

RECEIVED

CONDITIONAL USE PERMIT APPLICATION: OLD FIREHOUSE SCHOOL
ASSESSOR'S PARCEL NO: 186-132-26
ZONING: R1-B4

JAN 11 2022

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Operational characteristics for non-residential uses.

Old Firehouse School Bayview is proposing to open a child care center for approximately 60 children ages 2 to 5 years old.

- A. Old Firehouse School Bayview will have up to eight staff present at the busiest point in the day.
- B. Old Firehouse school Bayview will be open from 8:00 am until 5:30 pm, Monday-Friday. Staff will occasionally stay until 6:00 pm.
- C. The peak hours of entrance onto the grounds would be during drop-off (8:00 - 8:30 am) and pick-up (5:00 - 5:30 pm) times for the children. During peak hours of operation, there will be up to 68 people on site at the child care center (8 staff and 60 children).
- D. Old Firehouse School Bayview will have 12 to 15 presentations a year for families. These are scheduled on a weekday from 5:00 - 5:30 pm. The presentation involves 9-20 parents and 2-3 staff members.
- E. Deliveries of groceries or supplies to the site are expected typically twice a week (Monday-Friday).
- F. The noise level will be that of young children playing during operational hours, Monday-Friday, 8:00 am - 5:30 pm.
- G. Path of travel for pedestrians and vehicles at the site: Please refer to the site map.

Vehicles will enter and exit from Bayview Dr. via the driveway of St. Luke Presbyterian Church (generally only two to three cars arrive at a time). There are 60 parking spaces in the church parking lot. Each of the three classrooms will have an individual entrance and exit door.

Please note that Old Firehouse School's child care operations will not conflict with the services or operations of St. Luke Presbyterian Church as listed in the current CUP. Old Firehouse School operates Monday-Friday, 8:00 am - 5:30 pm. Church congregation worship services and other activities take place during the weekend or on weekday evenings.

Signage: Old Firehouse School would like to have a small sign, approximately 2' x 3' on the church campus.

Background information: Old Firehouse Schools (founded in 1996) are located in three other communities: Lafayette and Walnut Creek in the East Bay, and Mill Valley in Marin County. It has always been a dream of Dr. Dorothy Stewart, Old Firehouse School's founder and president of Aristoddle Inc., to open five schools. We will be opening our fourth school (Fifth Avenue, San Rafael) in February 2022. **10 Bayview Drive will be our fifth site.** Old Firehouse School has been a recipient of a *Parents Press* "Best Preschool in East Bay" for a number of years including this past year.

OFS hopes to open its doors August 2022. For that reason we hope to do whatever we can to expedite the approval process for the conditional use permit to open a child care center for approximately 60 children.

St. Luke Presbyterian Church in San Rafael is looking forward to continuing to serve the San Rafael community by offering its campus to a high quality child care program.