

PROJECT DESCRIPTION

FSA Background

Family Service Association, Inc. is a 5013C tax exempt non-profit organization which provides essential childcare services, to the Riverside community for over 70 years with locations throughout the County of Riverside. FSA is under the direction and leadership of Dr. Cheryl Hansberger.

Vision -Mission-Motto

Family Service Association's work is guided by their vision, mission, and motto.

Vision: We envision a day when Inland Empire communities have strong families without poverty, hunger, or health disparities.

Mission: We address poverty, hunger, and health, from infancy to older adults, in families and under-served communities.

Motto: Family Strength Is Community Strength

Community Benefits of FSA include:

- Support: Access to additional resources and support systems for both children and families.
- Social Equity: Bridges inequities in access to quality childcare, making it available to a more diverse population.

The Magnolia facility is a resource to the City of Riverside and is listed in the City's RESTOAR Resource Guide.

Accreditation

Family Service Association is accredited by the Council of Accreditation (CoA). Child Development is accredited by the National Association for the Education of Young Children (NAEYC).

Prior Entitlement

The following applications are approved for the FSA Magnolia facility located at 8172 Magnolia:

August 11, 2015	CUP P15-0265	Design Review P15-0403
July 28, 2009	CUP P09-0213	Design Review P09-0240

Permanent Modularity

FSA Magnolia received approval by the City Council in 2015 to utilize Six (6) modular building for ten (10) years. The ten-year period will expire in August of 2025. FSA seeks a revision to the Conditional Use Permit to eliminate the 10 (ten) year time limit on the use of the modular buildings and to use the modularity as classroom space for children on a permanent basis

Increase Services to the Community

FSA also seeks to increase the capacity of children served to 263 ranging in age form of preschool, toddlers and infants.

Site Information

The site is located at 8172 Magnolia Avenue on the south side of the street, west of Crowell and is approximately 1.97 acres in size. As shown on the site plan, there are six preschool classrooms (Bldgs. 3-8), four toddler classrooms (Bldgs. A, C 2A and 2B, and two infant classrooms (Bldgs. B and 1) (refer to site plan sheet A-1). There are 89 parking spaces provided and 61 staff members who serve at the facility.

The application is being filed to increase occupancy limits at the site and to make the long-standing modular classrooms permanent structures, as childcare is desperately needed to fuel economic development in the city. There is no change to the building square footage. The following chart outlines the center’s current operational data:

Operating Hours	The site is open from 6:30 AM – 6:00 PM to accommodate parents’ and employers’ diverse workforce needs.
Peak Operating Hours	9:00 AM – 3:30 PM
Number of Children Served at full capacity	263
Age of Children Served	3 months to 5 years
Number of staff (jobs) at full capacity	61
Parking Required to Parking Available	88 Required. 89 Onsite. Note that many staff members do not own vehicles and drop-offs and pickups are spaced throughout the day.
Staff’s shifts and total number of employees per shift	6:15 AM – 3:15 PM - 12 6:30 AM – 3:30 PM - 8 7:00 AM – 4:00 PM - 13 7:30 AM – 4:30 PM - 10 8:00 AM – 4:00 PM - 8 8:00 AM – 5:00 PM - 1 9:00 AM – 6:00 PM - 9

Traffic volumes at the site are spread throughout the day, minimizing impact to the neighborhood. In addition, about 30% of our families have multiple children on site, further minimizing the number of drop-offs and pickups each day. The chart below represents the percentage of children that are dropped off during morning hours and picked up during the afternoon/evening hours.

Drop Off Distribution	
6:15 AM	20%
6:30 AM	13%
7:00 AM	21%
7:30 AM	16%
8:00 AM	15%
9:00 AM	15%
Pick Up Distribution	
3:15 PM	20%
3:30 PM	13%
4:00 PM	38%
4:30 PM	16%
5:00 PM	3%
6:00 PM	10%

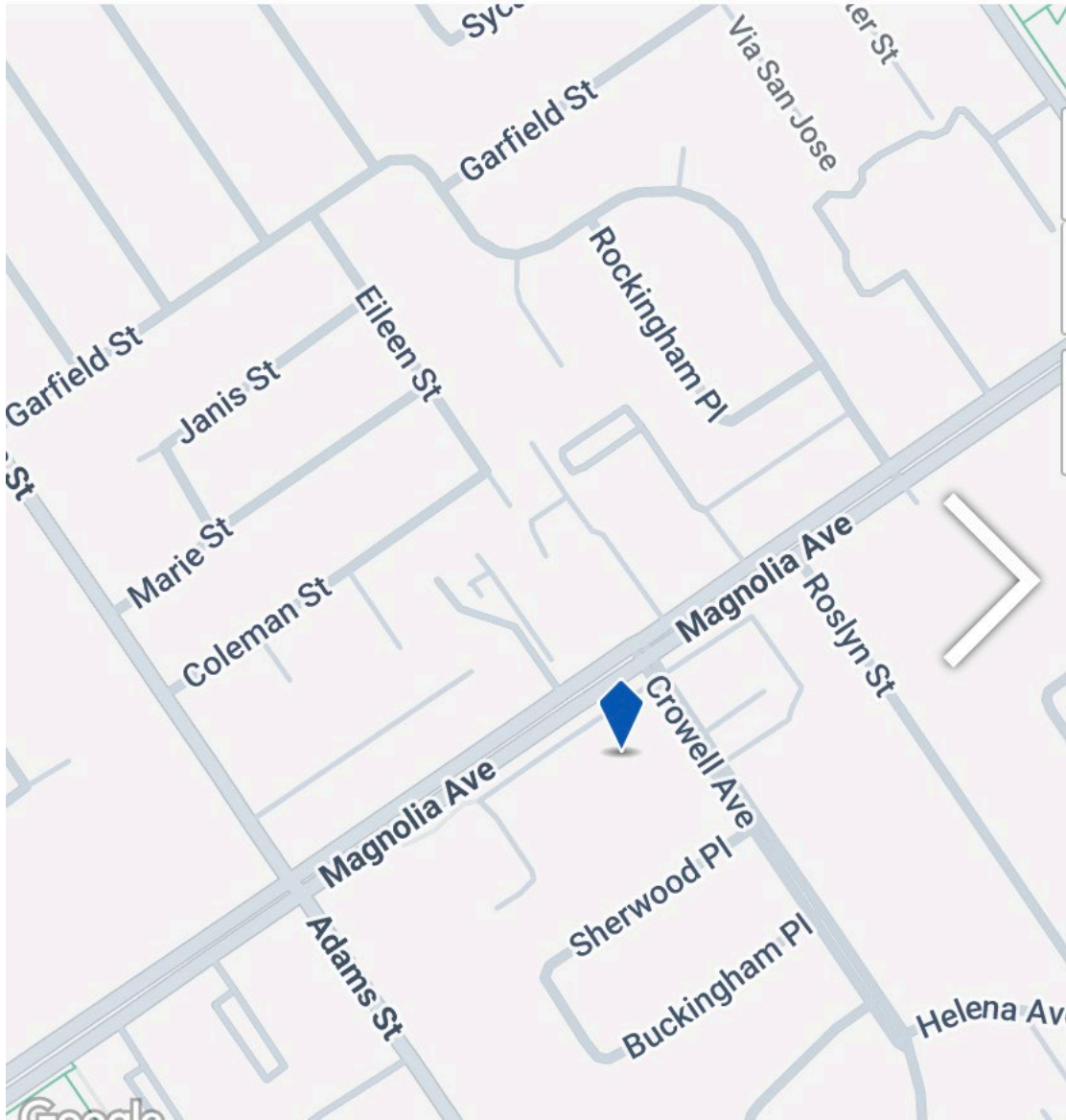


Figure 1 Vicinity Map

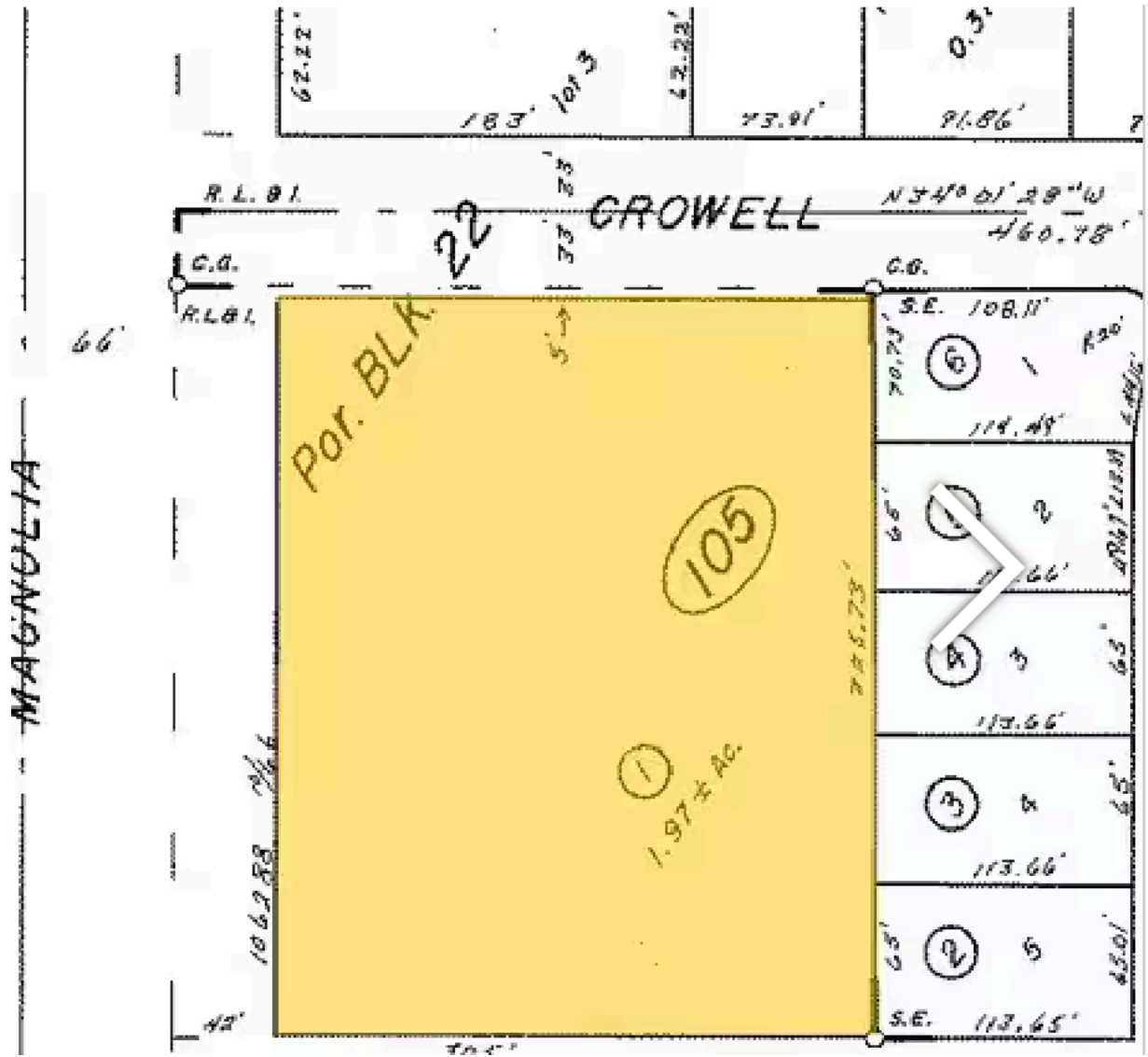


Figure 2 Assessor's Residential Map

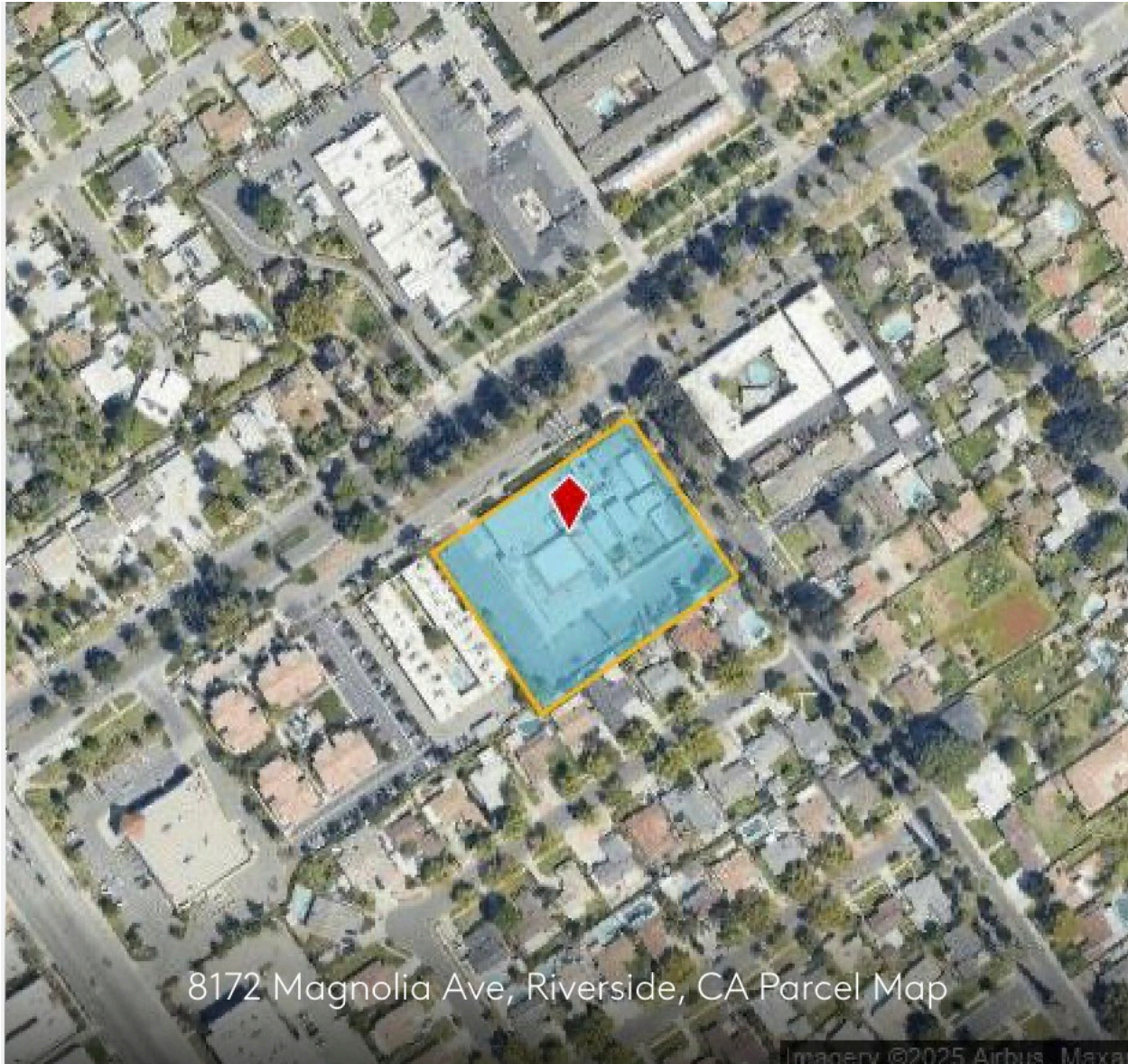


Figure 3 Aerial