



MEMO

Community & Economic Development Department

DATE: 07/31/2015

AGENDA ITEM NO. 1

TO: PLANNING COMMISSION

FROM: Jay S. Eastman, AICP, Interim City Planner

RE: PLANNING CASE: P15-0337 -- RIVER SPRINGS CHARTER SCHOOL

On July 9, 2015 the Planning Commission reviewed a conditional use permit (CUP) request to operate a charter school (River Springs) at the Mt. Rubidoux Seventh Day Adventist church, located at 5320 Victoria Avenue. A number of residents spoke at this meeting. The Commission subsequently continued the proposal to August 6, 2015. The continuance was to provide the applicant time to meet with the neighborhood, and draft a more formal vehicle agreement with the adjacent Temple Beth El.

The applicant conducted a neighborhood outreach meeting on Monday, July 27, 2015. A number of people from the public attended, along with City staff. Staff attended as observers. A number of comments were provided to the applicant, who indicated willingness to consider or investigate the neighborhood's comments in more detail.

Additionally, since the July 9, 2015 hearing, Temple Beth El has decided not to grant the school access over their property for egress onto Central Avenue. This is a significant development that affects the circulation plan reviewed by City staff, as vehicles can no longer exit directly onto Central Avenue from the school site.

To address the Temple Beth El's decision, the applicant has prepared a new circulation plan with egress onto Victoria Avenue. The applicant's Traffic Engineer submitted a revised traffic analysis to the City's Traffic Engineering Division on Thursday, July 30, 2015. Because staff reports must be completed and posted for public review by July 31, the timeline associated with the applicant's resubmittal prevents staff from reviewing the traffic study and making a recommendation at this time.

Additionally, the timeline has made it infeasible for staff to coordinate, consider, or draft revised conditions that might address revisions that might mitigate concerns from the neighborhood. As an example, there has been public comment requesting that the school erect a fence at the adjacent cul-de-sacs, which would prevent parents from using the cul-de-sac streets as a drop-off location. Staff does not know if this is something that is warranted, given the new traffic analysis; feasible, given the site's existing conditions; or if even if the applicant is willing to undertake such an improvement.

At this time, staff recommends a continuance to August 20, 2015. This continuance would allow staff time to fully analyze the revised project and present a recommendation to the Commission that is substantiated by fact.

Attachments: Planning Commission Staff Report, July 9, 2015
Petitions in Opposition of Project, Received July 31, 2015