



Staff Report

Agenda Item No.

E-1

To: City of Imperial Planning Commission

From: Lisa Tylanda, Planner

Date: February 24, 2021

Subject: Together for Children Preschool- Carolina Gonzalez & Don Euhus
Conditional Use Permit Request CUP (21-01)
260 A South Imperial Ave; Imperial, CA 92251

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT TO ALLOW THE USE OF A PRESCHOOL AND CHILD CARE CENTER TO BE LOCATED AT 260A S IMPERIAL AVENUE.

Case File No.: CUP (21_01)

Location: 260A S IMPERIAL AVENUE; IMPERIAL, CA 92251

Assessor’s Parcel Nos.: 064-105-004

Applicant: CAROLINA GONZALEZ AND DONALD E. EUHUS

Zoning designation: VILLAGE COMMERCIAL (V-C)

Adjacent land use / zoning:

North: VILLAGE COMMERCIAL (V-C)

East: VILLAGE COMMERCIAL (V-C)

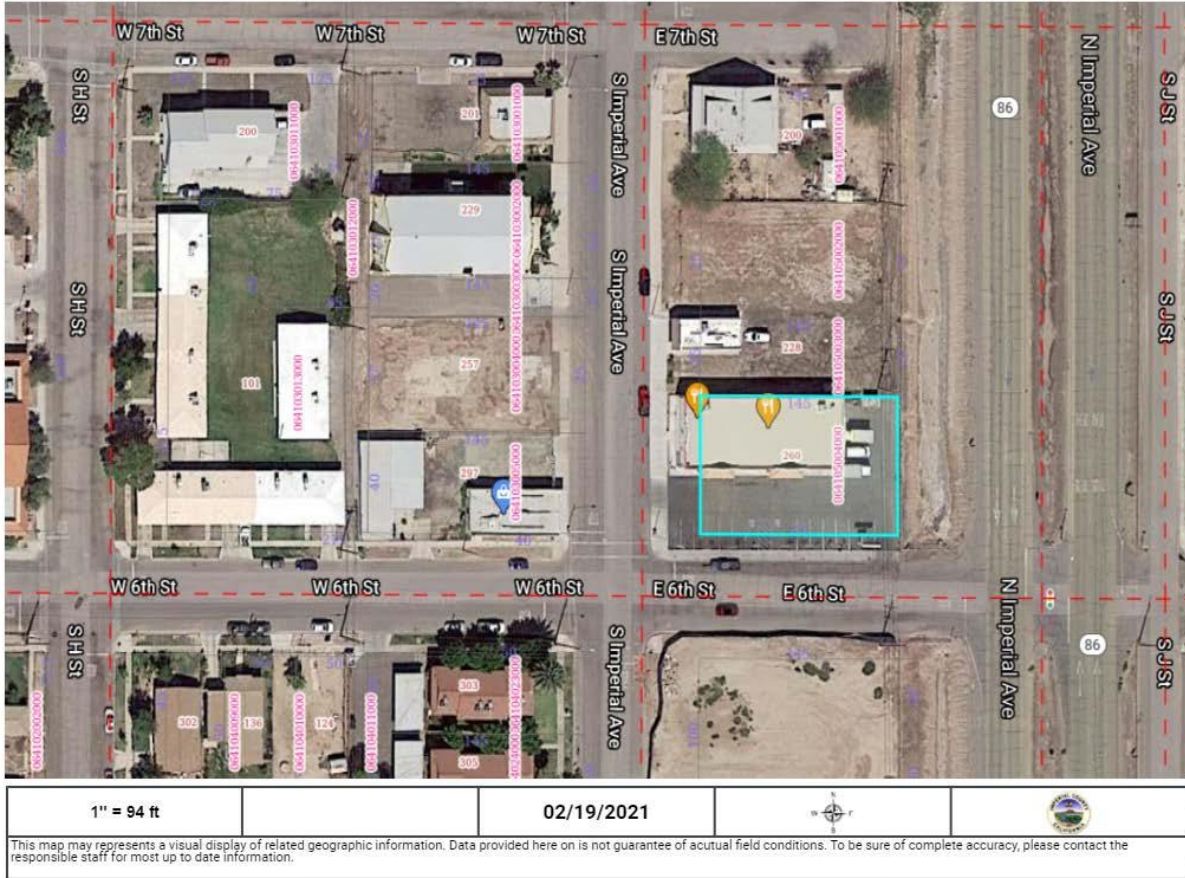
South: VILLAGE COMMERCIAL (V-C)

West: VILLAGE COMMERCIAL (V-C)

Environmental Review: EXEMPT AS PER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301-EXISTING FACILITIES (B).

Staff recommendation: PLEASE SEE BELOW.

Conditional Use Permit Request (21_01)-Together for Children Preschool



Background:

Together for Children Preschool & Childcare Center submitted a Conditional Use Permit (CUP) application to operate a preschool and childcare center at 260 Suite A, South Imperial Avenue; Imperial, CA 92251. The school intends to begin its operations in the City of Imperial, as soon as possible if the CUP is approved. The school will serve children between the ages of 3 to 12 years old, male and female. The program will offer a maximum capacity of up to 30 children at this location. The State of California requires from Childcare Centers to have a staff-student ratio based on the needs of the children in attendance. The applicant has provided a detail project summary. Please see attachments.

December 18, 2020

City of Imperial Planning Department
420 S. Imperial Ave.
Imperial, CA 92251

Together for Children Preschool
245 Quail Run Drive
El Centro, CA 92243

**RE: Conditional Use Permit Application
260A S. Imperial Ave.
Imperial, CA 92251**

Dear Planning Committee/Department,

Please find enclosed a Conditional Use Permit Application for our proposed Preschool location at 260A S. Imperial Ave, Imperial, CA 92251.

Additionally, we have included excerpts from our Parent Handbook that include our Mission Statement, Philosophy and Goals and Objectives for Preschool in our program to help you become more familiarized with what we have to offer. Further, I would like to add that we always strive to offer the safest services to our children and this is one of the reasons we have chosen to relocate to the City of Imperial. We are grateful and applaud you for your efforts in keeping the addict homeless population from roaming your city streets and neighborhoods because we have experienced first-hand what not doing so can cause.

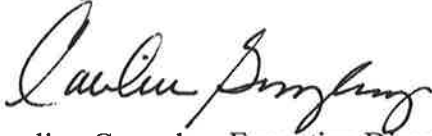
We also strive to not only offer quality preschool services to our young population but in doing so, strive to help parents. We offer these services while parents can attend school, work, or trainings because it has been our experience that parents need a safe place to leave their children. By offering this, we are helping these families be self-sufficient, keep the economy thriving and consequently, achieve better things in life. Most importantly; however, we believe that a good, high-quality preschool program prepares children for their academic years by helping them form a solid foundation, exposing them to so many concepts and ideas while exercising their entire brain so that they have what they need to thrive in their elementary school years and beyond.

Our program at this location would be able to offer the capacity to serve 30 children, Monday through Friday, from 7:15A.M. to 5:30P.M. We typically only require a few parking spaces for the whole day for teachers and staff since parents only drop-off and pick-up throughout the day. The number of teachers and staff would be 2-4 at any given time.

We have included a copy of our existing COVID-19 protocols; these are updated if necessary. We have found that having these protocols in place has helped us to maintain our center with no COVID-19 positive cases. Our licensing records will also reflect that we have had no incidents or accidents at our centers because our program believes in safety first and having practices implemented that help with the prevention of accidents.

Should you necessitate any additional information, I will be more than happy to provide that for you. I may be reached via telephone at (760) 791-6738 or via email at togetherforchildrenpreschool@gmail.com. We thank you for taking the time to review our application and considering our high-quality program for your City. We hope that we can work together to offer these essential services to the city of Imperial population.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carolina Gonzalez".

Carolina Gonzalez, Executive Director

MISSION STATEMENT

Our mission is to provide high quality early care and education in a safe, nurturing environment with highly qualified and motivated staff, committed to educational excellence and service and promoting the idea that the child comes first.

OUR PHILOSOPHY FOR PRESCHOOL

We believe:

- that children should be valued as individuals;
- that children need to feel safe, supported and happy all the time;
- that PLAYING and TALKING are ways in which young children learn about themselves and the world around them;
- that all learning should be meaningful and fun;
- that children are actively involved in learning;
- that children learn through hands-on experiences;
- that children learn through challenges, making mistakes and celebrating success;
- that what children CAN DO rather than what children cannot do are the starting points in learning;
- that learning should cater for the needs and interests of individuals;
- that the process of learning is more important than the end product;
- that children develop their Social, Emotional, Physical and Cognitive skills at different rates;
- all aspects of a child's development are equally important and interwoven;
- that children need time and space to produce work of quality and depth;
- that children need to develop a sense of responsibility for their own learning;
- that children who are encouraged to think for themselves are more likely to act independently;
- that children learn from everything that happens to them and do not naturally separate their learning into subjects;
- that parents are the first educators of children and have a vital part to play in the establishment of their child's learning environment.

OUR GOALS AND OBJECTIVES FOR PRESCHOOL

Language and Literacy Development: To provide opportunities for written and oral expression. To understand the importance of language development and literacy in school readiness.

Cognitive Development: To develop the skills needed for observation and problem solving through individualized, developmentally appropriate activities. Cognitive development will be encouraged through counting (math) games, reading stories and thematic activities as well as learning to follow and give directions. We encourage students to be responsible for themselves and their belongings (clean up, put backpacks away, etc.).

Social-Emotional Development: To encourage independence and relationships that develop a positive self-concept and empathetic awareness of the individuality of others. Children will learn how to share and work with others, how to problem solve, and how to help others. They will learn how to communicate and be assessed for proper speech and language development.

Parent, School and Community Involvement: To build partnerships among families, schools and communities that create seamless and strong alliances to enhance each child's development and promote family self-sufficiency.

Motor Development: To promote the development of large and small muscles for maximum integration of sensorial and motor experiences. Gross motor (large muscle) development is encouraged through play (running, climbing, etc.). Fine motor/hand-eye development is encouraged through a wide variety of activities such as the use of pencils, markers, crayons, scissors, glue bottles, paint, manipulatives, small and large toys (classifying, sorting, matching, etc.).

Program Evaluation: To involve children, parents, staff and community for the purpose of a comprehensive review to determine the effectiveness of the Together for Children Child Development Program. To ensure that parents and teachers work together in the interest of the individual child.

Health and Safety: To ensure that each child in our care feels safe, secure and loved. Children will be encouraged to maintain good hygiene through proper hand washing and use of tissues for nasal discharge. Proper nutrition is also a part of our program. Emergency education is covered as well. Disaster drills are practiced monthly. Learning about the 9-1-1 system and basic first aid are included.



Together for Children
Child Development Centers

Dear Parents,

So that you are aware not only of what we will be asking of you and your child(ren), but also what we will be expecting from and for the staff, below you will find an outline of new protocols (as recommended by the CDC, local DPH and CDPH):

WHAT WE WILL ASK OF EMPLOYEES:

- Employees will have their temperature taken at the preschool front entrance, prior to entering the building. Anyone with any coronavirus symptoms or combination of symptoms, including fever (100.4F/38.0C or above), difficulty breathing/shortness of breath, cough, chills or repeated shaking with chills, muscle pain, headache, sore throat, loss of taste/smell will be sent home. Staff will be required to remove shoes at the entrance, place them in a plastic bag, then put on shoes that will not be allowed to leave the building and must be left at work.
- All employees will wash their hands with soap and water, use hand sanitizer (as long as supplies are available) at the entrance of the building prior to entering and
- Together for Children Preschool (TFCP) will provide a mask (or use their own) which must be worn when entering the Center and at all times at work except while eating or drinking. Social distancing must be exercised. Children ages two and up will need to wear a mask if the group takes a walk. Children over the age of two are to be encouraged, but not required, to wear them in the building.
- Long hair must be pulled back and up.
- Children will eat 6 feet apart at meal times, when possible. Children will be 6 feet apart at nap time, if possible or if they must be next to each other, must be placed head to toe, with distance between (3 ft. minimum).
- Staff and children must wash hands (infants included): when entering the room, after nose wipes, prior to and after eating/feeding, prior to administration of medication, prior to and after diaper changes.
- TFCP will continue to use Clorox or the virucidal Quat+TB (while product is available) at rest time only and at the end of the day when the children are gone. These disinfectants are to be used by one designated employee per day and must be applied with gloves while wearing a mask and eye protection. Please wipe all door handles, light switches, toilets, toilet handles, nap pads, desks, chairs, cubbies, playground structures, tabletops and changing tables.

Continue to use Clorox to wash toys as often as possible, but at least once during the day and every day at close of business.

- TFCP employees must use gloves, mask, face shield and a protective gown with every diaper change, when assisting with toileting and with every exposure to blood or bodily fluids, and wear mask and gloves when handling pacifiers and mouthed toys. Gloves, mask and protective gown must also be worn when feeding infants, and gloves and mask when serving lunch and snack. Protective smocks must be worn when holding a child, and changed when soiled.
- Staff will disinfect the front entrance throughout the day.
- All TFCP employees need to bring several extra changes of shirts, at least one extra pair of pants and will be required to change if clothing becomes soiled. Staff will be provided with protective smocks, but may also bring in a men's oversized shirt or two for protection. It must be changed and laundered after each use, and must not be worn to handle more than one child.
- Teachers will be asked to put away all dress up clothes, including hats and bike helmets, to remain out of use until further notice.
- Teachers will be asked to minimize the number of toys that are in a classroom, and those that are out for play must be easily cleaned. Learning material and toys will be rotated.
- Each child will receive a small baggie with writing supplies, crayons, markers with their name on the bag. The children are no longer allowed to share these materials.
- The playground areas will be open, and a designated staff member will disinfect after each use.
- Staff will be asked to stay home if presenting with any coronavirus symptoms. Staff are asked to immediately contact TFCP if tested positive for COVID-19.

WHAT WE WILL ASK OF PARENTS AND VISITORS:

- Parents will be asked to drop children at the front entrance gate (red door), and will be given a general drop-off and pick-up time. The child will walk to the staff member at the front door where the child's temperature will be taken. The child will wash his/her hands, leave personal items in cubbies then be escorted or will walk supervised to their classroom. Parents will be asked to call the Center and teachers directly for issues concerning the children.
- Ideally, the same parent or designated person should drop off and pick up the child every day. If possible, older people such as grandparents or those with serious underlying medical conditions should not pick up children, because they are more at risk for severe illness from COVID-19.
 - Classroom staff will sign children in and out at the beginning and end of each day. No visitors except "Special Visitors": 1) health care workers, 2) Licensing Program Analysts and Department of Public Health Surveyors only. Special visitors will sign in and out at the front door, pen will then be disinfected.

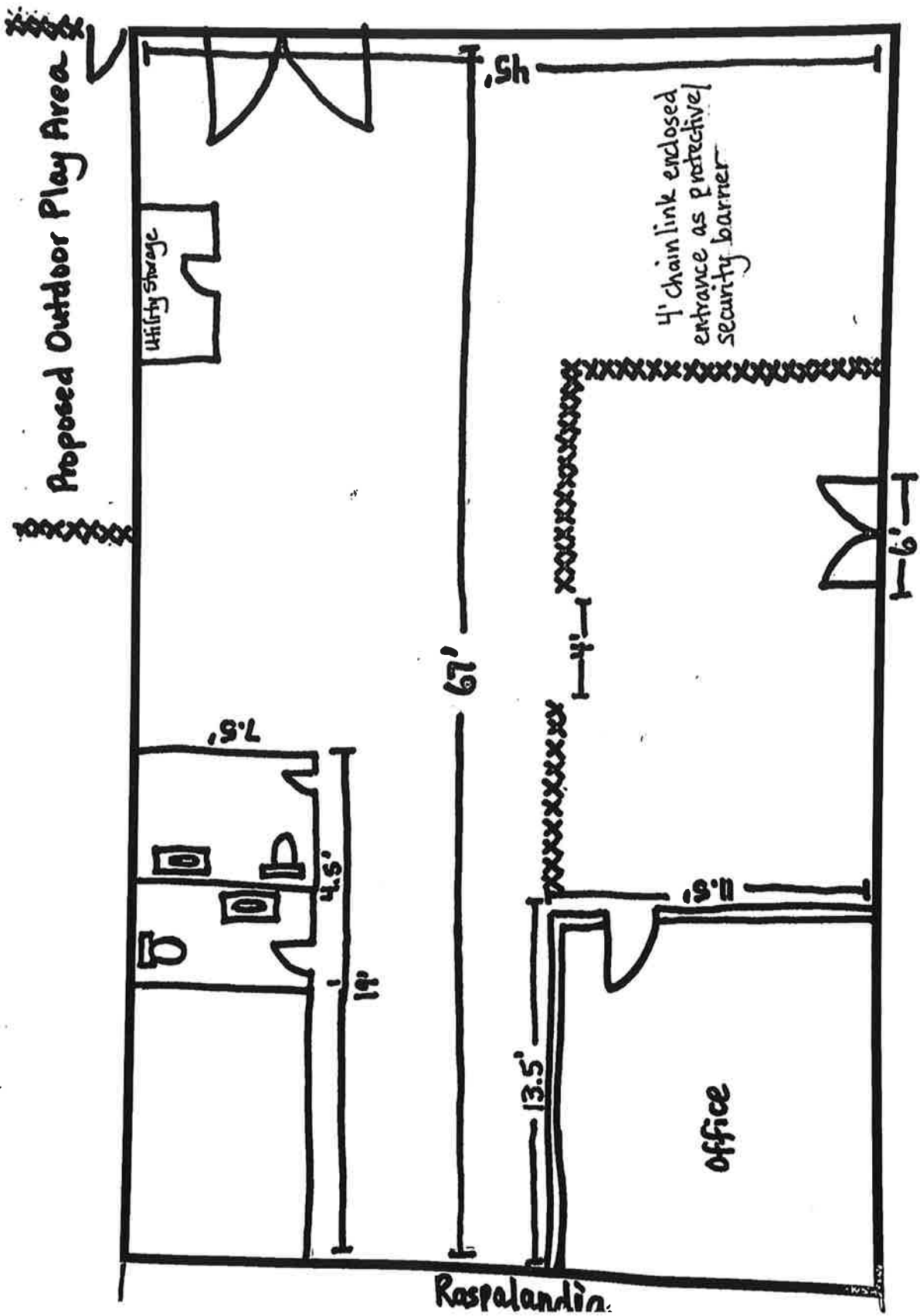
- If your child becomes ill while at the Center, your child will be isolated. You will be contacted immediately and your child must be picked up within 15 minutes. Please ensure your emergency contact numbers are updated and you have alternate emergency contact numbers in case you are not able to pick up your child.
- Special visitors will have their temperature taken upon arrival at the front door, prior to entering the building and will answer two questions. 1) Have you experienced any of these symptoms in the past 5 days: fever, cough, difficulty breathing/shortness of breath, repeated shaking with chills, muscle pain, headache, sore throat, loss of taste or smell; and 2) In the last 14 days, have you been in close contact (within 6') of a COVID-19 case or have visited a healthcare waiting area or room with a COVID-19 case or have direct contact with infectious secretions of a COVID-19 case. The check-in employee may ask the employees/visitor if their answers to these questions have changed from the previous day.
- Visitors will be required to wear a mask when they enter the building.
- Visitors will be required to wash their hands and use hand sanitizer prior to entering any classroom.
- Parents will be asked to follow our protocol for keeping a child home while sick. Parents will be asked to **contact TFCP immediately if a child or family member tests positive to COVID-19**. Children must be free of any symptoms to be admitted. Parents shall not administer medication for a fever or symptoms and send their child to the Center medicated. This is very sensitive and may be life-threatening to some so we all need to do our part to ensure we are keeping everyone safe.

Parents have inquired about donations to the center. At this time, any donations in the form of alcohol, disinfecting wipes (preferably Clorox), spray bottles, Clorox, examination gloves, face shields, and mouth covers would be greatly appreciated!

TFCP is committed to the health and well-being of every child and every family. Your cooperation during this difficult time is very much appreciated.

Warm regards,

Carolina Gonzalez
Executive Director



FLOOR PLAN

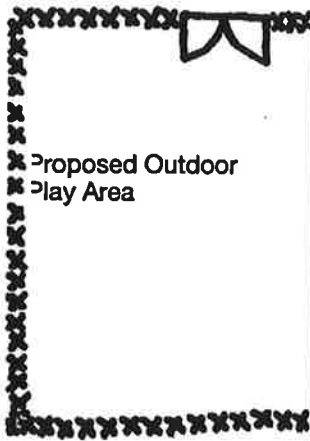
Proposed Site Together for Children Child Development Center

Site Plan:

Proposed Site Together for Children Child Development Center

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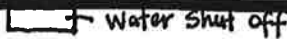
Proposed Site Together for Children Child Development Center (3,015 sq.-ft.)



Proposed Outdoor Play Area



Existing Parking Lot (4 spaces total)



S. Imperial Ave

Sidewalk

Sidewalk



Entry/Exit

Entry/Exit

Existing Parking Spaces (12 total, 1 disabled space)

Sixth Street

Alley

Evaluation:

The Zoning Ordinance provides flexibility in the regulation of uses to ensure that unusual characteristics of certain uses are properly addressed in furtherance of the Imperial Zoning Ordinance. Section 24.19.340 of the City of Imperial Zoning Ordinance requires that the Commission make specific findings be made when reviewing a CUP.

1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.

The proposed project site is located within the V-C Village Commercial zone which, amongst other things, is intended as the social heart of the City. Land uses within this zone are intended to be less intensive than those in other commercial zones. The proposed business would add character and life to the village zoning district.

2. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed use/operations shall not be detrimental to the surrounding community or businesses. The Development Review Committee has reviewed the proposed use, application, and supporting documentation and has recommended the item for approval.

3. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for any approved via Variance.

The proposed facility shall comply with all provisions of the Zoning Ordinance.

4. The proposed project is compatible with the City of Imperials General Plan “Land Use Element” and “Downtown Imperial Redevelopment Master Plan”:

The proposed use is believed to be compatible with surrounding uses/businesses.

Land Use Element-Central Downtown Character Area:

As the Downtown Imperial Master Plan is implemented, the Downtown is becoming the civic, social and commercial center of the City. The pedestrian-friendly Downtown will offer a mix of locally-owned retail, offices, and restaurants, provide unique cultural experiences, and support

higher density mixed use developments. The vision for the Downtown Character Area is intended to follow the vision set forth in the Imperial Downtown Plan as follows:

Downtown Imperial Redevelopment Master Plan:

- **Developing a Pedestrian-Friendly Downtown:**
Downtown Imperial is designed as a pedestrian-friendly village. Creating a comfortable environment through the use of key design elements such as, landscaping, street furniture, and lighting is what makes Downtown a great place to be.
- **Spurring Economic Development:**
Retaining and attracting businesses is a priority. Integrating restaurants, cafes, coffee shops, retail, offices, and services allows for a diverse, vibrant atmosphere.
- **Maintaining a Small Town Atmosphere:**
Downtown Imperial continues the history of Imperial as a small town. Residential, retail, service, and dining are integrated to make Downtown Imperial a truly walkable place where community members regularly socialize.
- **Creating a Center for Activity:**
Downtown Imperial is the heart of the City. Events, festivals, concerts, parades, and other family-oriented activities are held in Downtown Imperial and key civic buildings are a source of community pride.
- **Ensuring a Comfortable and Attractive Environment:**
Downtown architecture draws upon the past for inspiration, while still reflecting a contemporary, up-to-date style. Aesthetics and comfort for the pedestrian are key attributes of what makes Downtown unique.
- **Promote Shared Parking:**
To maximize the efficiency of Downtown’s parking resources and to limit the number of curb cuts, encourage formalized shared parking among uses with alternate hours of operation. Additionally, property owners and merchants are encouraged to consolidate parking lots and share egress and ingress.
- **Encourage Infill of Vacant Lots and Vacant Buildings with Mixed-Use.**

Environmental Compliance:

Categorically Exempt from CEQA under Section 15301 Existing Facilities (b).

Recommendation:

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the

public hearing, Staff recommends approval of **Resolution PC2021-01** approving the Conditional Use Permit (CUP 21_01) and allowing the use and operation of a Child care preschool and development center (Together for Children Preschool) at 260 Suite A S Imperial Avenue; Imperial, CA 92251 which are subject to Conditions of Approval outline in Resolution PC2021-01.

Attachments:

- Resolution PC 2021-01
- Conditions of Approval

RESOLUTION PC2021-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A CONDITIONAL USE PERMIT (21_01) TO ALLOW FOR THE USE OF A PEST CHILD PRESCHOOL AND DEVELOPMENT CENTER WITHIN THE VC (VILLAGE COMMERCIAL) ZONE, LOCATED AT 260 SUITE A SOUTH IMPERIAL AVENUE; IMPERIAL, CA 92251. ASSESSOR PARCEL NUMBER: 064-105-004.

WHEREAS, Carolina Gonzalez and Donald E. Euhus submitted an application for a Conditional Use Permit; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on February 24, 2021; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15301 of the California Environmental Quality Act; and
- E) That the “Child Preschool and Development Center” is consistent with those uses allowed in the VC (Village Commercial).
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby conditionally **APPROVES** the use of a “Child Preschool and Development Center” at 260 Suite A South Imperial Avenue; Imperial, CA 92251-Assessor Parcel Number 064-105-004, via granting approval of a Conditional Use Permit and Conditions of Approval outlined in EXHIBIT A (attached).

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this February 24, 2021.

Planning Commission Chairman

ATTEST:

Planning Secretary

**EXHIBIT A
RESOLUTION #PC2021-01
CONDITIONS OF APPROVAL**

For

Conditional Use Permit: CUP (21_01)

**Carolina Gonzalez
APN: 064-105-004
260 Suite A South Imperial Ave; Imperial, CA 92251**

1. This Conditional Use Permit is granted for the use of a Child Preschool and Development Center located at 260 Suite A South Imperial Avenue, Imperial, CA 92251. Assessor Parcel Number: 064-105-004.
2. The provisions of this Conditional Use Permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project. This Conditional Use Permit is only valid for 260 Suite A South Imperial Avenue. APN: 064-105-004.
3. The proprietor/owner shall be responsible for the removal of all graffiti from the walls, fences, pavement, or buildings within 72 hours of its appearance on the property.
4. The proprietor/owner shall be responsible for maintaining the parking lot and adjacent areas free of litter at all times.
5. Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project and use, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
6. The conditional approval of the Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
7. The Applicant shall pay all impact and capacity fees as required by the city.
8. The Imperial County Fire Department may introduce new requirements for the business at any time related to health and safety that will contribute to the public wellbeing.
9. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the CUP, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to

comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.

10. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
11. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.