

MAX. OCC. LOADS:  
 CHAIRS ONLY (NFJ) : 433  
 STANDING SPACE : 607  
 CHAIRS & TABLES : 202  
 LAYOUT SEATS 288 STUDENTS  
 TABLE SEATS 8, TYP.

CITY OF RIVERSIDE

Conditional Use Permit

# REACH LEADERSHIP ACADEMY

RUHNAURUHNAUCLARKE  
 ARCHITECTS PLANNERS

3775 North Street, Riverside, California 92501 TEL: (951) 684-4444 FAX: (951) 684-6276 WWW.RUCLARKE.COM

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

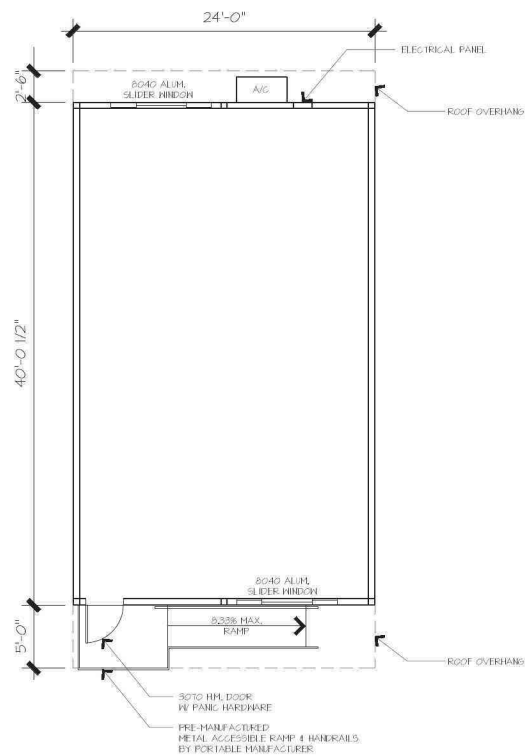
date 10-10-14

scale 1/4" = 1'-0"

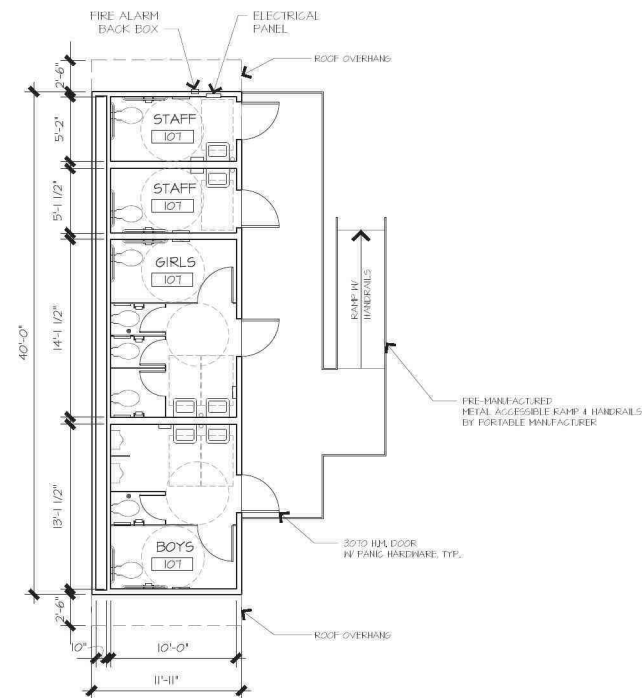
Exhibit

FP-2.0

JAS 10/10/14



24'x40' PORTABLE CLASSROOM / LIBRARY



12'x40' PORTABLE RESTROOMS

CITY OF RIVERSIDE

Conditional Use Permit

# REACH LEADERSHIP ACADEMY

RUHNAURUHNAUCLARKE  
ARCHITECTS PLANNERS

3775 Tenth Street Riverside, California 92501 TEL: (951) 884-4464 FAX: (951) 884-6276 RRARCH.COM

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

Exhibit

date 10-10-14

scale 1/4" = 1'-0"

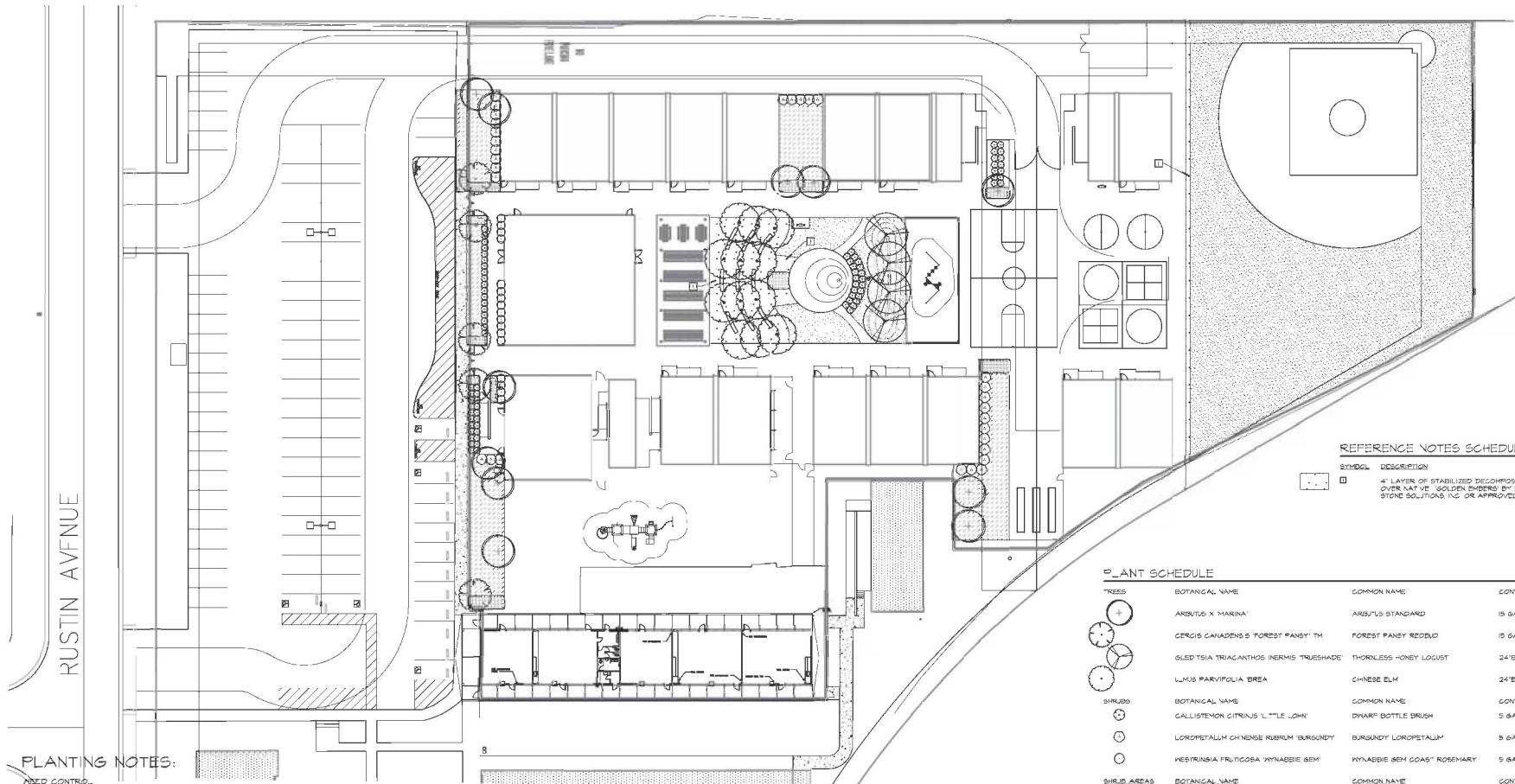
FP-3.0

JAS. No. 90121



RESTROOM	TYPICAL CLASSROOM / LIBRARY	ADMINISTRATION	MPR
12'x40' FRONT ELEVATION	24'x40' FRONT ELEVATION	48'x40' FRONT ELEVATION	60'x60' FRONT ELEVATION
1/8"=1'	1/8"=1'	1/8"=1'	1/8"=1'
13	9	5	1
RESTROOM	TYPICAL CLASSROOM / LIBRARY	ADMINISTRATION	MPR
12'x40' LEFT ELEVATION	24'x40' LEFT ELEVATION	48'x40' LEFT ELEVATION	60'x60' LEFT ELEVATION
1/8"=1'	1/8"=1'	1/8"=1'	1/8"=1'
14	10	6	2
RESTROOM	TYPICAL CLASSROOM / LIBRARY	ADMINISTRATION	MPR
12'x40' BACK ELEVATION	24'x40' BACK ELEVATION	48'x40' BACK ELEVATION	60'x60' BACK ELEVATION
1/8"=1'	1/8"=1'	1/8"=1'	1/8"=1'
15	11	7	3
RESTROOM	TYPICAL CLASSROOM / LIBRARY	ADMINISTRATION	MPR
12'x40' RIGHT ELEVATION	24'x40' RIGHT ELEVATION	48'x40' RIGHT ELEVATION	60'x60' RIGHT ELEVATION
1/8"=1'	1/8"=1'	1/8"=1'	1/8"=1'
16	12	8	4
<div> <div>CITY OF RIVERSIDE</div> <div>Conditional Use Permit</div> </div> <div> <div>REACH LEADERSHIP ACADEMY</div> <div>RUHNAURUHNAUCLARKE</div> <div>ARCHITECTS PLANNERS</div> <div>3775 Sixth Street Riverside, California 92501 TEL: (951) 684-4464 FAX: (951) 684-6276 WWW.RUHNAURUHNAUCLARKE.COM</div> </div> <div> <div>EXTERIOR ELEVATIONS</div> <div>date 10-10-14 scale AS NOTED</div> <div>Exhibit EE-2.0</div> <div>JAB No. 10121</div> </div>			





# 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:

1. 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 CONDITIONS DERIVED FROM COMPOSTED HIGH-HER 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-LITE  
20 LBS/1000 SQ.FT  
GRO-POWER PLUS 5-3-1  
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 NEEDED.

2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES  
6" HOLE DIAMETER: 1/4 CUP  
2" HOLE DIAMETER: 1 CUP  
18" HOLE DIAMETER: 2 CUPS  
24" HOLE DIAMETER: 3 CUPS  
GRO-LITE 1 CUP & 02
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  
(8-9) 7 GRAM GRO-POWER TABLETS PER 5 GALLON STOCK  
(10-15) 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.  
1-800-475-1801 WWW.GROPOWER.COM
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.

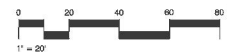
**MOWSTRIPS**  
THE CONTRACTOR SHALL INSTALL CONCRETE MOWSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUNDCOVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
■	4" LAYER OF STABILIZED DECOMPOSED GRANITE OVER NATIVE GOLDEN BURNING BY DECORATIVE STONE SOLUTIONS INC. OR APPROVED EQUIVALENT	20.88 CY	

## PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CON'	QTY	REMARKS	
	ARJUNUS X MARINA	ARJUNUS STANDARD	15 GAL	11		
	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	15 GAL	5		
	GLIED TSIA TRIACANTHOS INERMIS 'TRUESHIDE'	THORNLESS 'HONEY LOCUST	24"BOX	4		
	ULMUS PARVIFOLIA 'BREA'	CHINESE ELM	24"BOX	12		
SHRUBS	BOTANICAL NAME	COMMON NAME	CON'	QTY	REMARKS	
	GALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	76		
	LOROPETALUM CHINESE RUBRUM 'BURGUNDY'	BURGUNDY LOROPETALUM	5 GAL	32		
	WESTRINKIA FRUTICOSA 'WYNABIE GEM'	'WYNABIE GEM COAS' ROSEMARY	5 GAL	11		
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CON'	SPACING	QTY	REMARKS
	HEMEROCALLIS X 'YELLOW'	DAYLILY	1 GAL	2' o.c.	701	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CON'	SPACING	QTY	REMARKS
	LONGERA JAPONICA 'HALLIANA'	HALLS HONEYBUCKLE FLOWERING VINE	PLAT	2' o.c.	4,010	
	TURF HYDRANGEA 'TRIPLE CROWN DWARF'	DWARF TALL FESCUE	PLAT	2' o.c.	16,408	



CONSULTANT

DSA APPROVAL

APPROVALS

DATE	BY	REMARKS
10-2-14		
9-01-21		

**RUHNAURUHNACLUARKE**  
ARCHITECTS & PLANNERS  
20700 South Main Street, Suite 200, Torrance, CA 90509, Tel: 310-207-1234, Fax: 310-207-1235

**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

KUHNAU KUHNAU CLARKE

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

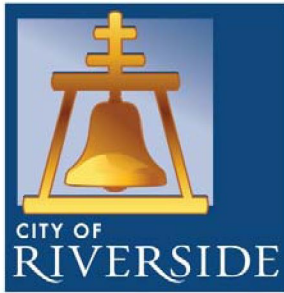


Existing Church Buildings and Grounds





Views of the Site from Gage Canal



## CITY PLANNING COMMISSION MINUTES

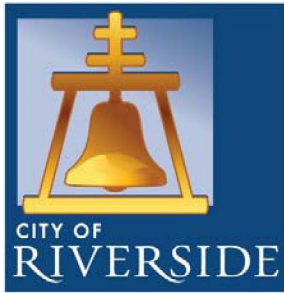
THURSDAY, JUNE 18, 2015, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

### PLANNING COMMISSIONERS

		M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	T E U N I S S E N	R O S S O U W	K A I N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
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.										
<b><u>PUBLIC HEARINGS</u></b>										
<b><u>PLANNING CASE P15-0120</u></b> – (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 <b>All Ayes</b>				M			S		
<b><u>PLANNING CASE P14-1014</u></b> – Conditional Use Permit – 6755 Victoria Avenue <i>CONTINUED to July 23, 2015</i> 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 <b>All Ayes</b>				S			M		
<b><u>PLANNING CASE P14-0839</u></b> – 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 <b>All Ayes</b>							S		M





## CITY PLANNING COMMISSION MINUTES

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

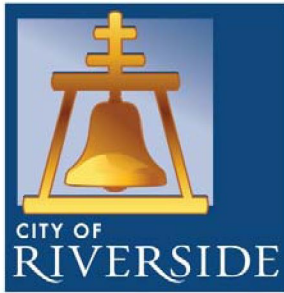
*City of Arts & Innovation*

### PLANNING COMMISSIONERS

	M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	T E U N I S S E N	R O S S O U W	K A I N	Z A K I
	1	2	3	4	5	6	7	C W 3	C W 3
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.									
<p><u>PLANNING CASE P14-0362</u> – Conditional Use Permit – 4020 Jefferson Street</p> <p>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.</p>			S					M	
<p><u>PLANNING CASE P14-1021</u> – Conditional Use Permit – 4260 Tequesquite Avenue</p> <p>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</p>							S		M







## CITY PLANNING COMMISSION MINUTES

THURSDAY, JUNE 18, 2015, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
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### PLANNING COMMISSIONERS

		M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	T E U N I S S E N	R O S S O U W	K A I N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>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.</p> <p>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.</p> <p><b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b></p> <p><b><u>PLANNING CASE PSP12-0033</u></b> – 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.</p> <p><b>BRIEF REPORT ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS</b> Emilio Ramirez, Interim Community &amp; Economic Development Director, updated the Commission on recent City Council actions.</p> <p><b>ITEMS FOR FUTURE AGENDAS</b> 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.</p> <p><b><u>MINUTES</u></b> The Minutes of the Planning Commission Meeting of June 4, 2015 were approved as presented.</p> <p><b><u>ADJOURNMENT</u></b> 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.</p>	<p>Motion Second Ayes Noes</p> <p>Motion Second All Ayes</p> <p>All Ayes</p>		M		X	X	S	X	X	X
			S				M			

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