



Community & Economic Development Department

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Planning Division

RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: JULY 14, 2022
AGENDA ITEM NO.:1B**

PROPOSED PROJECT

Case Number	PR-2022-001384 (MISC)	
Request	To Consider a request by the Riverside Unified School District (RUSD) for a City Planning Commission General Plan Conformity and Site Acquisition Findings related to a proposed acquisition of a parcel for a parking lot to serve Victoria Elementary School and additional school facilities as needed by the RUSD.	
Applicant	Sergio San Martin, RUSD	
Project Location	2882 Arlington Avenue, situated on the southeast corner of Arlington Avenue and Anna Street	
APN	235-260-086	
Project Area	2.83 acres	
Ward	3	
Neighborhood	Victoria	
Specific Plan	Not applicable	
General Plan Designation	PF – Public Facilities	
Zoning Designation	R-1-13000 – Single Family Residential Zone	
Staff Planner	Judy Egüez, Senior Planner 951-826-3969 jeguez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed acquisition by the RUSD is consistent with the General Plan, based on the analysis and findings in the staff report.

SITE BACKGROUND

The 2.83-acre project site is developed with Hope Lutheran Church, which was approved under Planning Case CA-186-700 (Conditional Use Permit) in the late 1950's. On August 14, 2015, a Minor Conditional Use Permit was approved to permit a private educational facility for up to 20 students in conjunction with the Church.

The site is surrounded by Victoria Elementary School to the west, across Anna Street, and single-family residences to the east, south, and north, across Arlington Avenue. The site is accessed from driveways located on Anna Street. (Exhibit 1)

PROPOSAL

The City Planning Commission received a notice from the RUSD on June 23, 2022 regarding their proposed acquisition of the subject property for school site purposes (Exhibit 2).

Public Resources Code Section 21151.2 requires that written notice be provided to the Planning Commission of the District's intent to acquire the site for school purposes, and that the Planning Commission provide a written report and recommendation within 30 days concerning the RUSD's acquisition of the site. As a separate item, and also pursuant to Government Code Section 65402, the RUSD requests that Community & Economic Development Department review the site for conformity related to school uses and the adopted General Plan within 40 days.

RUSD intends to use the existing parking lot to serve Victoria Elementary School, which is located to the west, across Anna Street. Potential uses for existing buildings include a future school site subject to State-approved structural modernization, administrative offices, or relocation of the RUSD's existing virtual school.

ANALYSIS

Staff has evaluated the proposal's conformity with the General Plan 2025, and finds that:

- The parcels to be acquired have a General Plan land use designation of PF – Public Facilities/Institutions. The intent of the PF land use designation is for educational facilities, libraries, governmental uses, utilities, and other community supportive functions.

Additionally, the proposal is consistent with the following General Plan 2025, Education Element Objectives and Policies:

- *Objective ED-1:* Accommodate the growth of all educational facilities.
- *Policy ED-1.1:* Provide an adequate level of infrastructure and services to accommodate campus growth at all educational levels.
- *Policy ED-1.2:* Work with the school districts to locate school sites where infrastructure already exists to minimize costs to the various districts in new school construction.

Based on the analysis above, the proposal is consistent with the land use designation, Objectives, and Policies of the City's General Plan.

ENVIRONMENTAL REVIEW

The Riverside Unified School District is the "Lead Agency" pursuant to the California Environmental Quality Act (CEQA), and the agency having "approval authority" for acquisition of the subject property; therefore, compliance with CEQA is the responsibility of the School District.

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 5 – High Performing Government (Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making). This item aligns with each of the five Cross-Cutting Threads, as follows:

1. Community Trust – The Planning Commission's recommendation to the RUSD will serve the public interest, benefit the City's diverse populations, and result in greater public good.
2. Equity – The recommendation to the RUSD ensures that school facilities and services adequately serve multiple neighborhoods within the City.
3. Fiscal Responsibility – All fiscal responsibility for any future project on the subject site is borne by the applicant.
4. Innovation – The recommendation allows the RUSD to adjust to future educational needs of the community.
5. Sustainability and Resiliency – The recommendation facilitates the adaptive reuse of a site for the future needs of the community.

PUBLIC NOTICE AND COMMENTS

This item does not require a public hearing because the Planning Commission's action is limited to providing comment, making findings of consistency with City's General Plan, and reporting those findings to the School District. The School District has sole authority to take action on the proposed acquisition.

EXHIBIT LIST

1. Location Map
2. RUSD request letter dated June 23, 2022
3. General Plan Map
4. Zoning Map
5. Existing Site Photos

Prepared by: Judy Egüez, Senior Planner

Approved by: Mary Kopaskie-Brown, Acting Community & Economic Development Department
Deputy Director and City Planner