

January 22, 2025

Bumble Bee Preschool Center Inc
250 S Prospect Street
Orange CA 92869

To: City of Orange City Planners

This site is presently used for a church and an accessory preschool that is open to the public. Revive Covenant Church has been operating a preschool in the school building based on CUP 255 and CUP 1903-91 which allows a capacity for 26 students.

Revive Covenant Church has partnered with Bumble Bee Preschool Center Inc. to provide quality education and care to the families in Orange and the surrounding communities. See attached Letter of Affiliation.

We propose to expand the existing preschool use of 26 students to a maximum enrollment capacity of 79 students at the existing school building as permitted by California Department of Social Services, Community Care Licensing Division based on Title 22 Regulations. As per the Title 22 regulation an indoor space of 35 sq feet and an outdoor space of 75 sq feet is required per student.

The preschool will operate entirely within the existing school building by utilizing the existing classrooms and offices. No new construction or changes to the structure are required.

The preschool will operate Monday to Friday between 7:00am to 6:00pm and the enrollment will be limited to students ages 2 to 6 years.

The property is zoned R- 1- 7 (Residential, Single Family, minimum lot size of 7, 000 square feet) and has a General Plan Land Use designation of "Low Density Residential, 2 6 dwelling units per acre".

The surrounding land uses and zoning consist of single family dwellings zoned R- 1- 7 to the south, east, and west, and a non- profit religious use zoned R-1-7 north.

Access to the site is via Prospect Street.

The existing buildings are located towards the center of the site with parking lots to the north and south. The two parking lots are connected by a fire lane across the rear of the site.

The site consists of a Sanctuary Building, a School Building, Fellowship Hall and a Church Office/Classroom Building.

Below is the Church and School activities by day and building.

WEEKDAY	TIME	SANCTUARY BUILDING	FELLOWSHIP HALL	SCHOOL BUILDING	CHURCH OFFICE / CLASSROOM BUILDING
Monday	Day			Preschool 7:00 am to 6:00pm	Church: Office - 9:00 am to 4:00 pm
	Evening		Church: 7:00 to 9:00 pm		
Tuesday	Day			Preschool 7:00 am to 6:00pm	Church: Office - 9:00 am to 4:00 pm
	Evening				
Wednesday	Day			Preschool 7:00 am to 6:00pm	Church: Office - 9:00 am to 4:00 pm
	Evening				
Thursday	Day	Church: 6:30 – 8:30 pm		Preschool 7:00 am to 6:00pm	Church: Office - 9:00 am to 4:00 pm
	Evening				
Friday	Day			Preschool 7:00 am to 6:00pm	Church: Classroom - 10:00 am to 12:00 pm
	Evening		Church: 6:00 to 9:00 pm		
Saturday	Day				
	Evening				
Sunday	Day	Church: 7:30 am to 4:30 pm	Church: 8:30 am to 12:30 pm		Church: Nursery – 9:00 am to 12:00 pm
	Evening		Church: 7:00 to 9:00 pm		

Apart from the school building, only the church office/classroom building is used on weekdays during daytime. The church Sanctuary has 202 fixed seats. The church does not use the Sanctuary or Fellowship Hall during weekdays at same time of Preschool use. The church does use the Church office (Monday -Thursday) and one classroom (once a month) at same time of Preschool use.

The south parking lot contains 73 parking spaces. In addition, there are 44 parking spaces in the north parking lot which is shared with adjacent property located at 202 S. Prospect Street.

The property located at 202 S. Prospect St., Orange used to be owned by Revive Covenant Church, but was sold to its current owner in 2018.

Revive Covenant Church has a Parking Easement with the 202 S. Prospect St. building owner (who was the "Buyer"). Please see specific information below:

(i)Parking Easement. An Easement from the Seller in the form required by the Title Company which provides the Buyer with forty (40) parking spaces, whose specific locations will be determined through a Survey. Buyer will have unencumbered access Monday through Friday, from 7:00 AM until 6:00 PM up to forty (40) parking spaces and twenty (20) parking spaces from 6:00 PM to 7:00 AM; Saturday from 7:00 AM until Sunday 7:00 AM up to twenty (20) parking spaces and Sunday 7:00 AM until 1:00 PM ten (10) parking spaces and 1:00 PM through 7:00 AM Monday twenty (20) parking spaces . The cost associated with preparing the easement, inclusive of the property survey

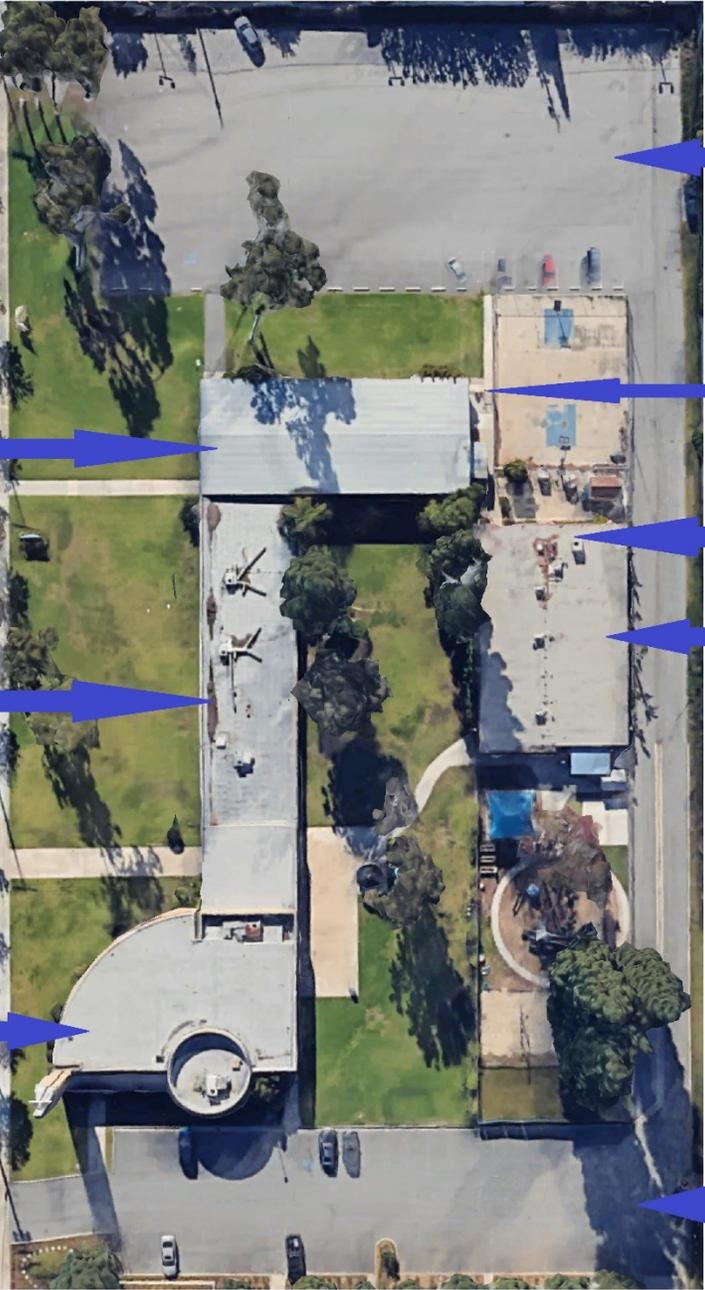
Preschool hours of operation are Monday to Friday between 7:00am to 6:00pm and the total number of staff will be 8. Preschool drop off hours will be 7:00am to 10:00am and pick up hours will be 1:00pm to 6:00pm.

Parents will park in the south parking lot (travel path shown with red arrows in site plan). Parents will enter the school premises through drop off/pickup gate with secured lock (marked as item 3 in the site plan) and go to the front office (marked as F in green color in site plan) for check-in and check-out and will sign the daily log sheet (travel path shown with blue dotted lines in site plan). A staff member will take the children from the front office to their respective classroom and vice versa (travel path shown with green dotted lines in site plan). Please see attached "250 S Prospect Site Plan updated 01-22-2025".

The parking for preschool is only used temporarily (short term) for drop off/pick up and not all students will be dropped off/picked up at the same time. Pick-up and drop of times are determined by the parents work schedule. During enrollment parents have to specify the pick-up and drop off times. Under normal instances parents schedule usual times for pick up based on their work schedule.

Based on our experience in previous schools we don't anticipate more than 15 parents (worst case scenario) dropping off/picking up at the same time based on 79 student capacity. The time the parents spend in the school premise is less than 5 minutes. So, the current parking spaces in the south parking lot are more than sufficient for weekday use during preschool hours of operation.

This project should not create additional traffic or required additional on-site parking since Church activities which require greatest parking demands are primarily on Sunday.



SOUTH PARKING LOT

DROP OFF/PICK UP
ENTRANCE GATE

DROP OFF/PICK UP
LOCATION
FRONT OFFICE

SCHOOL BUILDING

NORTH PARKING LOT

FELLOWSHIP HALL

CHURCH OFFICE / CLASSROOM

SANCTUARY BUILDING