

RUSD Eastside Elementary School

PR-2023-001510 – General Plan Consistency

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Commission

Agenda Item: 7

May 11, 2023

RiversideCA.gov

PROPOSAL

Eastside Elementary School

- ~ 61,150 sq. ft. or 83,350 sq. ft. elementary school facility, serving grades TK to 6
- Three proposed options requiring acquisition of 23 parcels in two blocks ("Block B" and "Block C")

Statutory Requirements

- California Public Resources Code (Section 21151.2) and California Government Code (Section 65402)
- Requires that the Commission investigate and report as to the conformity of the proposed use within 40 days



RiversideCA.gov

LOCATION



Source: Aerialmap, 2021
 Scale (Feet) 0 275 1



3

EXISTING GENERAL PLAN



PR-2023-001510 - Exhibit 3 - General Plan Map
 0 350 700 Feet



4

EXISTING ZONING



PR-2023-001510 - Exhibit 4 - Zoning Map

0 350 700 Feet



5



RiversideCA.gov

5

EXISTING SPECIFIC PLAN OVERLAY



PR-2023-001510 - Exhibit 5 - Specific Plan Map

0 350 700 Feet



6



RiversideCA.gov

6

OPTION 1 - CONCEPTUAL

- Fully demolish Lincoln High School; construct elementary school



OPTION 2 - CONCEPTUAL

- Keep Lincoln High School; vacate 0.52 acres of 13th Street between Howard Avenue and Park Avenue; construct elementary school with joint use of Lincoln Park



OPTION 3 - CONCEPTUAL

- Fully demolish Lincoln High School; construct new high school on north end of the existing school; construct elementary school



CONSISTENCY ANALYSIS

General Plan Designation

- B/OP - Business/Office Park
- C - Commercial
- MDR - Medium Density Residential

Zoning Designation

- CG-SP - Commercial General and Marketplace Overlay Zone
- CG-X-10-SP-Commercial General, Building Setback (10 Feet) and Marketplace Overlay Zone
- CR-SP - Commercial Retail and Marketplace Overlay Zone
- R-3-1500-SP - Multi-Family Residential and Marketplace Overlay Zone
- R-1-7000 - Single-Family Residential Zone



CONSISTENCY ANALYSIS

- Proposed development is consistent with GP 2025 across all parcels

Two metrics used to establish consistency

Consistency with Marketplace Specific Plan

- General Plan & School Use consistency
- Zoning Code & School Use consistency
- Specific Plan Objective 2.4.2

- If inconsistent, analyzed with General Plan Consistency Criteria (Table LU-7)


11

RiversideCA.gov

11

CONSISTENCY ANALYSIS

General Plan Education Element:

- 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
- Objective ED-2:**
Capitalize upon the opportunities offered by the educational community

Policy ED-2.4:
Mobilize municipal resources to promote education, cultural and employment opportunities
- Objective ED-3:**
Plan proactively for all education needs.

Policy ED-3.1:
Partner with local schools, colleges, early childhood education programs and other educational institutions to accommodate the educational needs of residents.


12

RiversideCA.gov

12

STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities


#6 Infrastructure, Mobility & Connectivity

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation


13

RiversideCA.gov

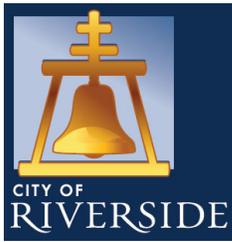
RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the proposed property acquisition for a future elementary school is consistent with General Plan 2025, based on the analysis in the staff report.


14

RiversideCA.gov



RUSD Eastside Elementary School

PR-2023-001510 – General Plan Consistency

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Commission

Agenda Item: 7

May 11, 2023

RiversideCA.gov