







RUHNAURUHNAUCLARKE
ARCHITECTS PLANNERS

Title: **Project Description (CUP)**

Regarding: **Community Development Department – Planning Division
General Application Form, Part 1 – Project Information**

Project: Reach Leadership STEAM Academy, 1085 Linden Street, Riverside, CA 92507
(Pending a new address from Building & Safety Department)

Property Owner: Grace United Methodist Church, 1085 Linden Street, Riverside, CA 92507
APN: 250-230-009-7

RRC Job No: 9-01-21

Date: October 10, 2014

The Reach Leadership Academy (RLA) is seeking a Conditional Use Permit to allow the placement of a temporary school campus, comprising of leased portable buildings for the administration, multi-purpose, library, toilet, and classroom use, on the vacant land at the Grace United Methodist Church, located at 1085 Linden Street, Riverside, California.

Reach Leadership Academy is an independent charter school under the jurisdiction of the Riverside Unified School District. The RLA is a thriving and growing K-6 STEAM school (Science, Technology Engineering and Math). The current school is located at the Riverside Community Church at 4850 Jurupa Avenue, Riverside, CA. The school is planning to vacate this location at the end of the 2014-2015 school year. RLA has signed a new five-year lease with the Grace United Methodist Church, located at 1085 Linden Street, Riverside, CA, with an option to extend the lease for no more than three additional years. The new lease will start with occupancy of the proposed school in July 2015. The proposed school will house approximately 350-400 students when fully built-out; and will be located specifically on the vacant portion of the Grace United Methodist Church property, utilizing two-and-half acres of the six acre site. The proposed school will comprise of the following buildings, to be implemented in multi-phases:

Phase 1: to start occupancy in July 2015. The school will be made up of leased portable buildings including a 48'x40' administration building, a 60'x60' multi-purpose building, a 24'x40' library building, eleven 24'x40' classroom buildings, two 12'x40' restroom buildings and a 24'x'60' prefabricated lunch shelter. The sewer and water utility connection will be on a separate meter serving the new facility. A separate irrigation meter will be installed for the new landscaping. There will be an outdoor electrical yard with a separate electrical meter. The site work will include minor grading to make the site ADA accessible, the creation of several storm water retention basins for WQMP and re-striping of the existing parking lot. No new work will be done to the existing parking lot. The site work will include the replacement of a portions of the existing chain link fencing, plus the addition of a new ornamental metal fence along the front of the school to secure the entire campus. There will be no exterior improvements to the two existing church classroom buildings other than providing minimal fire, life, and safety upgrades to the westerly classroom building to comply with current building codes. The westerly classroom building will be use for kindergarten classrooms. The remaining site work is the associated asphalt and concrete pavement for walkways connecting the portable buildings and fire truck access road to get to rear of the campus.

Phase 2: Schedule for completion by June 2016, will add three 24'x40' leased classroom portable buildings and a leased 12'x40' restroom portable building.

Reach Leadership STEAM Academy
 City of Riverside
 Conditional Use Permit Application
 Case # P14-0839 & P14-0840
 Architect's Response to City Planning Commission Comment
 Dated March 24, 2015

Item #2, Project Description

Phase One:

Building	Use (Occupancy)	Area (in sq.ft.)	Quantity	Total Area (in sq.ft.)
Administration	B	1,920	1	1,920
Multi-purpose	A-3	1,920	1	1,920
Library	E	960	1	960
Classroom	E	960	11	10,560
(E) Classroom	E	3,825	1	3,825
Toilet	E	480	2	960
Total				20,145

Phase Two:

Building	Use (Occupancy)	Area (in sq.ft.)	Quantity	Total Area (in sq.ft.)
Classroom	E	960	3	2,880
Toilet	E	480	1	480
Total				3,360

Grand Total:

				23,505
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REACH LEADERSHIP STEAM ACADEMY AT GRACE UNITED METHODIST CHURCH

APPLICANT
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PROJECT DIRECTORY

COVER SHEET	TITLE SHEET
T-1.0	
ARCHITECTURAL	
AS-01	OVERALL SITE AERIAL
AS-02	ENLARGED SITE AERIAL
AS-03	ENLARGED SITE AERIAL
ASP-1.0	SITE PHOTOGRAPHS
ASP-2.0	SITE PHOTOGRAPHS
ASP-3.0	SITE PHOTOGRAPHS
AS-1.0	OVERALL SITE PLAN
AS-2.0	CODE ANALYSIS
FP-1.0	40'X40' PORTABLE ADMIN.
FP-2.0	60'X60' PORTABLE MPR.
FP-3.0	TYP. 12'X40' & 24'X40' PORTABLES
EE-1.0	STREET VIEW ELEVATIONS
EE-2.0	EXTERIOR ELEVATIONS
CIVIL	
C-1.0	CONCEPTUAL GRADING PLAN
LANDSCAPE	
L1	IRRIGATION PLAN
L2	PLANTING PLAN
L3	IRRIGATION DETAILS
L4	IRRIGATION PLANTING DETAILS
L5	IRRIGATION SPECIFICATIONS
L6	PLANTING SPECIFICATIONS

SHEET INDEX

1085 W. LINDEN ST, RIVERSIDE CA 92507
APN : 250-230-009-7

REACH LEADERSHIP ACADEMY

TITLE SHEET

CITY OF RIVERSIDE

Conditional Use Permit

RUHNAU RUHNAU CLARKE
ARCHITECTS PLANNERS

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date 10-10-14

scale N.A.

Exhibit

T-1.0

JAS No. 90121