



November 10, 2021

Regarding: Big Minds Unschool Conditional Use Permit Application
6691 Owens Drive

To the Community Development Department Planning Division:

Big Minds Unschool is a private school that serves the twice exceptional community, grades 1-8. Twice exceptional, or “2e,” refers to a person who is gifted and also has one or more disabilities. Big Minds is an attachment-based, community focused school designed to give 2e students the time and support necessary to grow into thoughtful, articulate citizens. The school’s focus is on socio-emotional development that supports both cognitive and creative growth, allowing students and teachers to continually engage in a passionate, reciprocal learning process. The academic work is inquiry-based, dynamic, and follows student interests, therefore the classes and curriculum vary on a daily basis. The teaching model is designed to help 2e children reach their full intellectual and creative potential, while giving them the necessary skills to be socially competent in the world.

Big Minds operates Monday-Thursday from 8:30am to 3:30pm, with an optional aftercare program provided for up to 15 students from 3:30 to 5pm. In general, Big Minds does not operate Friday through Sunday, though occasionally there will be parent events that may take place outside normal hours of operation. Parent events will have a maximum of 80 attendees, and there will be no more than 8 events per year. All Big Minds events will last no more than 5 hours. Timeframes and dates will be variable depending on family schedules. Below is a rough timeframe of events throughout the calendar year:

Month	Event
February	Open House
March	Open House
May	Spring Art Show
July	Open House
August	Back to School Night
October	Open House
November	Fundraising Event
December	Winter Art Show

Big Minds will have up to 20 employees on-site at one time. There will be a maximum of 40 students during peak hours, and a maximum of 20 students during off-peak hours. The maximum number of parking stalls required at one time is expected to be 25. In total, the site has 63 parking stalls that are shared with the neighboring tenant Sunflower Academy. There is no existing written parking agreement, the parking spaces are shared between the building tenants and their patrons. Students are dropped-off on a rolling basis, using the parking lot south of the building. No specialized pick-up or drop-off policy has been necessary due

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EXHIBIT B

to excess parking stalls. Neighboring tenant Sunflower Academy conducts their pick-up/drop-offs in parking lot north of the building, so no conflicts occur.

Big Minds does not store any vehicles on-site on or off hours. Big Minds does not provide a shuttle service for students. See below table for a detailed breakdown of employee/student attendance and parking stall occupancy. Note that these hours of operation are only applicable during the academic year; no programs occur during the summer.

Time	Activity	Number of Onsite Staff & teachers	Number of Students Onsite	Needed Parking Stalls	Cumulative Occupied Stalls
8:30-9am	Rolling Drop-off	5	0→15	+10	10
9-9:30am	Rolling Drop-off	10	15→30	+10	20
9:30-10am	Rolling Drop-off	15	30→40	+5	25
10am-3pm	Classes/Curriculum (No change in number of Staff/Students on-site)	20	40	-5	20
3-3:30pm	Student Pickup Begins	20	40→20	+5	25
3:30-4pm	Aftercare	5	20	-20	5
4-4:30pm	Aftercare	5	20→10	+5	10
4:30-5pm	Aftercare	5	10→0	-10	0

The site is zoned PUD-I/C-O. The City previously approved a PUD Minor Modification (Case No. PUD-80-14-12M) for Pleasanton Park that conditionally permits tutoring facilities and private schools with more than 20 students on-site at any given time. Big Minds meets the requirements of this modification.

Big Minds Unschool will not adversely affect public health, safety or welfare. Big Minds Unschool will be enhancing the public welfare by offering local residents a community focused school alternative that is inquiry based and encourages each student to focus on their specific passions and strengths. Big Minds is designed to offer flexibility and choice into learning, with the goal of nurturing young innovators who can bring their unique skills into society.

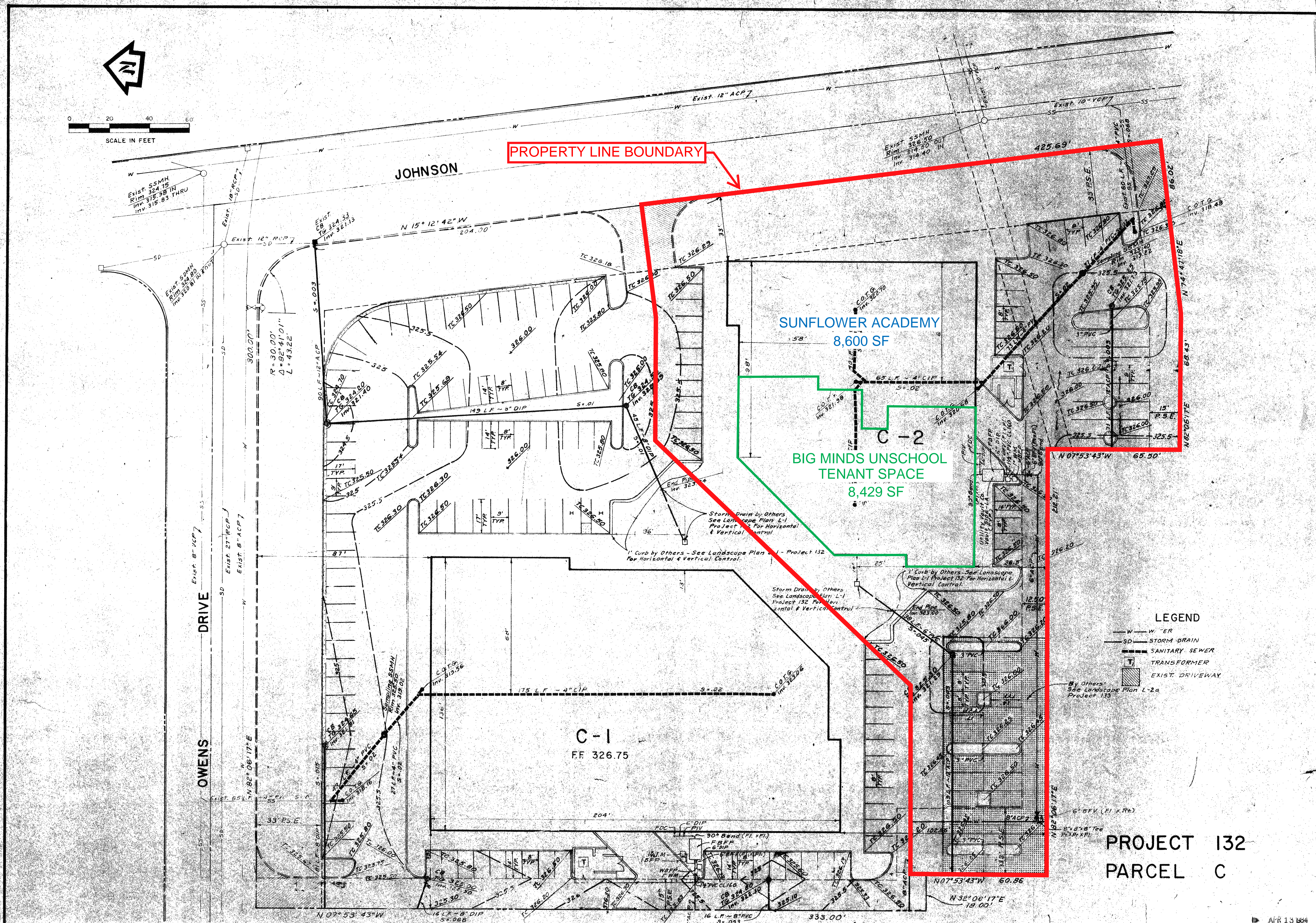
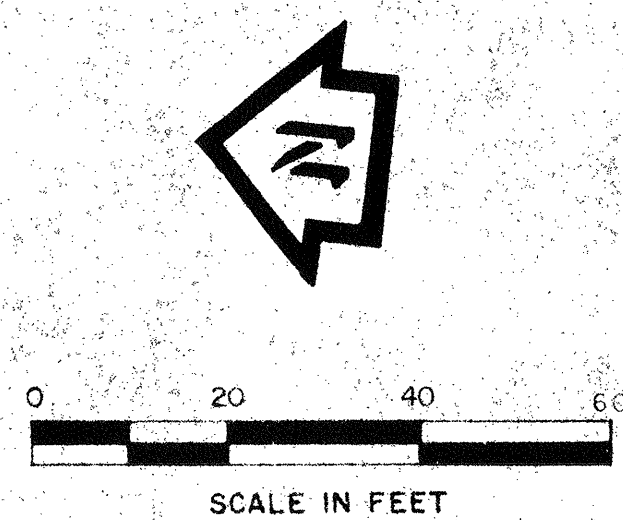
To increase parking lot safety for the neighboring Sunflower Academy, Big Minds conducts all drop-offs and parking in the southern parking lot. Additionally, the normal operations of the school are expected to take place entirely indoors, generating normal interior noise levels. Since there will not be regular outdoor activities, no special noise mitigation is required.

Please feel free to call me with any questions or comments on the Big Minds Unschool CUP Application. You may reach me by email at billy@bigminds2e.org, or by phone at (925) 708-9167.

Sincerely,
Billy Bouzos



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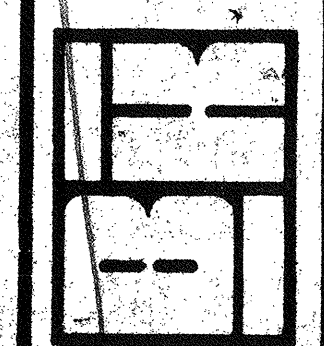
LEGEND

— W —	W "ER"
— SD —	STORM DRAIN
— S — S —	SANITARY SEWER
— T —	TRANSFORMER
— D —	EXIST. DRIVEWAY

By Others: See Landscape Plan L-2a Project 132

PROJECT 132
 PARCEL C

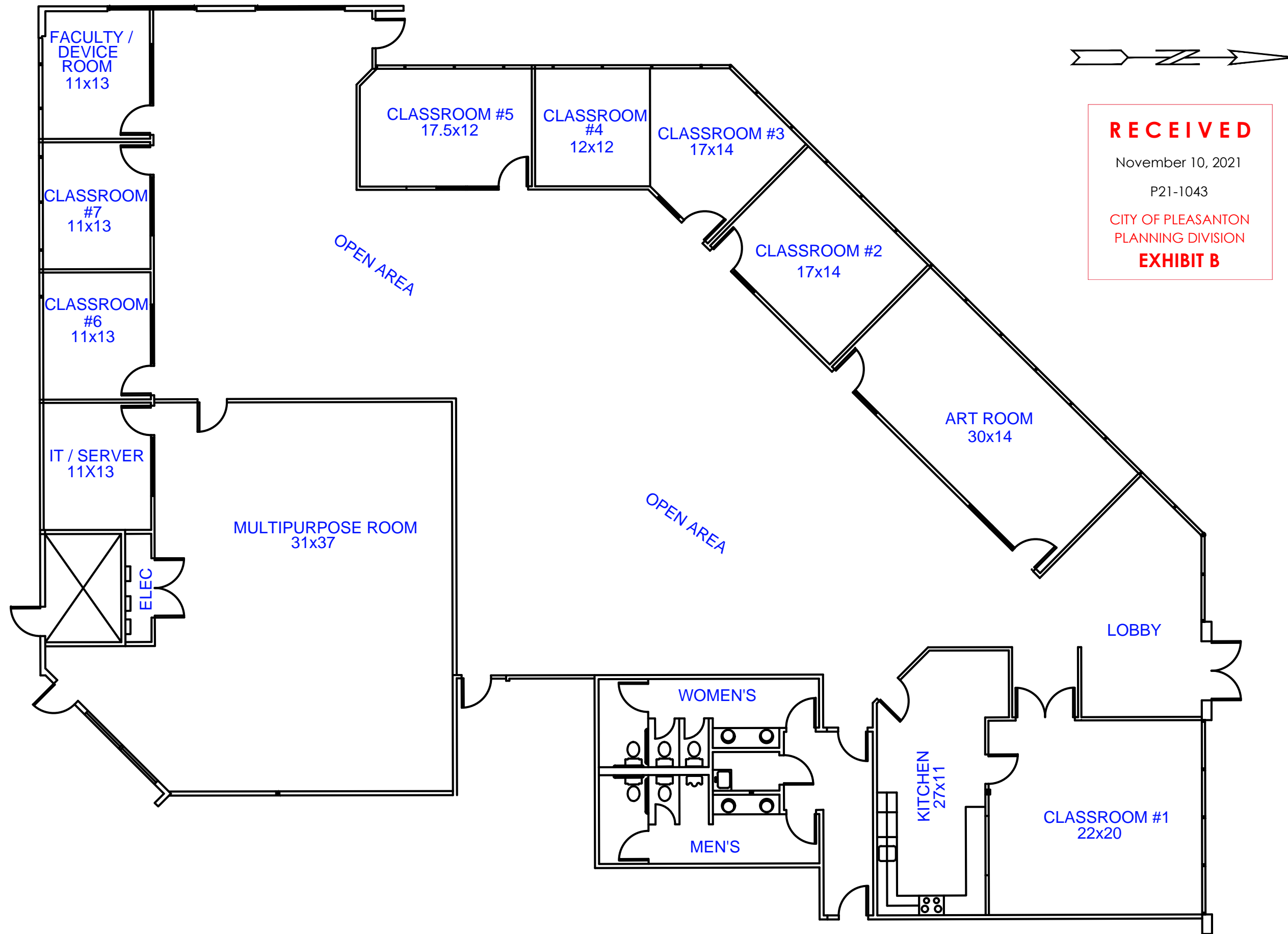
BISSELL & KARN, INC.
 CIVIL ENGINEERS
 2551 MERCED ST., SAN LEANDRO, CALIF. 94577
 (415) 483-2170



SITE DEVELOPMENT PLAN
 PLEASANTON PARK
 PARCEL C, PARCEL MAP No. 4087
 PLEASANTON, CALIFORNIA

REVISIONS	DATE	BY	CHKD.
1	1/20	AK	AK
2	1/20	AK	AK
3	1/20	AK	AK
4	1/20	AK	AK
5	1/20	AK	AK
6	1/20	AK	AK
7	1/20	AK	AK
8	1/20	AK	AK
9	1/20	AK	AK
10	1/20	AK	AK

SHEET NO.
3
 OF 4 SHEETS



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(IN FEET)
1" = 10'