

Appeal ----- 85 Del Amo Blvd.

1. Traffic data incomplete – not so – staff has analyzed the traffic on the Del Amo Blvd. and drop off / pick up activity for day care. They have come to the conclusion no negative impact. Far worse day care situations exist through out the city in regards to traffic drop off / pick up.
2. R-1 turning to commercial property.

Not a concern in the portion of Del Amo Blvd. on the North side of the street. Mixed use situation already exists. Gas station, restaurant, public school, apts., etc.. Not really an established R-1, single family housing. Plenty of day care centers in city that are established in quasi-residential-commercial areas. For Example, Broadway, 4th Street, 7th Street corridors, which possess a number of Quasi-commercial / residential areas.

3. Inadequate staff parking.

As staff has outlined in the report. The Director, her daughters and neice carpool, so only one parking space is needed. One employee takes the Blue line and then a bus to the site. Another employee lives in the neighborhood and walks to work. Currently two spaces are provided in the driveway, so no parking problem at present. Worst care, the neice gets a car and they use both spaces in the driveway. Again, parking for size of center is probably in excess of most similar size day care centers in the city.

Conclusion –

Not sure what appellant's real concern is, due to his house being located at least 325 feet from subject use. It certainly does not justify a finding of denial for the CUP, in as much as it is not detrimental to his health, safety or general welfare, especially since adjacent neighbors have no concern.

A handwritten signature in black ink, appearing to read "Carolyn Watts", with a large circular flourish at the beginning and a long horizontal line extending to the right.