



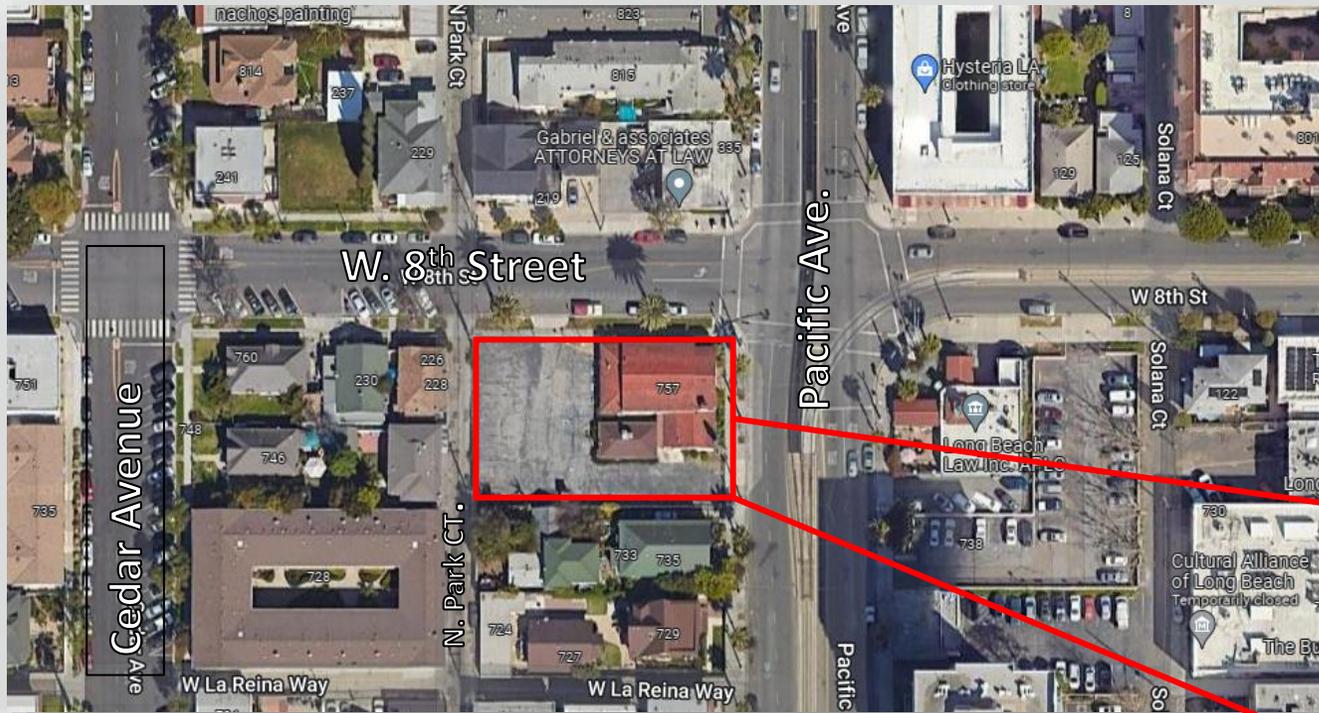
Planning Commission

November 17, 2022

Accept Categorical Exemption CE22-092 and approve a request for a Conditional Use Permit (CUP11-019) to operate a new preschool facility with 41 children located at 757 Pacific Avenue in the Downtown Planned Development (PD-30) Zoning District (District 1).

757 Pacific Avenue

Conditional Use Permit/Case No. 2205-18 (CUP22-019)

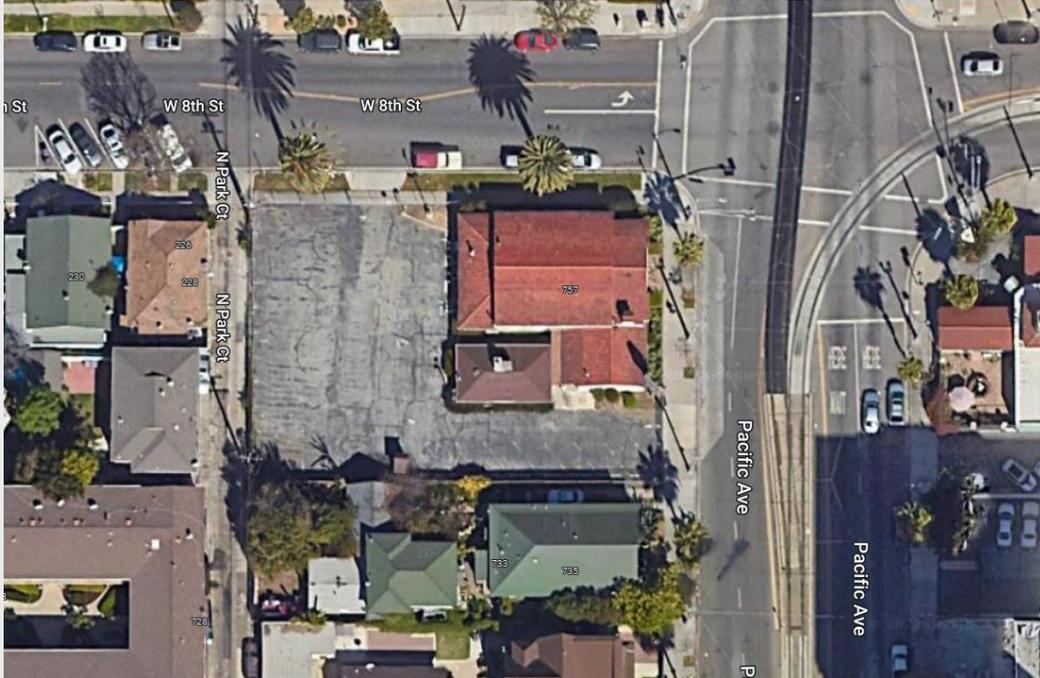


- **Lot Size:** 14,989 Sq. Ft.
- **Zoning:** PD-30
- **GP LUE PlaceType:** Downtown
- **Council District:** 1



Looking Southeast along Pacific Avenue





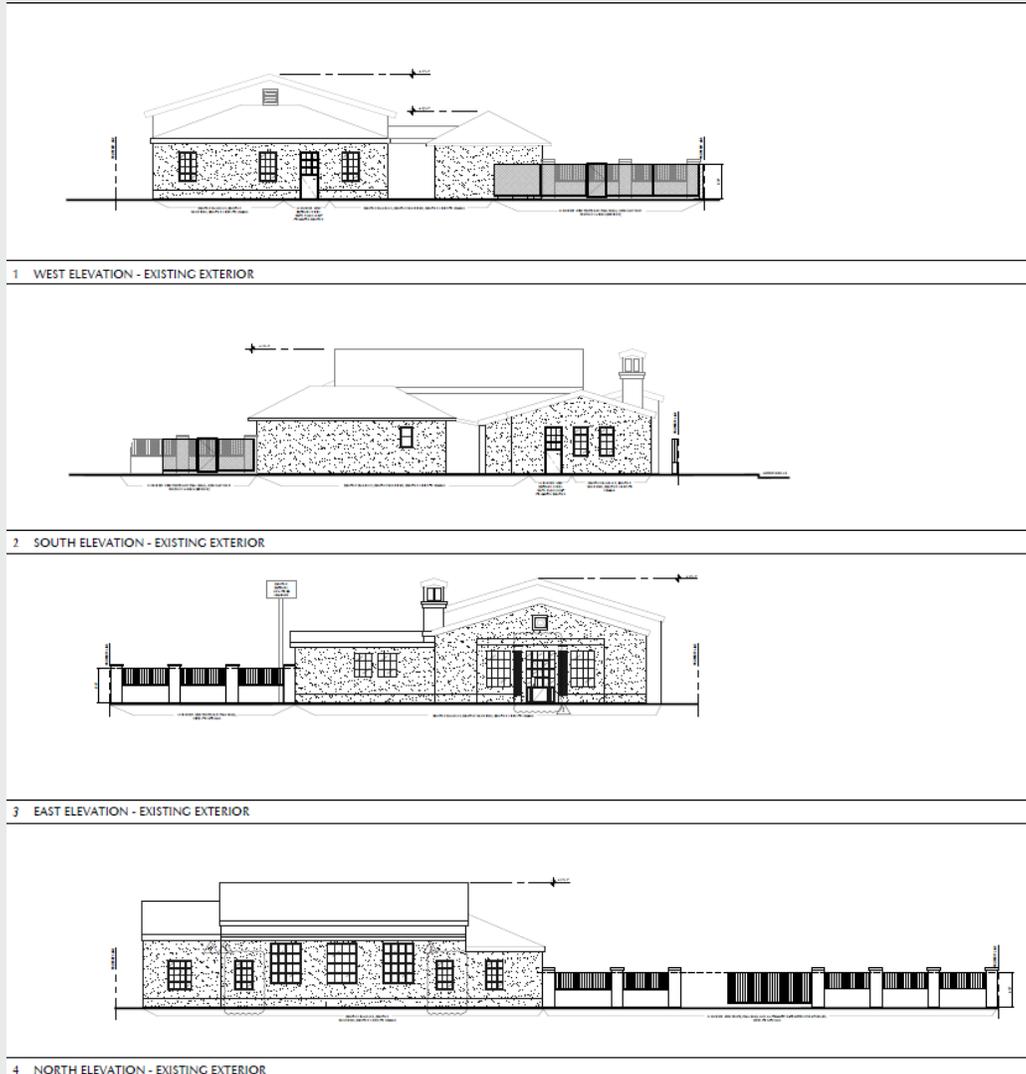
Site Background:

- Constructed in 1939 and 1946 as an office with on site parking
- Two buildings on site (Bldg 1: 2,960 Sq.Ft. & Bldg 2: 541 Sq.Ft.).
- Spanish Colonial Architecture Style, Historically significant and is required to be preserved.

Background of Precious Lamb Preschool:

- Preschool facility providing tuition-free, high quality, early education for children 18 months to five years old for families who are experiencing homelessness.
- Precious Lambs is a state and regional approved preschool facility.



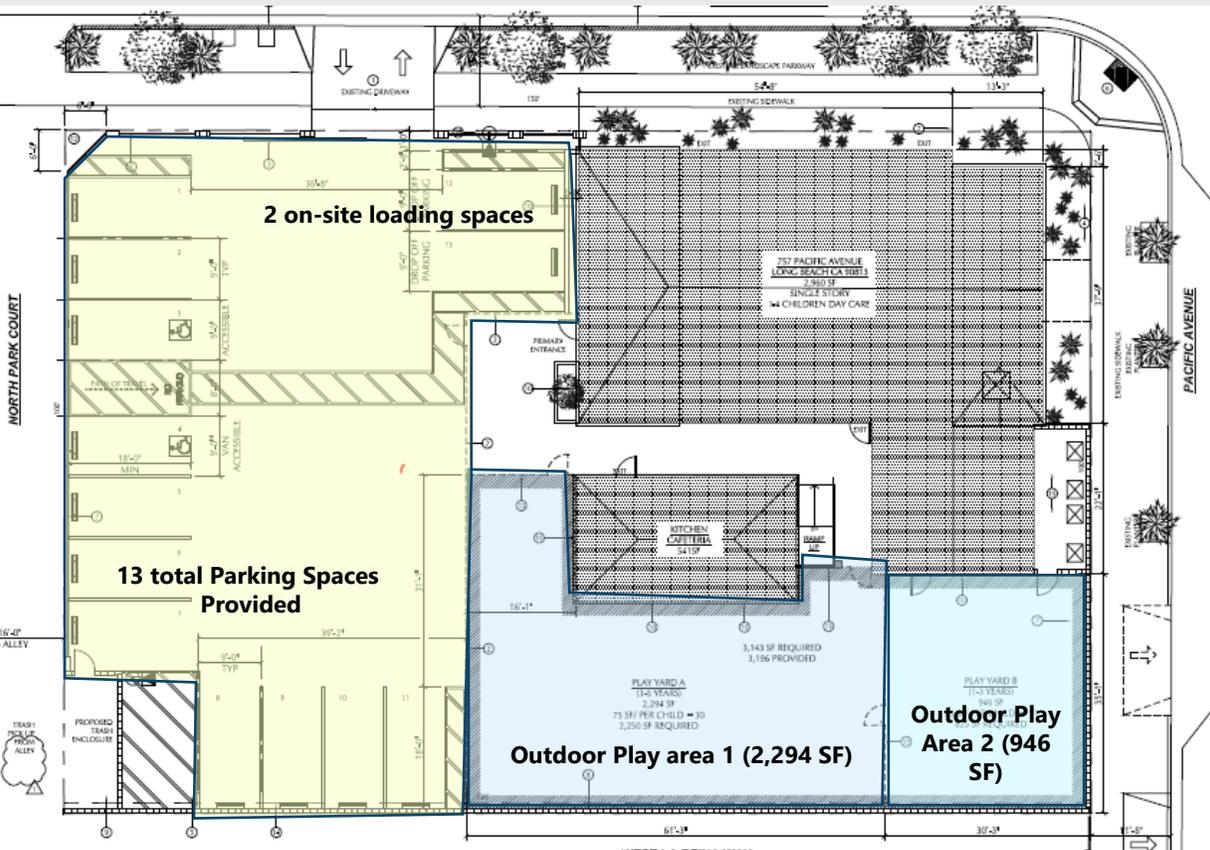


Operation Plan

- Operating hours of 7:30 AM to 4:00 PM, Monday through Friday.
- Ages ranging from pre-K, preschool, and toddlers.
- All students are in attendance 5 days a week, Monday through Friday.
- Staffing: 5 administrative staff and 7 teachers
- Student drop off is located at the playground gate from 8:00 am to 8:45 am.
- Play yard hours: 90 minutes a day from 9:30 am – 2:30 pm.

Preschool Operational Standards

Standards	Permissible	Provided
Minimum 75 Sq Ft of outdoor play area per child In Residential districts, no other similar facility may be located within 1/2 mile of the proposed site.	41 Children/75 Sq Ft = 3,075 Sq Ft	3,443 Sq Ft
Hours of Operation limited to 6:00 AM and 7:30 PM	6:00 AM to 7:30 PM	7:30 AM to 4:00 PM
Adequate off-street loading spaces	Adequate loading spaces	2 on-site loading spaces
Day Care Parking Standard - 4 Spaces per 10 children, plus 2 loading and unloading spaces	7 parking stalls required	13 Parking Spaces Provided (2 loading spaces, 2 Accessible, and 9 Standard parking stalls)



- Hours of operation: 6:00 a.m. – 7:30 p.m. Monday through Friday.
- After hours (evening) workshops shall be restricted to two times a quarter.
- The childcare facility shall be restricted to no more than 41 children on-site at any one time.
- The applicant shall notify parents as part of the registration packet that pick-up and drop-off shall not occur in the public alley and be occur in the two (2) noted drop off parking stalls.
- The outdoor area shall consist of a 3,143-square-foot area.
- The designated outdoor area may only be used between the hours of 9:30 a.m. to 7:30 p.m. Monday through Friday.
- If substantiated complaints of excessive noise or other nuisances are received by the City, the applicant shall work with City staff to implement changes to the use of the outdoor play area, including but not limited to prohibiting the use of the outdoor play area and reducing the total number of children served.

- 1. The approval is consistent with and carries out the general plan, any applicable specific plans such as the local coastal program and all zoning regulations of the applicable district;**
- 2. The proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;**
- 3. The approval is in compliance with the special conditions for specific conditional uses, as listed in chapter 21.52; and**
 - a) A minimum of seventy-five (75) square feet of outdoor play area per child shall be provided on the site;**
 - b) In residential districts, no other similar facility may be located and operating within one-half (1/2) mile (2,640 feet) of the proposed site;**
 - c) The hours of operation shall be limited to the hours between six o'clock (6:00) a.m. and seven-thirty (7:30) p.m.; and**
 - d) Adequate off-street loading spaces shall be provided to prevent adverse effects upon the neighborhood.**
- 4. The related development approval, if applicable, is consistent with the green building standards for public and private development, as listed in section 21.45.400.**
 - The proposed project will establish a preschool within an existing building and does not meet the threshold requiring compliance with the Green Building standards.

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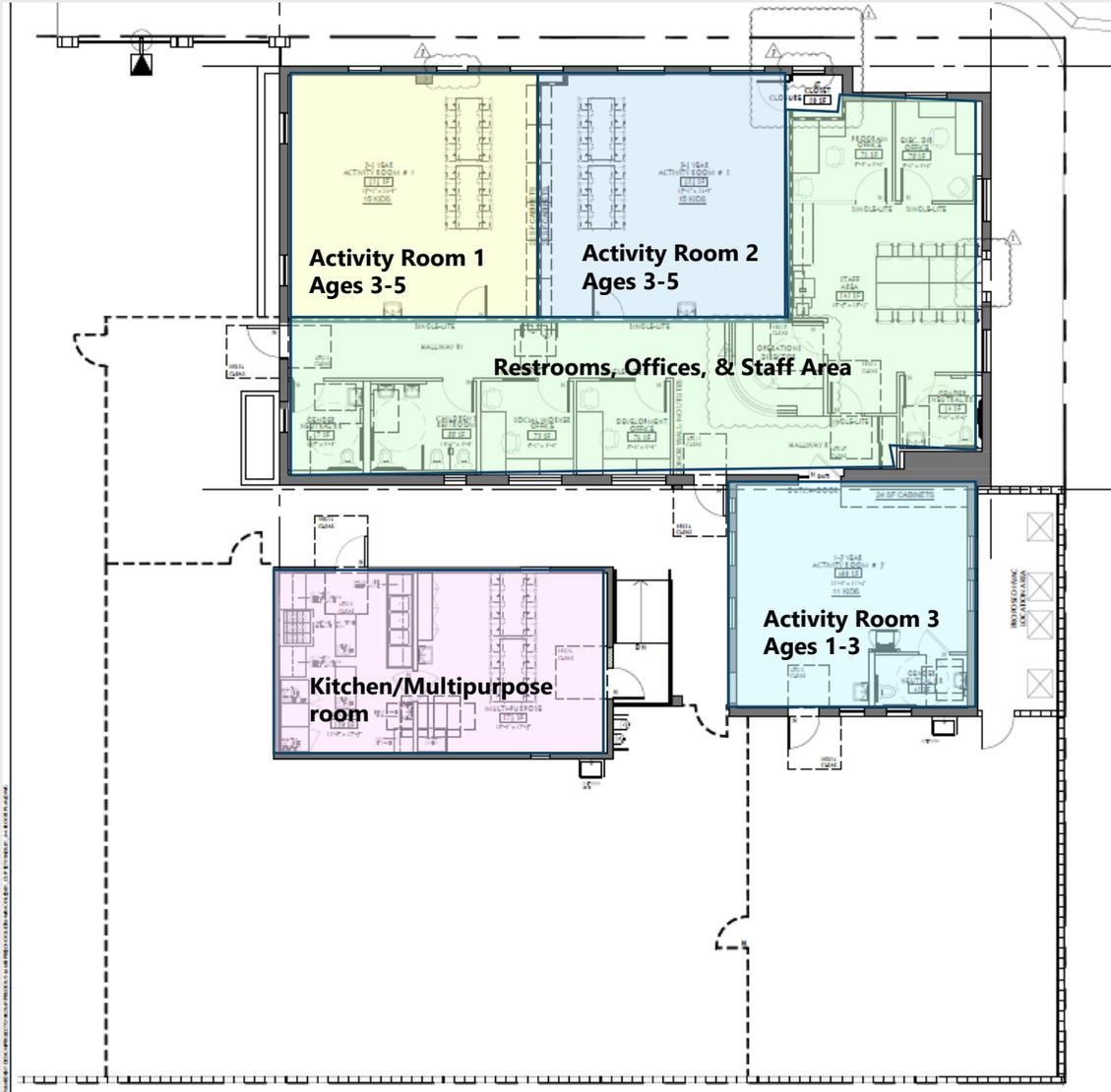


Thank you

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Proposed Floor Plan:

- 3 Activity Rooms separated by age groups of Pre-K, Preschool, and Toddlers
- 2 Gender Neutral restrooms & 1 children restroom
- 5 offices & 1 staff area (424 SF)
- 1 kitchen & 1 Multipurpose room/Dining Commons Area
- 2 outdoor play areas (3,443 SF)