55 AM

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**From:** Dan Laufer <laufer.d@gmail.com>

**Sent:** Friday, September 20, 2024 4:02 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Supporting additional afterschool programs

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to

driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Best,  
Dan Laufer - Alameda resident and parent

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Sharing my strong support for Small Size Big Minds proposed after school care  
**Date:** Monday, September 23, 2024 8:21:27 AM

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**From:** Sarah Litwin-Schmid <slitwinschmid@gmail.com>

**Sent:** Friday, September 20, 2024 3:52 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Sharing my strong support for Small Size Big Minds proposed after school care

Dear Planning Board and City Council,

As an Alameda resident and parent of a child who LOVES going to school at Small Size Big Mind, I want to voice my strong support of a preschool and afterschool program at 3100 Central Avenue.

It is unbelievably hard to find quality preschool and aftercare options here, and parents are desperate. I applied for daycares before my child was born and still had to wait—and I have friends telling me that I'm already behind on applying to after school care programs for my 3 year old, based on their own experience.

We really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and

drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Sarah Litwin-Schmid

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for Preschool & Afterschool Program at 3100 Central  
**Date:** Monday, September 23, 2024 8:20:40 AM

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**From:** Ling Shu <lingxshu@gmail.com>

**Sent:** Friday, September 20, 2024 3:42 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for Preschool & Afterschool Program at 3100 Central

Dear Planning Board and City Council,

As a resident and parent in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options and am hearing first-hand from other parents how quickly after-school programs book up - within hours of enrollment opening for the new school year. This is particularly concerning as our eldest comes of age to begin Kindergarten at Otis.

Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale, I quote from [Alameda County Social Services Agency](#): “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go



quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for your full consideration,  
Ling Shu  
Alameda mother of 2

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for Small Size Big Mind at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:20:08 AM

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**From:** Claire McConnell <claireemcconnell@gmail.com>

**Sent:** Friday, September 20, 2024 3:37 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for Small Size Big Mind at 3100 Central Avenue

Dear Alameda Planning Board and City Council,

As a resident and parent in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

My son is a student at their existing Bridgeview campus, and we are very happy with his care. The staff offers rich education and kindness, and my son has loved his time there. I have no doubt SSBM would operate with the same quality and integrity at the new Central campus.

More generally, we are in need of more high-quality, affordable, and accessible care for school-age children in Alameda. My family has had trouble finding quality and accessible options for my 11-year-old daughter so I am very familiar with the limited options. I look forward to sending my son to the Central campus once he starts kindergarten.

Thank you,  
Claire McConnell  
1115 Pearl Street

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for SSBM  
**Date:** Monday, September 23, 2024 8:19:35 AM

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**From:** Sachie Marubayashi <smarubayashi@gmail.com>

**Sent:** Friday, September 20, 2024 3:18 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for SSBM

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the

neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Sachie

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Sachie Marubayashi  
[smarubayashi@gmail.com](mailto:smarubayashi@gmail.com)  
916 549 6000

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Please approve Small Size Big Mind (SSBM) - After Care program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:19:09 AM

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**From:** Larry Zhou <zhou.larry@gmail.com>

**Sent:** Friday, September 20, 2024 3:12 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Please approve Small Size Big Mind (SSBM) - After Care program at 3100 Central Avenue

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support **approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.**

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. I have sent **both** my young children (1 and 3) to Small Size Big Mind on Santa Clara under Malyka's care and his establishment is wonderful. His love for the children and the staff really shows which is why my wife and I are extremely grateful for finding SSBM to find such amazing preschool for our children. We hope that we can continue putting them under his supervision going into grade school at this aftercare facility.

As families we really need more high-quality childcare options in our area.

- **This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care**, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- **Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.**

The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- **3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.**

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

Based on the growing demand in our neighborhood for high quality, walkability, and local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

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Larry | [zhou.larry@gmail.com](mailto:zhou.larry@gmail.com) | 716 867 6816  
Mathematics, Business, [Photography](#)

|

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for the New Childcare Program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:17:47 AM

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**From:** Scott Harding <scotthardingjr@me.com>

**Sent:** Friday, September 20, 2024 3:12 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for the New Childcare Program at 3100 Central Avenue

Dear Planning Board and City Council Members,

I hope this message finds you well. As an early childhood educator with decades of experience, as a parent of a toddler, and as a community member, I am writing to express my strong support for the proposed preschool and afterschool program at 3100 Central Avenue by Malyka Chop and Small Size Big Mind.

Accessing high-quality early childhood programming is a significant challenge for families in our community. Currently, over 115,000 children in Alameda County lack access to formal childcare and early education. Alarmingly, only 31% of children with working parents have a licensed childcare space available to them. These statistics highlight an urgent need for more quality options in our area.

The Small Size Big Mind program stands out as a reputable provider; however, many families face waitlists of 12 to 36 months for enrollment. The establishment of this program at 3100 Central Avenue would not only alleviate some of this pressure but also offer families a vital resource within walking distance of Otis and Edison elementary schools. This location is ideal for aftercare and is conveniently situated near a public park, enhancing opportunities for outdoor activities and community engagement.

As a resident and parent in Alameda, I understand the preferences of many families to walk or bike to school. The east end location is centrally located, making it accessible and practical for families who prioritize sustainable transportation.

I have witnessed firsthand how Small Size Big Mind respects the concerns of the community regarding parking and noise. The program's staff plan to be mindful of

drop-off and pick-up times, which they plan to stagger over a 2.5-hour window, minimizing disruption. Furthermore, by removing a driveway and increasing public curb space, the owners are committed to improving parking accessibility for the entire neighborhood.

It is worth noting that the property at 3100 Central Avenue was previously approved for religious assemblies of up to 125 people. The proposed use for a preschool and aftercare program, with a maximum capacity of 50 children, will have a significantly lower impact on parking, congestion, and noise.

Given the growing demand for accessible, high-quality childcare options in our community, I urge you to approve the preschool and afterschool program at 3100 Central Avenue. This initiative will not only support local families but also strengthen our community as a whole.

Thank you for considering this vital need for our families.

Warm regards,

Scott Harding  
Alameda Parent and Resident

Scott Harding, M.Ed.  
Cell: 856.316.8288



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Please Support After School and Preschool at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:17:09 AM

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**From:** Stéphane Furderer <stephane.furderer@gmail.com>  
**Sent:** Friday, September 20, 2024 3:02 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Please Support After School and Preschool at 3100 Central Avenue

Dear Alameda City Council Member

I am a parent, an Alameda resident, and a voter.

**I strongly support Small Size Big Mind Preschool's after-school and preschool programs.**

**They were recently approved at 3100 Central Avenue.**

Alameda families, like mine, **need better aftercare and preschools near 3100 Central Avenue.**

I know from experience that the Small Size Big Mind community respects its neighbors.

(1) Student drop-off and pick-up are minimally impactful, as they are spread over a 2.5-hour window. This avoids a large rush of traffic or parking.

(2) Small Size Big Mind has solutions to avoid traffic, parking, noise, and congestion. They address the concerns raised.

(3) Small Size Big Mind has also agreed to increase public parking. They will do this by removing a driveway from the property. They will designate drop-off and pick-up areas off Central Avenue. If needed, they will implement curbside drop-

off and pick-up.

Our long waitlist of families needing aftercare and preschool lives within walking distance of 3100 Central.

- Many families at our other locations bike, walk, and scoot to school.
- The 3100 Central Avenue location encourages these modes of transport. It is even closer to parents on the East End. It is much closer than other locations and other afterschool options that are available.
- Most employees of Small Size Big Mind live in Alameda. And the company participates in the Alameda TMA program. Its employees use public transit regularly.
- Small Size Big Mind will also be adding short and long term bike parking onsite as well.

Small Size Big Mind will use proper fencing. They will also clear lines of sight, set back structures, and landscape the property to match the neighborhood.

Small Size Big Mind has consulted the regulations of the Alameda Fire Department, State Childcare Licensing, and City Planning.

This is to ensure the facility is used at the right capacity for its size.

**Please support the many Alameda residents.**

Please support the many Alameda residents who live near 3100 Central Ave and are in desperate need for more afterschool and childcare options.

Please also support and the open the recent approval of the 3100 Central Avenue location to operate as an afterschool/preschool.

Your support will help many families have access to 3100 Central Avenue needed resource of education, caring, and engaging the children of our future.

Thank you all for your support when we needed it.

Stephane Furderer

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Please approve preschool and aftercare at 3100 central  
**Date:** Monday, September 23, 2024 8:16:32 AM

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**From:** Libby Enright <libbyenright@gmail.com>

**Sent:** Friday, September 20, 2024 2:56 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Please approve preschool and aftercare at 3100 central

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to

driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you  
Elizabeth Enright

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for SSBM Central Ave location  
**Date:** Monday, September 23, 2024 8:16:04 AM

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**From:** Jennelle Torres Wadford <jtwadford@gmail.com>

**Sent:** Friday, September 20, 2024 2:41 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for SSBM Central Ave location

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an

alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Jennelle Torres Wadford

“Education begins the moment we see children as innately wise and capable beings. Only then can we play along in their world.”

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support of Small Size Big Mind Preschool and Aftercare  
**Date:** Monday, September 23, 2024 8:15:38 AM

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**From:** Maxime Crépin <crepinmaxime@gmail.com>

**Sent:** Friday, September 20, 2024 2:38 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support of Small Size Big Mind Preschool and Aftercare

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options as a father of a 13 month old. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. When my wife was only 6 weeks pregnant, we started touring local daycares. Multiple daycares told my wife "thank goodness your company has a long maternity leave, otherwise you would be here too late". The expectation should not be that you have to be on a waitlist before even conceiving a child. I know that this does not improve as children move into preschool and aftercare.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from



school and this location is perfect due to its east end location in the heart of our neighborhood.

- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions, please approve this preschool and afterschool program to support this critical community need.

Best,  
Maxime Crepin

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] SSBM  
**Date:** Monday, September 23, 2024 8:15:07 AM

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**From:** naomi356 <naomi356@gmail.com>

**Sent:** Friday, September 20, 2024 2:37 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] SSBM

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

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- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thanks!  
Naomi

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support of proposed preschool/afterschool program at 3100 Central Ave  
**Date:** Monday, September 23, 2024 8:14:29 AM

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**From:** Tamir H <tamirh@gmail.com>  
**Sent:** Friday, September 20, 2024 11:52 AM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Support of proposed preschool/afterschool program at 3100 Central Ave

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

My wife and I have a 2.5 year old currently with Small Size Big Mind (on Pan Am way on the naval base) and it's been wonderous the activities and community they've helped foster.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

As families we really need more high-quality childcare options in our area.

Best Regards,  
Tamir

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for School and Preschool at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 8:13:58 AM

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**From:** Kathryn Bodle Kelly <kathrynbodle@gmail.com>

**Sent:** Friday, September 20, 2024 11:19 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for School and Preschool at 3100 Central Avenue

Dear Planning Board and City Council,

I'm writing again to express my support for the approval of a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

As a resident and parent in Alameda I know how hard it is to find quality preschool and aftercare options. One of the reasons that my husband and I chose to settle in Alameda in 2020 was because of its reputation as a family-friendly city, so we urge the decision makers in our community to support concrete efforts that further this vision, such as the need for more high-quality childcare options in our area.

As parents of a child at Small Size Big Mind, we have been impressed with the organization, thoughtfulness, and attentiveness of the management, staff, and teachers. Not only do they provide an excellent early education but also they understand the importance of community to a child's well being. As such, I believe their plans for 3100 Central Ave will be a benefit for Alamedeans for the following reasons:

- The location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Kathryn Kelly  
1856 Nason St

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for approval of childcare at 3100 Central  
**Date:** Monday, September 23, 2024 8:13:29 AM

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**From:** Nhon Luu <nhon.luu@gmail.com>

**Sent:** Friday, September 20, 2024 9:51 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for approval of childcare at 3100 Central

Dear Planning Board and City Council -

As residents, parents, and voters in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months and we were lucky to get our eldest daughter into their program.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.

- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you,  
Nhon, Aesun, Ada, and Emma



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Support for Afterschool/Preschool Program  
**Date:** Monday, September 23, 2024 8:12:53 AM

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**From:** Bryce Yale <bryce.yale20@gmail.com>  
**Sent:** Friday, September 20, 2024 9:04 AM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Support for Afterschool/Preschool Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and

from school and this location is perfect due to its east end location in the heart of our neighborhood.

- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Sincerely,  
Bryce Yale

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Allen Tai](#)  
**Subject:** FW: [EXTERNAL] Small Size after school program  
**Date:** Monday, September 23, 2024 8:11:35 AM

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**From:** Lisa Trokic <lisa.trokic@gmail.com>  
**Sent:** Thursday, September 19, 2024 7:25 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Small Size after school program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.

I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.

- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Regards,

Lisa K Trokic

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] A neighbor that supports afterschool program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 11:09:29 AM

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**From:** Caitlin Phelps <phelpscaitlin@gmail.com>  
**Sent:** Monday, September 23, 2024 10:32 AM  
**To:** phelpscaitlin@gmail.com  
**Subject:** [EXTERNAL] A neighbor that supports afterschool program at 3100 Central Avenue

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

My son is in the SSBM Bridgeview campus and my daughter who is now 8 also went to the Bridgeview campus. Everyone at SSBM is like family now. It is an excellent childcare family-run establishment. We feel fortunate to be at one of their campuses now but we know of other families struggling to find child care.

Thank you for your time and help,

Best,  
Caitlin Phelps  
1130 Fountain Street Alameda, CA  
[phelpscaitlin@gmail.com](mailto:phelpscaitlin@gmail.com)  
408-460-8171

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL]  
**Date:** Monday, September 23, 2024 11:08:53 AM

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**From:** Mars Pedrozo <marspedrozo@icloud.com>  
**Sent:** Monday, September 23, 2024 10:33 AM  
**To:** Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL]

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of

up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Regards,

Marciano Pedrozo



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Preschool/Afterschool Program  
**Date:** Monday, September 23, 2024 11:08:27 AM

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**From:** Tess Anabo <[mtanabo@gmail.com](mailto:mtanabo@gmail.com)>

**Sent:** Monday, September 23, 2024 10:38 AM

**To:** Malia Vella <[MVella@alamedaca.gov](mailto:MVella@alamedaca.gov)>; Trish Spencer <[tspencer@alamedaca.gov](mailto:tspencer@alamedaca.gov)>; Tracy Jensen <[tjensen@alamedaca.gov](mailto:tjensen@alamedaca.gov)>; Tony Daysog <[TDaysog@alamedaca.gov](mailto:TDaysog@alamedaca.gov)>; Marilyn Ezzy Ashcraft <[MEzzyAshcraft@alamedaca.gov](mailto:MEzzyAshcraft@alamedaca.gov)>; Sunny Tsou <[stsou@alamedaca.gov](mailto:stsou@alamedaca.gov)>; Andy Wang <[awang@alamedaca.gov](mailto:awang@alamedaca.gov)>; Xiomara Cisneros <[xcisneros@alamedaca.gov](mailto:xcisneros@alamedaca.gov)>; Hanson Hom <[hhom@alamedaca.gov](mailto:hhom@alamedaca.gov)>; Asheshh Saheba <[asaheba@alamedaca.gov](mailto:asaheba@alamedaca.gov)>; Teresa Ruiz <[truiz@alamedaca.gov](mailto:truiz@alamedaca.gov)>; Diana Ariza <[dariza@alamedaca.gov](mailto:dariza@alamedaca.gov)>; Henry Dong <[HDong@alamedaca.gov](mailto:HDong@alamedaca.gov)>

**Cc:** [ssbm2](mailto:ssbm2@smallsizebigmindpreschool.com) <[ssbm2@smallsizebigmindpreschool.com](mailto:ssbm2@smallsizebigmindpreschool.com)>

**Subject:** [EXTERNAL] Preschool/Afterschool Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Thank you for your time,  
Tess Anabo (local bicyclist)

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Please Support Small Size Big Minds at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 11:08:01 AM

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**From:** Anna Maier <aemaier@gmail.com>

**Sent:** Monday, September 23, 2024 10:51 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Please Support Small Size Big Minds at 3100 Central Avenue

Dear Planning Board and City Council Members,

I am a parent, Alameda resident, and registered voter and I strongly support the afterschool and preschool program operated by Small Size Big Mind (SSBM) that was recently approved for 3100 Central Avenue. There is a DESPERATE need for more high-quality aftercare and childcare/preschool in our community.

Both of my children have gone to SSBM, my daughter from age 3-5 and my son is currently enrolled there in infant care. We have found SSBM to be very respectful neighbors who organize drop off and pick up in thoughtful ways that do not overwhelm the local community. The times are stretched out over 2-2.5 hours so not everyone arrives or departs at once. SSBM is mindful of the need to avoid traffic, parking, and noise issues and will increase public parking at the new facility as well as designating drop off and pick up areas. They have operated curbside drop off and pick up during the pandemic and can do so again at the new site if needed.

There is a long waitlist of families hoping to access afterschool and preschool near 3100 Central and in Alameda more generally. I had a very difficult time finding a spot for my daughter back in 2021 and my son in 2023. The last thing we need is STOP more options from being available. Many SSBM families commute to school by walking or biking. Employees mostly live in Alameda and also take public transit to get to work in many cases.

The school is very conscientious of meeting all regulations for city and state licensing. They will use the facility appropriately for its size, provide appropriate fencing, and keep the property and landscaping in good repair. This facility was previously a preschool so there should really not be an issue with another preschool moving in.

PLEASE SUPPORT THE MANY ALAMEDA FAMILIES WHO NEED MORE

## AFTERSCHOOL AND CHILDCARE OPTIONS.

I want to live in an inclusive community that supports young families like my own.

Thank you,  
Anna Maier

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**Anna Maier**

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Small Size Big Mind proposal 3100 Central Ave  
**Date:** Monday, September 23, 2024 11:07:41 AM

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**From:** Matt Murray <matt.john.murray@gmail.com>

**Sent:** Monday, September 23, 2024 10:52 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Small Size Big Mind proposal 3100 Central Ave

Dear Planning Board and City Council,

As a resident and parent of three kids in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.” <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>  
As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the

neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for your serious consideration of this proposal and for your service to our community.

Matthew Murray  
3015 San Jose Ave

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Critical Community Need, Approve SSBM @ 3100 Central Ave  
**Date:** Monday, September 23, 2024 11:07:11 AM

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**From:** Quinton <qalarson@gmail.com>

**Sent:** Monday, September 23, 2024 10:56 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Critical Community Need, Approve SSBM @ 3100 Central Ave

Dear Planning Board and City Council,

As an Alameda resident and parent, I wholeheartedly support approving the preschool and afterschool program at 3100 Central Avenue, proposed by Malyka Chop and Small Size Big Mind.

Quality childcare is extremely limited, with programs like Small Size Big Mind having waitlists of 12-36 months. According to Alameda County, about 79% of children, with working parents, lack access to licensed child care and early education. Clearly the demand far exceeds the available licensed spaces for children. To ignore this, is to ignore our children.

At a larger scale, the State of California is facing a critical shortage of early care and education, with many areas labeled as childcare deserts. The pandemic exacerbated this gap, leading to the closure of numerous childcare facilities statewide. In response, the Legislature enacted the Child Care and Development Infrastructure Grant Program (Welfare and Institutions Code section 10310) on July 23, 2021, to expand access and mitigate these closures.

If you were to vote "no" to SSBMs location request, it would directly contradict the state's efforts to increase childcare availability, support working parents, and stimulate the local economy.

In regards to our Alameda community, the proposed location is ideal, within walking distance of Otis and Edison elementary schools, close to parks, and near many family homes. Its accessibility supports a walkable, bike-friendly community which is a primary goal of Alameda's Strategic 2023-2026 Plan.

With regards to our personal experience, Small Size Big Mind has consistently been

respectful of neighbors, effectively managing parking, congestion, and noise. The owners have already respectfully addressed community concerns to the new location by updating the design, schedule, and parking plan. The impact will be minimal, as the facility will serve fewer children (max 50) than the previously approved religious assembly (up to 125 people).

The benefits to our Alameda community and families far outweigh the purported "impacts," which, in my view, are being significantly overstated by some neighbors. I encourage everyone to critically examine the claims being made and seek concrete evidence of these "impacts" rather than relying on exaggerations and hearsay.

Please approve this program to meet our community's growing demand for local, high-quality childcare and to support the state's childcare expansion goals.

Sincerely,  
Quinton Larson (Father/Husband)



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Small Size Big Mind Aftercare and Preschool Approval  
**Date:** Monday, September 23, 2024 11:05:59 AM

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**From:** Jinny Hwang <jinnysh@gmail.com>

**Sent:** Monday, September 23, 2024 9:00 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Cc:** Jeff Huang <jeffhuang13@gmail.com>

**Subject:** [EXTERNAL] Small Size Big Mind Aftercare and Preschool Approval

Dear Planning Board and City Council,

As residents and young parents in Alameda, we strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

We were excited to hear about a new preschool and afterschool program being available in our area, especially because it was being offered by Small Size Big Mind. We have no doubt SSBM would provide high quality care for children through that program, speaking from personal experience.

We were disappointed to hear that there is resistance to allowing this program to move forward. We moved to Alameda back in 2020, right before the pandemic, because we were attracted to its family-friendly reputation and its neighborly community. However, this continued resistance to a new childcare program sorely undermines our understanding of what kind of city Alameda is and strives to maintain. You may be aware that the pandemic revealed severe gaps in how childcare is managed and provided in the city, much less the country. If the city expects to expand and further develop, it needs to provide or allow for additional childcare resources so that working parents, such as ourselves, could continue to raise their families here. It is disheartening to hear that there are people who refuse to be good neighbors and allow for that to happen. We ask that the Planning Board and City Council reconsider their decision, as it truly takes a village to raise our children.

Sincerely,  
Jeffrey and Jinny Huang

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] public comment in support of Small Size Big Mind preschool and aftercare program  
**Date:** Monday, September 23, 2024 11:05:37 AM

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**From:** brent hall <bqhall@gmail.com>

**Sent:** Monday, September 23, 2024 9:00 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] public comment in support of Small Size Big Mind preschool and aftercare program

Dear Planning Board and City Council Members,

As a long-time Alameda resident and parent, I am writing to express my strong support for approving the preschool and afterschool program proposed by Malyka Chop and Small Size Big Mind at 3100 Central Avenue.

My daughter has been attending Small Size Big Mind, and our experience has been nothing short of exceptional. The positive impact on her development and our family's life cannot be overstated. However, I am acutely aware that many families in our community are not as fortunate. The waitlists for quality programs like Small Size Big Mind often stretch from 12 to 36 months, leaving many parents in difficult situations.

The statistics are alarming: over 115,000 children in Alameda County lack access to formal childcare and early education. Only 31% of children with working parents in our county have access to licensed childcare spaces. These numbers underscore a critical need that this new facility would help address.

The proposed location at 3100 Central Avenue is ideal for several reasons:

1. It's within walking distance of both Otis and Edison elementary schools, facilitating easy aftercare arrangements.
2. Its proximity to a public park allows for educational outings and outdoor activities.
3. Many families who need these services live within walking or biking distance, promoting a healthier, more environmentally friendly commute.

From my personal experience with Small Size Big Mind, I can attest to their commitment to being good neighbors. They have consistently demonstrated respect for the community regarding parking, congestion, and noise. The staggered drop-off

and pick-up times, spanning over 2.5 hours, minimize any potential parking issues. Additionally, many staff members use alternative transportation, further reducing the impact on local parking.

I'm impressed by the proactive steps the owners have taken to address neighborhood concerns. They've modified their design, program, schedule, and procedures to ensure they'll be a positive addition to our area. The plan to remove a driveway and increase public curb space for parking is a thoughtful touch that will benefit the entire neighborhood.

It's worth noting that the current approval for this location allows for religious assemblies of up to 125 people. The proposed preschool and aftercare program, with a maximum of 50 children, would have a significantly lower impact on the neighborhood in terms of parking, traffic, and noise.

As a parent who has experienced the transformative impact of quality early education, I urge you to approve this proposal. Our community desperately needs more high-quality, accessible childcare options. This program will not only meet an immediate need but will also contribute to the long-term well-being and success of Alameda's children and families.

Thank you for your consideration and your commitment to our community's future.

Sincerely,  
Brent Hall, Alameda Resident and Parent

2906 Bayview Dr  
Alameda, CA 94501

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Strong Support for Preschool and Afterschool Program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 11:05:10 AM

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**From:** Kyla Westphal <kylawestphal@gmail.com>  
**Sent:** Monday, September 23, 2024 9:03 AM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Strong Support for Preschool and Afterschool Program at 3100 Central Avenue

Dear Planning Board and City Council,

As a resident of Alameda and the parent of a child who attends a local preschool, I am writing to express my strong support for the approval of the preschool and afterschool program at 3100 Central Avenue, as proposed by Malyka Chop and Small Size Big Mind.

My daughter has had nothing but positive experiences at her preschool, where she's grown socially and academically in a nurturing, engaging environment. This program has been a cornerstone of her early development, and I believe it offers an invaluable service to families like mine.

The need for high-quality childcare and afterschool programs in Alameda is greater than ever. The reality is that programs like Small Size Big Mind often have waitlists of 12-36 months, making it clear that families are struggling to find adequate care. Alameda County itself reports that over 115,000 children lack access to formal childcare and early education. Only 31% of children with working parents have access to a licensed childcare space, creating a significant gap in services. This shortage places enormous pressure on families, especially in neighborhoods like ours that need more accessible options.

The proposed location at 3100 Central Avenue is ideal for several reasons. It is walking distance to Otis and Edison elementary schools, which makes it a natural fit for families who need aftercare. It's also close to a public park, providing a great opportunity for safe, enriching outdoor activities. Additionally, many of the families in the area, including ours, prefer to walk or bike to school, making this location even more convenient and environmentally friendly.

From my experience, the Small Size Big Mind community has consistently been respectful of its neighbors, carefully addressing concerns about parking, noise, and congestion. Drop-off and pick-up times are staggered over several hours, ensuring that traffic remains manageable. The staff are considerate about parking, with many choosing to walk, bike, or use public transportation, further reducing the neighborhood's traffic burden.

Furthermore, the owners have thoughtfully updated the design, program schedule, and parking/drop-off procedures to accommodate the neighborhood's concerns. These changes include increasing public parking by removing a driveway, a gesture that shows their commitment to making this preschool a positive addition to the community. It's important to note that the property has previously been used for religious assemblies of up to 125 people—far more than the proposed 50 children in the preschool—indicating that the impact on parking, congestion, and noise will actually be reduced compared to past use.

Approving this program will not only address the growing demand for local childcare but will also contribute positively to our neighborhood. I urge you to approve the preschool and afterschool program at 3100 Central Avenue to help meet this critical need.

Thank you for your time and consideration.

Sincerely,

Kyla Westphal

Alameda Parent & Resident

2906 Bayview Dr, Alameda, CA 94501

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] After School Care!! We need more!!  
**Date:** Monday, September 23, 2024 11:04:39 AM

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**From:** Yael Rosenwald <yrosenwald@gmail.com>

**Sent:** Monday, September 23, 2024 9:06 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] After School Care!! We need more!!

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them."<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to

driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for considering this,

Yael Emmerich

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] In Support of Afterschool Program  
**Date:** Monday, September 23, 2024 11:04:12 AM

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**From:** Challen Wadalawala <challenvenusclarke@gmail.com>

**Sent:** Monday, September 23, 2024 9:25 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] In Support of Afterschool Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for aftercare, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.



- The owners have updated the design, program, schedule, and parking and drop-off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and aftercare with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high-quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Sincerely,

Challen Wadalawala

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Approve preschool and afterschool program at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 11:03:53 AM  
**Attachments:** [btn\\_in\\_20x15.png](#)

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**From:** Jolene Anello <joleneanello@gmail.com>

**Sent:** Monday, September 23, 2024 9:33 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Approve preschool and afterschool program at 3100 Central Avenue

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to

them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to

driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you  
Jolene

**Jolene Anello Oliver**  
**San Francisco**

c. 619.818.7074

e. [joleneanello@gmail.com](mailto:joleneanello@gmail.com)



[View my profile](#)

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: 3100 Central Childcare  
**Date:** Monday, September 23, 2024 10:24:16 AM

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**From:** Gage Davis <wgdavis21@hotmail.com>

**Sent:** Monday, September 23, 2024 9:48 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] 3100 Central Childcare

Hello Planning board,

As an Alameda citizen I am writing to you in support of Small Size Big Mind and their proposed new child care campus at 3100 Central.

There is not an excess of child care options in this city and the more there are the better for the residents. Alameda prides itself on being family friendly and if the board shuts down options for childcare, that would have a negative impact on this town.

The location is near main highways of High and Central, and would not contribute more noise than already is there.

Thank you!

**From:** [Pastor Cindy](#)  
**To:** [Nancy McPeak](#)  
**Subject:** [EXTERNAL] Small Size Big Mind Statement of Support  
**Date:** Monday, September 23, 2024 11:59:00 AM

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Dear Members of the Planning Board,

I am writing in support of the Small Size Big Mind afterschool program on Santa Clara Avenue.

Small Size Big Mind (SSBM) has leased the Education Building at First Presbyterian Church since 2020.

SSBM has been an ideal tenant. It has been a joy for this congregation to “host” the 100 children who are cared for on our property every day.

The school is very well run. Malyka Chop, the co-owner, is responsible and responsive. The parents are respectful of the property and the neighborhood. We have only a small parking lot, yet parents navigate it carefully and without incident at pick-up. Many, many parents arrive on foot or by bicycle, demonstrating the service that this provides to the immediate neighborhood.

The Small Size Big Mind teachers are very cognizant of the fact that the school is embedded in a church. While services are not held during the week, we have many activities which have never been negatively impacted by the presence of the children.

The after school program is greatly needed. I believe Small Size Big Mind will be an excellent provider of this service. I highly recommend this service to the Planning Board.

With warm regards,  
Pastor Cindy

Rev. Cynthia Towle Kephart  
First Presbyterian Church of Alameda  
2001 Santa Clara Avenue 94501  
[PastorCindy@AlamedaChurch.com](mailto:PastorCindy@AlamedaChurch.com) | 510-522-1477

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] new preschool and daycare facility  
**Date:** Monday, September 23, 2024 11:34:11 AM

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**From:** Meg Pardo <[megpardo11@gmail.com](mailto:megpardo11@gmail.com)>

**Sent:** Friday, September 20, 2024 4:45 PM

**To:** Sunny Tsou; [tod@building43winery.com](mailto:tod@building43winery.com); Hanson Hom; Asheshh Saheba; Teresa Ruiz; Diana Ariza; Xiomara Cisneros; Andy Wang; Jennifer Ott; Trish Spencer; Tracy Jensen; Tony Daysog; Malia Vella; Marilyn Ezzy Ashcraft; City Clerk; Planning; City Attorney

**Cc:** Mina Bravo; Julie Thomas

**Subject:** [EXTERNAL] new preschool and daycare facility

To All,

I hope this letter finds you well. I am writing to express my concerns regarding the recent proposal to open a new school adjacent to Saint Philip Neri in our community. While I fully support efforts to expand educational opportunities for students, I am deeply concerned about the potential impact this decision could have on traffic, congestion, and overall safety in the area.

As you may know, the current traffic situation around Saint Philip Neri is already challenging, especially during school drop-off and pick-up times. Adding another school in such close proximity would likely exacerbate these issues, resulting in severe traffic congestion. This not only creates inconvenience for parents and commuters but also poses significant safety risks to students, staff, and pedestrians.

Increased traffic congestion around schools increases the likelihood of accidents, particularly in areas where children are walking, crossing streets, or being dropped off. Without proper planning and infrastructure improvements, the situation could become hazardous for everyone involved.

I urge you to carefully consider the long-term implications of this proposal and ensure that a thorough traffic and safety assessment is conducted before any final decisions are made. It is essential that the safety and well-being of students, parents, and the wider community are prioritized.

I would appreciate any information you can provide on how these concerns are being addressed in the planning process, and I hope you will take action to prevent any negative impacts on traffic, congestion, and safety in our neighborhood.

Thank you for your attention to this important matter. I look forward to your response and hope we can work together to find a solution that balances the need for new schools with the safety and well-being of our community.

Sincerely,

Meg Pardo Bartolome

(concerned parent from Saint Philip Neri)

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Comment for PB 9/23/24 item 5a: Preschool at 3100 Central Ave  
**Date:** Monday, September 23, 2024 11:32:38 AM

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**From:** Matt Thanabalan <[mattjth@gmail.com](mailto:mattjth@gmail.com)>  
**Sent:** Sunday, September 22, 2024 10:26 PM  
**To:** City Clerk; Sunny Tsou; Hanson Hom; Asheshh Saheba; Teresa Ruiz; Diana Ariza; Xiomara Cisneros; Andy Wang; Jennifer Ott; Trish Spencer; Tracy Jensen; Malia Vella; Marilyn Ezzy Ashcraft; Planning  
**Subject:** [EXTERNAL] Comment for PB 9/23/24 item 5a: Preschool at 3100 Central Ave

Dear Planning Commissioners,

My name is Matthew Thanablan. I live five doors down from the proposed use.

I understand the need for all neighborhoods to have their fair share of uses identified as needed in the general plan. I support a childcare use at this location, and am grateful that staff have revised the conditions associated with the use permit from what they presented originally, but I am surprised at the increased intensity of use proposed without third party impact analysis.

I request **two revisions to the drafted conditions of approval associated with this use permit** to mitigate the new and significantly more intense use being proposed (while a 12-child preschool was operating in the site until recently, none of the previous religious use permits staff have referenced a childcare use other than Sunday school.) Not only has childcare not been an evaluated and approved use of the site before (based on the previous use permits referenced), but the number of students currently allowed in the drafted conditions of approval (50 at a time up to twice daily) would mean a significantly more intense use than the childcare for 12 that previously operated there - all the more reason to tie the conditions of approval to objective third-party analysis. It is not the job of the state childcare licensing entity to evaluate noise and traffic mitigation - it is the City's.

Noise is the most obvious conflict with meeting the City's Use Permit standards of being operationally harmonious with surrounding uses. City code 4-10.4 describes the acceptable outdoor noise level to be 75 decibels. Twelve preschool aged children playing at this location has been recorded to be 92 decibels, which is already not operationally harmonious with residential uses less than five feet away. **The Commission should revise the condition related to the maximum number of children allowed to play outdoors at any one time from 18 (150% of the last childcare use at the property) to 14 (117% of the last childcare use at the**



**property**- this would still be a noise level that would often exceed what the City allows per code, but is consistent with what is allowed for a large family daycare use, appropriate for a single family home sized building and lot.) This is especially important since the proposed outdoor space is immediately adjacent to the outdoor playspace for St. Philip Neri (producing its own decibels) and because the number of hours this use would be permitted to operate is 55 hours per week (compared to 12 hours per week approved under the religious assembly use staff referenced.)

I am also concerned about the 200 additional trips daily on a High Injury Corridor: Unless the total number of students allowed daily is revised, there could be up to a total of 200 new pickup/dropoff events every day (50 daycare dropoffs in the morning, 50 pickups later, 50 dropoffs for afterschool care in the afternoon followed by 50 pickups in the early evening) half of which would be during peak hours (which doesn't account for the 20 proposed staff, which is 10x as many staff than worked at the former preschool.) Whether those events are pedestrians, bicycle, or vehicle trips, and whether they are offset by reduced VMT by locating a third preschool in a three-block radius, typically a third party traffic analysis would be performed to confirm compatibility with CEQA exemption- **this should be done and the total number of students allowed daily revised in the conditions accordingly if needed.**

Sincere thanks for your service to the City of Alameda.

Matthew Thanabalan

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Concerns Regarding the Sale of the Church Property at 3100 Central to a Large Preschool  
**Date:** Monday, September 23, 2024 11:31:29 AM

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**From:** Downes Angelique <[akdownes@yahoo.com](mailto:akdownes@yahoo.com)>  
**Sent:** Monday, September 23, 2024 9:55 AM  
**To:** Planning  
**Subject:** [EXTERNAL] Concerns Regarding the Sale of the Church Property at 3100 Central to a Large Preschool

City Planning Department,

I am writing to express my concerns about the potential sale of the church property at 3100 Central to a large preschool. The preschool would accommodate 100 students and 20 staff members, with daily drop-offs and pickups. I understand the importance of early childhood education, but I am deeply concerned about the impact this will have on traffic and safety in our neighborhood.

As a resident of the neighborhood and parent of two young children who attend St. Philip Neri School, located around the corner from the proposed preschool site, I have witnessed firsthand the challenges we already face in managing traffic and ensuring the safety of all in the area. With approximately 250 students, our school has implemented many safety measures, such as student patrols and staff actively managing drop-off zones to maintain safety.

Unfortunately, adding a large preschool in such a congested area would exacerbate traffic issues. My children bike to school daily, and with the increased traffic from drop-offs and pick-ups, combined with the planned fencing by the new owners that will block sightlines for drivers, cyclists, and pedestrians, I am concerned this will compromise the safety of students and other community members.

High Street is already a narrow, busy road, particularly in the mornings. Two other elementary schools are within a 10-block radius, and Central Avenue is a major bike route for middle schoolers attending Lincoln. The proposed preschool's addition would increase congestion and risk for all students commuting to school.

I kindly request that the city council consider denying the sale of the church property to this preschool or at least require further investigation into traffic and safety concerns for our neighborhood. I believe our city is committed to promoting safe, bike-friendly roads, and this development would be a step backward in that mission.

Thank you for your attention to this matter, and I hope you will consider the well-being and safety of our children and community.

Sincerely,  
Angelique Downes

1401 Versailles Ave  
Unit B  
Alameda, CA

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#); [Cara Silver](#)  
**Subject:** FW: URGENT: Appeal of Use Permit for 3100 Central Avenue, Alameda  
**Date:** Monday, September 23, 2024 11:30:15 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

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**From:** Monica Burneikis <[monica@burneikislaw.com](mailto:monica@burneikislaw.com)>  
**Sent:** Monday, September 23, 2024 10:29 AM  
**To:** CityCouncil-List; Planning  
**Subject:** [EXTERNAL] URGENT: Appeal of Use Permit for 3100 Central Avenue, Alameda

Dear Alameda City Council and Planning Department –

I am writing as a citizen of Alameda, and as a Plaintiff's side personal injury attorney, to appeal the Use Permit that has been approved related to the property located at 3100 Central Avenue, Alameda.

The property located at 3100 Central Avenue is poorly suited for the size of preschool and day care center ("SSBM") that is planned to open at that location. The neighborhood surrounding 3100 Central Avenue has limited street parking spots available for residents as it is. Additionally, one other large school and church – St. Philip Neri – already occupies a more than one block area just feet from 3100 Central Avenue. St. Philip Neri is attended by an estimated 325 students. The traffic in the blocks surrounding the school, which includes 3100 Central Avenue, is already incredibly congested. At drop-off time (approximately 7:40 a.m. to 8:10 a.m.) and pick-up time (approximately 3:00 p.m. to 6:00 p.m.), available parking is nearly non-existent.

The neighborhood surrounding 3100 Central Avenue does not have the appropriate infrastructure to support the number of people (100 students, 20 staff members, and 75-100 parents of students) who will visit the proposed SSBM center on a daily basis (twice daily for the parents). Opening up a preschool and day care center that will host approximately 100 students and 20 staff members will mean an additional approximately 75-100 vehicles of traffic (potentially more) in the area at the same general times as the existing drop-off and pick-up times for St. Philip Neri. There are simply not enough parking spaces for all of these additional cars. Parents of children enrolled at St. Philip Neri and SSBMs will be forced to park blocks away from the schools and navigate through congested traffic with their children in tow in order to drop off and pick up their children from their respective schools. Importantly, the resident neighbors of St. Philip Neri and SSBM who arrive home during the rush-hour times will be forced to park their cars blocks from their homes because they will be unable to find parking directly in front of, or even nearby, their homes. Alternatively, residents will be required to circle the block several times waiting for a parking spot to open up, which will create even more traffic and risk to the children who are attempting to cross the neighborhood streets.

**The increase in traffic and risk of illegal parking will create an undue safety hazard for all children in the area, including children walking to/from Otis and Edison Schools, and those riding their bikes down Central towards Lincoln Middle School and Alameda High School.**

The increase in traffic on the neighborhood streets surrounding St. Philip Neri and the proposed SSBM school will cause cars to back up onto Central Avenue and High Street as other vehicles attempt to navigate through the narrow neighborhood streets. Because of the limited street parking spots available, drivers will resort to double parking, making the traffic congestion worse and increasing the risk to children walking in the area as they maneuver through doubly parked cars. Residents will have their driveways blocked by parents who are “just going to be gone for a minute” while they drop off or pick up their children. Cars will park in red zones near corners, marked as such to ensure drivers have a clear line of sight to oncoming traffic and pedestrians crossing the roadway. With cars parked in red zones (which is certain to occur with no ability to increase the amount of available parking in the area), all children and bicyclists in the area will be at increased risk for being hit by cars that are passing illegally parked cars.

The City cannot permit the preschool and daycare center to open without first developing a plan for traffic flow and parking. Unfortunately, there is no plan that will accommodate the sheer number of people who will visit the proposed SSBM center on a daily basis. There are only so many street parking spots. There is no way to increase the number of parking spots available on the surrounding streets. It is also not an option to provide the new preschool and daycare center with dedicated parking spots, as doing so would take parking spots away from neighboring residents. Additionally, there is no traffic plan that will reasonably accommodate the existing St. Philip Neri traffic and the significant increased traffic which will result from an additional 75-100 (or more) vehicles in the exceptionally small area during both the morning and evening rush hours.

If the City moves forward with the approval of the preschool and daycare center, they do so with full knowledge that they are compromising the safety of the neighboring residents and the students at St. Philip Neri, as well as all pedestrians and bicyclist who travel in the area during the morning and afternoon rush hours. The City has been put on notice. The City needs to show that a comprehensive traffic and safety study has been conducted which establishes that the increase in traffic will not cause a significant risk to human safety. Without such a finding, by permitting a preschool and daycare school of this size to open at this location, the City is knowingly creating an unreasonable risk of harm, and liability for such harm will fall on the City’s shoulders and conscious.

For all of the foregoing reason, I respectfully urge the City to withdraw its approval of the Use Permit for the proposed SSBMs school at 3100 Central Avenue.

Warmest regards,

**MONICA J. BURNEIKIS**

**BURNEIKIS LAW, P.C.**



**PERSONAL INJURY TRIAL ATTORNEY**

66 Franklin Street, 3<sup>rd</sup> Floor

Oakland, California 94607

Main: (510) 328-3238

Direct: (510) 488-4223

Text/Fax: (510) 488-4223

[monica@burneikislaw.com](mailto:monica@burneikislaw.com)

<https://burneikislaw.com/>

<https://www.linkedin.com/in/monicaburneikis/>

*Burneikis Law appreciatively pays referral fees in accordance with the provisions of C.R.P.C. Rule 1.5.1*

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**From:** Henry Dang  
**To:** Nancy McPeak; Jennifer Warner  
**Cc:** Steven Buckley  
**Subject:** FW: [EXTERNAL] Concerns Regarding Preschool Project Proposal plans  
**Date:** Monday, September 23, 2024 1:09:36 PM  
**Importance:** High

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**From:** Joe Seifi <[joemseifi@icloud.com](mailto:joemseifi@icloud.com)>  
**Sent:** Monday, September 23, 2024 11:50 AM  
**To:** City Clerk; Sunny Tsou; Hanson Hom; Asheshh Saheba; Teresa Ruiz; Diana Ariza; Xiomara Cisneros; Andy Wang; Jennifer Ott; Trish Spencer; Tracy Jensen; Malia Vella; Marilyn Ezy Ashcraft; Planning  
**Subject:** [EXTERNAL] Concerns Regarding Preschool Project Proposal plans

**Please attach to planning board meeting for Monday, September 23, 2024 – 7:00 PM**

Dear City of Alameda,

I hope this message finds you well. I am writing to formally express several important concerns regarding the proposed preschool project at 3100 Central Avenue. While we recognize the value of early childhood education, we believe the project requires further review to ensure compliance with safety, environmental, and zoning regulations, particularly in a residential neighborhood like ours.

**1. Toilets and Sanitation Facilities**

- Child-to-toilet ratio: One toilet and one sink are required for every 15 children.
- For 50 children: The facility must provide at least four toilets and four sinks.
- Staff toilets: Separate facilities are required for staff, with a minimum of two toilets recommended for 20 staff members.
- ADA compliance: At least one ADA-compliant restroom is required for accessibility.
- Concern: The current plans lack adequate detail regarding these necessary bathroom facilities. Inadequate facilities would risk non-compliance with state regulations and compromise the well-being of both children and staff.

**2. Trash Storage and Pickup**

- Volume of visitors: With 120 daily visitors (50 children per session, plus 20 staff members), the need for a proper trash management plan is crucial.
- Concern: The plans do not account for trash storage or pickup for this volume of people. Clarification is needed on how waste will be managed to avoid issues with sanitation, odors, and potential vermin problems.

**3. Missing Vegetation**

- Existing landscaping: There are 10 large bushes along Fountain Street that are not included in the project plans.
- Concern: Will these bushes be removed, and if so, what are the environmental impacts? These bushes currently play a role in noise mitigation for the neighborhood, which should be considered.

**4. Omission of Large Shed from Plans**

- Current backyard structure: A large shed occupies approximately one-third of the small backyard, yet it is not referenced in the plans, despite the area being proposed for play space.
- Concern: Clarification is needed as to whether the shed will be removed. If so, this could involve significant disruption, and its current role as a noise buffer for the neighborhood should be considered.

**5. Fire and Police Department Safety Study**

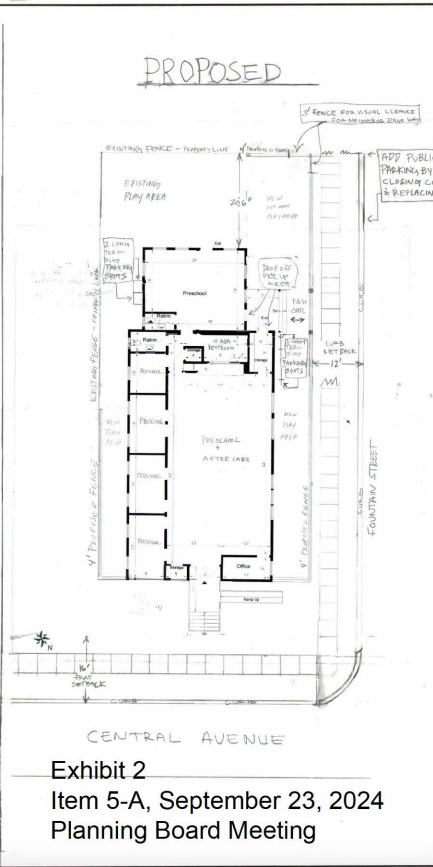
- Public safety concerns: There is no indication of a fire or police department safety study to evaluate the building's suitability for child care purposes.
- Concern: A comprehensive safety assessment is essential, given the scale of the proposed project, to ensure the safety of children, staff, and the surrounding neighborhood.
- 

We respectfully ask that these concerns be addressed to ensure the project proceeds in a manner that is compliant with all regulations, safe for the community, and in harmony with the neighborhood's character.

Respectfully,

Joe Seifi

Alameda Resident



### PROPOSED FENCING

**OVERVIEW**

- Regular scheduling of existing church and preschool building to be used for preschool and after school care by transforming the entire building and grounds into a space suitable for children.
- No changes are proposed to the exterior of the building.
- Add public street parking by removing existing sidewalks and replace the street curb.
- Add 2 elevated long term and 2 short-term bike parking on site.
- Add 4 foot high fence and gate within the 12' street setback of Fountain.
- Add 4 foot high fence perimeter around street. Flush with the base of the building facing Central Avenue and not to extend past the front of the building.
- Reduce fences to 2' height where needed to provide required visual clearance near neighboring driveways.
- Add ADA restrooms and fire alarm system to interior.
- Add energy efficient lighting and appliances and upgrade electrical systems.
- Total maximum attendance is expected to be 50 children.
- Hours are expected to be 7AM to 6PM.
- The morning program will be children specific to preschool.
- The afternoon will be primarily Transitional Kindergarten + Undergarten children.
- Children will use the outdoor space in relational groups of not more than 18 children at a time.
- Elementary school children will also use parks and other public outdoor spaces for outdoor field trips daily.
- Drop off and pickup will be done on Fountain Street at the designated drop off and pick up areas. Curbside drop off and pick up will be used if needed.
- The Teaching staff caring for the children are enrolled and participate in Alameda TNA program as well as bike and walk to work.
- The facilities on our wait list for this program live in the surrounding area and are in walking and biking distance. The program will be licensed and follow the regulations of licensing and fire department regarding capacity, egress, and safety.

Exhibit 2  
 Item 5-A, September 23, 2024  
 Planning Board Meeting

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Request to approve preschool and ASP program  
**Date:** Monday, September 23, 2024 1:08:21 PM

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**From:** Chrissy Hightet <christine.hightet@gmail.com>

**Sent:** Monday, September 23, 2024 11:37 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Request to approve preschool and ASP program

Dear Planning Board and City Council.

As a resident and parent in Alameda, as well as an OUSD educator, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to



driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you!  
Chrissy Highet

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] In Support of Preschool and Afterschool at 3100 Central Ave  
**Date:** Monday, September 23, 2024 1:07:51 PM

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**From:** Becca & Mike <beccandmikedorsey@gmail.com>

**Sent:** Monday, September 23, 2024 11:45 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] In Support of Preschool and Afterschool at 3100 Central Ave

Hello members of City Council and Planning Board,

As a resident and parent in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

While our island is family friendly in many ways, there is a shortage of preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them,” per [Alameda County Social Services](#). Our island can do its part by enabling more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to public parks for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school, and this location is perfect due, right in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop-off and pick-up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an

alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will further add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time - the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Given the growing demand in our neighborhood for high-quality, walkable, local preschool and aftercare solutions, please approve this preschool and afterschool program to support this critical community need.

Best,  
Becca & Mike Dorsey

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] In Support of Preschool and Afterschool at 3100 Central Ave  
**Date:** Monday, September 23, 2024 1:07:29 PM

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**From:** Mike Dorsey <mdorsey5@gmail.com>

**Sent:** Monday, September 23, 2024 11:46 AM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] In Support of Preschool and Afterschool at 3100 Central Ave

Hello members of City Council and Planning Board,

As a resident and parent in Alameda, I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

While our island is family friendly in many ways, there is a shortage of preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months. On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them,” per [Alameda County Social Services](#). Our island can do its part by enabling more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to public parks for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school, and this location is perfect due, right in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop-off and pick-up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an

alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will further add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time - the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Given the growing demand in our neighborhood for high-quality, walkable, local preschool and aftercare solutions, please approve this preschool and afterschool program to support this critical community need.

Best,  
Mike Dorsey

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Supporting SSBM aftercare @ 3001 Central Ave.  
**Date:** Monday, September 23, 2024 1:07:05 PM

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**From:** Robin Oliva-Kraft <robinkraft@hey.com>

**Sent:** Monday, September 23, 2024 12:21 PM

**To:** CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Supporting SSBM aftercare @ 3001 Central Ave.

Dear Esteemed Planning Board and City Council,

I am writing for a second time to strongly support Small Size Big Mind's aftercare proposal at 3001 Central Avenue. I've had my 3 kids go through their program on Santa Clara (1 is still there) and have been extremely pleased with the quality of their programs and staff. Now that two kids are in elementary school, I would love to be able to send them to a Small Size Big Mind aftercare program.

Over the last three years, I have seen the Small Size community in action, minimizing the impact to the surrounding neighborhood. The number of families that arrive on foot or by cargo bike is astounding. And as kids get older, they often ride their own bike alongside their parents and experience the exhilaration of car-free life. Even when people drive, the morning and afternoon congestion is minimal because people arrive over the course of an hour. I also see many of the teachers waiting for the bus at the end of the day, which surely minimizes the impact on parking in the surrounding area.

Given the intense need for quality childcare in Alameda, and Small Size Big Mind's track record of quality programs and light neighborhood footprint, I hope that you will give an enthusiastic approval for their proposed aftercare program.

Below are some additional points about the proposed facility:

- High quality childcare and education is a public good that makes a community better for all of us
- High quality childcare and education attracts and retains residents to the island (even after their kids have graduated) which will provide continued resiliency to our budget and public departments as well as long-term investments and initiatives

In terms of this specific location:

- I expect many parents will bike or walk to this location. This is a very bike and walking friendly area. In fact, seeing how many parents biked their kids to SSBM has inspired others to start biking their kids around the island. In addition, at Otis most families walk or bike so I know that is the preferred option for families in this community.
- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- Unlike elementary school or a high school, preschool and aftercare pickup and dropoff does not create a 'spike' in demand, since these are spread out over 2-3 hours on either side.
- The Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise. The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.
- I believe Malyka and team have already updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively and be the best possible neighbor. I believe they're even planning to add public parking by removing a driveway and increasing the public curb.
- This new use of 3100 Central Ave will actually have less demand than what it is currently approved for. The proposed use for preschool and aftercare will have a max of 50 children versus its current approval for religious assemblies of up to 125 people. This is a significant difference which should give you all confidence that this will not have much impact on parking, congestion, and noise.

I urge you to make the right decision and approve SSBM @ 3001 Central. Invest in our children which are our future. Invest in the future of our community by attracting and retaining good families to Alameda.

Warm regards,  
Robin

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] In Support of Small Size Big minds planning sessions  
**Date:** Monday, September 23, 2024 1:06:34 PM

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**From:** Jarred Wilichinsky <jwilichinsky@gmail.com>

**Sent:** Monday, September 23, 2024 12:23 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] In Support of Small Size Big minds planning sessions

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind we were on the waitlist for over 2 years as we really wanted the compass that was walking distance to our house

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.

I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.

I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.

Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

The staff are respectful with parking and do not pose a parking burden on the neighborhood



as many bike, walk, or ride public transportation as an alternative to driving.

The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

3100 Central Ave is currently approved and recently used for religious assemblies of up to 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighborhood for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for your consideration  
Megan and Jarred Wilichinsky  
306 Laguna Vista

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] To the City Board  
**Date:** Monday, September 23, 2024 1:06:07 PM

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**From:** D McRae <dmlmcræ84@gmail.com>  
**Sent:** Monday, September 23, 2024 12:23 PM  
**To:** Henry Dong <HDong@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Malia Vella <MVella@alamedaca.gov>  
**Subject:** [EXTERNAL] To the City Board

Dear Planning Board and City Council.

As a resident and educator in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As a community, we really need more high-quality childcare options in our area.

This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.

I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood. Along with thr local families, I as a teacher, also walk to and from work thereby eliminating a need for any additional parking on my part, due to how everything here on the island is reachable by walking or by AC transit.

I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.

Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.

The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.

3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Thank you for your time.

Deidre McRae

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Fwd: Please Support After School and Preschool at 3100 Central Avenue  
**Date:** Monday, September 23, 2024 1:05:55 PM

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**From:** Celestine Do <celestinedo@gmail.com>

**Sent:** Monday, September 23, 2024 12:23 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Fwd: Please Support After School and Preschool at 3100 Central Avenue

Dear Alameda City Council Member

I am parent, alameda resident and registered voter and I strongly support the after-school and preschool programs of Small Size Big Mind Preschool that was recently approved at 3100 Central Avenue.

Alameda families like me and many others are in desperate need for more high quality after care and preschool options near 3100 Central Avenue.

From experience I can say that the Small Size Big Mind community is respectful of its neighbors and that drop off and pick of students is minimally impactful as it is stretched out over a 2.5-hour window of time. This avoids a large rush of traffic or parking. Small Size Big Mind has present solutions to avoid traffic, parking, noise, and congestion to address the concerns that have been brought forward. Small Size Big Mind has also agreed to increase public parking by removing a driveway from the property, designating drop off and pick up areas off Central avenue, and implementing curbside drop off and pick up if needed.

Our long waitlist of families who need aftercare and preschool are living within walking distance of 3100 Central. Many families of our other locations bike, walk, and scoot to school and the location 3100 Central avenue encourages these modes of transportation as it is even closer to parents who live on the East End. Much closer than other locations and other afterschool options that are available. Most employees of Small Size Big Mind also live in Alameda and the company participates in the Alameda TMA program with employees using public transit regularly. Small Size Big Mind will also be adding short and long term bike parking onsite as well.

Small Size Big Mind has agreed to use appropriate fencing and provide adequate line

of sight clearances, setbacks, and landscape the property to stay in keeping with the neighborhood.

Small Size Big Mind has already consulted the regulations of city of Alameda Fire Department, State Childcare Licensing, and City Planning to make sure the facility is used at appropriate capacity for its size.

Please support the many Alameda residents who live near 3100 Central Ave and are in desperate need for more afterschool and childcare options. Please also support the recent approval of the 3100 Central Avenue location to operate as an afterschool/preschool.

Your support will help many families have access to 3100 Central Avenue, a needed resource of education, caring, and engaging the children of our future.

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Celestine Do  
[celestinedo@gmail.com](mailto:celestinedo@gmail.com)  
626.512.5167

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Celestine Do  
[celestinedo@gmail.com](mailto:celestinedo@gmail.com)  
626.512.5167

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] After School Program  
**Date:** Monday, September 23, 2024 3:36:37 PM

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**From:** Dana Stoots <danastoots@ymail.com>  
**Sent:** Monday, September 23, 2024 3:33 PM  
**To:** Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Cc:** ssbm2 <ssbm2@smallsizebigmindpreschool.com>  
**Subject:** [EXTERNAL] After School Program

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale “More than 115,000 Alameda County children lack access to formal childcare and early education. Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them.”<https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>  
As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to

driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] I Support Small Size Big Mind on Central Avenue  
**Date:** Monday, September 23, 2024 3:23:33 PM

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**From:** Van <vnluu8@gmail.com>  
**Sent:** Monday, September 23, 2024 3:03 PM  
**To:** Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] I Support Small Size Big Mind on Central Avenue

Hello,

I understand that the opening of Small Size Big Mind on 3100 Central Avenue will be discussed this evening. I wanted to write to you to let you know that I support its opening. I live a few blocks away from the proposed site, and I do not see an issue with having a preschool/aftercare program in the neighborhood. My children went to Small Size Big Mind (on Santa Clara). My older daughter went to Edison, and I know there is a dearth of good after-school programs in the neighborhood. Small Size Big Mind would definitely fill a gap in the after-school care department!

I also know that Small Size Big Mind is very careful about how they work with the community/surrounding neighborhood, as they did everything possible to be responsible neighbors, especially during the height of the Covid pandemic. That is what I love about the school--they always promote community, and I have personally seen Malyka try to help other Alamedans who were in distress (I've seen him around town talking to homeless members who need help and whatnot). I have no doubt in my mind that Malyka and the Small Size Big Mind team would be equally as attentive and caring about the surrounding neighborhood.

I understand that some neighbors have expressed concerns about the opening of Small Size and have launched a CEQA appeal. To me, many of their concerns reek of NIMBYism to me. Alameda is a small, densely populated town. Unless you are on the far West Side or Bay Farm, virtually every neighborhood has a mix of public and private schools, along with preschools. The East End is no different in this regard. Also, the fact that St. Philip Neri is also trying to prevent this preschool from opening, is highly hypocritical given that I believe they occupied this building before, so I don't know what their deal is. Do they not want competition? Whatever the case may be, it is completely un-neighborly and against the tenets of the Catholic faith, in my opinion.

I may not live across from where this preschool would be, but my area off Central (closer to Park) is a high traffic area, filled with noise day and night--and I work from home. This is part of living in a small town and I personally do not mind it--it's what makes Alameda such a vibrant city that I am proud to call home.

Thank you for your time and consideration.



-Van

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Cc:** [Steven Buckley](#)  
**Subject:** FW: [EXTERNAL] Support for 3100 Central Ave Preschool and Aftercare  
**Date:** Monday, September 23, 2024 2:54:30 PM

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**From:** Susan Chung <susanchung620@gmail.com>

**Sent:** Monday, September 23, 2024 1:51 PM

**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>

**Subject:** [EXTERNAL] Support for 3100 Central Ave Preschool and Aftercare

Dear Alameda City Council Member

As a parent, Alameda resident and registered voter, I strongly support the after-school and preschool programs of Small Size Big Mind Preschool that was recently approved at 3100 Central Avenue.

I believe moving forward and supporting this project will be beneficial for many Alameda families who are searching for more high quality after care and preschool options near 3100 Central Avenue.

As a parent, from our own experience, we can say that the Small Size Big Mind community is respectful of its neighbors and that drop off and pick of students is minimally impactful as it is stretched out over a 2.5-hour window of time. This avoids a large rush of traffic or parking. Small Size Big Mind has present solutions to avoid traffic, parking, noise, and congestion to address the concerns that have been brought forward. Small Size Big Mind has also agreed to increase public parking by removing a driveway from the property, designating drop off and pick up areas off Central avenue, and implementing curbside drop off and pick up if needed.

There is a long waitlist of families who need aftercare and preschool who are living within walking distance of 3100 Central. This makes it the ideal location for an afterschool program along with preschool. In addition, since many families reside nearby, it is perfect for biking, walking, etc.

Please support the many Alameda residents who live near 3100 Central Ave and are in desperate need for more afterschool and childcare options.

Thank you so much for your time and consideration. We truly appreciate your time and support.

Respectfully,  
Susan Chung

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL] Preschool and Afterschool Program  
**Date:** Tuesday, September 24, 2024 8:17:46 AM

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**From:** Sulaiman Ahmad <sulaiman.ahmad@gmail.com>  
**Sent:** Monday, September 23, 2024 8:54 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Cc:** Ashley McCaughan <bodawee@gmail.com>  
**Subject:** [EXTERNAL] Preschool and Afterschool Program

## **Dear Alameda City Council and Planning Board,**

I am writing as a resident and parent in Alameda to express my strong support for the approval of the proposed preschool and afterschool program at 3100 Central Avenue, led by Malyka Chop and Small Size Big Mind.

As many parents in Alameda know, there is a significant shortage of high-quality preschool and aftercare options in our city. It is incredibly challenging to find available spots for young children, which places added pressure on working families like mine. This program offers a vital solution to this problem by providing both preschool and aftercare services in a convenient, accessible location within our community.

The 3100 Central Avenue site is especially ideal due to its proximity to Otis and Edison elementary schools and Lincoln Park. This makes it a perfect location for families who prefer walking or biking to pick up their children, helping reduce traffic and parking issues.

While some neighbors have voiced concerns about noise and parking, I believe it's important to highlight that the property previously hosted assemblies of up to 125 people. The proposed preschool and aftercare program will serve a much smaller number—up to 50 children—resulting in less impact on the neighborhood. Furthermore, drop-off and pick-up times will be spread out over a few hours, easing any potential traffic or parking congestion. Additionally, staff are encouraged to walk, bike, or use public transportation, further reducing parking concerns.

In a city like Alameda, where many families struggle to find childcare, this program is not only beneficial but necessary. Our city's population has grown, and the demand for quality, local childcare has only increased. Approving this program would help meet that demand and ensure Alameda remains a family-friendly community, providing critical resources for working parents and their children.

I urge the Planning Board and City Council to approve the preschool and aftercare program at 3100 Central Avenue. This is an opportunity to address a growing need in our city and ensure that Alameda continues to be a place where families and children can flourish.

Thank you for your consideration.

Sulaiman Ahmad & Ashley McCaughan  
6 Redondo Ct  
Alameda, Ca

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL] Re: Preschool and Afterschool Program  
**Date:** Tuesday, September 24, 2024 8:17:18 AM

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**From:** Ashley McCaughan <bodawee@gmail.com>  
**Sent:** Monday, September 23, 2024 9:02 PM  
**To:** Sulaiman Ahmad <sulaiman.ahmad@gmail.com>  
**Cc:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Re: Preschool and Afterschool Program

Ashley McCaughan reacted via [Gmail](#)

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL] Please support Small Size Big Mind preschool and aftercare program at 3100 Central  
**Date:** Tuesday, September 24, 2024 8:16:24 AM

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**From:** Breanna Bibeau <breannabibeau@gmail.com>  
**Sent:** Monday, September 23, 2024 6:30 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Please support Small Size Big Mind preschool and aftercare program at 3100 Central

Hello,

I've written once before but would like to urge you all again to please support Malyka Chop's proposal to open a Small Size Big Mind preschool and aftercare program at 3100 Central Ave. in Alameda.

I'm a former teacher, current parent and resident of Alameda and know first hand how difficult it is for families to find quality childcare in the area. We have many friends just outside Alameda who have not been able to find care for their kids leading to a parent, usually the mother, leaving their careers for the sake of their families. We don't want this happening to Alameda families as well. Aftercare and quality preschools are already very competitive in Alameda. We struggled to get both our now 5 and 2 year olds in the system. We have been overwhelmingly grateful to finally secure them a spot at Small Size Big Mind and extremely impressed with the community we have found there.

Parking/traffic has never been an issue for us given their long pick up and drop off times.

Noise has been totally reasonable even when all students are out sharing the yard, maybe due to fencing or the incredible play structures, I don't know but it's impressive. Even my son who is sensitive to sound is comfortable.

Thank you for your consideration.

Take care,  
Breanna Bibeau

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL] Approve preschool and afterschool program  
**Date:** Tuesday, September 24, 2024 8:16:01 AM

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**From:** Nishant Dhawan <dhawannishant@gmail.com>  
**Sent:** Monday, September 23, 2024 5:53 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Approve preschool and afterschool program

Dear Planning Board and City Council,

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick up when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.



The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as a positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

Nishant

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL] Fwd: Small Size Big Mind Afterschool Program - Statement of Support  
**Date:** Tuesday, September 24, 2024 8:15:30 AM

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**From:** Pastor Cindy <pastorcindy@alamedachurch.com>  
**Sent:** Monday, September 23, 2024 5:29 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Fwd: Small Size Big Mind Afterschool Program - Statement of Support

Dear Friends,

I wanted to add to my letter of support (forwarded here) that the church is located at 2001 Santa Clara Avenue, almost directly across the street from the location of the proposed SSBM after school program. We welcome this much needed resource to our neighborhood!

With warm regards,

Pastor Cindy  
925-788-4120

Rev. Cynthia Towle Kephart  
First Presbyterian Church of Alameda  
2001 Santa Clara Avenue 94501  
[PastorCindy@AlamedaChurch.com](mailto:PastorCindy@AlamedaChurch.com) | 510-522-1477

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

**From:** **Pastor Cindy** <[pastorcindy@alamedachurch.com](mailto:pastorcindy@alamedachurch.com)>  
**Date:** Mon, Sep 23, 2024 at 11:58 AM  
**Subject:** Small Size Big Mind Statement of Support  
**To:** <[nmcpeak@alamedaca.gov](mailto:nmcpeak@alamedaca.gov)>

Dear Members of the Planning Board,

I am writing in support of the Small Size Big Mind after school program on Santa Clara Avenue.

Small Size Big Mind (SSBM) has leased the Education Building at First Presbyterian Church since 2020.

SSBM has been an ideal tenant. It has been a joy for this congregation to “host” the 100 children who are cared for on our property every day.

The school is very well run. Malyka Chop, the co-owner, is responsible and

responsive. The parents are respectful of the property and the neighborhood. We have only a small parking lot, yet parents navigate it carefully and without incident at pick-up. Many, many parents arrive on foot or by bicycle, demonstrating the service that this provides to the immediate neighborhood.

The Small Size Big Mind teachers are very cognizant of the fact that the school is embedded in a church. While services are not held during the week, we have many activities which have never been negatively impacted by the presence of the children.

The after school program is greatly needed. I believe Small Size Big Mind will be an excellent provider of this service. I highly recommend this service to the Planning Board.

With warm regards,  
Pastor Cindy

Rev. Cynthia Towle Kephart  
First Presbyterian Church of Alameda  
2001 Santa Clara Avenue 94501  
[PastorCindy@AlamedaChurch.com](mailto:PastorCindy@AlamedaChurch.com) | 510-522-1477

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL]  
**Date:** Tuesday, September 24, 2024 8:14:38 AM

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**From:** tiffany murillo <tiffanylizeth98@gmail.com>  
**Sent:** Monday, September 23, 2024 1:34 PM  
**To:** Malia Vella <MVella@alamedaca.gov>; Trish Spencer <tspencer@alamedaca.gov>; Tracy Jensen <tjensen@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Sunny Tsou <stsou@alamedaca.gov>; Andy Wang <awang@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Cc:** ssbm2 <ssbm2@smallsizebigmindpreschool.com>  
**Subject:** [EXTERNAL]

Dear Planning Board and City Council.

As a resident and parent in Alameda I strongly support approving a preschool and afterschool program at 3100 Central Avenue as proposed by Malyka Chop and Small Size Big Mind.

I know how hard it is to find quality preschool and aftercare options. Small Size Big Mind and other high-quality programs have waitlists of 12-36 months.

On a larger scale "More than 115,000 Alameda County children lack access to formal childcare and early education.

Only thirty-one percent (31%) of Alameda County children with working parents have a licensed child care and early education space available to them." <https://www.alamedacountysocialservices.org/about-us/Government-and-Community-Relations/programs-and-initiatives/child-care>

As families we really need more high-quality childcare options in our area.

- This location is ideal because it is walking distance to both elementary schools in the area, Otis and Edison for after care, and close to a public park for field trips and outings, as well as walking distance to where many of the families who need care live.
- I know from experience that many families prefer to walk or bike to and from school and this location is perfect due to its east end location in the heart of our neighborhood.
- I have seen firsthand that the Small Size Big Mind Community and its owners are respectful of neighbors when it comes to parking, congestion, and noise.
- Parking at drop off and pick when parents do drive does not pose a long-term parking issue as it is spread out over more than 2.5 hours and parents come and go quickly.
- The staff are respectful with parking and do not pose a parking burden on the neighborhood as many bike, walk, or ride public transportation as an alternative to driving.

- The owners have updated the design, program, schedule, and parking and drop off procedures to address concerns of the neighbors effectively to fit in as positive addition to the area and will add public parking by removing a driveway and increasing the public curb.
- 3100 Central Ave is currently approved and recently used for religious assemblies of up 125 people at one time and the proposed use for preschool and after care with a max of 50 children is much less than this and will have less impact on parking, congestion, and noise.

Based on the growing demand in our neighbor for high quality, walkable, local preschool and aftercare solutions please approve this preschool and afterschool program to support this critical community need.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL] Opposition to Preschool on 3100 Central  
**Date:** Tuesday, September 24, 2024 3:01:32 PM

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**From:** Roberta Ratto <[rratto@csdo.org](mailto:rratto@csdo.org)>  
**Sent:** Monday, September 23, 2024 2:24 PM  
**To:** CityCouncil-List; Planning  
**Subject:** [EXTERNAL] Opposition to Preschool on 3100 Central

Dear Alameda City Council Members and Planning Committee,  
I am writing this to let you know that I oppose the proposed preschool at 3100 Central Ave. due to the scale of the project. The plan proposes 100 students with drops offs and pick ups in that very busy corridor. This single family (R-1) property would be the only one in Alameda operating a large for profit preschool. What will the parking situation be? Does this facility meet the CA licensing requirements?  
I urge you to carefully consider the future of this neighborhood and the effects it will have on traffic and the current residents.

Best regards,  
Roberta Ratto

**From:** Henry Dong  
**To:** Nancy McPeak; Jennifer Warner  
**Subject:** FW: [EXTERNAL] Preschool planned for 3100 Central Ave  
**Date:** Tuesday, September 24, 2024 3:01:15 PM  
**Attachments:** Screenshot 2024-09-23 at 15.45.20.png

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**From:** Tabinda Khan <[tabindak@tabinda.com](mailto:tabindak@tabinda.com)>  
**Sent:** Monday, September 23, 2024 3:56 PM  
**To:** CityCouncil-List; Planning  
**Subject:** [EXTERNAL] Preschool planned for 3100 Central Ave

To Whom It May concern:

I currently live a block away from the proposed 100-child preschool proposed at 3100 Central Avenue. This is a relatively densely populated located that does not seem adequate for the level of pick-ups and drop-offs planned, nor for the planned noise levels. Residents live just on the other side of the fence.

Looking at an overhead view of the nearest major intersection with High St., one can see that the street significantly narrows east of High and the bike lane ends. People dropping off at the preschool, in the likely scenario that they cannot find parking, will either turn up or down High St, or cross to the narrower part of Central.

As I live right near the corner, I have seen people surprised by the end of the bike lane. I have seen car side mirrors knocked off multiple times because cars and bikes are still moving as if they are on a wider street and I have seen cyclists surprised that the lane suddenly ends; I have seen cyclists "doored" multiple times. Many school kids walk along Central and High to reach Edison, Otis, or Lincoln.

Overhead image of the narrowing of the street and the end of the bike lane:



This will be exacerbated by the addition of 200 drop-offs and pick-ups per day. There is also significant traffic and walking families and children alone due to St. Philip Neri, a block away to the south.

I'm sympathetic to the needs of parents with pre-school aged children and I understand why the city wants to help make this happen. However this location is not suitable for moving from a 12-child school to a 100-child school. Please consider another location that will be safer for all and is designed for the ensuing noise levels.

Thank you for your time.

Sincerely,  
Tabinda Khan  
3206 Central Ave.

**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL] Urgent Concerns about use permit for 3100 Central Ave  
**Date:** Tuesday, September 24, 2024 3:01:03 PM

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**From:** Caroline Corriveau <[caroline.a.corriveau@gmail.com](mailto:caroline.a.corriveau@gmail.com)>  
**Sent:** Monday, September 23, 2024 2:43 PM  
**To:** CityCouncil-List; Planning  
**Cc:** Jacques Corriveau  
**Subject:** [EXTERNAL] Urgent Concerns about use permit for 3100 Central Ave

Dear City of Alameda Staff:

My husband and I want to express concerns about the Use Permit for 3100 Central Ave in Alameda (for use as a preschool/daycare). Along with our 3 kids, we live just a few blocks from the site, on Fernside and Liberty, and our children attend school at St Philip Neri. We have had at least one child at SPN school since 2019.

We are aware of the need for additional preschool/daycare sites in Alameda and support additional sites being added to the neighborhood, but are concerned about safety, with a large number of children being squeezed into a very small site on Central. Over the years, we have observed drop off/pick up at SPN, and given parking constraints in the residential neighborhood, there are already concerns about safe drop off. With such a large volume of cars entering the small space, we have serious concerns about children's safety as they cross streets and get to school.

We had a child attend the SPN preschool when it previously occupied part of the site at 3100 Central. Even with only 12 students at that site, there were issues with parking and safely crossing the street with small children. With between 50-100 children squeezed into a single residential lot, and limited visibility, we have extremely serious concerns about children's safety. When I turn onto Central from Fountain st in the mornings, which is the corner of the proposed new preschool/daycare, there is already difficult visibility and I have personally observed near misses with children biking/walking to school on Central, both on the corners of Fountain and High, given that many children going to Lincoln and Otis schools use those streets to commute as well.

We believe that the owners of childcare businesses should be held accountable to locate and purchase sites that have appropriate space for the children attending. Our understanding is that the site is not licensed for the number of proposed children, and that a group of children will need to be rotated outside throughout the day given the lack of space. We have a responsibility to our children to not allow a for-profit childcare business to operate in a potentially unsafe environment.

Thank you for your consideration,

Caroline and Jacques Corriveau  
1451 Fernside Blvd  
Alameda, CA 94501



**From:** [Henry Dong](#)  
**To:** [Nancy McPeak](#); [Jennifer Warner](#)  
**Subject:** FW: [EXTERNAL] Objection to Small Size Big Minds Preschool @ Central and Fountain Streets  
**Date:** Tuesday, September 24, 2024 2:58:30 PM

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**From:** Bonnie Wehmann <[bonniewehehmann@gmail.com](mailto:bonniewehehmann@gmail.com)>  
**Sent:** Tuesday, September 24, 2024 12:26 PM  
**To:** CityCouncil-List; Planning  
**Subject:** [EXTERNAL] Objection to Small Size Big Minds Preschool @ Central and Fountain Streets

Hello City Council Members and Planning Members,

I'd like to submit my objection for the planned preschool with no available parking at the corner of Central and High Streets.

This is not a commercial or business area, but as you know, a single and multi-family neighborhood. The proposed preschool of over 14 students with up to 100 students would negatively impact the current parking and student bicycle safety, with up to 200 drop offs and pick ups at the property.

I live one block away and feel the extra traffic and parking would negatively impact our already busy street.

I'm sure you're also aware of the traffic dangers when parents drop off and pick up kids parking in bike lanes, blocking driveways at all of the schools in Alameda.

The new painted bike markings to help student bike riders to have safer and more predictable rides to and from St. Philip and Lincoln Middle School would be much more dangerous with the preschool at that location without any private parking by double parking in bike lanes. Clearly this problem has already been demonstrated on Park Street.

Please do not approve any business at this location that would encourage more traffic and parking in this residential neighborhood.

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Bonnie Wehmann  
Owner of Easy Street Cycling Bike Safety Business  
3272 Central Avenue