

**RECOMMENDED  
FINDINGS OF FACT FOR APPROVAL**

**PLN15-0011  
1650 Manor Boulevard  
Alameda County Assessor's Parcel Number 80G-1395-2-9  
St. Felicitas Catholic School (applicant) and  
Oakland Diocese Schools (property owner)**

The Board of Zoning Adjustments hereby approves the Conditional Use Permit and Categorical Exemption from CEQA for the proposed preschool within an existing classroom at 1650 Manor Boulevard, subject to the following findings:

**Conditional Use Permit Findings**

- 1. That the proposed location of the use is in accord with the objectives of this Code and the purposes of the district in which the site is located.**

Day care and preschool facilities are permitted in the RS Residential Single-Family Zoning District with a conditional use permit (Section 2-506 B.3). The proposed use would be subject to certain limitations to avoid adverse effects on adjacent uses and properties. The use is in accord with the purpose of the RS District, which is to provide areas appropriate for a single family residential uses and associated uses capable of being located adjacent to residential areas through provision of adequate buffering and attenuation measures. These limitations include the following:

- The new, separate play area for the preschoolers will be created within an existing play area that is approximately 80 feet from adjacent residential properties to the east, and approximately 140 feet from adjacent residential properties to the west and partially buffered by buildings, thereby limiting noise impacts to adjacent residences from outdoor play activities.
- Existing parking spaces will be designated adjacent to the facility specifically for parents dropping-off and picking up children.
- Operational hours of the daycare facility will be compatible with existing K-8 school hours, including the drop-off and pick-up times.

- 2. That the proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The proposed use conforms to the General Plan, which designates the property for Low Density Residential and is the predominant residential development type in San Leandro, intended for detached single-family homes on lots of 5,000 to 10,000 square feet. As General Day Care is conditionally permitted in RS Residential Single-Family districts, the Zoning Code accepts the conditional compatibility of this use with the Low Density Residential designation. The day care use ensures that the following General Plan goal is achieved:

***Goal 48.01 – Child Care – Increased Availability of Services – Increase the availability of affordable and accessible child care and after school activities, with an emphasis on center-based child care for infants and toddlers.***

The proposed day care center will provide care for up to 22 children, capable of serving the nearby residential areas. The days and hours of operation, which correspond to the same days and hours as the school operates, will help ensure that the day care activities are complementary in time and scale with the surrounding residential uses and should not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the area.

The site is adequately accessed with an existing, one-way driveway and adequate off-street parking. This use will not increase the burden on existing public facilities or infrastructure and meets the criteria for the Conditional Use Permit, as well as the above listed General Plan Policies.

**3. That the proposed use will comply with the provisions of this Code, including any specific condition required for the proposed use in the district in which it would be located.**

With the required conditional use permit and the required State of California Community Care Licensing permits, and inspection and approval by Alameda County Fire Department, the day care center will comply with both local and State requirements as a State-licensed day care facility for children.

**4. That the proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

Adequate on-site parking and access is being provided. The number of trips to the site per day would not be increased since the purpose of the facility is to provide preschool to younger siblings of school-age children attending the K-8 school.

Engineering and Transportation Department and Alameda County Fire Department staff has reviewed the existing parking lot and find it acceptable for both emergency vehicle and regular traffic access requirements.

## **California Environmental Quality Act Categorical Exemption Findings**

This item is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 (a) as it is an Existing Facility that involves no expansion; interior and exterior alterations; and is not located in an environmentally sensitive area.