



Community & Economic Development Department

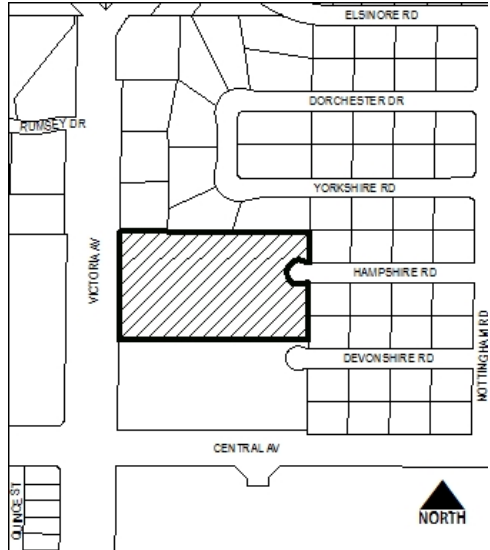
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)

Planning Division

**PLANNING COMMISSION HEARING DATE: JULY 9, 2015**

**AGENDA ITEM NO.: 2**

**PROPOSED PROJECT**

<i>Case Numbers</i>	<b>P15-0337</b> (Conditional Use Permit)	
<i>Request</i>	Consideration of a Conditional Use Permit to establish a charter school ("River Springs Charter School") for kindergarten through 8th grade students, with up to 300 students and 17 staff at any given time	
<i>Applicant</i>	Larry Slusser of the Legacy Group, on behalf of River Springs Charter School	
<i>Project Location</i>	5320 Victoria Avenue	
<i>APN</i>	223-141-021	
<i>Project area</i>	4.25 acre site	
<i>Ward</i>	3	
<i>Neighborhood</i>	Victoria	
<i>Specific Plan</i>	None	
<i>General Plan Designation</i>	PF – Public Facilities/Institutions	
<i>Zoning Designation</i>	R-1-13000 – Single Family Residential Zone	
<i>Staff Planner</i>	Candice Assadzadeh, Assistant Planner 951-826-5667; cassadzadeh@riversideca.gov	

**RECOMMENDATIONS**

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission is asked to review the proposed project subject to its consistency with the Zoning Code (Title 19), which includes the Conditional Use Permit. Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities);

2. **RECOMMEND APPROVAL** of Planning Case Number P15-0337 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. **RECOMMEND ADOPTION** of attached exhibits 6-8 as approved project plans, subject to recommended conditions of approval.

Pursuant to Riverside Municipal Code (RMC) Sections 19.650.020 and 19.760.050, the decision of Planning Commission to grant a Conditional Use Permit shall require an affirmative vote of 2/3 of the Commission membership present and voting at the public hearing.

## SITE BACKGROUND

As shown on the attached exhibits, the subject site is developed with an existing 50,734 square foot building currently occupied by the Mt. Rubidoux Seventh Day Adventist Church. The church has been constructed in phases, and was originally approved under Planning Case C-16-667 (Conditional Use Permit) and constructed in 1969. There was a substantial addition in 1979, as well as 1984, both of which were approved under Planning Case DR-148-767 (Design Review). The site contains an existing surface parking lot with vehicular access from Victoria Avenue. The site is surrounded by an existing single family residential neighborhood.

## PROPOSAL

The applicant is requesting consideration of a Conditional Use Permit (CUP) to establish a temporary campus of "River Springs Charter School" at the subject site. River Springs Charter School (RSCS) is operated as an Independent Study School, which offers flexibility to meet individual student needs, interests, and styles of learning. Independent study students do not attend in-school instruction on a daily basis, as they have a flexible schedule which complements their off-site instruction (home schooling). Currently, RSCS operates several facilities in Riverside, including a facility at 8775 Magnolia Avenue. RSCS is currently processing a CUP and securing building permits for a permanent school location at the YMCA building at 4020 Jefferson Street. The site subject to this CUP request will serve as a temporary location (August 2015 – December 2016), until the completion of the tenant improvements at the Jefferson Street location. Staff has recommended a condition that will terminate this CUP upon the relocation of the school to its new site.

### *Proposed Operations*

As shown in the proposed project description, the anticipated occupancy of the RSCS facility will be up to 300 students and 17 staff at any given time. School is in session Tuesday through Friday, as Mondays are used for tutoring of a few of the students. A total of 12 classrooms are proposed. A total of two on-site play areas are proposed, an interior play area, as well as an outdoor play area.

The applicant prepared a Traffic Impact Analysis, which evaluated vehicular circulation to and from the site, as well as on site-parking and maneuvering with recommendations which were integrated into the proposal. Additional information and analysis is provided below.

## PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<b><i>General Plan 2025</i></b> While the project site is designated as PF – Public Facilities/Institutions pursuant to the Land Use Element of the General Plan, the proposed use is conditionally permitted at the subject site pursuant to the Zoning Code. Further, the project will serve to further Objective ED-3 of the Education Element, which states the City’s intent to “plan proactively for all education needs.”	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b><i>Specific Plan</i></b> The subject site is not within a Specific Plan area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><i>Zoning Code Land Use Consistency (Title 19)</i></b> The underlying R-1-13000 – Single Family Residential Zone conditionally permits private schools with approval of a Conditional Use Permit and subject to the standards set forth in Section 19.395 (Schools) of the Zoning Code. As is detailed in this report, the proposed project meets all applicable site location, operation and development standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b><i>Compliance with Citywide Design &amp; Sign Guidelines</i></b> There are no exterior improvements proposed with the existing building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Section 19.395 (Schools)</i>					
Standard			Proposed	Consistent	Inconsistent
<b><i>Min. Parking</i></b>	Grades K-8 Private School: 2 spaces per classroom (12 classrooms)	24 spaces required	260 spaces existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Traffic and Circulation

The school has committed to a daily schedule of classes from approximately 8:30 a.m. to 3:30 p.m., which does not conflict with the pickup and drop off times at nearby Riverside Poly High, Alcott Elementary, and Immanuel Lutheran Schools. In addition, the applicant provided a Traffic Impact Analysis which was found to be consistent with current guidelines and practices for Traffic Impact Studies.

Furthermore, Public Works Traffic Engineering has imposed conditions of approval which address required bell times, staff participation at the drop-off / pickup point to ensure a smooth flow of traffic, egress through the adjacent Temple Beth El’s parking lot, and placement of cones to

restrict use of the driveway at Victoria Avenue for egress. With these operational procedures, traffic impacts will be minimized.

## **ENVIRONMENTAL IMPACTS**

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities).

## **NEIGHBORHOOD COMPATIBILITY**

Based on the operational characteristics of the proposed use, the project can be operated in a manner that will not be detrimental to surrounding land uses, including the existing surrounding single family residential neighborhood. Adequate access to the subject site exists from Victoria Avenue, which will adequately accommodate traffic to the site, as well as access to Central Avenue, which will adequately accommodate traffic from the site.

## **PUBLIC NOTICE AND COMMENTS**

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

## EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Applicant Prepared Project Description
7. Site Plan
8. Floor Plan
9. Existing Site Photos

---

Report and Recommendations Prepared by:  
Report and Recommendations Reviewed by:

Report and Recommendations Approved by:

Candice Assadzadeh, Assistant Planner  
Kyle Smith, AICP, Senior Planner  
Jay Eastman, AICP, Interim City Planner  
Emilio Ramirez, Interim Community &  
Economic Development Deputy Director



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**PLANNING CASE:**      P15-0337 (Conditional Use Permit)

**STAFF RECOMMENDED FINDINGS**

- a. The proposed project is consistent with the General Plan 2025 and the intent and purpose of the PF-Public Facilities General Plan land use designation;
- b. The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- c. The proposed development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses;
- d. The proposed school, as conditioned, will be substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- e. The proposed use will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area;
- f. The proposed school, as conditioned, will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest;
- g. The proposal meets all of the applicable development standards contained in Chapter 19.395 (Schools) of the Zoning Code;
- h. The proposed use is consistent with the Objective ED-1 and Objective ED-3 of the Education Element of the General Plan 2025. Objective ED-1 states “accommodate the growth of all educational facilities” and Objective ED-3 states “plan proactively for all education needs.” A charter school for kindergarten through 8th grade will meet these objectives; and
- i. The proposed use is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 for Existing Facilities and no further environmental review is required.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

**RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

Case Numbers: **P15-0337** (Conditional Use Permit)

**CONDITIONS**

**Case Specific**

***The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Community and Economic Development Department, Planning Division.***

• **Planning**

1. Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to occupancy:

2. The applicant shall obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current. Failure to comply will result in revocation of this Conditional Use Permit.
3. A mutual access agreement between the subject site and the Temple Beth El property shall be provided, to the satisfaction of the Planning Division and City Attorney's Office.

Operational Conditions:

4. The school shall be operational at this location for a period no longer than two years. Any additional time shall be subject to consideration by the Zoning Administrator.
5. Pursuant to RMC 19.760.080, this Conditional Use Permit shall become null and void upon occupancy of the applicant's main facility at 4020 Jefferson Street, and the termination of operations at this location (5320 Victoria Avenue).
6. A copy of this CUP and the Final Approved Conditions shall be kept on-site at all times and made available to any City Official upon request.
7. The school shall be limited to a maximum 317 persons onsite at any given time. Any additional staff or students above and beyond these numbers shall be subject to consideration by the Zoning Administrator.
8. The use shall be operated in compliance with the provisions of Title 7, the City's Noise Code.

9. The facility shall be occupied and operated as generally described in the body of this report.
10. The parking lot and all outdoor areas shall remain clean and orderly at all times and shall be sufficiently lighted.

- **Public Works**

11. The Public Works Traffic Division shall retain the authority to perform periodic review of the school's circulation impacts and circulation management plan. The school shall conform to circulation recommendations provided by the Public Works Traffic Division. Should persistent congestion or traffic related concerns deemed problematic by Public Works result due to the operations of the school, the Zoning Administrator may set the matter for public hearing before the City Planning Commission to consider possible revocation of the conditional use permit.
12. To best avoid interference with surrounding schools, the River Springs Charter School shall make sue of bell times as listed in section 1D.1 (page 2) of the Traffic Impact Analysis (TIA), "Bell times are proposed at 8:30 AM start and 3:30 PM end."
13. The school shall conform to Circulation Recommendations listed in Section 5C of the TIA (page 24-25), and keep parents informed of the planned circulation route. School staff shall be present at the drop-off / pickup point to ensure smooth flow of traffic.
14. The applicant shall propose and install signing and striping appropriate for the school per CA MUTCD 2014 as approved by the City of Riverside Traffic Division.
15. The school shall maintain the departure route as shown in Exhibit 13 of the TIA, which shows egress through the adjacent Temple Beth El's parking lot. A cross-parcel access agreement to the satisfaction of the Planning Division and Public Works Department shall be recorded prior to occupancy.
16. As shown in Figure 1 of the Traffic Engineering Memorandum, dated June 8, 2015, the school shall place cones to restrict use of the driveway at Victoria Avenue for egress.

- **Fire Department**

CONTACT MARGARET ALBANESE AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

THE FOLLOWING TO BE MET PRIOR TO CONSTRUCTION PERMIT ISSUANCE:

17. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
18. Construction plans shall be submitted and permitted prior to construction.



## Standard Conditions

- **Planning**

19. The Project must be completed per the Site Plan Review and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
20. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.
21. This approval is for design concept only, and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
22. There is a 24 month time limit on this approval. Should the applicant or designee not obtain necessary Building permits or initiate operation within 24 months following the CUP approval date, the CUP shall become null and void.
23. This Project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
24. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
25. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
26. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community and Economic Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.

27. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
28. Failure to abide by all conditions of this permit shall be cause for revocation.
29. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
30. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
31. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.
32. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
33. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

#### **GENERAL INFORMATION NOTES**

##### Appeal Information

- a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
- b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3<sup>rd</sup> Floor, City Hall.





Exhibit 3 - P15-0337, Aerial Photo

0 85 170 340 510 680 Feet



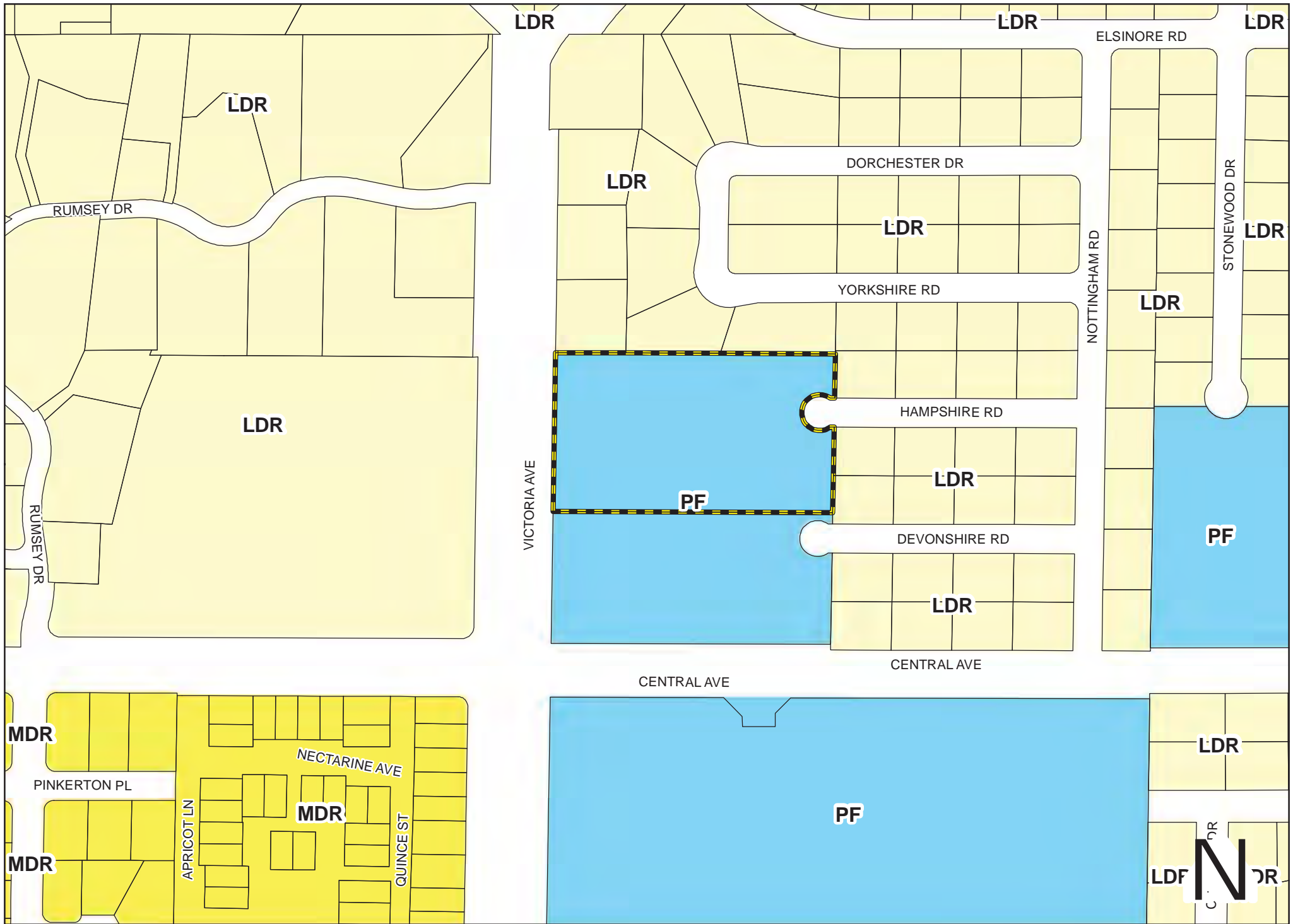


Exhibit 4 - P15-0337, General Plan Land Use

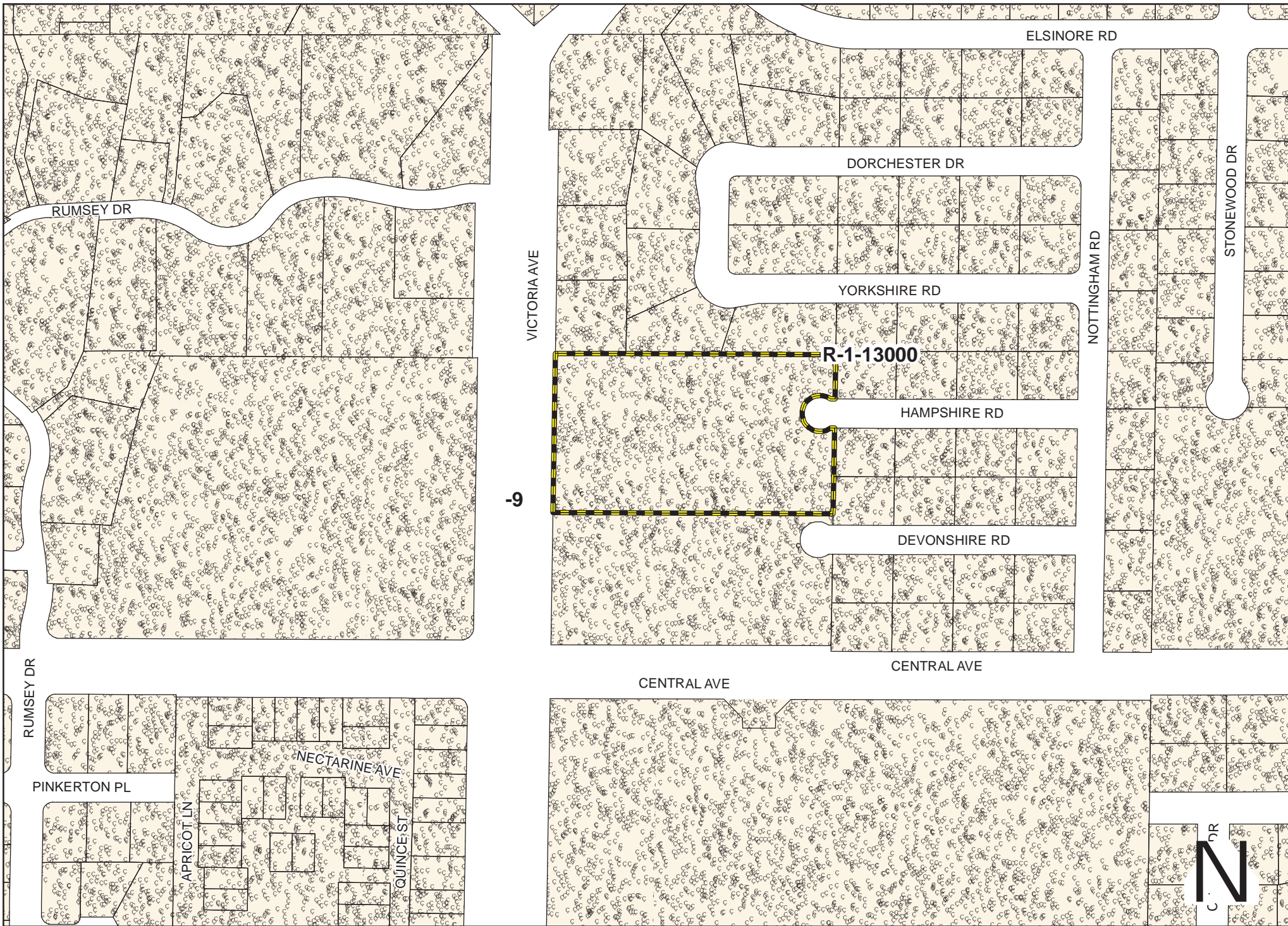


Exhibit 5 - P15-0337, Zoning Map



## **DISCRIPTION OF BUILDING USE**

### **K-8 Public Charter School**

4/20/2015

#### **Applicant**

River Springs Charter School  
43462 Business Park Dr.  
Temecula, CA 92590

#### **School Contact**

Phil Hermismeyer  
Facilities and IT Department  
(760) 716-9015

#### **Applicant Processor**

Larry Slusser  
951-440-5336  
[larrysl@msn.com](mailto:larrysl@msn.com)

#### **Site**

Mt. Rubidoux Church  
5320 Victoria Avenue  
Riverside, CA

#### **Background**

The subject building was originally constructed in 1969 with an addition built in 1983. The facility consists of 50,734 square feet. Currently the Seventh Day Adventist Church uses the building with services primarily on Saturdays.

River Springs Charter School (RSCS) is proposing to use approximately 18,000 square feet of this facility as a temporary location for a K-8 curriculum school. The 12-year lease for the current RSCS site at 8775 Magnolia Avenue has expired.

RSCS is processing a CUP application for the YMCA Building at 4020 Jefferson Street. Unfortunately, the CUP process has taken longer than anticipated, thus the need for this interim site which the school anticipates using for about 17 months (August 20, 2015 – December 20, 2016). Since the school is recessed for 2 summer months, the actual use time is 15 months. The goal is to have the CUP approval and construction completed at the Jefferson site by December 2016 so that students can begin attending there after their holiday break. At that time, the Mt. Rubidoux Church will no longer be needed.

#### **Student and Staff Population**

It is anticipated that the subject site will have 12 classrooms of 25 students each or 300 students maximum daily attendance. The staff will consist of 12 teachers, 4 aids and a principal.

School is in session Tuesday through Friday. Mondays are used for tutoring a few of the students.

### **Subject Site Description**

The site is 3 acres with 263 parking stalls. The building consists of 40,979 square feet single story with a few classrooms on the second story 9355 square feet. There are 7 restrooms with a total of 16 sinks, 7 urinals and 20 stall toilets. The building has a small gym, a music room and a garden atrium.

Maximum occupancy of this facility is 958 which is 68% greater than the school's proposed capacity.

No changes are proposed to the building so no building permit is required.

### **Adjacent Land Use**

**North:** single family homes

**East:** single family homes

**South:** Temple Beth El

**West:** agriculture

### **Zoning/Land Use**

**Zoning:** R1 – 13,000

**General Plan:** P.F. – Public Facility

### **Traffic and Adjacent Schools**

Traffic concerns involve the pick-up and drop-off of students Tuesday through Friday. Nearby schools and their schedules are listed below.

<u>School</u>	<u>Start</u>	<u>Stop</u>
Riverside Poly High School	8:00 am Period 1	2:50 pm
Alcott Elementary School	8:35 am	2:55 pm
Immanuel Lutheran Church & School	8:30 am	3:00 pm
Proposed RSCS times at Subject Location	9:00 am	3:55 pm

### **Parking**

The parking requirements per City of Riverside Building Standards are calculated as follows:

2 spaces per classroom required

12 classrooms x 2 parking spaces = 24 parking spaces

Parking spaces currently at the site = 263

### **Description of Programs with Building Use Schedule**

Magnolia K-8 Academy offers students a comprehensive and student-centered curriculum in a supportive and nurturing environment. With differentiated instruction, hands-on learning activities, and moderate class sizes, Magnolia Academy is able to meet each individual student's needs. By utilizing multi-faceted approaches, real-world examples, concrete applications and experiences, we emphasize strong critical thinking and problem solving skills.

This Personalized Learning model offers flexibility, inclusion, collaboration and innovation. Magnolia Academy recognizes the value of parent involvement and participation in their students' education and learning process. We require and support a collaborative relationship between parent, student, teacher, and school in creating an optimal learning process. Magnolia Academy provides students with a variety of learning choices and opportunities, both within and beyond the classroom, to address each student's individual learning needs and optimize each student's learning potential.

### **Source of Funding**

River Springs Charter School receives its funding from the State of California and the United States Federal Government in the same manner as other California public schools.

### **History of School and Philosophy**

RSCS began as a grass roots home school movement called Eagles Peak Charter School in 2000. Due to the phenomenal numbers of Riverside County students enrolling, combined with changes in legislation, it became desirable to open a separate Riverside-based charter school. River Springs opened its doors for the 2006-2007 school year, after approval by the Riverside County Board of Education (RCBE) in 2005.

Because the charter school provides not only home schooling but a wide range of hybrid classroom/home study options, the approval of the charter provides tremendous service to Riverside County parents, as well as home school parents in the contiguous counties of San Bernardino, Orange, San Diego, and Imperial. Although RSCS is now a large school of more than 5000 students, the dedication to "grass roots" development remains strong. Its goal is to find out what type of educational experience the families want and figure out a way to provide it. Towards this end, programs are constantly being developed and refined.

River Springs Charter School is a parent choice school where the community is the classroom. Its mission is to foster the innate curiosity of students, empower their parents, and promote optimum learning by collaboratively developing a personalized learning program for each student.



### **Student Lunch**

Students will bring their own lunches or will be provided lunch prepared by Riverside Unified Student District. There are about 200 students who receive their lunch from the District. The lunches are prepared and brought to the site and placed in warming or cooling racks until it's time for the student to eat. Food remnants are discarded into a closed trash receptacles. There will be no food preparation at this location. Lunch time is 35 minutes and are scattered throughout the day. Students will eat their lunches in the garden atrium, gym or one of the 2 play areas near the building.

### **Student Physical Activities**

Activities are typically done in the parking lot by grade level with activities that are age appropriate and aligned with to PE California Standards. Recess times are 15 minutes and are scattered throughout the day. Physical Education is 25 min. grades K-5, 40 min. grades 6-8. Supervision ratio is 30:1.

### **Existing River Springs Charter Schools in Riverside**

Another site is located at 3050 Chicago Avenue in Riverside.



SCALE  
1" = 30'

THOMAS BROS, MAPS, PAGE: 715 GRID: H1

1	A-1.0	TITLE SHEET, SITE PLAN
2	A-2.0	FLOOR PLANS

1	A-1.0	TITLE SHEET, SITE PLAN
2	A-2.0	FLOOR PLANS

ASSESSOR'S PARCEL NUMBER:	223-141-021
SITE ADDRESS:	5320 VICTORIA AVENUE RIVERSIDE CALIFORNIA 92506
PROPOSED USE:	CHARTER SCHOOL
ZONING DESIGNATION:	R-1-13000
GENERAL PLAN:	PF
OCCUPANCY GROUP:	E / B
NUMBER OF STORIES:	PARTIAL TWO STORY

CONSTRUCTION TYPE:	V-4- NON-SPRINKLERED
STORIES:	PARTIAL TWO STORY
TYPE OF OCCUPANCY:	A3 I/E
FLOOR AREA EXIST, BUILDING 1:	FIRST FLOOR: 21,393 S.F.
	SECOND FLOOR: 2,262 S.F.
TOTAL:	23,745 S.F.
FLOOR AREA EXIST, BUILDING 2:	FIRST FLOOR: 21,841 S.F.
	SECOND FLOOR: 7,565 S.F.
TOTAL:	29,406 S.F.
STORAGE(E) BUILDING:	FIRST FLOOR: 21,393 S.F.
FLOOR AREA USED BY RIVER SPRINGS CHARTER SCHOOL:	FIRST FLOOR: 10,780 S.F.
	SECOND FLOOR: 0 S.F.
TOTAL:	10,780 S.F.

RECORDED BOOK/PAGE: PM 74/5, SUBDIVISION NAME: PM 1558, LOT:  
PARCEL: 1

CONDITIONAL USE PERMIT APPLICATION FOR A CHARTER SCHOOL.

**APPLICANT:**  
RIVER SPRINGS CHARTER SCHOOL  
43486 BUSINESS PARK DRIVE  
TEMECULA, CA 92590  
(951) 252-8866

HERRON + RUMANSOFF ARCHITECTS, INC.  
530 SAINT JOHN PLACE  
HEMET, CA 92543  
(951) 652-4431 PHONE  
(951) 652-0373 FAX  
CONTACT: RUSSELL RUMANSOFF

NOTE: THE PARKING LOT IS SIZED FOR A MAXIMUM OF 958 SEATS IN THE SANCTUARY  
958 SEATS / 4 = 240 PARKING SPACES REQUIRED.  
THE SANCTUARY IS USED AT FULL CAPACITY OUTSIDE OF SCHOOL HOURS SO THAT  
CHURCH AND SCHOOL PARKING REQUIREMENTS DO NOT CONFLICT.

SCHOOL PARKING RATIOS:

(7) ELEMENTARY OR SECONDARY (JUNIOR HIGH):	2 SPACES PER CLASSROOM
<u>TOTAL NUMBER OF CLASSROOMS:</u>	12 CLASSROOMS (K THROUGH 8)
ELEMENTARY OR SECONDARY:	24 (12 x 2 SPACES)
<u>TOTAL REQUIRED PARKING SPACES:</u>	24
<u>TOTAL PROVIDED PARKING SPACES:</u>	260
REQUIRED ACCESSIBLE PARKING SPACES:	5

- NO BUS SERVICE AT THIS SCHOOL





West elevation, from Victoria Avenue.



South elevation





East elvation



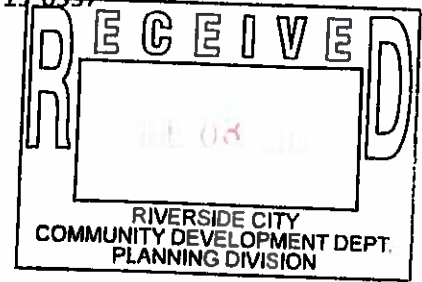
North elevation

P15-0337  
Hem #2

**Assadzadeh, Candice**

**To:** glc2go  
**Subject:** RE: Delivery Status Notification (Failure) Case No. P15-0337

**From:** glc2go [mailto:glc2go@gmail.com]  
**Sent:** Wednesday, July 08, 2015 1:44 PM  
**To:** Assadzadeh, Candice  
**Subject:** Fwd: Delivery Status Notification (Failure) Case No. P15-0337



Dear Candice,

I am a homeowner at 2578 Hampshire Rd., Riverside, CA. I am writing to express my sincere opposition to the Conditional Use Permit to establish a temporary charter school outlined in the Notice of Public Hearing.

There is and have been issues related to parking in the morning and afternoon including honking of horns while depositing and picking up children from parent 's automobiles resulting in nuisance noise and lack of privacy. Parking issues currently are being experienced on the weekends from attendees of the Seventh Day Adventist Church.

The proposed use as temporary charter school would produce an even greater amount of traffic.

Combined with the above access to the facility is unsafe and was never planned for. Loitering, including use of drugs and smoking has been experienced. In my opinion there needs to be a wall separating the facility and the residents on Hampshire Rd.

Thank you in advance for your consideration in this matter. If any documentation with regard to this proposal is available, I would appreciate if it could be emailed to me.

Sincerely,

Gary Carlson

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

JUN 27 2015 PM 5:17



RAYMOND ELDER  
2597 HAMPSHIRE RD  
RIVERSIDE, CA 92506

P15-0337  
Hem #2

City of Riverside  
Planning Division  
Attn: Candice Assadzadeh - P15-0337  
3900 Main Street  
Riverside, CA 92522

## Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

Please note that public comment for this project closes at the Public Meeting on June 18, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: WE RECEIVED THIS NOTICE ON JUNE 27<sup>TH</sup>, 2015. IT'S A LITTLE LATE  
NOTICE DON'T YOU THINK. ALREADY WITHIN ONE BLOCK WE HAVE ALCOTT ELEMENTARY,  
TEMPLE BETH EL AND RIVERSIDE POLY. THIS CHURCH HAD A SCHOOL LAST YEAR. PARENTS  
AVOID VICTORIA AVE AND USE OUR RESIDENTIAL STREETS FOR DROP OFF & PICK  
UP OF THEIR KIDS. KIDS AT RIVERSIDE POLY USE OUR CUL DE SAC TO PARK  
OFF CAMPUS. MANY, MANY TIMES THESE VEHICLES USE OUR STREETS AS TRASH  
CANS. SOME HAVE BEEN BUSTED SMOKING POT IN OUR CUL DE SAC. ALL OF THESE  
CARS SPEED OFF TO GET TO WHATEVER THEY ARE LATE FOR. IF YOU'RE  
GOING TO ALLOW OVERSATURATION OF VEHICLES IN OUR NEIGHBORHOODS THE  
LEAST YOU COULD DO IS INSTALL SPEED BUMPS & SIGNAGE, PARTICULARLY ON  
NOTTINGHAM & CENTRAL AVE. PARENTS PICKING UP TEENS PARK ON NOTTINGHAM  
VERY NEAR THE CORNER OF CENTRAL. IF A CAR IS PARKED ON EACH SIDE OF  
NOTTINGHAM, ANOTHER CAR TURNING RIGHT ON CENTRAL AND ANOTHER CAR TURNING  
RIGHT FROM CENTRAL ONTO NOTTINGHAM CREATES A DANGEROUS SITUATION. BOTH  
CURBS ON NOTTINGHAM SHOULD BE PAINTED RED BEFORE SOMEONE GETS KILLED.  
MOST OF US LOCALS AND IN THAT CORNER BETWEEN 2:30 TO 3:15 PM.

Contact Phone Number (Optional) 951-784-1842

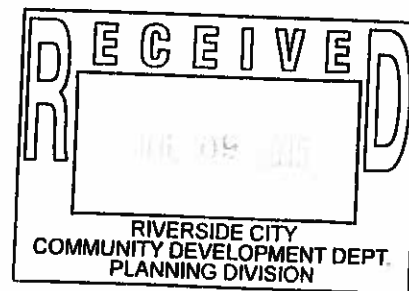
Contact Email (Optional): RAYME2@CHARTER.NET

**Assadzadeh, Candice**

P15-0337  
Hem #2

**From:** dgazzolo@aol.com  
**Sent:** Thursday, July 09, 2015 12:14 AM  
**To:** Assadzadeh, Candice  
**Subject:** Case # 15-0337

To : Riverside Planning Commission  
Case # 15-0337  
7/8/15



We, the undersigned residence, are opposed to the Consideration of a Conditional Use Permit to establish a Charter School at 5320 Victoria Avenue. Even though this permit is being proposed as a temporary situation, the infringement of an additional 300 students throughout our neighborhood is unacceptable. Our neighborhood has already endured increased traffic and amplified noise from both from Poly High School and Alcott Elementary School. We have been disconcerted as this traffic has increased through the years, to a point where we felt the necessity to add speed bumps on Nottingham Road. Many of us have had to alter our driving habits during peak hours to avoid the congestion on Central Ave as children are being dropped off or picked up from school.

In contrast, the property now occupied by Mt Rubidoux Seventh Day Adventist Church has always been a church and only a church. For a number of years it was Victoria Community Church with most services held on Sunday. We accepted this increase traffic/noise situation one day a week.

Currently, Mt Rubidoux Church celebrates its worship on Saturdays, and they rent their facility out on to another church on Sundays. Now you are asking the residence of this neighborhood to tolerate this increase traffic situation every day of the week. This is not right.

We adamantly oppose the conditional use permit on the basis that it will increase traffic and increase the noise level. In addition, there is no ending date for this permit. Nor is there a guarantee that this permit will not be transferable to another school.

We have been a nice quiet, tree-lined neighborhood for 50+ years and we deserve to remain so.

Jay & Diana Gazzolo 2558 Yorkshire Rd, Riverside, Ca. 92506  
Jim & Jennifer Jesser 2622 Yorkshire Rd, Riverside, Ca. 92506  
Robert Bullock 2578 Yorkshire Rd, Riverside, Ca. 92506  
Robert and Kandi De Carlo 2557 Yorkshire Rd, Riverside, Ca. 92506  
Ali & Nishat Ismailjee 2642 Yorkshire Rd, Riverside, Ca. 92506  
Pam & Michael Buchan 2628 Dorchester Dr, Riverside, Ca. 92506  
Dan Glackman 2538 Dorchester Dr, Riverside, Ca. 92506  
Todd & Teri Guyette 2558 Dorchester Dr, Riverside, Ca. 92506  
Ken & Julie Shaddock 5350 Nottingham Rd, Riverside, Ca. 92506  
Frank & Flor Valenzuela 5310 Nottingham Rd, Riverside, Ca. 92506  
Joe & Sharon Pagan 5270 Nottingham Rd, Riverside, Ca. 92506  
Carol & Chris Koelling 5290 Nottingham Rd, Riverside, Ca. 92506  
Ann Camacho 2558 Hampshire Rd, Riverside, Ca. 92506  
Michael & Danari Egan 2557 Hampshire Rd, Riverside, Ca. 92506  
Jeff & Kelly Cross 2577 Hampshire Rd, Riverside, Ca. 92506  
Gordon & Linda Burkhart 2598 Hampshire, Riverside, Ca. 92506