

- **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:

58. Provide for fire department access to the gates. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
59. Construction plans shall be submitted and permitted prior to construction.
60. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
61. Fire Department access is required to be maintained during all phases of construction.
62. Access roadways in excess of one hundred and fifty (150) feet in length shall be provided with a provision for turn around. Such provisions shall be of a design approved by the Fire Department.

- **Parks and Recreation**

PRIOR TO BUILDING PERMIT ISSUANCE:

63. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951/826-2000.

### **Standard Conditions**

- **Planning**

64. 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.
65. 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.

66. 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.
67. There is a 24 month time limit on this approval.
68. 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.
69. 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.
70. 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.
71. 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.
72. 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.
73. Failure to abide by all conditions of this permit shall be cause for revocation.
74. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
75. 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.

76. 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.
77. 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.
78. 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**

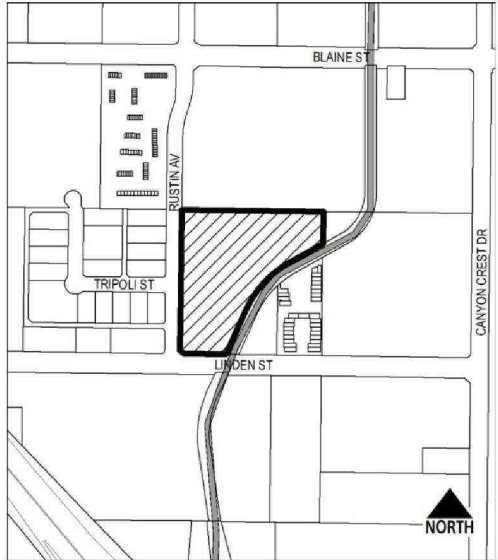
1. Appeal Information:
  - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
  - b. Appeal filing and processing information may be obtained from the Planning Department Public Information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



**PLANNING COMMISSION HEARING DATE: JUNE 18, 2015**

**AGENDA ITEM NO.: 4**

**PROPOSED PROJECT**

<b>Case Numbers</b>	<b>P14-0839</b> (Conditional Use Permit)	
<b>Request</b>	Consideration of a Conditional Use Permit to construct and operate a temporary K-6 Charter School	
<b>Applicant</b>	Dr. Virgie Rentie, Founder-Executive Director/CEO Reach Leadership STEAM Academy 231 E. Alessandro Boulevard, Suite A-408 Riverside, CA 92508	
<b>Project Location</b>	1085 Linden Street	
<b>Project area</b>	Approximately 2.5 acres of the 5.88 acre parcel	
<b>Ward</b>	1	
<b>Neighborhood</b>	University	
<b>Specific Plan</b>	None	
<b>General Plan Designation</b>	PF- Public Facilities/Institutions	
<b>Zoning Designation</b>	R-1-7000- Single Family Residential Zone  R-3-1500 – Multiple Family Residential	
<b>Staff Planner</b>	Meenaxi R. Panakkal, AICP, Associate Planner; 951-826-5277; <a href="mailto:mpanakkal@riversideca.gov">mpanakkal@riversideca.gov</a>	

**RECOMMENDATIONS**

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission is asked review the proposed project subject to its consistency with the Zoning Code (Title 19) and Subdivision Code (Title 18). Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project 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 Number 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. **RECOMMEND ADOPTION** of attached exhibits 6 – 8 as approved project plans, subject to recommended conditions of approval.

## SITE BACKGROUND

The attached exhibits 4 and 5 demonstrate the project site's specific location as well as the subject and surrounding General Plan and Zoning designations. The site is currently developed with Grace United Methodist Church, consisting of four church buildings, surface parking, and landscaping. The church building was built in 1966 and located along the southwest portion of the site. Two other buildings, Dexter Hall and Hafner Hall are existing single story identical buildings associated with the church located on-site.

The entire site is relatively flat, only sloping slightly from the northeast corner and down towards the southwest. The property has a large lawn area that fronts Linden Street; and portions of the corner of Linden Street and Rustin Avenue. The developed portion of the property has various large mature shade trees and palm trees throughout.

### ***Design Purview***

As a matter of information, Grace United Methodist Church is eligible for listing in the California Register, therefore the site alterations proposed in conjunction with this request are subject to approval of a Certificate of Appropriateness to be considered by the Cultural Heritage Board at the June 17, 2015 meeting (Planning Case P14-0840). As design approval authority is within the purview of the Cultural Heritage Board, the Planning Commission is asked to consider the land use compatibility and zoning consistency aspects described in this report.

## PROPOSAL

The applicant is requesting consideration of a Conditional Use Permit (CUP) to establish K-6 Reach Leadership STEAM (Science, Technology, Engineering, and Mathematics) Academy, an independent charter school under the jurisdiction of the Riverside Unified School District. Reach Leadership Academy (RLA) is an independent charter school under the jurisdiction of the Riverside Unified School District. The RLA is a thriving and growing K-6 STEAM (Science, Technology Engineering and Mathematics) school. The current school is located at the Riverside Community Church at 4850 Jurupa Avenue in Riverside. The project consists of construction and operation of a temporary K-6 charter school. The proposal includes the use of 20 portable structures for classrooms (14), administration (1), library (1), a multipurpose room (1), and restrooms (3). Portable buildings range in size from 960 square feet to 1,920 square feet. Additionally, an outdoor basketball court, play fields, hard courts, lunch shelter, and play areas are proposed. A courtyard with a flag pole and landscaping serves as assembly space and open space. Additionally, the school proposes to use the existing Dexter Hall, an approximately 3,800 square foot building for three (3) kindergarten classes, transit kinder care, and media center.

### ***Phasing***

The school campus will be built in two phases. Phase 1 includes placement of eleven (11) classrooms, administration office, multipurpose, and library buildings, a total of sixteen (16)

portable structures, plus the repurposing of the existing Dexter Hall building. Phase 2 includes placement of the remaining three (3) classroom and restroom portables.

### **Proposed Operations**

The proposed school will house approximately 350-450 students and 28-30 staff at full build-out. School hours of operations will be Monday-Friday, 7 a.m. to 3 p.m. The office operating hours will be Monday-Friday, 7 a.m. to 3 p.m. Access to the site will be provided via existing driveways along Rustin Avenue for all phases.

## **PROJECT ANALYSIS**

<i>Authorization and Compliance Summary</i>			
	<b>Consistent</b>	<b>Inconsistent</b>	<b>N/A</b>
<b>General Plan 2025</b> The proposed project is consistent with the underlying General Plan 2025 land use designation of Public Facilities/Institutions which will further the intent of the General Plan by provided student oriented activities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Specific Plan</b> The proposed project is not within a Specific Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Zoning Code Land Use Consistency (Title 19)</b> The underlying R-1-7000 Single Family Residential Zone and R-3-1500 Multi-Family Residential, Chapter 19.120 of the Zoning Code, is consistent with the Public Facilities/Institutions General Plan land use designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Compliance with Citywide Design &amp; Sign Guidelines</b> The proposed project substantially meets the objectives of the City's design guidance document.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Section 19.395 (Schools)					
Standard		Proposed	Consistent	Inconsistent	
Building Setbacks	20 feet from every property line	(see plans)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Height	35 feet	Max 11' 9"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Min. Parking	Parking Spaces Required		Parking Spaces Provided	Consistent	Inconsistent
	Grades K-6 Private School: 2 spaces per class room (14 classrooms)	28	86	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Existing Church (122 seats): 1 space per 4 fixed seats or 1 space per 30 sq.ft. of main assembly area	31			
	TOTAL	60			

### **Parking**

As shown in the table above, sufficient parking exists within the site for the proposed school with concurrent use of church office during the week. It is known that the congregation meets mainly during the weekends between 9:00 am to 1:30 pm for services and on last Tuesdays of each month between 6:00 pm to 7:00 pm. for college ministry.

### **Traffic and Circulation**

Traffic concerns as it relates to the surrounding land uses including UC Riverside's (UCR) Riverside Sports Center were also reviewed by the City/UCR Planning & Development Coordination Committee. UCR's concerns are related to potential use of the Riverside Sports Center's east-west internal driveway between Rustin Avenue and Canyon Crest Drive by parents to drop-off their children and potential queuing up of vehicles on Rustin Avenue. In order to resolve these issues, following measures have been proposed:

- The school has committed to a daily schedule of classes from 7:00 am to 3:00 pm.

In addition, the following recommendations from the Traffic Impact Analysis (TIA) were integrated into the proposal:

- The drop off zone was moved away from Rustin/Linden, towards the front of the school in between the school driveways.
- School staff shall monitor the south driveway entrance to the school and regulate flow to minimize queuing along Rustin Avenue. Northbound traffic along Rustin Avenue shall be made to wait in the loading/pull-forward zone as southbound left traffic is allowed to enter the school lot.



- The northern driveway shall be restricted to right out only during the 0.5 hour window before and after drop-off and dismissal timings.
- Mid-block crossing shall not be installed.
- School will consult with RUSD regarding stationing of a crossing guard at the Rustin/Linden intersection.

With these modifications and operational procedures, traffic impacts will be minimized.

## **ENVIRONMENTAL IMPACTS**

This proposal is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development), Class 32.

## **NEIGHBORHOOD COMPATIBILITY**

The proposed school will be located on a partly developed site, on existing church grounds in a predominantly residential neighborhood. Based on the operational characteristics of the school, the site can be operated in a manner that will not be detrimental to surrounding land uses including UCR's Riverside Sports Center. The surrounding neighborhood is developed with residential uses; mainly multi-family housing, educational facilities (UCR's Riverside Sports Center), and is in proximity to Interstate Highway 215/California State Route 60. The closest residential area is located over 80 feet east of the subject site, across the Gage Canal. Adequate access to the subject site exists from Rustin Avenue, which will adequately accommodate traffic from the site. For these reasons, no detrimental impacts are anticipated in conjunction with this use and the Conditional Use Permit can be supported.

## **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. Project Description (Applicant)
7. Design Package (Aerials/Photos/Site Plan/Floor Plans/Elevations/Landscape/Irrigation)
8. Renderings
9. Existing Site Photos

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

Meenaxi Panakkal, AICP, Associate Planner  
Kyle Smith, AICP, Senior Planner  
Gabriel Perez, Principal Planner  
Emilio Ramirez, Interim Community &  
Economic Development Director





## COMMUNITY DEVELOPMENT DEPARTMENT

### Planning Division

#### EXHIBIT 1- STAFF RECOMMENDED FINDINGS

**PLANNING CASE:**      **P14-0839** (Conditional Use Permit)

**STAFF RECOMMENDED FINDINGS:**

Condition Use Permit:

- a. The proposed use is 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;
- b. 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;
- c. The proposed use 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;
- d. The proposal meets all of the applicable development standards contained in Chapter 19.395 (Schools) of the Zoning Code.
- e. 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 K-6 grade will meet these objectives.
- f. The proposed use is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 for Infill Development, Class 32, and no further environmental review is required.



City of Arts & Innovation

## COMMUNITY DEVELOPMENT DEPARTMENT

### Planning Division

#### EXHIBIT 2 - STAFF RECOMMENDED CONDITIONS OF APPROVAL

#### **RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

Case Numbers: **P14-0839** (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. All applicable conditions of Planning Case P14-0840 (Certificate of Appropriateness) shall apply.
2. 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.
3. All conditions and requirements of Riverside County Airport Land Use Commission or Staff shall apply.
4. This Conditional Use Permit is valid for five (5) years from the date of approval. A one-time extension of an additional two (2) years is subject to consideration and approval by the Zoning Administrator based on justification provided by the applicant.

##### *Prior to Grading Permit Issuance*

5. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
  - b. Compliance with City adopted interim erosion control measures;
  - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;

- d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement;
- e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
  - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
  - ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - iii. Wash off trucks and other equipment leaving the site;
  - iv. Replace ground cover in disturbed areas immediately after construction;
  - v. Keep disturbed/loose soil moist at all times;
  - vi. Suspend all grading activities when wind speeds exceed 25 miles per hour;
  - vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

*During grading and construction activities:*

- 6. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
- 7. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
  - a. the generation of dust shall be controlled as required by the AQMD;
  - b. grading activities shall cease during periods of high winds (greater than 25 mph);
  - c. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
  - d. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.

8. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
9. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
10. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
11. The Contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
12. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

*Prior to Building Permit Issuance*

13. Plans shall be submitted and building permits secured from the City's Building and Safety Division for any improvements that require building permits. All Building and Fire Codes shall be met.
14. A site maintenance and operations plan for ongoing and continuous property cleaning, noise control, and odor, dust and litter control, shall be submitted for review and approval of the Planning Division prior to the commencement of operations.
15. Landscaping, irrigation, exterior lighting, and sign plans shall be submitted for Design Review staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
16. Plans shall be submitted and building permits secured from the City's Building and Safety Division for any improvements that require building permits. All Building and Fire Codes shall be met.
17. A site maintenance and operations plan for ongoing and continuous property cleaning, noise control, and odor, dust and litter control, shall be submitted for review and approval of the Planning Division prior to the commencement of operations.
18. Landscaping, irrigation, exterior lighting, and sign plans shall be submitted for Design Review staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
19. Staff Required Plot Plan Conditions: Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
  - b. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it;
  - c. Provision for handicap accessible parking as deemed necessary by Building and Safety Division;