



City of Rohnert Park
Planning Commission Report

DATE: October 13, 2016

ITEM NO: 8.1

SUBJECT: PLSU2016-0001 The Learning Experience Day Care Center

LOCATION: 6150 Commerce Boulevard, APN 143-021-082

REQUEST: Construct a 10,000 square foot daycare center with 12,750 square foot outdoor play area

APPLICANT: John Diemer VP of Construction for 6100 Commerce LLC

Background

This property originally served as parking for the adjacent Cal Skate. The property is zoned I-L/O Industrial Office Overlay which permits uses permitted in the I-L Industrial zone and uses permitted in the C-O Commercial Office zone. Recently, Cal Skate developed parking behind their building and subdivided the property into two parcels. One of the parcels is Cal Skate with parking and the other parcel is the original parking lot for Cal Skate. The original owners of Cal Skate sold the property but kept ownership of the parking lot and have offered it for sale. The Learning Experience is in contract to purchase the property for a daycare center.

Applicant's Proposal

Details on Daycare Operation: The daycare facility will provide full time and part time care for six week to five year old children and also after school care for children up to eight (8) years of age. The facility will be open at 6:30 a.m. and closes at 6:30 p.m. The only activities at night and on week-ends is open houses and parties. The capacity of the center is 180 to 185 children. Typically 25% of the children are part time. They have approximately 24 staff personnel at any one time and typically 30% of the staff is part time. When a parent arrives with their child they take the child into the center, check them in at the reception counter and then take the child to its

classroom. The reverse occurs at the time the child is picked up. The average time involved is 5 to 8 minutes.

Site Plan: The applicant proposes a 10,000 square foot single story daycare building located on the south side of the property adjacent to the bike and pedestrian path along Hinebaugh Creek. The building or improvements do not encroach into the creek area. The existing pedestrian path would not be impacted and there will be no connection to the creek trail from the school building or the playground area. The only access to the trail is from the parking lot. Parking will be provided in front of and to the north side of the building. A 12,750 square foot outdoor play area would be located at the rear of the building.

Building Details: The building interior will be divided up into various classrooms for the children of different ages. There will also be an office and reception area, laundry and employee lounge. The main entrance to the building will face Commerce Boulevard and each classroom will have an exit to the exterior walkway on both sides of the building. The building exterior will consist of stucco walls with a split face block base. The hip roof will consist of composition shingles. There will be a decorative elevated covered building entrance and decorative features on each side of the building. Colored awnings will be located on the rear wall of the building facing the play area. Building colors will be earth tones.

Play Area: The 12,750 square foot outdoor play area will be divided into three (3) sections. The southern portion will be an infant/toddler playground with equipment adaptable to infants and toddlers. The middle section will be for the middle aged children. The northern section will contain a soccer area and a basketball court for older children. Each section will be subdivided with fencing.

Parking: The parking requirement for retail or service uses within the Central Rohnert Park area is 3.3 space per 1,000 square feet of building area. The parking requirement in Central Rohnert Park is lower than the remainder of the City since it is assumed that properties within Central Rohnert Park are easier to reach by walking, biking or using transit. A day care is considered a service use for the purposes of the parking requirement calculation. For a 10,000 square foot building, 33 parking spaces are required.

A total of 43 parking spaces will be provided which exceeds the Zoning Ordinance requirement. There is a shared access driveway with the adjacent Cal Skate business providing ingress and egress to the day care center and Cal Skate. Parking will be provided in front of the building and there is one way angle parking on the north side of the building. Two (2) handicap spaces will be located close to the entrance to the building. On the north side of the outdoor play area are three (3) 90 degree parking stalls with access off the shared driveway.

For commercial uses the Zoning Ordinance requires one (1) bicycle parking space for every 15 vehicle spaces. In this case the requirement is 2.1 or three (3) spaces. With the adjacent Hinebaugh Creek trail it is possible that a parent could bring a child to the day care center on a bike with a child carrier or trailer. Employees may also be inclined to cycle to work.

There is concern regarding stacking for parents leaving children in the morning hours and picking them up during the evening. The applicant states that the drop off time averages five (5) to eight (8) minutes. The distance between the Commerce Boulevard driveway and access to the vehicle parking in front of the building is approximately 80 feet. This would accommodate approximately four (4) cars. There is also the parking in front of the building for parent use. It is staff's opinion that there is adequate parking and stacking for before and after day care child pick-up without creating traffic congestion on Commerce Boulevard.

A refuse enclosure will be provided in the parking lot at the northeast corner of the building. It will consist of six (6) foot high masonry block with stucco to match the building. It will have solid metal gates and a solid roof to comply with the Zoning Ordinance requirements.

In the joint use parking aisle there is a storm drainage pipe to Hinbaugh Creek that extends under the area where the day care building will be located. The pipe will have to be rerouted around the building using the same outfall into the Creek. As part of the building and parking lot construction, the applicant will have to upgrade the sidewalk and driveway on Commerce Boulevard to be ADA compliant. They will also have to provide storm water drainage for the parking lot.

Landscaping and Fencing: There will be extensive tree planting on the site ranging from 15 gallon size to 24 inch box trees. A portion of the front landscaping will be used as a storm water management area. Throughout the parking area one (1) tree will be provided for every four (4) parking spaces as required by the Zoning Ordinance. Shrubs and groundcover will also be provided.

Fencing around the outdoor play area will consist of a six (6) foot high vinyl fence with alarms provided on the gates. The walkways on either side of the building will be enclosed with a four (4) foot high wrought iron type fence for child safety.

Proposed Signage: Signage on the building will consist of the name The Learning Experience with a logo over the main entrance to the building. The two columns supporting the roof over the entry porch will consist of the numbers 1, 2, 3, and 4 each in different colors. Adjacent to the entry driveway on Commerce Boulevard will be a five (5) high by nine (9) foot long monument sign with the name The learning Experience Academy of Early Education and the logo. The sign panel will be three (3) feet by seven (7) feet and supported by a brick base and side supports.

Traffic Analysis: The day care center is located within the recently approved Priority Development Area (PDA) Plan. The PDA area covers a 330 acre area of the city between Commerce Boulevard, State Farm Dive and Rohnert Park Expressway. The PDA Plan assumed the project site would be occupied by office uses in the future. To compare traffic generation to the assumed office development the Traffic Analysis was prepared. A copy of the Traffic Analysis is attached.

Based on the traffic analysis for the day care center, the study intersections are projected to continue to operate at acceptable levels of service upon the addition of the project-generated traffic to existing baseline and future traffic volumes. The traffic analysis found that the

available sight distance at the existing Commerce Boulevard driveway is adequate. The proposed landscape plan for the project will modify landscaping along the property frontage. It is recommended that trees along the project frontage be maintained to ensure adequate sight distance. The analysis finds that onsite circulation is adequate to serve both the proposed project and Cal Skate.

The recommendation of the Traffic Analysis is as follows:

- A minimum of three (3) on-site bicycle spaces be provided.
- Trees along the project frontage should be maintained to ensure that branches do not obscure sight distance.
- The city should review the configuration and positioning of the proposed monument sign on Commerce Boulevard at the project driveway, ensuring that it is set back sufficiently to maintain clear sight lines to and from the south.

Staff Analysis

This proposed daycare center, is conveniently located to nearby commercial centers at Rohnert Park Expressway and Commerce Boulevard, industrial and service commercial uses in the vicinity and parents in Rohnert Park. There are also residents on City Center Drive and will in the future be residences on the State Farm site. The property has good access to Commerce Boulevard adequate parking for employees and parents. There is also direct access to Hinebaugh Creek trail for parents or employees walking or commuting by bicycle.

The parent company has a large number of daycare centers in California and across the United States. They are very experienced in the design of the facility and the total operation. This proposal reflects their experience in the size of the building, the play area and parking.

Staff is not aware of any other daycare center in the city that can accommodate 185 children. With new housing being constructed in the city, there will definitely be a need for additional daycare centers.

Environmental Determination

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to determine whether the proposed project would have a significant adverse effect on the environment. On the basis of the study, it was determined that the project would not have a significant adverse effect on the environment with implementation of mitigation measures, and a Mitigated Negative Declaration (MND) was prepared. The MND was circulated for public review between September 23, 2016 and October 13, 2016.

It should be noted that the day care center is within the Central Rohnert Park, Priority Development Area (PDA) Plan. An Environmental Impact Report (EIR) was prepared for the PDA Plan. Mitigation measures included in the adopted EIR are required to be implemented as

projects develop within the PDA Plan area. Components of the EIR and applicable mitigation measures are discussed within the Initial Study.

Findings

The recommended findings to approve the Conditional Use Permit and Site Plan and Architectural Review are included in the attached resolution.

Public Notification

This item has been duly noticed by publication in the Community Voice for the Conditional Use Permit and the Mitigated Negative Declaration and posted at the prescribed locations in Rohnert Park. Property owners within 300 feet of the project were mailed notices of the proposed application.

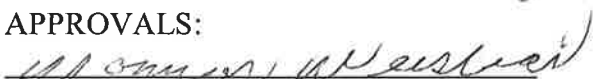
Staff Recommendation

Based on the analysis and findings of this report and the attached resolutions, staff recommends that the Planning Commission, by motion, adopt Resolution No. 2016-24 certifying the Mitigated Negative Declaration adopting Resolution No. 2016-25 approving the Conditional Use Permit and Site Plan and Architectural Review to allow a Day Care Facility at 6150 Commerce Boulevard, subject to the findings and conditions of approval.

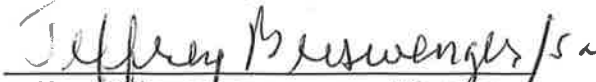
Attachments:

- Resolution No. 2016-24 Certifying the Mitigated Negative Declaration
- Resolution No. 2016-25 Approving the Conditional Use Permit and Site Plan and Architectural Review for the Day Care Center
- Applicant’s Supporting Statements
- Exhibit A Neighborhood Context Exhibit
- Exhibit B Site Plan Details
- Exhibit C Floor Plan and Play Area Details
- Exhibit D Building Elevation and Trash Enclosure Details
- Exhibit E Colored Building Elevations
- Exhibit F Landscape Plan
- Exhibit G Monument Sign Detail
- Exhibit H Color Board Details

APPROVALS:


Norman Weisbrod, Technical Advisor

10/06/2016
Date


Jeffrey Beiswenger, Planning Manager

10.6.16
Date

PLANNING COMMISSION RESOLUTION NO. 2016-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK CALIFORNIA APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE LEARNING EXPERIENCE DAY CARE CENTER CONDITIONAL USE PERMIT AND SITE PLAN AND ARCHITECTURAL REVIEW (APN 143-021-082) FILE NO. PLSU 2016-0001

WHEREAS, the applicant, John Diemer, VP of Construction for The Learning Experience Day Care Center, has submitted a Conditional Use Permit and Site Plan and Architectural Review for a Day Care Center located on property at 6150 Commerce Boulevard (APN 143-021-082); and

WHEREAS, Planning Application No. PLSU2016-0001 was processed in the time and manner prescribed by State and local law; and

WHEREAS, an Initial Study was prepared and on the basis of that study, it was determined that the project would not have a significant adverse effect on the environment with implementation of mitigation measures, and a Mitigated Negative Declaration (MND) was prepared and circulated for public review for a 30 day period from September 23, 2016 to October 13, 2016; and

WHEREAS, pursuant to California State Laws and the City of Rohnert Park Municipal Code (RPMC), a public hearing notice for The Learning Experience Day Care Center was mailed to all property owners within a 300 foot radius of the subject property and to all agencies and interested parties as required by California State Planning Law, and a public hearing notice was published in the Community Voice for a minimum of 10 days prior to the first public hearing; and

WHEREAS, on October 13, 2016, the Planning Commission reviewed Planning Application No PLSU2016-0001 during a scheduled public meeting at which time interested persons had an opportunity to testify either in support or opposition to the proposed project; and

WHEREAS, at the October 13, 2016, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Planning Commission considered all facts relating to Planning Application No. PLSU2016-0001;

WHEREAS, the members of the Planning Commission, using their independent judgment, reviewed the proposed project and all evidence in the record related to such requests, including the staff report, public testimony, and all evidence presented both orally and in writing.

WHEREAS, at the October 13, 2016 public meeting the Planning Commission of the City of Rohnert Park reviewed and considered the information contained in the Initial Study and Mitigated Negative Declaration for the proposal, which is attached to this resolution as Exhibit 1; and

WHEREAS, Section 21000, *et. Seq.*, of the Public Resources Code and Section 15000, *et. Seq.*, of Title 14 of the California Code of Regulations (the “CEQA Guidelines”), which govern the preparation, content and processing of Negative Declarations, have been fully implemented in the preparation of the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the Mitigated Negative Declaration for the proposed Project:

1. The Planning Commission has independently reviewed, analyzed and considered the Mitigated Negative Declaration and all written documentation and public comments prior to approval of the proposed Project; and
2. An Initial Study was prepared for the project, and on the basis of substantial evidence in the whole record, there is no substantial evidence that the project will have a significant effect on the environment, therefore a Mitigated Negative Declaration has been prepared which reflects the lead agency’s independent judgment and analysis.
3. The Mitigated Negative Declaration was prepared, publicized, circulated and reviewed in compliance with the provisions of CEQA Guidelines; and
4. The Mitigated Negative Declaration constitutes an adequate, accurate, objective and complete Mitigated Negative Declaration in compliance with all legal standards; and
5. The documents and other materials, including without limitation staff reports, memoranda, maps, letters and minutes of all relevant meetings, which constitute and administrative record of proceedings upon which the Commission’s resolution is based are located at the City of Rohnert Park, City Clerk, 130 Avram Ave., Rohnert Park, CA 94928.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Rohnert Park that approval of the Project would not result in any significant effects on the environment with implementation of mitigation measures identified in the Mitigated Negative Declaration and the Planning Commission does hereby approve and adopt the Mitigated Negative Declaration and Initial Study set forth in **Exhibit 1** and direct the filing of a Notice of Determination with the County Clerk; and

BE IT FURTHER RESOLVED by the Planning Commission of the City of Rohnert Park that **Exhibit 2** (Mitigation Monitoring and Reporting Program) of this resolution provide Mitigation required under Section 15091 of the CEQA Guidelines for significant effects of the Project; and

BE IT FURTHER RESOLVED that any interested persons may appeal this Resolution of the Planning Commission to the City Council within 10 calendar days of its

passage pursuant to RPMC Section 17.25.123. Any such appeal shall be in the form provided by RPMC Section 17.25.124 and with the payment of the fee established by the City.

DULY AND REGULARLY ADOPTED on this 13th day of October, 2016 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

John Borba, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

PLANNING COMMISSION RESOLUTION NO. 2016-25

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A CONDITIONAL USE
PERMIT AND SITE PLAN AND ARCHITECTURAL REVIEW FOR THE LEARNING
EXPERIENCE DAY CARE CENTER AT 6150 COMMERCE BOULEVARD (143-021-
082)**

(John Diemer VP of Construction for The Learning Experience Day Care Center)

WHEREAS, the applicant, John Diemer, filed Planning Application No. PLSU2016-0001 for a Conditional Use Permit and Site Plan and Architectural Review to allow a day care center at 6150 Commerce Boulevard (APN 143-021-082), in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLSU2016-0001 was processed in the time and manner prescribed by State and local law;

WHEREAS, on October 13, 2016, the Planning Commission reviewed Planning Application No. PLSU2016-0001 during a scheduled public meeting at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the October 13, 2016, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSU2016-0001;

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. That the above recitations are true and correct.

Section 2. Factors considered. The Planning Commission, in approving Planning Application No. PLSU2016-0001 makes the following factors, to wit:

A. That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.

Criteria Satisfied. The day care center will be an attractive addition to the surrounding area, will consist of an attractive building with an outdoor play area and will provide a needed service to employees in the nearby commercial area and for residents in Rohnert Park. The day care center will be compatible with other commercial uses in the immediate area.

B. That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.

Criteria Satisfied. The building will have a single-story residential appearance which will appeal to parents and children in the facility. There will be adequate on-site parking for employees and parents using the facility and an outside play area for the children in the day care center. There is existing landscaping including mature trees that will be retained across the Commerce Boulevard frontage of the property.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. The facility is close to bike lanes on Rohnert Park Expressway, Commerce Boulevard and the bike and pedestrian trail on the adjacent Hinebaugh Creek. Access to the bicycle and pedestrian path is from the parking lot in front of the day care building. There is also excellent vehicle access to the property from Commerce Boulevard.

Section 3. Findings Regarding: Site Plan and Architectural Review. Factors considered. The Planning Commission, in approving Planning Application No. PLSU2016-0001, makes the following factors, to wit:

- A. *That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.*

Criteria Satisfied. The single-story building will have a residential appearance and will be compatible with some of the buildings in the surrounding shopping centers. The building gives the appearance of a day care center. The day care center and the adjacent Cal Skate share a common access driveway on Commerce Boulevard but each use has its own parking lot for customer use.

- B. *That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. The building is set back from the street with a generous landscape strip along Commerce Boulevard and parking in front of the building for the convenience of parents using the facility. The building will be single story with a hip roof in contrast to the adjacent two-story building with a flat roof. Security fencing around the building is open to protect views of the building and views of the adjacent Hinebaugh Creek. An attractive monument sign will be placed on the Commerce Boulevard frontage of the property to direct parents into the day care center.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. Access to the site will be from an existing driveway on Commerce Boulevard serving an adjacent use. There will also be ADA access from the day care center

to Commerce Boulevard. The day care center is convenient to nearby employees and residents and adjacent to the pedestrian and bike trail on Hinebaugh Creek. The only access to the creek trail is from the Day care parking lot for security purposes.

Section 4. Environmental Clearance. A Mitigated Negative Declaration was prepared for the day care center in conformance with the California Environmental Quality Act (CEQA).

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSU2016-0001 subject to the following conditions:

Planning and Building

1. The Conditional Use and Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion.
2. The Project is approved as shown in Exhibits A through H except as conditioned or modified below.
3. This facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code and any state or federal agency regarding day care centers.
4. Three (3) bicycle racks shall be provided adjacent to the entrance to the day care center details subject to Development Services staff approval.
5. The building and all outdoor areas available to the public shall be ADA compliant.
6. The refuse enclosure shall be painted to match the main building wall color.
7. The sidewalk at the top of the ramp shall be a minimum of 48 inches wide.
8. The existing trees in the front planter shall be retained.

Engineering

9. Prior to issuance of a building permit provide sewer and water use calculations for the site.
10. Prior to issuance of a building permit fill out and submit the storm water determination sheet from the City of Santa Rosa.
11. Prior to issuance of a building permit submit a title report with full description of property and all existing easements on-site. Existing storm drain easement cannot be built over.

- 12. On building permit plans, show proposed utility layout (electrical, water, sewer, etc.) from street to building.
- 13. Conditions of Approval will include upgrading sidewalk and driveway in front of entrance to site to be ADA compliant.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

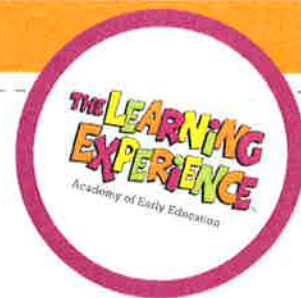
DULY AND REGULARLY ADOPTED on this 13th day of October, 2016 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

John Borba, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary



From: Cheryl Hanenberg
Vice President of Center Development

As per your inquiry, following is information regarding The Learning Experience and our operations. If you have any questions, please contact me.

The Learning Experience® (TLE), has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants - toddlers - twaddlers - preppers - preschoolers - pre K - kindergarten and after school care for children up to eight years of age at most of our centers.

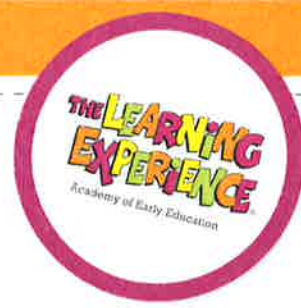
The Learning Experience® is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why TLE is different ... how committed we are to quality care and intellectual child development education of your child.

You want the best for your child... so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience® believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

TLE is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business.

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Following is some specific information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

- 10,000 square ft. building typical

Size of playground

- 5,000 square ft. typical
- 13,500 – 13,875 square ft. (CA)

Overall average enrollment

- 80% Occupancy

Capacity of the center

- 180-185 children

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

- Typical center has 25% part time children

Part time schedules

- Schedules vary (am students to pm students, 1-5 day schedules)

Families with siblings

- Approximately 20% have 1 or more siblings that will attend

Absenteeism rate

- Approximately 8% - 12%

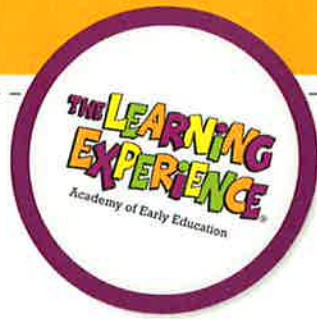
Number of employees

- Approximately 24 staff at any one time total for an 10,000 square foot building, typical
- 30% Part Time (7 of the 24 employees)

Number of parking spots

- 40 parking spots typically required

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RECEIVED

APR 22 2016

CITY OF
ROHNERT PARK

To: Health Department

From: Cheryl Hanenberg, Vice President of Center Development

Regarding: Plan Review for Future License application for use of Warming Kitchen

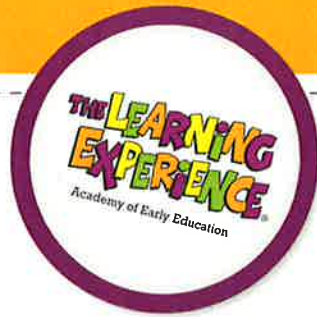
My name is Cheryl Hanenberg and I am the Vice President of Center Development for The Learning Experience®. During the construction process of the above subject center, I would appreciate all communication from your agency be directed to me at the contact number listed below.

Currently our company has over 120 operational centers located throughout California, Colorado, Connecticut, Florida, Georgia, Illinois, Maryland, Massachusetts, Michigan, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Texas, and Virginia. It is our practice prior to making an application for Food Service License to first become licensed as a child care center through the applicable state agency. Upon the state's approval for license and with an enrollment of 75 children on table food, we will then apply for a license to serve lunches to children over the age of 12 months. In the meantime, snacks are provided by the Center and lunches are brought from home.

Our Kitchen is designed to act as a warming facility only. We do not have a stove, oven, or fryer. We do not generate grease. We request that we are not required to have a grease trap/interceptor installed. As the center becomes enrolled to its capacity we serve approximately 90-115 lunches daily. All food is delivered by a food distribution company licensed to do business within the appropriate state at least once per week at first, then if demand warrants, more frequently. Since the food and paper products are purchased as needed, there is no need for additional storage space.

The frozen/perishable food is stored in the kitchen until mealtime in one 23 cubic foot capacity refrigerator and one 23 cubic foot capacity freezer in which with the refrigerator is kept at 35 degrees and the freezer is kept at 0 degrees and are both NSF approved. Each unit is equipped with an exterior mounted digital temperature monitor. The non-perishable food is stored at room temperature in storage cabinets in the kitchen a minimum of 6 inches off the floor.

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Food is prepared by using two rice cookers, and three microwaves, heated to proper internal temperatures (checked by using a clean probe thermometer). Our rice cookers have the capacity to boil liquids. The food is heated per classroom; it is placed in a Tupperware type serving container and immediately transported to the rooms on a transport cart where it is plated for service to the children. Tables and chairs are within the classroom. The food service employee then returns to the kitchen and repeats the process for the next class.

All plates, cups and utensils are single use disposable items; however serving and cooking receptacles will be cleaned and sanitized in the three compartment sink. All leftover products will be discarded after meal service. Meal Service time is approximately 45 to 90 minutes maximum. The center has one approved food service employee who typically works from 10:10 to 12:00 pm. Due to the limited schedule, a dressing room is not required. If the employee has to store personal belongings, he/she may do so in the Manager's Office.

All lunches are included in the child's monthly tuition; therefore we will not be charging sales tax, which eliminates the need for the Certificate of Authority.

The kitchen and staff meet all local and state requirements for food preparation.

For your information, I have enclosed a set of the Menus we use which have been reviewed and approved by a CACFP Coordinator.

Thank you for your assistance in this matter. If you have any questions, please feel free to contact me at (561) 886-6400, extension 255

Sincerely,

Cheryl Hanenberg

Cheryl Hanenberg
Vice President of Center Development

enclosures

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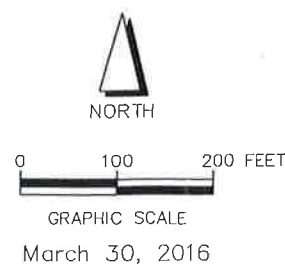
GOOGLE STREET VIEW FACING EAST

NOT TO SCALE

RECEIVED

APR - 1 2016

CITY OF ROHNERT PARK



NEIGHBORHOOD CONTEXT EXHIBIT

THE LEARNING EXPERIENCE
6100 Commerce Blvd, Rohnert Park CA
APN: 143-021-082

adobe associates, inc.
civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com

"A Service You Can Count On!"

APN 143-021-082

CITY OF ROHNERT PARK

— DECORATIVE ALUMINUM FENCE DETAIL
SCALE NTS

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

COMMERCE BLVD

Hinebough Creek

of Job 1
18

SCALE: AS NOTED

Date: 11/11/11

THE LEARNING EXPERIENCE

BOHNERT PARK

adobe associates, inc.

Revisions

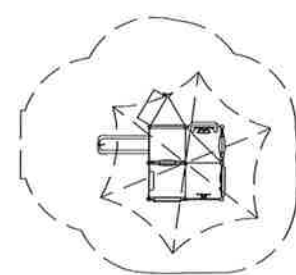
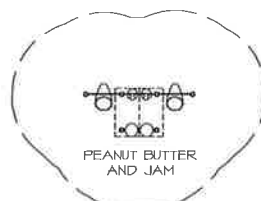
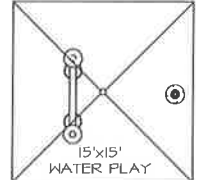
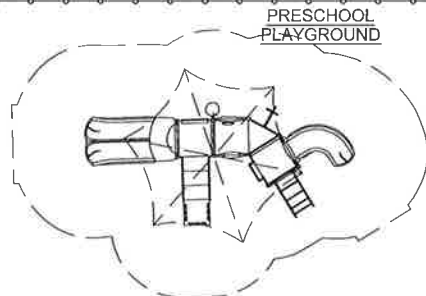
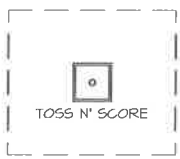
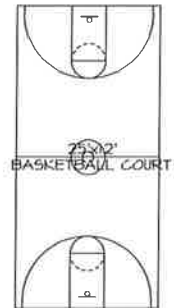
| No. | Date | Description | Approved |
|-----|------|-------------|----------|
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| LICENSING CALCULATIONS Learning Experience Rohnert Park, California | | | | | | | | |
|--|--|--------------|----------------|-------------------------|------------------|------------------|------------------|--------------|
| ROOM | STATE REQUIRED S.F. (35 S.F. PER CHILD) | NET* S.F. | ACTUAL S.F. | RATIO CHILD PER S.F. | # OF CHILDREN | # OF TEACHERS | TEACHER RATIO | AGE GROUP |
| INFANT | 440 | 442 | 502 | 1/35 | 8 | 2 | 1/4 | 6 MO-18 MO. |
| TODDLER A | 420 | 424 | 484 | 1/35 | 12 | 2 | 1/6 | 18-24 MO. |
| TODDLER B | 420 | 423 | 483 | 1/35 | 12 | 2 | 1/6 | 18-24 MO. |
| THADDLER A | 420 | 421 | 481 | 1/35 | 12 | 2 | 1/6 | 24-30 MO. |
| THADDLER B | 420 | 421 | 481 | 1/35 | 12 | 2 | 1/6 | 24-30 MO. |
| PREPPERS | 420 | 430 | 443 | 1/35 | 12 | 2 | 1/6 | 30-36 MO. |
| PRE-SCHOOL #1 | 840 | 841 | 894 | 1/35 | 24 | 2 | 1/12 | 3-5 YRS. |
| PRE-SCHOOL #2 | 840 | 840 | 853 | 1/35 | 24 | 2 | 1/12 | 4-5 YRS. |
| PRE-SCHOOL #3 | 420 | 421 | 434 | 1/35 | 12 | 1 | 1/12 | 3-5 YRS. |
| PRE K-K | 710 | 715 | 788 | 1/35 | 22 | 2 | 1/14 | 5-6 YRS. |
| HAKE BELIEVE BOULEVARD (PLAY VILLAGE) | 1111 | 1111 | 1111 | 1/35 | 21 | 2 | VARIES | VARIES |
| TOTALS | 6110 | 6160 | 6536 | | 170 | 21 | | |

* CALCULATED LESS BUILT-IN ITEMS
GROSS AREA 10,005 S.F.
PLAY AREA 13,300 S.F.

GROUND FLOOR PLAN

scale: 1/8"=1'-0"



INFANT/TODDLER
PLAYGROUND

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CITY OF ROHNERT PARK

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26 WALKER R
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jlebencio@gma
CALIFORNIA LICENSE

DESIGN CONSULTANT



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REVISION

| NO. | DATE | DESCRIPTION |
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| | | |

1. GC MUST PROVIDE & INSTALL ALL MATERIALS AND LABOR. ONLY SUBSTITUTED PRODUCTS SUBMITTED TO THE DESIGN CONSULTANT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
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Project:

THE LEARNING EXPERIENCE
6100 COMMERCE BOULEVARD
ROHNERT PARK, CALIFORNIA

Project Number:

TELECA-S-16-011

Scale:

AS NOTED

Drawn By:

CS

Approved:

M

Drawing Name:

PROPOSED FLOOR PLAN

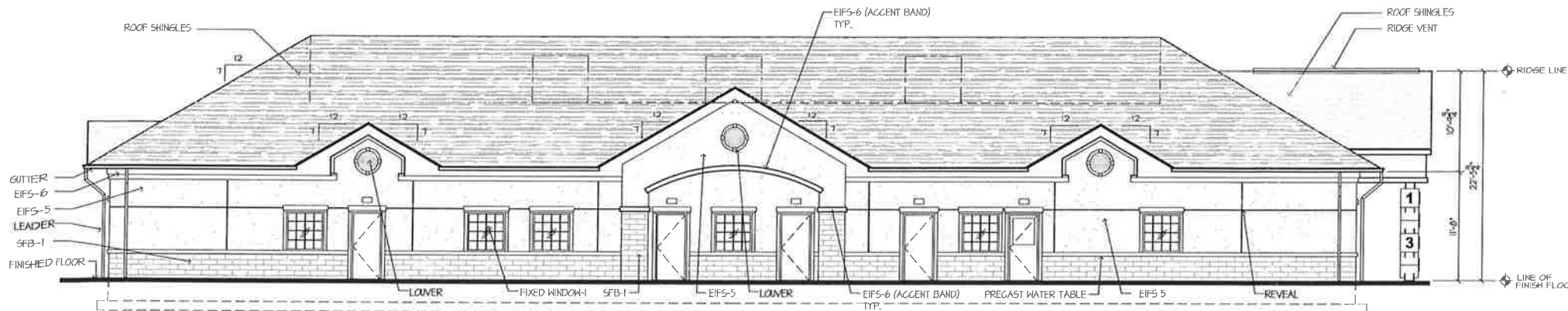
Drawing Number:

SA-2.1

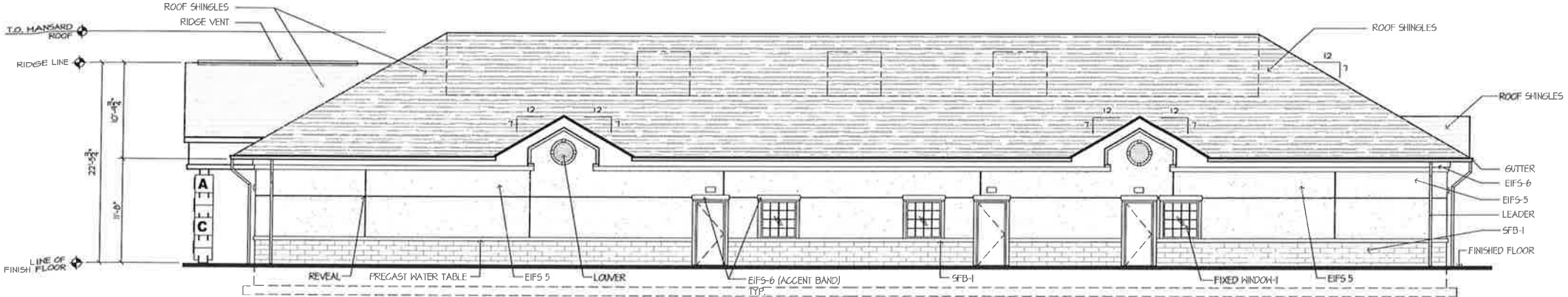
SA-2.1



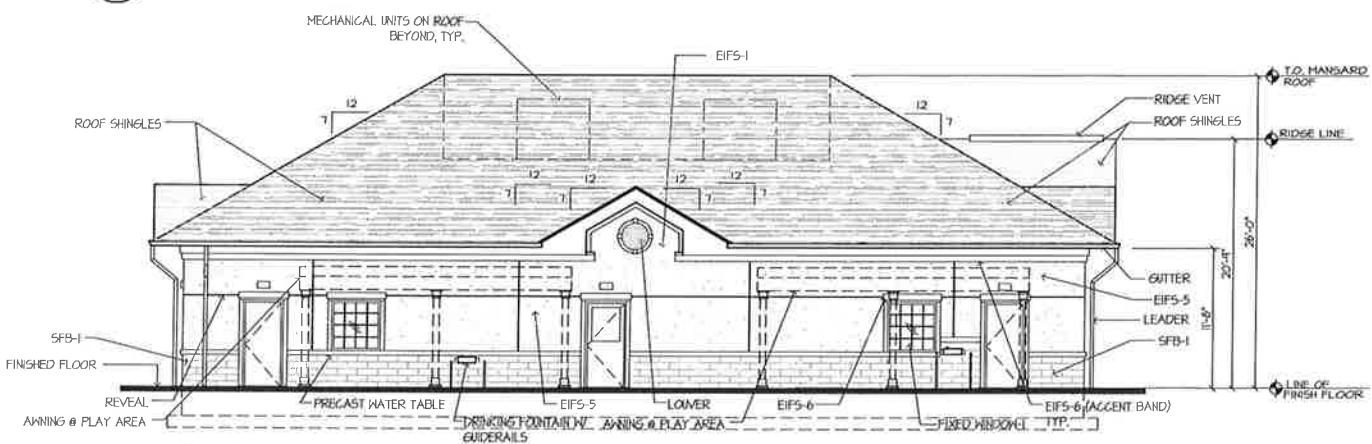
1 FRONT ELEVATION
scale: 1/8" = 1'-0"



2 LEFT ELEVATION
scale: 1/8" = 1'-0"



3 RIGHT ELEVATION
scale: 1/8" = 1'-0"

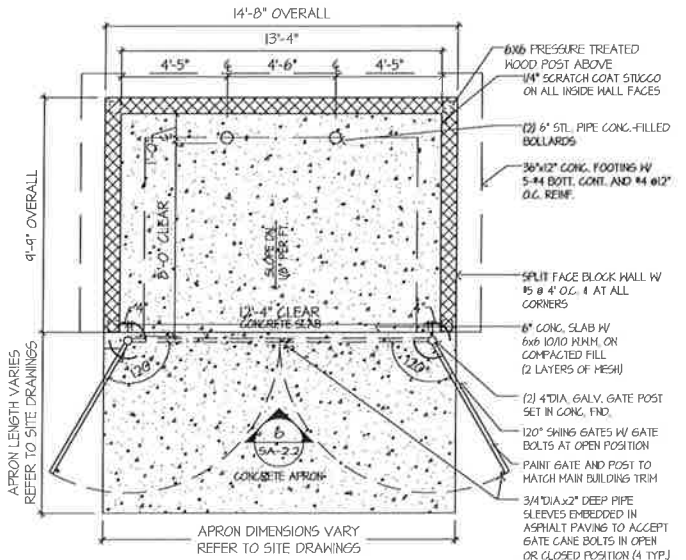


4 REAR ELEVATION
scale: 1/8" = 1'-0"

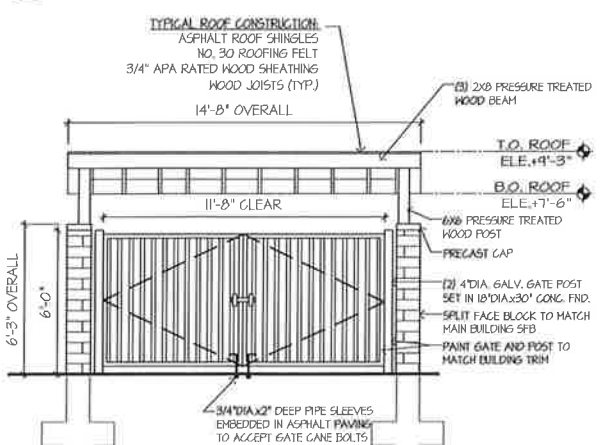
| EXTERIOR PAINT FINISH SCHEDULE | | | | | |
|--------------------------------|----------|----------------|-----------------|-----------------|------------|
| CODE | MATERIAL | MANUFACTURER | STYLE/STOCK NO. | COLOR | FINISH |
| RED | PAINT | BENJAMIN MOORE | 2087-20 | WATER MELON RED | SEMI-GLOSS |
| BLUE | PAINT | BENJAMIN MOORE | 2087-30 | TWILIGHT BLUE | SEMI-GLOSS |
| GREEN | PAINT | BENJAMIN MOORE | 2038-30 | PLAIRE GREEN | SEMI-GLOSS |
| YELLOW | PAINT | BENJAMIN MOORE | 2020-40 | YELLOW KIN COAT | SEMI-GLOSS |

EXTERIOR MATERIAL SCHEDULE

| NAME | MANUFACTURER | SIZE / TYPE | COLOR |
|------------------|--------------|--|------------------------------------|
| EIFS-1 | DRYVIT | SAND PEBBLE | COLOR: BENJAMIN MOORE, RED |
| EIFS-2 | DRYVIT | SAND PEBBLE | COLOR: BENJAMIN MOORE, YELLOW |
| EIFS-3 | DRYVIT | SAND PEBBLE | COLOR: BENJAMIN MOORE, BLUE |
| EIFS-4 | DRYVIT | SAND PEBBLE | COLOR: BENJAMIN MOORE, GREEN |
| COLUMN ENCLOSURE | - | - | COLOR: BENJAMIN MOORE, WHITE |
| LETTERING | - | - | - |
| SFB-1 | NEW HOLLAND | SPLIT FACE BLOCK | COLOR: SANDSTONE NO880 |
| EIFS-5 | DRYVIT | SAND PEBBLE | COLOR: AMARILLO WHITE #13 |
| EIFS-6 | DRYVIT | SAND PEBBLE | COLOR: WHITE |
| LOUVER | FYFON | 30" DIA | COLOR: WHITE PRODUCT: FRLV301TK |
| ROOF SHINGLES | GAF | TIMBERLINE PRESTIQUE HIGH DEFINITION 30 YEAR WARRANTY | COLOR: WEATHERED WOOD PRODUCT: |
| STOREFRONT-1 | - | - | - |
| FIXED WINDOW-1 | SILVERLINE | - | - |



5 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

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1. GC MUST PROVIDE & INSTALL ALL MATERIALS & LABOR. ONLY SUBSTITUTED PRO...
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REPLACED AT THE EXPENSE OF THE GC.
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SPECIFICATIONS PER PLANS, MUST BE IN WRITING TO THE DESIGN CONSULTANT FOR APPROVAL IN WRITING.

Project:
THE LEARNING EXPERIENCE
6100 COMMERCE BOULEVARD
ROHNERT PARK, CALIFORNIA
Project Number
TLECA-S-16-011
Scale
AS SHOWN
Drawn By:
JE
Approved By:
A
Drawing Name:
ELEVATION
Drawing Number:
SA-2.2



1 FRONT ELEVATION
scale: 1/8"=1'-0"



2 LEFT ELEVATION
scale: 1/8"=1'-0"



3 RIGHT ELEVATION
scale: 1/8"=1'-0"



4 REAR ELEVATION
scale: 1/8"=1'-0"

EXTERIOR PAINT FINISH SCHEDULE

| CODE | MATERIAL | MANUFACTURER | STYLE/STOCK NO. | COLOR | FINISH |
|--------|----------|----------------|-----------------|------------------|------------|
| RED | PAINT | BENJAMIN MOORE | 2080/20 | WATERMELON RED | SEMI GLOSS |
| BLUE | PAINT | BENJAMIN MOORE | 2067/30 | TWILIGHT BLUE | SEMI GLOSS |
| GREEN | PAINT | BENJAMIN MOORE | 2038/30 | PAIRE GREEN | SEMI GLOSS |
| YELLOW | PAINT | BENJAMIN MOORE | 2020/40 | YELLOW RAIN COAT | SEMI GLOSS |

EXTERIOR MATERIAL SCHEDULE

| NAME | MANUFACTURER | SIZE / TYPE | COLOR |
|------------------|--------------|---|------------------------------------|
| EIFS-1 | DRYVIT | SAND PEBBLE | COLOR: BENJAMIN MOORE, RED |
| EIFS-2 | DRYVIT | SAND PEBBLE | COLOR: BENJAMIN MOORE, TYP 1/20 |
| EIFS-3 | DRYVIT | SAND PEBBLE | COLOR: BENJAMIN MOORE, BLUE |
| EIFS-4 | DRYVIT | SAND PEBBLE | COLOR: BENJAMIN MOORE, GREEN |
| COLUMN ENCLOSURE | - | - | COLOR: BENJAMIN MOORE, WHITE |
| LETTERING | - | - | - |
| SFB-1 | NEW HOLLAND | SPLIT FACE BLOCK | COLOR: SANDSTONE NO880 |
| EIFS-5 | DRYVIT | SAND PEBBLE | COLOR: AMARILLO WHITE #13 |
| EIFS-6 | DRYVIT | SAND PEBBLE | COLOR: WHITE |
| LOUVER | FYPCN | 30" DIA | COLOR: WHITE PRODUCT: PRLVSBMTK |
| ROOF SHINGLES | GAF | TIMBERLINE PRESTIQUE HIGH DEFINITION 30 YEAR WARRANTY | COLOR: WEATHERED WOOD PRODUCT: |
| STOREFRONT-1 | - | - | - |
| FIXED WINDOW-1 | SILVERLINE | - | - |

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CALIFORNIA LICENSE # C-17673

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Project:
THE LEARNING EXPERIENCE
6100 COMMERCE BOULEVARD
ROHNERT PARK, CALIFORNIA

Project Number:
TELECA-9-16-011

Scale:
AS NOTED

Drawn By:
JE

Approved By:
MBJ

Drawing Name:

ELEVATIONS

Drawing Number:

SA-2.2

Issue Date: 3/21/16

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ROHNERT PARK**

| | | | | | |
|-----|-----------------------------------|----------------|---------|---------------------------------------|----------|
| ABH | ACER 'BONHALL' | COLUMNAR MAPLE | 15 G. | 1" CAL STD, 8'-9" TALL, LOW BRANCHED | MEDIUM |
| AMA | ARBUTUS MARINA | MADRONE | 24" BOX | 2" CAL STD, 8'-9" TALL, LOW BRANCHED | LOW |
| BN | BETULA NIGRA | RIVER BIRCH | 15 G. | 1" CAL STD, 8'-9" TALL, LOW BRANCHED | HIGH |
| PC | PISTACHE CHINENSIS 'KEITH DAVIES' | PISTACHE | 24" BOX | 2" CAL STD, 8'-10" TALL, LOW BRANCHED | LOW |
| QA | QUERCUS AGRIFOLIA | COAST LIVE OAK | 15 G. | 1" CAL STD, 8'-9" TALL, LOW BRANCHED | VERY LOW |
| TLE | TRISTANIA L. 'ELEGANT' | * | 15 G. | 1" CAL STD, 7'-8" TALL, LOW BRANCHED | MEDIUM |

SHRUBS

| | | | | | |
|-----|---------------------------------|---|------|---------------|--------|
| CSA | CORNUS S. 'ALBA MARGINATA' | * | 5 G. | * | MEDIUM |
| EEG | ELAEAGNUS E. 'SILT EDGE' | * | 5 G. | * | LOW |
| PMS | PITTOSPORUM 'MARJORIE CHANNON' | * | 5 G. | * | MEDIUM |
| RCI | ROSMARINUS 'COLLINGWOOD INGRAM' | * | 5 G. | * | LOW |
| SP | SPIREA 'LIMEMOUND' | * | 1 G. | PLANT 5' O.C. | MEDIUM |

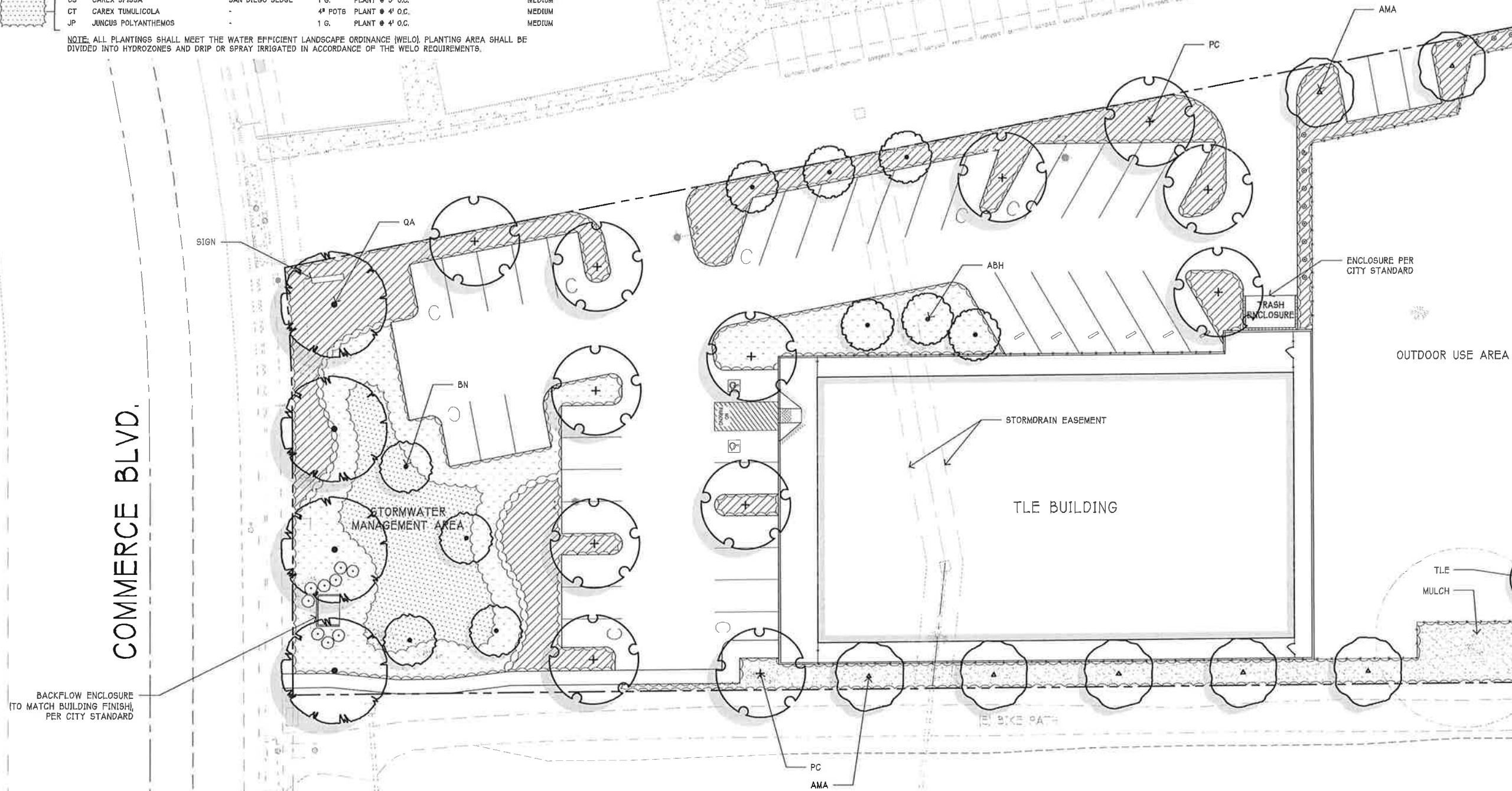
GROUND COVER/GRASSES

| | | | | | |
|----|-------------------------------|----------------|------|---------------|-----|
| DJ | DIETES IRIODIODES 'VARIEGATA' | FORTNIGHT LILY | 1 G. | PLANT 5' O.C. | LOW |
| LB | LOMANDRA 'BREEZE' | * | 1 G. | PLANT 5' O.C. | LOW |
| MN | MUHLENBERGIA R. 'NASHVILLE' | * | 1 G. | PLANT 5' O.C. | LOW |

BIO SWALE PLANTS

| | | | | | |
|----|---------------------|-----------------|---------|---------------|--------|
| CS | CAREX SPISSA | SAN DIEGO SEDGE | 1 G. | PLANT 6' O.C. | MEDIUM |
| CT | CAREX TUMULICOLA | * | 4" POTB | PLANT 6' O.C. | MEDIUM |
| JP | JUNCUS POLYANTHEMOS | * | 1 G. | PLANT 6' O.C. | MEDIUM |

NOTE: ALL PLANTINGS SHALL MEET THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). PLANTING AREA SHALL BE DIVIDED INTO HYDROZONES AND DRIP OR SPRAY IRRIGATED IN ACCORDANCE OF THE WELO REQUIREMENTS.



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CITY OF ROHNERT PARK

THE LEARNING EXPERIENCE

6100 COMMERCE BOULEVARD, ROHNERT PARK, CA

RESOURCE DESIGN

SANTA ROSA

CALIFORNIA

(707) 526-5009

LANDSCAPE ARCHITECTURE

SITE PLANNING

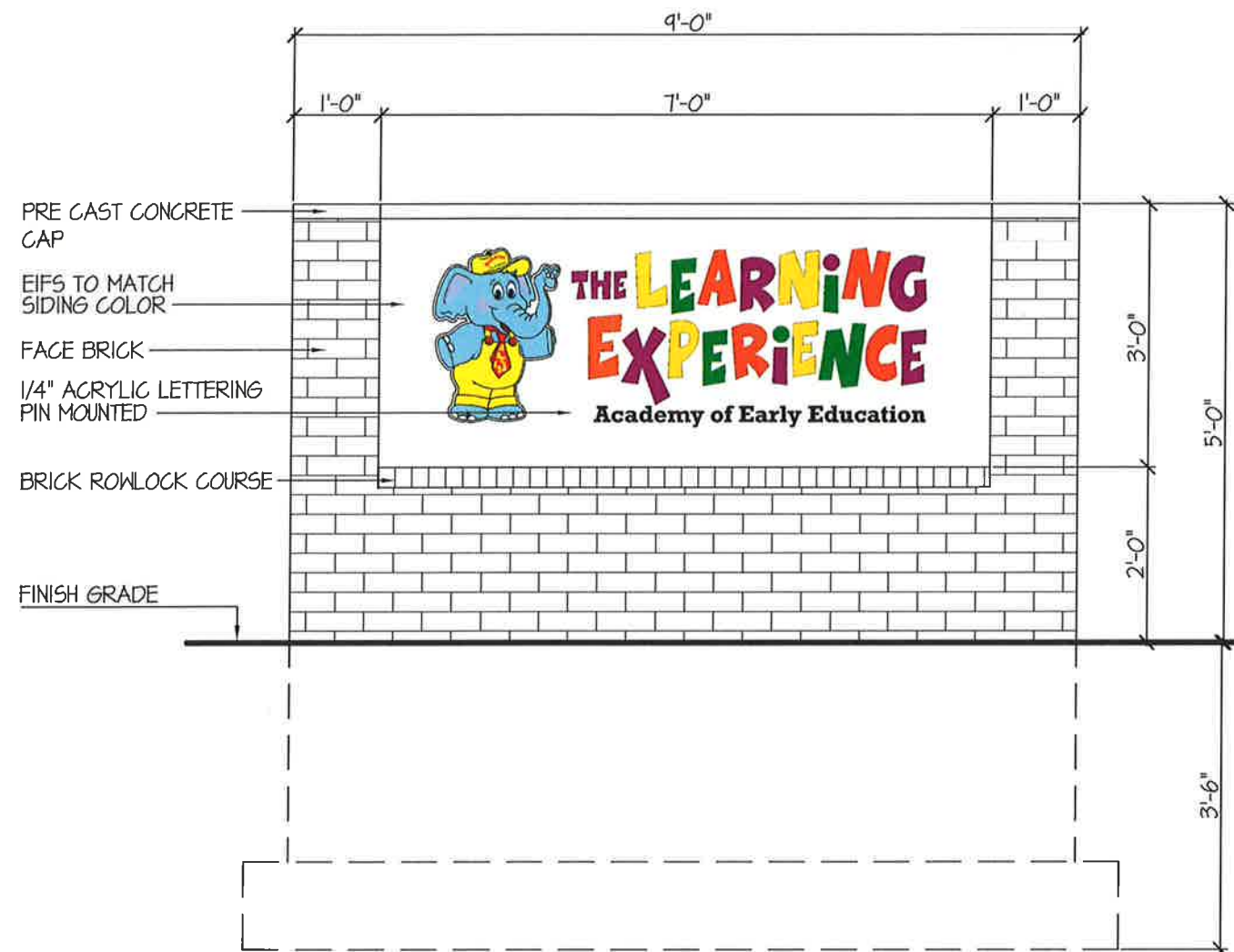
ARBORICULTURE

WWW.RESOURCE-DESIGN.COM

Conceptual Planting Plan



0' 8' 16' 32'



TLE MONUMENT SIGN

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TEL: 973-994-9669
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ROOF SHINGLES

MANUFACTURED BY
COLOR: WEATHERED WOOD

THE LEARNING EXPERIENCE
6100 COMMERCE BLVD
ROHNERT PARK, CA

EXTERIOR FINISHES



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DUBLIN, CA 94568
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FAX: 925.894.4000
www.jarmelkizel.com



PRECAST WATER TABLE

MANUFACTURED BY: AMERICAN ART FORM INC.
COLOR: A-14

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6100 COMMERCE BLVD
ROHNERT PARK, CA

EXTERIOR FINISHES



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DUBLIN, CA 94568
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FAX: 925.894.4000
www.jarmelkizel.com



SPLIT FACE BLOCK

MANUFACTURED BY: NEW HOLLAND
COLOR: SANDSTONE NOBARD

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6100 COMMERCE BLVD
ROHNERT PARK, CA

EXTERIOR FINISHES



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DUBLIN, CA 94568
TEL: 925.894.8400
FAX: 925.894.4000
www.jarmelkizel.com



EIFS - 1

MANUFACTURED BY: DRYVIT
STYLE: SAND PEBBLE
COLOR: BENJAMIN MOORE: WARMBURN RED 2807-40

EIFS - 2

MANUFACTURED BY: DRYVIT
STYLE: SAND PEBBLE
COLOR: BENJAMIN MOORE: YELLOW BARNCOAT 2803-40



EIFS - 3

MANUFACTURED BY: DRYVIT
STYLE: SAND PEBBLE
COLOR: BENJAMIN MOORE: TWILIGHT BLUE 2967-30

EIFS - 4

MANUFACTURED BY: DRYVIT
STYLE: SAND PEBBLE
COLOR: BENJAMIN MOORE: PEACH GREEN 2804-30

CANOPY BUILDING
BLOCK COLORS

THE LEARNING EXPERIENCE
6100 COMMERCE BLVD
ROHNERT PARK, CA

EXTERIOR FINISHES



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EIFS 5

MANUFACTURED BY: DRYVIT
STYLE: SAND PEBBLE
COLOR: JAMBULO WHITE #115



EIFS 6

MANUFACTURED BY: DRYVIT
STYLE: SAND PEBBLE
COLOR: WHITE

THE LEARNING EXPERIENCE
6100 COMMERCE BLVD

EXTERIOR FINISHES



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