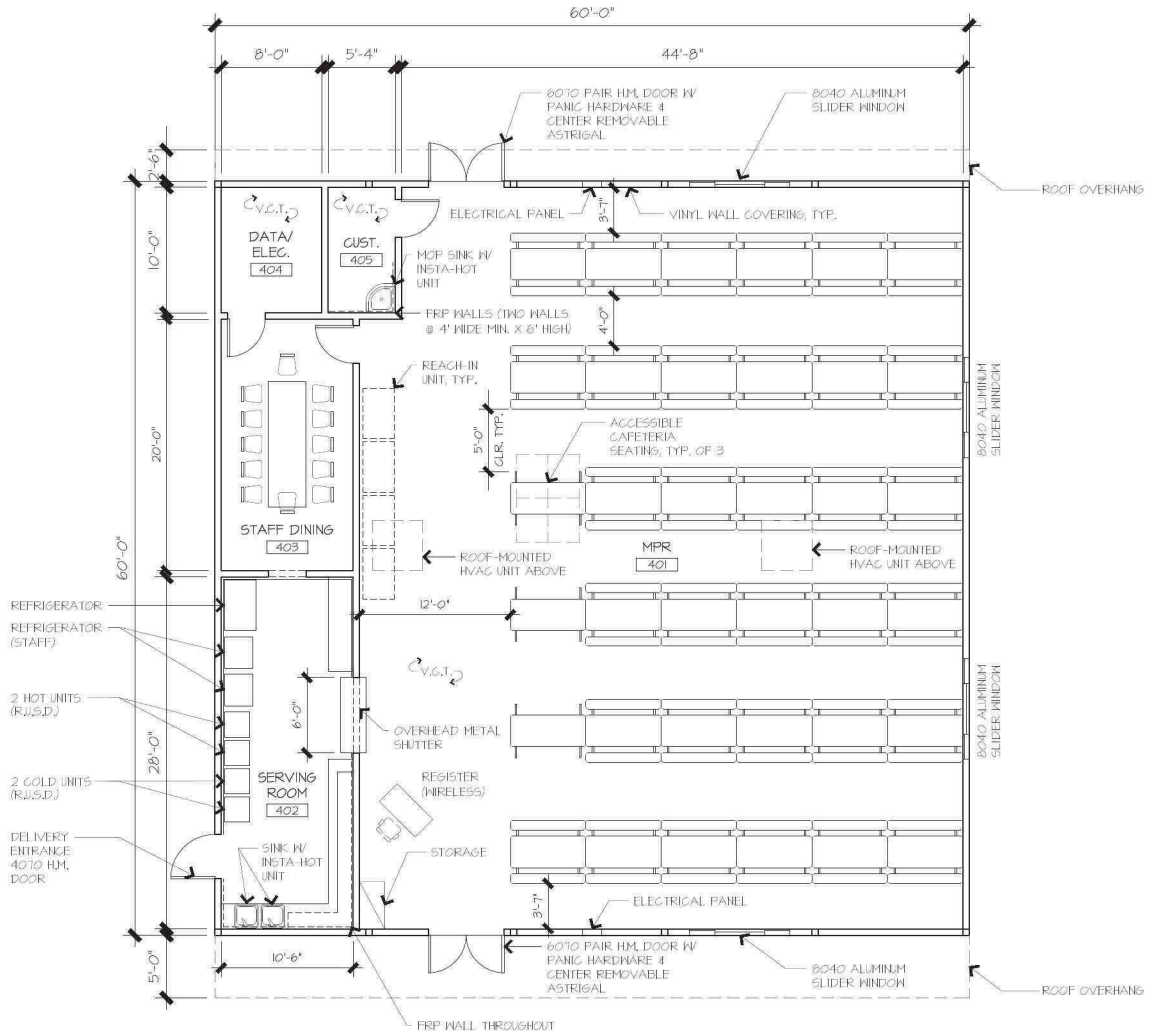


MAX. OCC. LOADS:
CHAIRS ONLY (N.F.) : 433
STANDING SPACE : 607
CHAIRS & TABLES : 202

LAYOUT SEATS 288 STUDENTS
TABLE SEATS 8, TYP.

CITY OF RIVERSIDE

REACH LEADERSHIP ACADEMY

60' x 60' PORTABLE M.P.R.

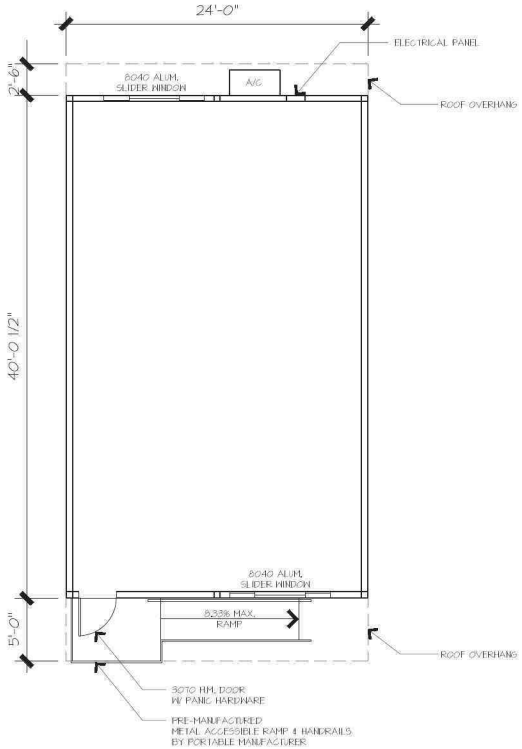
Exhibit

Conditional Use Permit

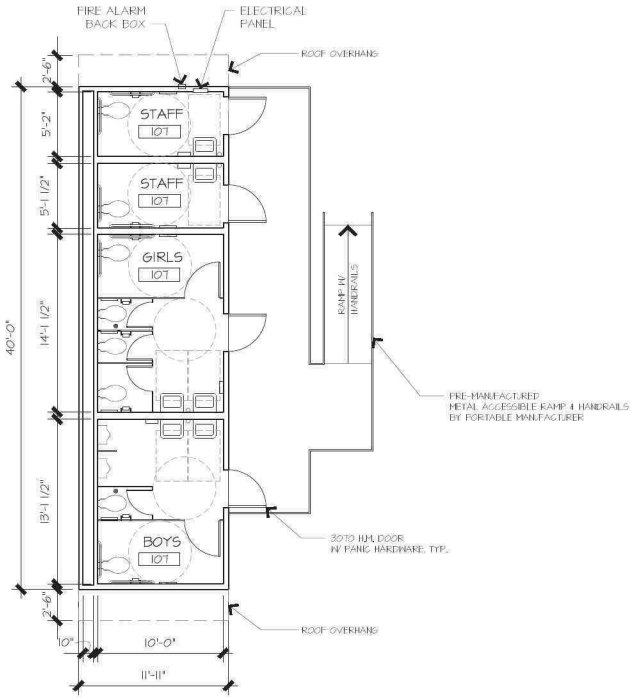
RUHNAU RUHNAU CLARKE
ARCHITECTS PLANNERS
3775 Tenth Street Riverside, California 92501 TEL. (951) 684-4664 FAX. (951) 684-6276 RRCARCH.COM

date 10-10-14 scale 1/4" = 1'-0"

FP-2.0
Job No. 90121



24"x40" PORTABLE CLASSROOM / LIBRARY



12"x40" PORTABLE RESTROOMS

CITY OF RIVERSIDE

REACH LEADERSHIP ACADEMY

TYP. 12'x40' & 24'x40' PORTABLES

Exhibit

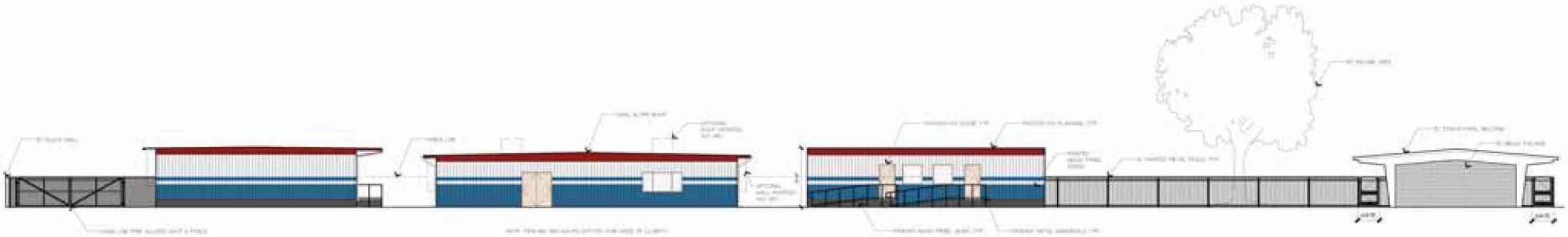
Conditional Use Permit

RUHNAU RUHNAU CLARKE
ARCHITECTS PLANNERS
3775 Tenth Street Riverside, California 92501 TEL. (951) 684-4664 FAX. (951) 684-6276 RRCARCH.COM

date 10-10-14 scale 1/4" = 1'-0"

FP-3.0

Job No. 90121



EXTERIOR ELEVATION - WEST | 1/8"=1' | 1

EXTERIOR FENCE ELEVATION - WEST | 1/8"=1' | 2

PROJECT RENDERING - VIEW TO SOUTHEAST | N.T.S. | 4

ENTRANCE GATE W/ SIGNAGE | 1/2"=1' | 3

CITY OF RIVERSIDE

REACH LEADERSHIP ACADEMY

STREET VIEW ELEVATIONS

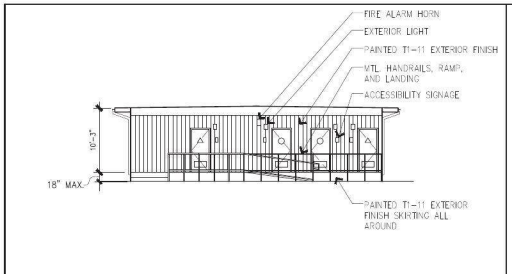
Exhibit

Conditional Use Permit

RUHNAU RUHNAU CLARKE

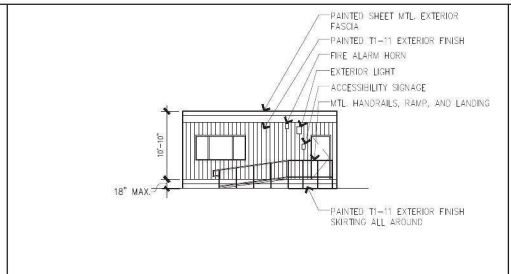
date 10-10-14 scale AS NOTED

EE-1.0



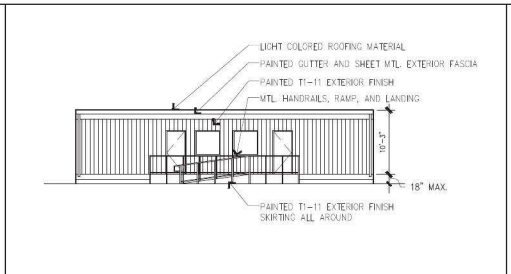
RESTROOM

12'x40' FRONT ELEVATION	1/8"=1'	13



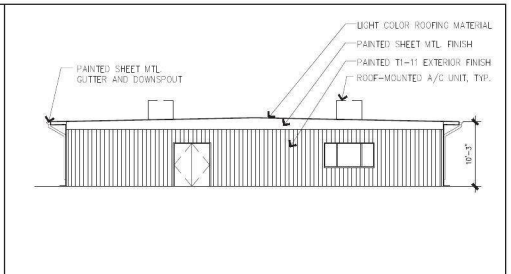
TYPICAL CLASSROOM / LIBRARY

24'x40' FRONT ELEVATION	1/8"=1'	9



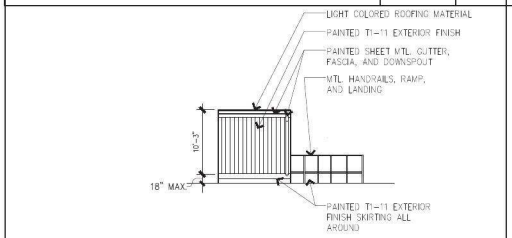
ADMINISTRATION

48'x40' FRONT ELEVATION	1/8"=1'	5



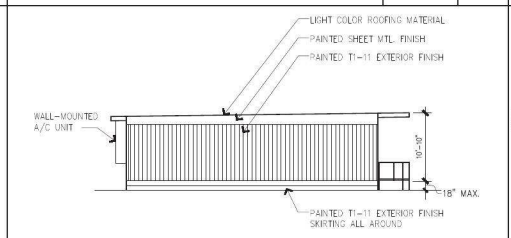
MPR

60'x60' FRONT ELEVATION	1/8"=1'	1



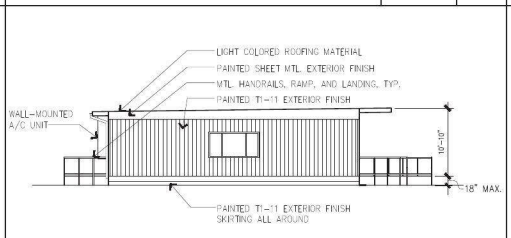
RESTROOM

12'x40' LEFT ELEVATION	1/8"=1'	14



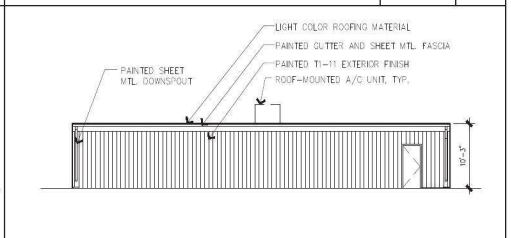
TYPICAL CLASSROOM / LIBRARY

24'x40' LEFT ELEVATION	1/8"=1'	10



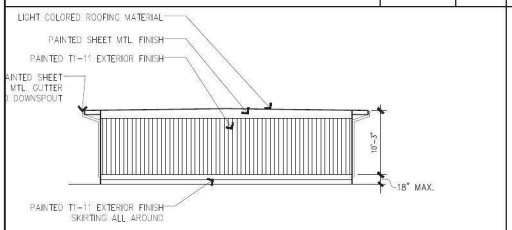
ADMINISTRATION

48'x40' LEFT ELEVATION	1/8"=1'	6



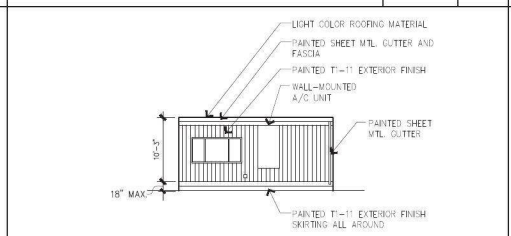
MPR

60'x60' LEFT ELEVATION	1/8"=1'	2



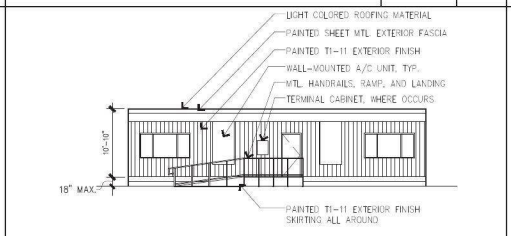
RESTROOM

12'x40' BACK ELEVATION	1/8"=1'	15



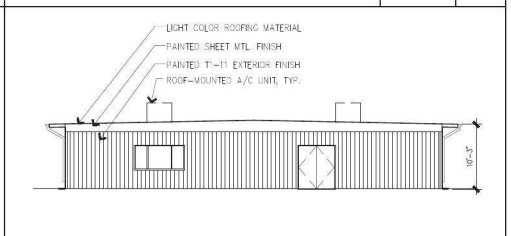
TYPICAL CLASSROOM / LIBRARY

24'x40' BACK ELEVATION	1/8"=1'	11



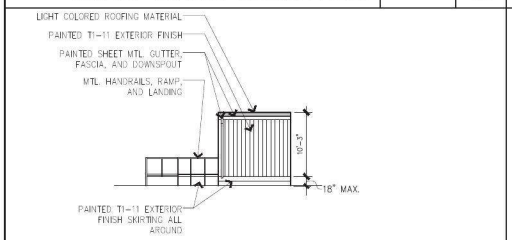
ADMINISTRATION

48'x40' BACK ELEVATION	1/8"=1'	7



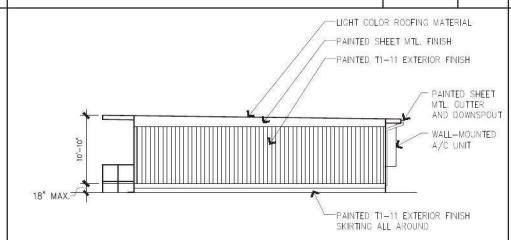
MPR

60'x60' BACK ELEVATION	1/8"=1'	3



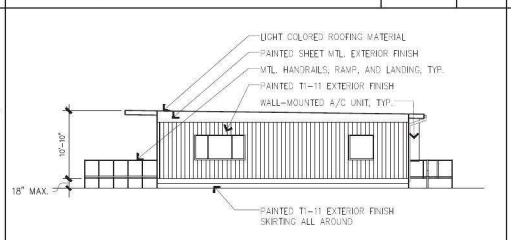
RESTROOM

12'x40' RIGHT ELEVATION	1/8"=1'	16



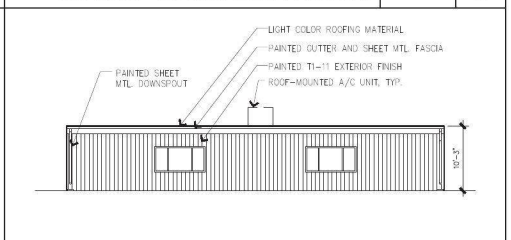
TYPICAL CLASSROOM / LIBRARY

24'x40' RIGHT ELEVATION	1/8"=1'	12



ADMINISTRATION

48'x40' RIGHT ELEVATION	1/8"=1'	8



MPR

60'x60' RIGHT ELEVATION	1/8"=1'	4

CITY OF RIVERSIDE

REACH LEADERSHIP ACADEMY

EXTERIOR ELEVATIONS

Exhibit

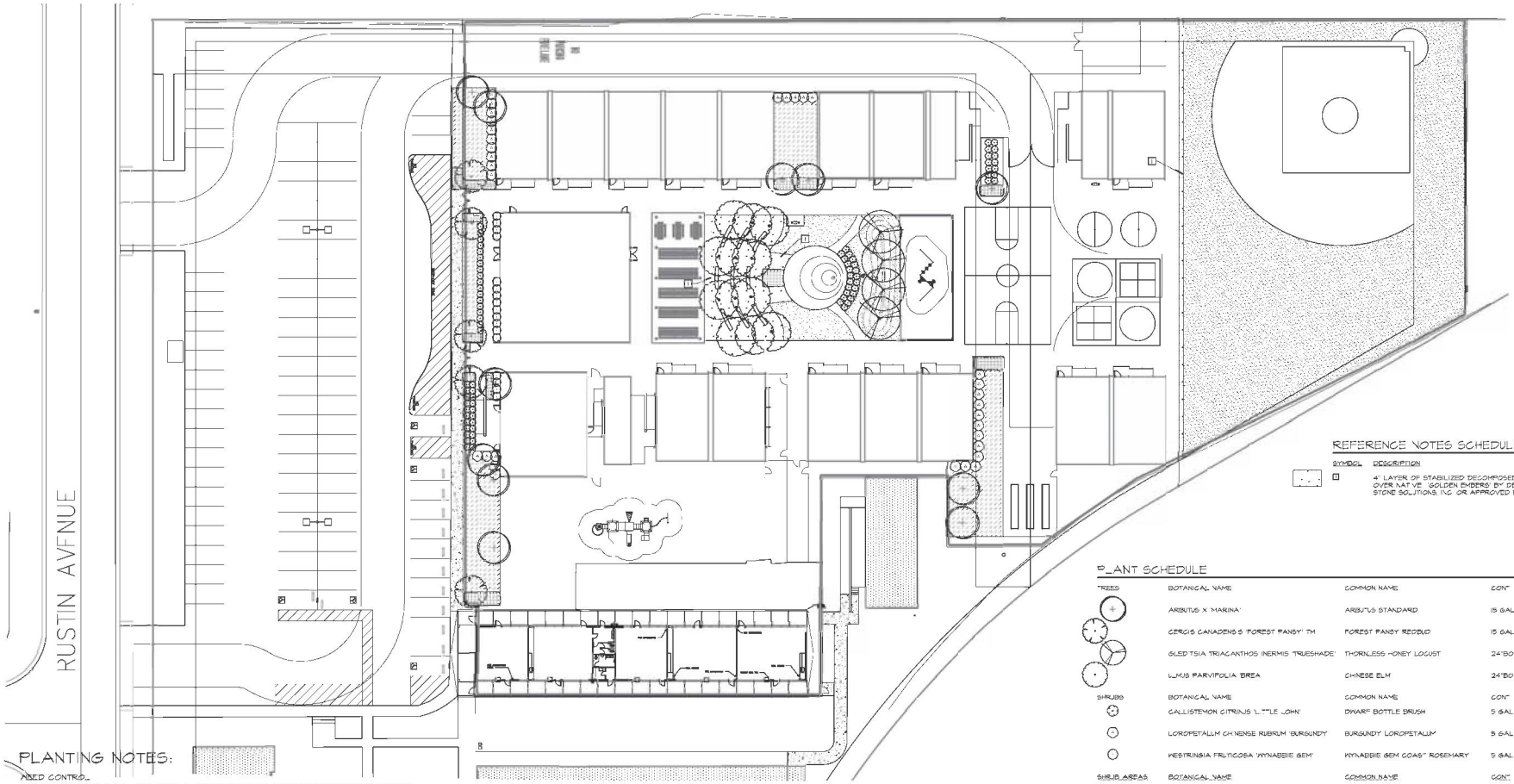
Conditional Use Permit

RUHNAU RUHNAU CLARKE
ARCHITECTS PLANNERS
3775 Tenth Street Riverside, California 92501 TEL: (951) 684 4664 FAX: (951) 684 6276 RRCARCH.COM

date 10-10-14 scale AS NOTED

EE-2.0

Job No. 90121



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	4" LAYER OF STABILIZED DECOMPOSED GRANITE OVER NATIVE 'GOLDEN EMBERS' BY DECORATIVE STONE SOLUTIONS, INC. OR APPROVED EQUIVALENT	2088 CY	

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL	11	
	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	15 GAL	5	
	GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE'	THORNLESS HONEY LOCUST	24"BOX	4	
	ULMUS PARVIFOLIA 'BREA	CHINESE ELM	24"BOX	12	

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	76	
	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	BURGUNDY LOROPETALUM	5 GAL	32	
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNABBIE GEM COAST ROSEMARY	5 GAL	17	

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	HEMEROCALLIS X 'YELLOW'	DAYLILY	1 GAL	2' o.c.	707	

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	LONICERA JAPONICA 'HALLIANA'	HALLS HONEYSUCKLE FLOWERING VINE	FLAT	2' o.c.	4,070	
	TURF HYDROSEED 'TRIPLE CROWN DWARF'	DWARF TALL FESCUE	FLAT	2' o.c.	16,905	

PLANTING NOTES:

WEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

. KILL & REMOVE ALL EXISTING WEEDS.
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
3. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
4. REPEAT STEPS 2 AND 3.
5. PLANT OR GROUNDCOVER.
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING.CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.
   GRO-LIFE
   20 LBS/1000 SQ.FT
   GRO-POWER PLUS 5-3-:
   150 LBS/1000 SQ.FT
   SHAVINGS/COMPOST
   2-3 CUBIC YARDS/1000 SQ.FT
   NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE IF ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.
2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
   6' HOLE DIAMETER: 1/4 CUP — 36' HOLE DIAMETER:4 CUPS
   12' HOLE DIAMETER: 1 CUP — 48" HOLE DIAMETER: 6 CUPS
   18' HOLE DIAMETER: 2 CUPS — 60' HOLE DIAMETER: 8 CUPS
   24" HOLE DIAMETER: 3 CUPS
   GRO-LIFE 1 CUP= 8 OZ.
3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS.
   (3) 7 GRAM GRO-POWER TABLET PER 1/2" TREE CALIPER FOR ALL BOX SIZED TREES
   (2-3) 7 GRAM GRO-POWER TABLET PER 1 GALLON STOCK
   (3-6) 7 GRAM GRO-POWER TABLETS PER 5 GALLON STOCK
   (12-15) 7 GRAM GRO-POWER TABLETS PER 15 GALLON STOCK
   (1) 7 GRAM GRO-POWER PLANT TABLET FOR EACH GROUNDCOVER HOLE

   INSTALL FERTILIZER TABLETS PER MFG. RECOMMENDATIONS

   AVAILABLE THROUGH:
   GRO POWER, INC.
   1-800-473-1307, WWW.GROPOWER.COV
4. ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

TOP DRESSING

ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT. INSTALL MULCH PRIOR TO GROUND COVER PLANTING. INSTALL MULCH 4" DEEP ON SLOPES AND IN PERMANENT PLANT BASINS ON SLOPES.

MONSTRIPS

THE CONTRACTOR SHALL INSTALL CONCRETE MONSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUNDCOVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.

NORTH

0 20 40 60 80 feet
1" = 20'

REGISTERED LANDSCAPE ARCHITECT SCOTT WILSON NO. 2122 Signature 6-30-15 Renewal Date 10-6-14 Date STATE OF CALIFORNIA

WILSON ASSOCIATES
Landscape Architecture
10262 Warrington St.
Riverside, CA 92503
(951) 353-2637 Ph
(951) 353-1109 Fax

CONSULTANT

LICENSED ARCHITECT SCOTT WILSON No. C-31798 Ex. 06-30-15 STATE OF CALIFORNIA

DSA APPROVAL

APPROVALS

Drawn by	
Checked by	
Date	10-2-14
Commission No.	9-01-21

No.	DATE	BY	REMARKS
1			
2			
3			
4			

RUHNAU RUHNAU CLARKE
ARCHITECTS PLANNERS

REACH LEADERSHIP ACADEMY
RIVERSIDE CALIFORNIA
SCHEMATIC DESIGN

PLANTING PLAN

Sheet Number 2 Of 6 Sheets

REACH LEADERSHIP ACADEMY

CONDITIONAL USE PERMIT — EXHIBIT 1

KUHNAUKUHNAUCLARKE

MARCH 31ST, 2015

REACH LEADERSHIP ACADEMY

CONDITIONAL USE PERMIT — EXHIBIT 2

KUHNAUKUHNAUCLARKE

MARCH 31ST, 2015

REACH LEADERSHIP ACADEMY

CONDITIONAL USE PERMIT — EXHIBIT 3

KUHNAUKUHNAUCLARKE

MARCH 31ST, 2015

View of the Existing Parking looking north-east

View of the Existing Parking looking north

View of the Site facing Rustin Avenue

Driveway from Rustin Avenue

Existing Grace Methodist Church

Existing Church Buildings and Grounds

Views of the Site from Gage Canal

CITY PLANNING COMMISSION MINUTES

THURSDAY, JUNE 18, 2015, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

		PLANNING COMMISSIONERS								
		MANNING	STOSEL	TAVAGLIONE	PARKER	RIGGLE	TEUNISSEN	ROSSOUW	KAIN	ZAKI
	WARDS	1	2	3	4	5	6	7	CW3	CW3
Roll Call:	Present		X	X	X	X	X	X	X	X
Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioner Manning. The Pledge of Allegiance was given to the flag. PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time. **PUBLIC HEARINGS** PLANNING CASE P15-0120 – (CU-022-023) 5175 Van Buren Boulevard The Commission considered the revocation of CU-022-023, a Conditional Use Permit to establish a board and care facility with up to 15 elderly patients located at 5175 Van Buren Boulevard. Travis Randel, Senior Planner, presented the staff report. There were no public comments. The Planning Commission: 1) Rescinded Planning Commission Resolution 4591, "A resolution of the Planning Commission of the City of Riverside rendering its decision granting a Conditional Use Permit at 5175 Van Buren Boulevard, Riverside, California" and directed staff to prepare the appropriate resolution for execution by the Planning Commission Chairperson; and 2) Revoked Conditional Use Permit CU-022-023 based on the findings outlined in the staff report.	Motion Second **All Ayes**				M			S		
PLANNING CASE P14-1014 – Conditional Use Permit – 6755 Victoria Avenue *CONTINUED to July 23, 2015* Meenaxi Panakkal, Associate Planner, announced that the applicant has requested further continuance to July 23, 2015. The Planning Commission continued Planning Case P14-1014 to the meeting of July 23, 2015 as requested by the applicant.	Motion Second **All Ayes**				S			M		
PLANNING CASE P14-0839 – Conditional Use Permit - 1085 Linden Street Proposal by Reach Leadership STEAM Academy to consider a Conditional Use Permit to establish a charter school. Meenaxi Panakkal, Associate Planner, presented the staff report. Dan Goon, representing the applicant, stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P14-0839 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 (in-fill development), Class 32 (the "Class 32 Exemption");	Motion Second **All Ayes**							S		M

		PLANNING COMMISSIONERS								
		MANNING	STOSEL	TAVAGLIONE	PARKER	RIGGLE	TEUNISSEN	ROSSOUW	KAIN	ZAKI
	WARDS	1	2	3	4	5	6	7	CW3	CW3
2) Recommend approval of Planning Case P14-0839 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and 3) Adopt exhibits 6-8 as approved project plans.										
<u>PLANNING CASE P14-0362</u> – Conditional Use Permit – 4020 Jefferson Street Proposal by Larry Slusser of the Legacy Group on behalf of River Springs Charter School to consider a Conditional Use Permit to establish a charter school ("River Springs Charter School"). Kyle Smith, Senior Planner, presented the staff report. Larry Slusser, representing the applicant, stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P14-0839 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 (in-fill development), Class 32 (the "Class 32 Exemption"); 2) Recommend approval of Planning Case P14-0839 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions with modification to add a condition: "A painted median shall be conditioned as part of the initial development of the project subject to review and approval of the Public Works Department."; and 3) Adopt exhibits 6-8 as approved project plans.	Motion Second **All Ayes**			S					M	
<u>PLANNING CASE P14-1021</u> – Conditional Use Permit – 4260 Tequesquite Avenue Proposal by Russell Rumansoff of Herron Rumansoff Architects on behalf of River Springs Charter School to consider a Conditional Use Permit to establish a charter school ("River Springs Charter School"). Gaby Adame, Assistant Planner, presented the staff report. Larry Slusser, representing the applicant, stated they were in agreement with the recommended conditions except Condition 10. He requested the hours of operation change to 7:00 am – 7:00 pm weekdays and 8:00 am – 5:00 pm on Saturdays. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 as the project constitutes an existing facility; 2) Recommend approval of Planning Case P14-1021 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions with modification to condition 10 – "For special school related events, such as holiday events or back to school night, the school is	Motion Second **All Ayes**						S			M

		PLANNING COMMISSIONERS								
		MANNING	STOSEL	TAVAGLIONE	PARKER	RIGGLE	TEUNISSEN	ROSSOUW	KAIN	ZAKI
	WARDS	1	2	3	4	5	6	7	CW3	CW3
allowed to operate Monday through Friday 7:00 a.m. to 7:00 pm. and Saturday 8:00 a.m. to 5:00 p.m. For hours of operation for instruction, student arrival and dismissal shall not deviate from 8:30 a.m. to 3:30 p.m. Monday through Friday"; and 3) Adopt exhibits 6-10 as approved project plans, subject to the recommended conditions of approval. <u>PLANNING CASE P12-0468</u> – Zoning Code Amendment – Title 19, Chapter 19.620 – General Sign Provisions Proposal by the City of Riverside to amend the Zoning Code (Title 19 of the Riverside Municipal Code) for a comprehensive update to Chapter 19.620 – General Sign Provisions. Doug Darnell, Senior Planner, presented the staff report. He introduced Vivian Kahn, consultant with Dyett & Bhatia. Ms. Kahn reviewed the proposed key changes to the Sign Code. Comments from the audience: Chuck Mahatadse addressed the Commission regarding the businesses at 1450 University Avenue. Dr. Edward Cooper, business owner at 1450 University Avenue, spoke in support of a Sign Code that would allow all the businesses better visibility in a more appealing manner. Steve Whyld, Sign Code Review Committee (SCRC) member, spoke in support of the time and efforts the SCRC spent on this project. He noted that the Executive Committee of the SCRC felt strongly enough to make some recommendations, page 3 of the staff report, one of which was that a robust code enforcement program be implemented. Cindy Roth, President Riverside Chambers of Commerce, spoke in favor of the proposed Sign Code. Sue Johnson stated that although there have been several meetings held, there may be some businesses that may feel they have not had an opportunity to review the document. She suggested giving the citizens another opportunity to see this before going to City Council for approval.									
Following discussion the a motion was made to recommend that the City Council: 1) Determine that the proposed Zoning Code amendment will not have a significant effect on the environment based on the findings set forth in the case record, and recommend that the City Council adopt a Negative Declaration; and 2) Approve Planning Case P12-0468 (Zoning Code Amendment) based on the findings outlined in the staff report and summarized in the findings. It was also recommended that staff place copies of the Code Amendment at the Planning counter for the public. Notify the public of the Land Use Committee and City Council meeting dates. Distribute the word at a variety of meetings such as the Economic Business Council, Pick Group, Riverside Downtown Partnership, Arlington Partnership, etc. so that they may also distribute the word. If possible, an announcement be included on the City's webpage, 311, facebook,	Motion					M				

		PLANNING COMMISSIONERS								
		MANNING	STOSEL	TAVAGLIONE	PARKER	RIGGLE	TEUNISSEN	ROSSOUW	KAIN	ZAKI
	WARDS	1	2	3	4	5	6	7	CW3	CW3
Connect Riverside, so that residents, in general, have an opportunity to speak. In anticipation of a motion to continue this case to allow further noticing to the public, the motion was withdrawn.										
A second motion was made recommending that the City Council: 1) Determine that the proposed Zoning Code amendment will not have a significant effect on the environment based on the findings set forth in the case record, and recommend that the City Council adopt a Negative Declaration; and 2) Approve Planning Case P12-0468 (Zoning Code Amendment) based on the findings outlined in the staff report and summarized in the findings.	Motion Second Ayes Noes		M	X	X	S	X	X	X	X
MISCELLANEOUS PLANNING AND ZONING ITEMS										
PLANNING CASE PSP12-0033 – Riverside Restorative Growthprint Doug Darnell, Senior Planner, provided a brief background and introduced Alexa Washburn and Jamie Mack. Ms. Washburn gave a presentation on the Climate Action Plan and Jamie Mack presented the Economic Prosperity Action Plan. Following discussion the Planning Commission thanked staff for the presentation and recommended that the City Council approve the Riverside Restorative Growthprint – Economic Prosperity Action Plan and Climate Action Plan.	Motion Second **All Ayes**		S			M				
BRIEF REPORT ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS Emilio Ramirez, Interim Community & Economic Development Director, updated the Commission on recent City Council actions.										
ITEMS FOR FUTURE AGENDAS Mr. Ramirez requested that the Commission provide information regarding any property they own or hold an interest in within the City of Riverside. This is in an effort to help the Commission determine any potential conflicts of interest. He asked that the information be provided to Frances Andrade.										
MINUTES The Minutes of the Planning Commission Meeting of June 4, 2015 were approved as presented.	**All Ayes**									
ADJOURNMENT The meeting was adjourned 12:02 pm to the meeting of July 9, 2015 at 9:00 a.m. in the Art Pick Council Chamber.										

Minutes approved as presented at the July 9, 2015 meeting.