



March 1, 2024

Sarah Zughayer
City of Riverside-Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

**RE: DAY CARE FACILITY – PROJECT DESCRIPTION; PICK UP/ DROP OFF PLAN;
3711 CENTRAL AVENUE – PLANNING CASE PR-2023-001533 (CONDITIONAL USE
PERMIT)**

Dear Sarah Zughayer,

Our office is providing a written description for the following project located at 3711 Central Avenue, Riverside, CA. The project is to convert an animal rescue center and thrift store into a daycare facility. The existing building area is 4,645 SQ FT with no square footage area being added. The business will operate Monday through Friday from 7am to 6pm. The learning lab will be following California Childcare Licensing requirements for the business. The number of employees on the premises will be 7. The estimated number of children within the daycare facility would be about 65 children. The age range of the children will be between 16 weeks to 12 years old.

Per Welcome Letter comment number six dated September 27, 2023. The existing Day Care Facility is located at 15450 W. Goodyear Blvd, Ste. 135, Goodyear AZ, 85538; and is approximately 3400 SQ FT. Arizona location typically has a maximum of 44 children enrolled. All Learning lab locations use ProCare App for all enrolled students and is mandatory in order to sign their child in and out. The check-in take less than 1 minute. There are three room section and separated by age range:

Room Section	Age Range
Spectacular Sea turtles	12 months - 24months
Lucky lobster	2- 3 Years
Dynamic Dolphins Preschool	3 Years - 5 years

Drop off & Pick up does vary in the childcare industry. Below is a Monday thru Friday overview of a typical drop off and pick up week from January 2024:

Monday Drop Off		
7:00am-7:30am	Spectacular Sea turtles (1-2 years)	4
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	2
	Total	7
7:30am-8:00am	Spectacular Sea turtles (1-2 years)	0
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	2

Monday Pick Up		
11:00am-2:00pm	Spectacular Sea turtles (1-2 years)	0
	Lucky lobster (2-3 Years)	0
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	1
3:00pm-4:00pm	Spectacular Sea turtles (1-2 years)	1
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	2
	Total	4
4:00pm-5:00pm	Spectacular Sea turtles (1-2 years)	2
	Lucky lobster (2-3 Years)	2
	Dynamic Dolphins Preschool (2-3 years)	3
	Total	7
5:00pm-6:00pm	Spectacular Sea turtles (1-2 years)	2
	Lucky lobster (2-3 Years)	3
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	6
Tuesday Drop Off		
7:00am-7:30am	Spectacular Sea turtles (1-2 years)	3
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	2
	Total	6
7:30am-8:00am	Spectacular Sea turtles (1-2 years)	1
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	4
	Total	6
8:00am- 9:00am	Spectacular Sea turtles (1-2 years)	1
	Lucky lobster (2-3 Years)	4
	Dynamic Dolphins Preschool (2-3 years)	4
	Total	9
Tuesday Pick Up		
11:00am-2:00pm	Spectacular Sea turtles (1-2 years)	0
	Lucky lobster (2-3 Years)	0
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	1
3:00pm-4:00pm	Spectacular Sea turtles (1-2 years)	0

	Lucky lobster (2-3 Years)	0
	Dynamic Dolphins Preschool (2-3 years)	3
	Total	3
4:00pm-5:00pm	Spectacular Sea turtles (1-2 years)	3
	Lucky lobster (2-3 Years)	3
	Dynamic Dolphins Preschool (2-3 years)	3
	Total	9
5:00pm-6:00pm	Spectacular Sea turtles (1-2 years)	2
	Lucky lobster (2-3 Years)	3
	Dynamic Dolphins Preschool (2-3 years)	3
	Total	8
Wednesday Drop Off		
7:00am-7:30am	Spectacular Sea turtles (1-2 years)	2
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	4
7:30am-8:00am	Spectacular Sea turtles (1-2 years)	2
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	2
	Total	5
8:00am- 9:00am	Spectacular Sea turtles (1-2 years)	1
	Lucky lobster (2-3 Years)	4
	Dynamic Dolphins Preschool (2-3 years)	4
	Total	9
Wednesday Pick Up		
11:00am-2:00pm	Spectacular Sea turtles (1-2 years)	0
	Lucky lobster (2-3 Years)	0
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	1
3:00pm-4:00pm	Spectacular Sea turtles (1-2 years)	1
	Lucky lobster (2-3 Years)	2
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	4
4:00pm-5:00pm	Spectacular Sea turtles (1-2 years)	4
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	6

5:00pm-6:00pm	Spectacular Sea turtles (1-2 years)	0
	Lucky lobster (2-3 Years)	3
	Dynamic Dolphins Preschool (2-3 years)	4
	Total	7
Thursday Drop Off		
7:00am-7:30am	Spectacular Sea turtles (1-2 years)	4
	Lucky lobster (2-3 Years)	2
	Dynamic Dolphins Preschool (2-3 years)	2
	Total	8
7:30am-8:00am	Spectacular Sea turtles (1-2 years)	1
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	3
8:00am- 9:00am	Spectacular Sea turtles (1-2 years)	
	Lucky lobster (2-3 Years)	5
	Dynamic Dolphins Preschool (2-3 years)	3
	Total	8
1:00pm-3:00pm	Spectacular Sea turtles (1-2 years)	0
	Lucky lobster (2-3 Years)	0
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	1
Thursday Pick Up		
10:00am-3:00pm	Spectacular Sea turtles (1-2 years)	0
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	2
3:00pm-4:00pm	Spectacular Sea turtles (1-2 years)	2
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	3
	Total	6
4:00pm-5:00pm	Spectacular Sea turtles (1-2 years)	1
	Lucky lobster (2-3 Years)	1
	Dynamic Dolphins Preschool (2-3 years)	1
	Total	3
5:00pm-6:00pm	Spectacular Sea turtles (1-2 years)	2
	Lucky lobster (2-3 Years)	5
	Dynamic Dolphins Preschool (2-3 years)	2

		Total	9
Friday Drop Off			
7:00am-7:30am	Spectacular Sea turtles (1-2 years)		4
	Lucky lobster (2-3 Years)		2
	Dynamic Dolphins Preschool (2-3 years)		3
		Total	9
7:30am-8:00am	Spectacular Sea turtles (1-2 years)		1
	Lucky lobster (2-3 Years)		2
	Dynamic Dolphins Preschool (2-3 years)		4
		Total	7
8:00am- 9:00am	Spectacular Sea turtles (1-2 years)		1
	Lucky lobster (2-3 Years)		4
	Dynamic Dolphins Preschool (2-3 years)		2
		Total	7
Friday Pick Up			
7:00am-3:00pm	Spectacular Sea turtles (1-2 years)		
	Lucky lobster (2-3 Years)		
	Dynamic Dolphins Preschool (2-3 years)		3
		Total	3
3:00pm-4:00pm	Spectacular Sea turtles (1-2 years)		1
	Lucky lobster (2-3 Years)		1
	Dynamic Dolphins Preschool (2-3 years)		1
		Total	3
4:00pm-5:00pm	Spectacular Sea turtles (1-2 years)		1
	Lucky lobster (2-3 Years)		5
	Dynamic Dolphins Preschool (2-3 years)		1
		Total	7
5:00pm-6:00pm	Spectacular Sea turtles (1-2 years)		4
	Lucky lobster (2-3 Years)		2
	Dynamic Dolphins Preschool (2-3 years)		4
		Total	10

The following drop off & pick up procedures will be implemented for 3711 Central Avenue, Riverside, CA location:

1. Drop-Off Procedure:

- Please refer to Exhibit A shown in Blue on the circulation plan, parents should enter off Magnolia Ave., and continue the Alley east bound.
- They should follow the one-way traffic flow within the parking lot.
- As they approach the front of the daycare, they will pull into the parking spaces and park vehicle. Please refer to Exhibit A shown in Green on the circulation plan
- Parents will sign their child in via ProCare App.
- Parents will escort their child into the front office.
- Parents will exit the parking lot leaving from Central Ave.

2. Pick-Up Procedure:

- Please refer to Exhibit A shown in Blue on the circulation plan. Parents should enter off Magnolia Ave. and continue the Alley east bound.
- They should follow the one-way traffic flow within the parking lot.
- As they approach the front of the daycare, they will pull into a parking space and park vehicle. Please refer to Exhibit A shown in Green on the circulation plan
- Parents will sign out their child via ProCare App.
- Parents will retrieve their child from the front office.
- Parents will exit the parking lot leaving from Central Ave.

3. Pedestrian Procedure:

- Please refer to Exhibit A in Purple on circulation plan. Parents using the pedestrian access will use the public right of way to access the building from Central Ave.
- They should follow the path of travel to the main front entrance.

Learning Lab will be flexible with the drop off/ pick up procedures to address any future operation need. A solution would be that a teacher will assist at the front door after parents have signed their child using the ProCare App and teacher will escort child into the building.

If there are any additional questions, please do not hesitate to contact our office at (909) 355-6688.

Thank you,

Crystal Cardona-Reyes

Crystal Cardona-Reyes
Project Administrative Assistant

Enclosure(s): Exhibit A
Excel Student Attendance

EXHIBIT A CIRCULATION PLAN

