



# City of Pleasant Hill

April 1, 2016

STATUS UPDATE: Proposed Day Care Center at 409 Boyd Road (PLN 15-0359)

The City has received numerous questions and comments regarding the proposed day care use at 409 Boyd Road. In order to provide the most accurate and timely information to all, the City will post project information on a section of the City website ([www.pleasanthillca.org](http://www.pleasanthillca.org)) including the latest plans and status concerning this project; this letter will also be available online at that website. All new substantive information that is received by the City associated with this project will be available online as the project progresses.

Status: At this time, the project is on hold, pending receipt of further information from the applicant and further study by the City in response to comments received from the public.

The scope of the proposed project is as follows:

- Proposed use: *Day care, general* (commercial day care center)
- Permits required: A conditional use permit is required for this type of use in a residential zone (Section 18.20.020). An architectural review permit is also required for any exterior modifications and related site improvements. State licensing is also required. Building permits will be required for interior and building related improvements.
- Maximum number of children proposed: 72 children, ranging in age from 2 to 6.
- Hours of operation: 7am – 6:00 pm, Monday – Friday.
- Outdoor play times:
  - 10:30am – 11:am – 36 children
  - 11:00am – 11:30am – 36 children
  - 4:00pm – 4:30pm – 36 children
  - 4:30pm – 5:00pm – 36 children
- Employees: Eight including:
  - One director
  - Seven teachers
- Exterior modifications proposed:
  - One new entry door
  - Alteration of an existing door to accommodate accessibility

- New ADA ramps and railings for the disabled
- New 3,750 square foot outdoor play area with a 60” to 72” high fence/gate
  - Located southwest area of parcel, east of Building A and South of Building B, fronting Kahrs Avenue and Boyd Road
- Reconfiguration of existing parking to accommodate ADA regulations

The Zoning Administrator held a Study Session for this item on December 16, 2015 (see staff report). At this meeting neighboring residents provided comments on the proposed project. On December 22, 2015, the City sent the applicant a letter summarizing the comments received at this meeting. The comments were related to the following:

- Traffic
- Safety
- Noise
- Overconcentration of schools in area
- Intensification of use
- Parking
- Property values
- Lighting
- Signage
- Aesthetics

Next Steps: This application will be rescheduled for a public hearing with the Planning Commission (PC) after the City receives and evaluates the required additional information as noted above. Additionally, a 20 day notice for the meeting will be sent to an expanded area (larger than the 300’ radius required per the Zoning Ordinance), notifying the residents of the public hearing. Any decision by the PC is appealable to the City Council (CC). If no appeal is received, then the project will be heard by the Architectural Review Commission (ARC) for design review issues; the decision of the ARC may also be appealed to the CC. The decision of the CC is final. In order to approve a conditional use permit, the following findings must be made by the decision-making body:

1. The proposed use will not be detrimental to the health, safety, and general welfare of residing or working in the neighborhood of the proposed use.
2. The proposed use will not be injurious or detrimental to adjacent properties or the property in the neighborhood or to the general welfare of the city.
3. The proposed use is consistent with the policies and goals established by the general plan.

Public Comment: Many inquiries have been received about providing written comments versus verbal comments either via telephone, in person (at the Planning Counter), or at a public meeting during public comment. All written comments will become part of the public record and will be attached to any future staff reports. Verbal comments (in person at the Planning Counter) or at a public meeting during public comment will not become part of the staff report, but the concerns will be noted and taken into consideration. Comments provided during the general public comment period of any PC or CC or ARC

meeting will not become part of the public record for the project, they will be noted by the hearing body (PC, ARC, and CC) and are either recorded and/or televised.

Contact Information: Noted below is applicant contact information for the project:

- Applicant – Shixa (Sharon) Yang, 5526 Bigoak Drive, San Jose, CA 95129  
(408) 242-8898
- Architect – Salvatore Caruso, 980 El Camino Real #200, Santa Clara, CA 95050  
(408) 998-4087

Please do not hesitate to contact me if you have additional questions at [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org) or 925-671-5297.

Thank you,

A handwritten signature in black ink that reads "L Radcliffe". The signature is written in a cursive, flowing style.

Lori Radcliffe  
Project Planner