

Edgardo Caldera

From: Elise <gass@roadrunner.com>
Sent: Tuesday, March 30, 2021 7:16 PM
To: Edgardo Caldera
Cc: Heather Allen; Nicholas Dunlap; dbgrime@gmail.com; phartnett@hartnettlawgroup.com; Bruce Whitaker-EXT
Subject: [EXTERNAL MAIL]1600 N. Acacia CUP Planning Meeting April 14 ZON-2020-0067

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message.

Hello again Edgardo,

RE: Plan Number: ZON-2020-0067 04/14/2021 upcoming Planning meeting

AGENDA FORECAST April 14, 2021 • Conditional Use Permit Modification at 1600 North Acacia Avenue <https://fullerton.legistar.com/Calendar.aspx>

Please add me to the list of neighbors to be updated with information for the upcoming new/revised CUP for the SAGE and Temple Beth Tikvah application. **My address is 1513 N. Acacia Avenue 714-809-6981 cell**

Since this application has a direct traffic impact on all neighbors on Acacia, Ladera Vista, Pioneer, Dorothy and the associated side streets off of them, my first concern is that the Planning and Zoning meeting is not contacting the entire residential neighborhood that would be impacted by the addition of a commercial business or school, to be located on an R-1-20 site deeply within a residential (and school dense) neighborhood, with no direct access to commercially zoned streets or freeways.

I am requesting to speak at the meeting.

I am requesting that the city, at minimum, notify all affected residents on Acacia, Dorothy (east), Ladera Vista (north), Pioneer, and Skyline, who are directly impacted by daily/hourly traffic increases, Sage has brought into our neighborhood.

I am providing your email address to neighbors as specified by Ms. Allen, for affected neighborhood views, comments and concerns about this.

Please make the first official notation to the record, of for the upcoming review, as a direct complaint with the application: SAGE BEHAVIOR SERVICES is not, and has never been, a PRIVATE SCHOOL. The application falsely states this is the intended use of the Temple's currently 6000sf leased building space. This entity, SAGE BEHAVIOR SERVICES is a for-profit mental health service corporation, providing hourly mental health consulting and counseling appointments to clients (child, teen and young adult), and headquartered at 1600, since January 2020. **As Sage had approached Planning and Zoning for the application**

(only) for a sign in January 2020, stating they were "a one-on-one counseling office", this continued misdirection, and the lack of consequences for it, as to Sage's scope, size and business activities at 1600, is troubling.

Planning/Zoning and Code Enforcement have been provided documentation and complaints since February 2020 showing the ongoing street parking, business activities, client and employee traffic, lease advertisement (2019), sign installations and removals, etc. relative to the violation of the Temple's CUP421A/B and Sage's illegal operation of a large customer based commercial business, in a residential zoned building and neighborhood.

<https://sagebehavioralbehavioral.com/> *This link has been provide with each submitted zoning complaint to clearly show the scope, nature, size and location of this business. Please add this to the record, because at no time, has the business SAGE BEHAVIOR SERVICES been a "PRIVATE SCHOOL", and moving forward with this on the application should immediately invalidate it. Your office should be well aware that this is a false statement as to the nature of the business on an application. Sage lists the address 1600 as the "new headquarters...."*

<https://projects.propublica.org/coronavirus/bailouts/loans/sage-behavior-services-inc-8985667102> Here's a new link, which again shows this SAGE as a "corporate entity" in the field of mental health services.

<https://www.indeed.com/cmp/Sage-Behavior-Services>

Additionally, though giving the Temple the benefit of doubt that they might have a potential new tenant that is a legitimate school, with regular students (not clients), scheduled school hours (not client group or individual appointments), etc, this is also an unsuitable use of the site as it fully disregards the original stated requirement in the issuance of CUP421AB that the use of the building would not be more than for member's occasional use, and certainly not modified in the future, for a full time occupancy, business, school or other.

As also detailed in the board members comments at the June 2015 CUP421A/B

https://www.cityoffullerton.com/gov/departments/dev_serv/commissions/pc/minutes/2005/june_22_2005.asp meeting, certainly not, without contacting the neighborhood (as a good neighbor would) for our opinions about opening another school in this area with a dense school population (Troy High School, Acacia Elementary, Ladera Vista Junior High, St. Juliana, Rosary High School, and 2 preschools including the Temple's, all within a small 8 residential block area). This would impact not only the immediate neighbors, but nearly every neighbor on Acacia, Ladera Vista, Pioneer, Dorothy, and the side streets.

Thank you again,

Elise Gass

Susana Barrios

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

From: Mari Casanova [REDACTED]
Sent: Wednesday, April 14, 2021 8:26 AM
To: Edgardo Caldera <edgardo.caldera@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Proposed CUP Modification for Sage

To the Fullerton Planning Commission,

I strongly oppose allowing Sage Behavior Services to continue to operate in our neighborhood at Temple Tikvah.

They have been operating there illegally, and continuing to allow this BUSINESS to operate is NOT in the interest of the surrounding neighborhoods.

The additional traffic past a high school, 2 elementary schools and a day care, in one direction and the cut through traffic past St Juliana church and Acacia Park is dangerous to all of the pedestrians and residents who use the streets to access their homes.

It is common knowledge that our streets are in horrible condition already and added traffic is only going to make them much worse, much faster.

For profit businesses need to stay out of our neighborhoods! Please preserve the quality of life where we live and where we want to enjoy peace and quiet.

A very concerned resident,

Mari Casanova
[REDACTED]

Susana Barrios

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

From: Mark Fleming [REDACTED]

Sent: Tuesday, April 13, 2021 10:16 PM

To: Edgardo Caldera <edgardo.caldera@cityoffullerton.com>

Cc: Susana Barrios <susana.barrios@cityoffullerton.com>

Subject: [EXTERNAL MAIL]PROJECT REFERENCE: ZON-2020-0067 Temple Tikvah/Sage Behavior Services --
Request for modification of existing CUP at 1600 N. Acacia Avenue

Hello,

I want to share my concerns with allowing them modification of the existing CUP for SAGE behavior services.

As a local resident, we use Acacia St to walk and get exercise. We walk our kids on the street too and from Acacia Elementary. My parents walk up and down Acacia for exercise too. We moved here specifically for the neighborhood.

Allowing SAGE to expand their services will increase traffic on an already dangerous street given the incline grade. I strongly encourage you to not allow the expansion of SAGE's CUP as it will decrease safety and cause more accidents on Acacia. You will help save potential lives by preventing the expansion.

Thank you for all that you do in supporting the residents of Fullerton and for your consideration on this manner.

Mark on [REDACTED]

Sent from my iPhone

Susana Barrios

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

From: Elise [REDACTED]

Sent: Wednesday, April 14, 2021 3:08 PM

To: Susana Barrios <susana.barrios@cityoffullerton.com>; Edgardo Caldera <edgardo.caldera@cityoffullerton.com>; Heather Allen <heather.allen@cityoffullerton.com>

Subject: [EXTERNAL MAIL]For tonight's meeting 4/14 1600 N. Acacia 421A/B modifications, RAYMOND HILLS
OPPOSITION petition online

Please include the following petition (ONLINE - RAYMOND HILLS) to the material and comment for tonight's meeting.

<https://www.change.org/p/fullerton-planning-commission-prevent-sage-commercial-lease-continuation-falsely-described-as-private-school>

I have added you as a recipient of the petition

Please submit this for tonight's meeting, as we have now have over 40 signatures.

Thank you,

Elise Gass

Prevent (Sage) Commercial Lease continuation falsely described as "PRIVATE SCHOOL".



E. Gass started this petition to Fullerton Planning Commission and 3 others Stop our residential neighborhood churches and temples (with their associated religious tax exemptions and limited to member use, CUPs (*Conditional Use Permits*) from leasing or renting their buildings, to businesses which fully belong in our city's commercial districts.

Fullerton Planning Commission meeting scheduled for APRIL 14, 6:30PM

PROJECT REFERENCE: ZON-2020-0067

Temple Tikvah/Sage Behavior Services -- Request for modification of existing CUP at 1600 N. Acacia Avenue to allow SAGE BEHAVIOR SERVICES use, as a PRIVATE SCHOOL

This Temple Tikvah/Sage Behavior Services CUP modification application should **not** be approved, and the existing Temple Tikvah CUP421A/B should be revisited, since the **Temple failed, as promised as a condition to issuing the CUP,**

- to "be a better neighbor",
- has illegally leased since January 2020, to SAGE

- and has not abided by the CUP limits and Fullerton City Zoning regulations, restricting businesses from operating in residential neighborhoods

Temple Tikvah's current CUP only allows use of the building for member and community limited activities. Rental or leasing is prohibited.

THIS PETITION REQUESTS that Fullerton Planning Commission and Fullerton Planning and Zoning immediately dismiss the new application for CUP modification 421A/B for the building at 1600 N. Acacia Avenue, for both the FALSE CLAIM the (illegal) current and proposed use of the building is for PRIVATE SCHOOL, and for continued violation of their original CUP and all Fullerton Residential Zoning regulations by leasing it to SAGE BEHAVIOR SERVICES, a large for-profit, client appointment based mental health service corporation.

THIS PETITION ALSO REQUESTS that Fullerton Planning and Code Enforcement act on the previously reported and known, CODE violations of both the CUP421 and Fullerton Residential Zoning, by removing a large business (SAGE BEHAVIOR SERVICES) that has brought hundreds of employee and client cars daily into our residential neighborhood, through several school zones. Code violations include

- Extensive Business operations in a residential neighborhood
- On Street Parking
- Significant increases in Traffic (client and employee)
- Business Signs on a religious site
- Business Licensing in a residential neighborhood
- CUP421 violations on use of the building, parking lots and lease

Operating a Business in a Residential Zone is strictly prohibited in Fullerton (and most everywhere) and limited to homeowner based operations without employees and/or clients/customers.

BACKGROUND:

Temple Tikvah has illegally leased the building, since January 2020, to a large client service based mental health corporation (Sage Behavior Services) with headquarters and offices, operating in a Residential neighborhood, in full violation of CUP 421A/B and all Fullerton Residential Zoning regulations.

Applicants are (falsely) claiming Sage's large for-profit business (with hourly client sessions), and 40+ employees on-site are a "PRIVATE SCHOOL". The applicant listed as requesting the CUP modification, is the Sage Business manager.

Sage employee cars fill the limited upper 1600 N. Acacia parking lot and there is a significant and continual appointment (15 minute interval) traffic to/from the

Temple. SAGE has continued operations throughout 2020, open during nearly all of the COVID school shutdowns, including the Temple's preschool closure.

[Google Street Map of Parking/Traffic January 2020](#)

IMPACT:

This business brings 40+ Sage employees and the associated daily estimate of 50-100 hourly counseling clients into a dense residential neighborhood with our 2000+ students at seven Acacia Avenue schools and preschools. This new traffic of SAGE clients, who are picking up and dropping off for hourly appointments, is in the direct path of numerous school crosswalks on a 25mph residential street with limited sidewalks.

SAGE business activities, size and scope of operations, and other information is readily available on their website, or by a simple search of the business title. The business is listed as on various public documents (PPP, business licensing, etc.) providing mental health counseling and consulting services (ADA, mental health, substance abuse) The SAGE website cites 1600 N. Acacia as "their new headquarters". **SAGE BEHAVIOR SERVICES is NOT a PRIVATE SCHOOL.**

SAGE client appointment and employee traffic adds hundreds of non-resident (200-600 estimated DAILY) cars in/out of the neighborhood, with no direct access from the freeway and downtown streets.

Each (child, teen and young adult) client for individual and group counseling sessions at SAGE offices on the Temple Tikvah site (1600 N. Acacia), creates 4 car trips in/out of the neighborhood, past nearly all schools, busy student crosswalks and significant neighborhood pedestrian traffic (the Acacia hill is walked and run daily by hundreds of residents and school athletic teams). There are limited sidewalks in the R-1-20 area.

Commercial lease advertisement by Temple Tikvah, in the fall of 2019 offered use of 6000-13000sf+ for offices, school or other use, in full (known) violation of the member use only CUP limits and Fullerton City Zoning which prohibits even a small home businesses from operating in a Residential Zoned area.

[Advertised lease Fall 2019](#)

CURRENT CUP Temple Tikvah (note the promise of "better neighbor", the allowed use and the conditions set that three (3) violations would result in possible CUP revocation: [Current CUP421AB from 2005 Meeting](#)

NEW APPLICATION Applicant is Sage Behavior Services and Temple Tikvah (use upper right hand corner down arrow "v" to see details:

[Application for CUP Modification at April 14 Meeting](#)

PROJECT REFERENCE: ZON-2020-0067

NEIGHBORS, WHAT ELSE CAN YOU DO?

---->>> SIGN THIS PETITION

--->>> ATTEND THE APRIL 14, 6:30PM MEETING

Live stream at www.cityoffullerton.com/agendas (or on Spectrum Cable channel 3 or AT&T U-Verse channel 99) The public can also remotely participate in the meeting to make oral public comment via computer, smart device or telephone.

SHARE your opinions/comments (all written comments received by 5pm April 14 will be provided to the Planning Commission meeting).

--->>> PROVIDE PUBLIC COMMENT on the CUP modification can be added to the link before the meeting. Use the **eCOMMENT link accompanying the agenda posted online, at www.cityoffullerton.com/agendas**

eCOMMENT link

--->>>or EMAIL COMMENTS directly to **Edgardoc@cityoffullerton.com**

To ask questions on the proposed CUP modification at 1600 North Acacia Avenue Contact Edgardo Caldera (714) 773-5773 Egardoc@cityoffullerton.com

Project details may be found on the city website 72 hours prior to the public hear at www.cityoffullerton.com/agendas Under "upcoming meetings", click the link to the Agenda for the April 14th date. This link has staff reports as well as **HOW TO ORAL PUBLIC COMMENT DURING THE MEETING.**

--->>> REQUEST (see above) TO SPEAK AT THE MEETING

Start a petition of your own

This petition starter stood up and took action. Will you do the same?

Start a petition

Updates

Misspelled the city's contact: eDgardoc@cityoffullerton.com

Please send/resend comments to eDgardoc@cityoffullerton.com. My mistake....

E. Gass

2 weeks ago

2 weeks ago

E. Gass started this petition

Reasons for signing

Sign this petition and be the first to add your comment.

Susana Barrios

From: Elise [REDACTED]

Sent: Wednesday, April 14, 2021 3:25 PM

To: Heather Allen <heather.allen@cityoffullerton.com>; Susana Barrios <susana.barrios@cityoffullerton.com>; Edgardo Caldera <edgardo.caldera@cityoffullerton.com>

Subject: [EXTERNAL MAIL]For tonight's meeting 4/14 1600 N. Acacia 421A/B modifications, ACACIA AVE 1400-1800 Neighbor OPPOSITION petition online

Please include the following petition (OPPOSITION to 421A/B Modifications, IN PERSON ACACIA NEIGHBORHOOD) to the material and comment for tonight's meeting.

All neighbors contacted (20) signed, nearly every neighbor located in the immediate 1600 N. Acacia area.

Please submit this for tonight's meeting.

Thank you,

Elise Gass

Neighbors OPPOSING Conditional Use Permit (CUP) 421 modifications at 1600 N. Acacia Ave by Sage Behavior Services, and requesting that Fullerton Zoning Commission enforce current CUP421A/B violations and Fullerton City Zoning which prohibits commercial businesses from operating in a Residential Neighborhood.

In light of the actions over the past 16 months during illegal Sage Behavior Services commercial lease, and the Temple's failure to honor the promise **"to be a better neighbor"**, a condition of the original CUP421A discussion, and **the failure to act on verified complaints about business operation at 1600 N. Acacia, we request that they refrain from any future attempts at school, business leasing or commercial rental activity going forward (and associated CUP modifications).**

This lease to Sage Behavior Services for the commercial use of the new building (6000-13000+sf) for hourly counseling appointments, viable on street and upper lot parking, significant (250-500+ car trips per day) traffic, full and part time employees on site and clients driving in and out of the neighborhood from 8am-6pm, in our Residential Zoned neighborhood, has no place, no benefit, and is an unsuitable addition to our residential neighborhoods, especially one with such a dense school population. Sage is not a private school. Additionally, there was no provision or discussion in 2005-08 for a private school in the CUP421A/B, which only an allowed, *as outlined and stated by Temple representatives, as expansion of existing Temple religious classes (on Saturday Monday and Wednesday ("They want to separate the currently combined classes and provide concurrent parent classes".) and programs for member families waiting for children in classes.*

The existing Temple Preschool is permitted in the original CUP421 occupying only the sanctuary building, and is not and was not, included the CUP421A/B new building occupancy.

Neighbors OPPOSING Conditional Use Permit (CUP) 421 modifications at 1600 N. Acacia Ave by Sage Behavior Services, and requesting that Fullerton Zoning Commission enforce current CUP421A/B violations and Fullerton City Zoning which prohibits commercial businesses from operating in a Residential Neighborhood.

In light of the actions over the past 16 months during illegal Sage Behavior Services commercial lease, and the Temple's failure to honor the promise *"to be a better neighbor"*, a condition of the original CUP421A discussion, and the failure to act on verified complaints about business operation at 1600 N. Acacia, we request that they refrain from any future attempts at school, business leasing or commercial rental activity going forward (and associated CUP modifications).

This lease to Sage Behavior Services for the commercial use of the new building (6000-13000+sf) for **hourly counseling appointments**, viable on street and upper lot parking, significant (250-500+ car trips per day) traffic, **full and part time employees on site and clients driving in and out of the neighborhood from 8am-6pm**, in our Residential Zoned neighborhood, has no place, no benefit, and is an unsuitable addition to our residential neighborhoods, especially one with such a dense school population. **Sage is not a private school**. Additionally, there was no provision or discussion in 2005-08 for a private school in the CUP421A/B, which only an allowed, as outlined and stated by Temple representatives, as **expansion of existing Temple religious classes (on Saturday Monday and Wednesday)** (*"They want to separate the currently combined classes and provide concurrent parent classes"*) and programs for member families waiting for children in classes.

The existing Temple Preschool is permitted in the original CUP421 occupying only the sanctuary building, and is not and was not, included the CUP421A/B new building occupancy.

Name, address and signatures of neighbors:

1. Elise and Albrecht Gass
2. Dorothy Linton
3. David C Maddox
4. Dan Dwyer
5. Ann Grime
6. DON GRIME
7. Bart Sullivan
8. Theresa Yoon
- 9.
- 10.
- 11.

12. Gabriele Rausch

13. Manin Rosano

14. OSCAR LIZARDI

15. Johanna Perez

16. Donna Spradlin

17. DAVID REID

18. Phillip M. Kuloda

19. _____

20. _____

21. _____

full and part time employees on site and clients driving in and out of the neighborhood from 8am-6pm, in our Residential Zoned neighborhood, has no place, no benefit, and is an unsuitable addition to our residential neighborhoods, especially one with such a dense school population. **Sage is not a private school.** Additionally, there was no provision or discussion in 2005-08 for a private school in the CUP421A/B, which only an allowed, as outlined and stated by Temple representatives, as **expansion of existing Temple religious classes (on Saturday Monday and Wednesday** (*"They want to separate the currently combined classes and provide concurrent parent classes"*) and programs for member families waiting for children in classes.

The existing Temple Preschool is permitted in the original CUP421 occupying only the sanctuary building, and is not and was not, included the CUP421A/B new building occupancy.

Name, address and signatures of neighbors:

1. Elise and Albrecht Gass 1513 N. Acacia Ave

20 STEVEN YC. LONG

Susana Barrios

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

From: Elise [REDACTED]

Sent: Wednesday, April 14, 2021 4:23 PM

To: Susana Barrios <susana.barrios@cityoffullerton.com>; Edgardo Caldera
<edgardo.caldera@cityoffullerton.com>

Subject: [EXTERNAL MAIL]To be included in tonight's CUP Meeting Additional Neighborhood information
about the 1600 N. Acacia situation NEXTDOOR post

This is the link to the neighborhood informational post and neighbor
comments. It includes relevant links that were provided, with in
person and online complaints about the commercial lease situation.

<https://nextdoor.com/p/FfLgKXWHfLwy?view=detail>

From: E. Gass via Change.org [mailto:change@t.change.org]

Sent: Wednesday, April 14, 2021 1:00 PM

To: Susana Barrios <susana.barrios@cityoffullerton.com>

Subject: [EXTERNAL MAIL]New petition to you: Prevent (Sage) Commercial Lease continuation falsely described as "PRIVATE SCHOOL".

change.org

Fullerton Planning Commission: you've been listed as a decision maker

E. Gass started a petition on Change.org and listed you as a decision maker. Learn more about E. Gass's petition and how you can respond:



E. Gass is petitioning Fullerton Planning Commission

Prevent (Sage) Commercial Lease continuation falsely described as "PRIVATE SCHOOL".

Stop our residential neighborhood churches and temples (with their associated religious tax exemptions and limited to member use, CUPs (Conditional Use Permits) from leasing or renting their buildings, to businesses which fully belong in our city's commercial districts. Fullerton Planning Commission meeting scheduled for...

[View the petition](#)

WHAT YOU CAN DO

1. View the petition: [Learn about the petition and its supporters](#). You will receive updates as new supporters sign the petition so you can see who is signing and why.

2. Respond to the petition: [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue: Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more](#).

This notification was sent to sbarrios@cityoffullerton.com, the address listed as the decision maker.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help center.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

Susana Barrios

From: Elise [REDACTED]

Sent: Wednesday, April 14, 2021 4:25 PM

To: Edgardo Caldera <edgardo.caldera@cityoffullerton.com>; Susana Barrios <susana.barrios@cityoffullerton.com>

Subject: [EXTERNAL MAIL]For tonight's meeting 4/14 1600 N. Acacia 421A/B modifications Questions about Planning/Zoning Department Recommendations

Hello Edgardo,

Could you provide the following additional information about your newly released recommendation of approval for CUP Modifications to CUP241A/B:

- Specifically where in the CUP421 A or B (2005 or 2008) is it stated that the new 1600 building was/is approved for "PRIVATE SCHOOL" use?
- Could you please provide a copy of all documents relative, include where you believe "private school" is referenced. The material you have sent to date does not reference this. I could only find **references to auxiliary or expansion of Temple member religious education classes for their youth, adults and the parents of children attending religious classes education.**
- I checked other neighborhood places of worship which have a same type of programs for religious education for members, yet none lease or rent any portion of their buildings for hourly activities through a commercial lease? Could you please cite an example where a school is added at a residential site, that is not directly relative to the religious institute's services and member programs?
- Please define a private school vs *services like a private school. I find 100+ Fullerton licensed and commercially located, child related businesses all that provide services "like" a school class, (arts, language, tutoring, academic assistance, physical therapy and education, etc.), yet even with the name "SCHOOL" in the their title, they are not defined as a PRIVATE SCHOOL.*
- In 2019, the Temple advertised 6700-13000sf (referenced in the online ads left with you in February 2020, and in all submitted complaints, of available office, classroom or other space). **It appears that only the first floor 6700sf was involved in the commercial lease to Sage in 1/1/2020. Is the Temple planning on leasing to Sage or other companies the entire 13000sf building? What plans does the Temple have going forward with the building?**
- **Is Sage Behavior Services a non-profit?**
- Would you please elaborate of the statement **"there were no code complaints prior to 2020"** Was Sage present at 1600 N. Acacia prior to 2020?
- **How many complaints in 2020** were made about the Sage Behavior Services presence and business activities at 1600 N. Acacia?
- How many of those were resolved? What was the nature of the complaints?
- Please elaborate on the CUP421A/B conditions that 3 verifiable complaints would result in review of the 421A CUP. Is this stated?
- **Please elaborate on the discussion during CUP421A 2005 where the temple representative noted that they had failed to communicate with the neighborhood, and going forward "promised to be a better neighbor" . Does this fit with the current situation? Are you aware that all neighbors were informed of this situation only this month, 16 MONTHS after the commercial lease to Sage Behavior Services?**

- **Would you please list the exact dates and times of the Code Enforcement observations?**
- Were these observations during the time period that all local schools were closed or limited due to COVID?
- Does the Sage Behavior Services website cite temporary 2020 COVID changes such as decreases in on-site appointments, use of online appointments for group and individual appointment sessions, and changes to the scheduling for on-site appointments, which would show a marked decrease in both Sage employee and client traffic in 2020 after March?
- **Would you ask the applicant exactly what date the preschool was re-opened.**
- **When will the Temple office and religious program operations be open, and members on-site?**
- **Would you please further describe the "error" of allowing licensing of a business that was previously registered at a downtown Fullerton Commercial location, to a Residential neighborhood? Please document how licensing (after Sage allowed it's business license to expire throughout the Summer of 2020), was then allowed to be reinstated as a Commercial entity in a Residential zoned building with a non applicable CUP (only for member services)?**
- Please provide a copy of the license. I believe that like all Sage documents it is registered as a "mental health organization", and not a school.
- **What supporting documentation does SAGE have for the projection of a new school consisting of only 12 teachers/9 students on site? Have they hired teachers, enrolled students or eliminated their daily appointment based counseling sessions for this new small private school offering?**
- Is this a new service offering and where do I find the details about this?
- Where is the data showing the certification of SAGE as a school?
- When you use the term in your recommendation, to equate Sage to a private school **"these services are not unlike a private school"**, **do you imply that Sage can continue offering hourly service appointments 8-6pm for 9 client/students PER HOUR? The schedule provide seems to imply there are JUST 9 specific students**, as it shows the number of daily actual students for the preschool and the temple's religious education/after school classes. It seems to be a misdirection or an APPLES to ORANGES comparison chart.
- Is the Planning/Zoning recommendation stating that this new 8-6pm classroom of 9 total students at a school daily, is the same traffic, parking and business activity currently seen, which seems to be nearly 9 hourly client/students x 10 (hours) = 90 client appointments per day? Roughly that is 360 daily car trips in/out of the neighborhood for just the client "students" alone vs an actual private school setting with 9 students which would = 36 car trips.
 - **90 clients per day OR 9 actual students?**
 - **360 parent trips in/out of the neighborhood ("services not unlike a private school") traffic vs 36 (a legitimate 9 student private school)**
- How many of Sage's clients live in the immediate neighborhood or attend the schools on Acacia?
- Roughly how many of the clients are Fullerton residents vs non-residents?
- What is the total of Sage FT/PT employees that were on-site, January/February 2020?
- Numerous publicly available documents by/about Sage show 50+ employees, is this correct?
- During a single average day Monday - Friday, how many full and part time employees were working in the building prior to March 2020 COVID closures? Google street maps (referenced in each Zoning complaint in 2020) taken January/February 2020 display a Sage curbside temporary sign, a full upper parking lot and much on street parking appearing that there are nearly 40 employees on site.

- How many full and part time employees does Sage have now compared to January/February prior to COVID restrictions?
- Will the remaining "non teacher" full and part time Sage employee which provide SAGE's core business "one on one counseling" appointments and the group sessions, going to be located at 1600 N. Acacia when you move to a new 9 student (12 teacher 10 hour school) business model?
- Will those employees and administrators be moving to another location (one which is commercially zoned) that supports/allows hourly client appointments?
- How many SAGE office, administrative and management staff members will be at 1600 to "support" this new "private school" offering.
- If 6700+sf is rented for only a 9 student class, please explain how this works and an obvious discrepancy in the need for 6700sf of office/classroom space for a small class? **Why was the entire floor rented for a what appears to be a single 9 student daily classroom need?**
- Where are the Sage school certifications, and how will you meet the overall need for typical school fixtures, like a playground, cafeteria, library, etc.
- If the Temple is stating that this upper floor was unused space, why were all Temple member activities, classes and other community groups moved out of the building or relegated to the basement rooms, in December 2019?
- What will happen to the few community group offerings the Temple had (Weight watchers, summer activity camps, Fullerton city glass mosaic classes, Monday yoga, etc), when COVID restrictions are fully lifted and the Temple re-opens it's offices and programs?
- Where is the Temple finding space for it's 3 hour MWSat religious education classes and waiting parents?
- Where is the Gesher afterschool program housed? How many member children are in that program?
- Why was the neighborhood community not updated when you added the afterschool pickup and programs to your site?

These are some of the questions I have about the application.

Thank you again, Elise

Susana Barrios

From: Jeff Murphy [REDACTED]
Sent: Tuesday, April 13, 2021 8:26 PM
To: Edgardo Caldera <edgardo.caldera@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Fullerton Planning/ Zoning Meeting - 1600 Acacia

I am writing regarding tomorrow's Fullerton Planning/Zoning notice of the upcoming April 14th meeting "to modify an existing CUP to expand the private school use at a previously approved religious institution, which includes a private school and a preschool." There is no private school at 1600, and the expansion is to allow for profit corporation with "services like a private school" = Sage Behavior Services to continue their hourly group and individual counseling appointment business.

As a resident of this residential neighborhood, this rezoning should not be allowed and is dangerous in this type of residential environment. This operation should be immediately put on notice that it is violating its permit use.

Jeff Murphy

Susana Barrios

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

From: James Shaw [REDACTED]
Sent: Tuesday, April 13, 2021 11:06 PM
To: Edgardo Caldera <edgardo.caldera@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Zoning Violation - Re: Sage

I became aware of a possible reason for an increase in vehicle traffic through my neighborhood. I live on Sycamore just off Nutwood. On a very personal point of view, by actual experience (that can be further informed by the Fullerton Police Department) stop signs on Acacia, Nutwood, Dorothy, Victoria, and others seem to be "missed" all too often. The speed limit in our residential neighborhood is 25 mph. There was a time when a Fullerton motorcycle officer might regularly position himself just off one of these streets and help us observe safety and other benefits of an established system of schools and religious observation sites.

My message to you is written on behalf of my family and nearby neighbors. We oppose the introduction of a commercial enterprise in our midst. There are other commercial zoned properties that Sage could lease. Their application for a sign permit tells us they knew the site was not zoned for their purpose and chose to ignore it. It is now time to repair the damage. By the way, our streets are bad enough condition. Agreed?
Sincerely,

James Shaw
[REDACTED]

Sent from my iPhone

Susana Barrios

From: Steven Kang [REDACTED]
Sent: Sunday, April 11, 2021 9:18 AM
To: Nicholas Dunlap <Nicholas.Dunlap@cityoffullerton.com>; Edgardo Caldera <edgardo.caldera@cityoffullerton.com>
Cc: [REDACTED] City Clerk's Office <CityClerksOffice@cityoffullerton.com>; Stephanie Kang [REDACTED] Ernie R & Marilyn Milligan [REDACTED] Sam Kim [REDACTED]
Subject: [EXTERNAL MAIL]FW: Opposing Project Reference No.: ZON-2020-0067 Conditional Use Permit Modification 1600 North Acacia Avenue
Importance: High

1. Correcting email of Edgardo Caldera,
2. Adding District 2 councilman Nicholas Dunlap, and
3. Adding Edgardo Caldera report to Chair Hansburg and Members of Planning Commission, PC Item No.3 Conditional Use Permit Request at 1600 North Acacia Avenue.pdf, showing schedule of operations for 9 children 12 staff 8AM to 6PM, which is not in line with the size of the company, as being the headquarter of a large for profit corporation.

From: Steven Kang
Sent: Saturday, April 10, 2021 9:39 PM
To: egardoc@cityoffullerton.com
Cc: [REDACTED] Ernie R & Marilyn Milligan [REDACTED] [REDACTED] cityclerksoffice@cityoffullerton.com; Stephanie Kang [REDACTED]; Sam Kim [REDACTED]; Chris Kang [REDACTED]
Subject: Opposing Project Reference No.: ZON-2020-0067 Conditional Use Permit Modification 1600 North Acacia Avenue

Mr. Caldera,

My name is Steven Y.C. Kang, a resident of [REDACTED], Fullerton, CA 92831. Our home is within 300 feet of 1600 North Acacia Avenue.

I am outraged that we have not been informed about the planned virtual meeting on Conditional Use Permit Modification 1600 North Acacia Avenue on April 14th at 6:30PM, until my neighbor Elise Gass came to ask that I attend virtual meeting on April 14th, <https://fullerton.legistar.com/Calendar.aspx>

I strongly oppose project reference no.: ZON-2020-0067 Conditional Use Permit Modification 1600 North Acacia Avenue. See attached agenda.

I have learned that Sage Behavior Services, Inc. ("Sage") had leased the Temple site since January 2020. On its website, Sage is advertising that it has relocated its headquarter to 1600 N. Acacia, <https://sagebehaviorservices.com/>

I have also learned that Sage is a large for profit (50+ employees) mental health consulting and counseling service corporation. This information is obtained from the SBA website on PPP loan at <https://www.sba.com/ppp-funded-companies/california/sage-behavior-services-inc-56536>. The

loan range is \$350,000 to \$1,000,000, which tells me that at maximum per employee loan of \$20,833, we are looking at between 15 to 48 employees, if all employees makes more than \$100,000. Most likely we are looking at average wage of \$80,000, which means 20 to 60 employees. According to the Agenda, the applicant is Kareem Khouri of Sage Behavior Services, a for profit corporation, "to modify an existing Conditional Use Permit to expand the private school use at a previously approved religious institution which includes a private school and child-care center at 1600 North Acacia Avenue. (East side of Acacia Avenue, approximately 520 feet north of Dana Place) (Categorically exempt under Section 15301 of State CEQA Guidelines) (R-1-20 (Single-Family Residential) Zone)"

I do not believe the modification is exempt under Section 15301 of State CEQA Guidelines, as the modification would NOT be "involving negligible or no expansion of existing or former use". Sage will have a substantial commercial activity in a residential neighborhood and the original intended use of the facility was for religious and related activity with infrequent use, not for continuous profit motivated commercial activity.

With two schools on Acacia Avenue, having a corporation with 20 to 60 employees, with double the number for clients and family members that they will see on hourly basis, the increase in traffic will be more than a residential street could bear.

Our Acacia Avenue is already falling apart and with the increase in traffic, we will see faster deterioration of our street, with no plan to fix our street any time soon.

Due to a previous commitment at 7:30PM on April 14th, I will only be attending virtual meeting from 6:30PM to 7:15PM to voice my opposition. I would appreciate it if you would allow to speak between this time slot.

I leave you with what Martin Luther once said "you cannot keep birds from flying over your head but you can keep them from building a nest in your hair." I am a fan of Martin Luther.

I may be reached at my cell [REDACTED], if you wish to discuss this email.

Steven Y.C. Kang, CPA

Email: [REDACTED]

Tel: [REDACTED]

Direct: [REDACTED]

Fax: [REDACTED]

Proverbs 15:23

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