

PLANNING COMMISSION
RECOMMENDED CONDITIONS

Case No.: P14-1021

PLANNING COMMISSION HEARING DATE: June 18, 2015

CONDITIONS

Case Specific

• **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 the issuance of Tenant Improvement Permits:

2. 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.
3. 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.
4. 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;
 - d. Provision for screening any ground mounted equipment to the satisfaction of Design Review Staff;
 - e. Provision for wheel stops where parking spaces are adjacent to pedestrian walkways, screen walls or building walls;
5. Landscape/irrigation plans submitted for Design Review staff review and approval shall include the following elements:
 - a. Existing Landscape planters shall be refurbished and/ or replanted with new plant materials where appropriate.

- b. Lawn / Turf areas shall be minimized to the extent possible;

Prior to occupancy

6. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Gaby Adame, at 951-826-5933 to schedule the landscape inspection at least a week prior to needing the release of utilities.
7. 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.

Operational Conditions:

8. Parking areas shall have lighting capable of providing adequate illumination for security and safety. The minimum requirement is 1-foot candle, maintained across the surface of the parking area. Lighting shall be arranged and designed so as to be directed onto parking, loading or sales areas and away from residential use and motorists
9. The charter school shall be limited to a maximum of 415 students and 32 employees onsite at any given time. Any additional students above and beyond this number shall be subject to consideration by the Zoning Administrator.
10. **For special school related events, such as holiday events or back to school night, the school is allowed to operate Monday through Friday 7:00 a.m. to 7:00 pm. and Saturday 8:00 a.m. to 5:00 p.m. For hours of operation for instruction, student arrival and dismissal shall not deviate from** ~~shall be limited 8:30 a.m. to 3:30 p.m. e.m.~~ Monday through Friday The Zoning Administrator is authorized to consider a request to modify this condition in the future at the request of the applicant.
11. All instructional activities associated with the use shall be conducted inside the building.
12. The use shall be operated in compliance with the provisions of Title 7, the City's Noise Code.
13. The facility shall be occupied and operated as generally described in the body of this report. Any increase in the number of students, employees, or changes to the hours of operation shall be subject to consideration by the Zoning Administrator.
14. The parking lot and all outdoor areas shall remain clean and orderly at all times and shall be sufficiently lighted.

• **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION:

Traffic Impact Analysis Conditions:

15. To best avoid interference with surrounding schools, the River Springs Charter School shall make use of bell times as listed in section 1D.1 (page 2), "Bell times are proposed at 8:30 a.m. start and 3:30 p.m. end."
16. The applicant shall conform to Circulation Recommendations listed in Section 5C of the report (page 25). The school shall conform to Circulation Recommendations listed in Section 5C of the report (page 25). The school shall ensure that the central driveway along the north end of the parking lot shall be coned off by staff prior to the drop-off and pick-up windows.
17. School staff shall monitor circulation as detailed in the report, with staff assisting in the drop-off and pick-up and ensuring flow continues through the lot.
18. 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.

- **Public Utilities – Electric**

CONTACT SUMMER AYALA AT 951-826-2129 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.

19. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
20. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

- **Public Utilities – Water**

21. No Water Division requirements.

- **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:

22. Construction plans shall be submitted and permitted prior to construction.
23. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
24. An automatic fire sprinkler system will be required for a group E occupancy per the 2013 California Fire Code, Section 903.2.3.
25. An automatic, manual and voice evacuation fire alarm system will be required for a group E occupancy per the 2013 California Fire Code, Section 907.2.3.

26. Advisory; property currently has an existing 1.5" domestic water service. Please contact the Water Department at 951-826-5285 if a fire service or additional services are required.

- **Parks and Recreation**

27. No Parks and Recreation requirements.

Standard Conditions

- **Planning**

28. 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.
29. 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.
30. 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.
31. There is a 24 month time limit on this approval.
32. 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.
33. 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.

34. 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.
35. 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.
36. 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.
37. Failure to abide by all conditions of this permit shall be cause for revocation.
38. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
39. 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.
40. 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.
41. 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.
42. 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, 3rd Floor, City Hall.



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DATE: JULY 28, 2015
WARD: 1

SUBJECT: PLANNING CASE P14-1021 – CONDITIONAL USE PERMIT TO ESTABLISH A CHARTER SCHOOL – 4260 TEQUESQUITE AVENUE

ISSUE:

The issue for City Council consideration is a proposal by Russell Rumanosoff of Herron + Rumanosoff Architects on behalf of River Springs Charter School to consider a Conditional Use Permit to establish a charter school ("River Springs Charter School") for grades 7-12, with up to 500 students, within an existing building located on an 1.5 acre site at 4260 Tequesquite Avenue.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 as the project constitutes an existing facility;
2. Approve Planning Case P14-1021 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report; and
3. Approve Exhibits 6-10 of the June 18, 2015 City Planning Commission staff report as approved project plans, subject to the recommended conditions of approval.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval subject to recommended conditions of approval. On June 18, 2015, the City Planning Commission recommended approval of Planning Case P14-1021 by a vote of 8 ayes, 0 noes and 0 abstentions, with modifications to staff recommended conditions.

BACKGROUND:

Please refer to the June 18, 2015 City Planning Commission staff report, recommended conditions and minutes.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Emilio Ramirez, Interim Community & Economic Development Director
Certified as to

1. JENNIFER A. MASON, Finance Director/Treasurer

Approved by:

Al Zelnka, FAICP Assistant City Manager

for John A. Russo, City Manager

Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions – June 18, 2015
2. City Planning Commission Report – June 18, 2015
3. City Planning Commission Minutes