

Project Description
3481 Prospect Avenue, Riverside CA
Cherry Blossom Pre-school and Infant Care

A Conditional Use Permit and Design Review application to establish a day care facility for infants and children at an existing 1 story, 4,771 sq. ft. building on a 0.544-acre lot (formerly used as a school). The facility operator, Cherry Blossom Day Care has been in business serving families and children for 30 years. If approved, this facility would be the second southern California location. The flagship facility is licensed in the City of Glendora, CA.

The Riverside facility is strategically located to accommodate UCR students and the medical staff at Riverside Community Hospital.

Operation

The facility will accommodate up to 90 children and 27 infants in accordance with State of CA Community Care licensing. Hours of operation are 6 AM to 8 PM Monday through Friday. There are 15 staff working in shifts of 3 with up to 5 employees per shift. The site has 23 parking spaces. Parking spaces are utilized by staff during business hours. Drop off occurs from 6 AM to 9 AM. The process is reversed for pick-up which occurs from 5 PM to 8 PM.

On-Site Vehicular Circulation

Vehicular access to the site is provided from Prospect Avenue. Parents or their designated caregivers enter the on-site parking lot, park in a designated parking space, and escort their child(ren) on foot to a pre-school staff member. Upon completion of drop-off or pick-up, parents or designees return to their vehicle, back out of the parking stall, and exit the site via the same driveway connection to Prospect Avenue.

On-site vehicular circulation is accommodated by a two-way drive aisle, as indicated by directional arrows on the circulation plan (C-1), allowing for safe and efficient vehicle movement throughout the parking area. The site plan provides a total of 25 off-street parking spaces.

Pursuant to the Riverside Development Code, the proposed day care use requires a minimum of 17 parking spaces.

The project exceeds the required parking standard, thereby ensuring adequate parking supply and minimizing potential vehicular circulation and queuing impacts during peak drop-off and pick-up periods.