



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JULY 28, 2015**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 1**
DEPARTMENT

**SUBJECT: PLANNING CASE P14-1021 – CONDITIONAL USE PERMIT TO ESTABLISH A
CHARTER SCHOOL – 4260 TEQUESQUITE AVENUE FROM RUSSELL
RUMANSOFF OF HERRON + RUMANSOFF ARCHITECTS ON BEHALF OF
RIVER SPRINGS CHARTER SCHOOL**

ISSUE:

The issue for City Council consideration is a 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”) 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 findings in the Planning Commission staff report (attachment 2), and the Planning Commission’s recommended conditions of approval (attachment 1); and
3. Approve Exhibits 6-10 of the June 18, 2015 City Planning Commission staff report (attachment 2) as approved project plans, subject to the recommended conditions of approval (attachment 1).

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval subject to recommended conditions of approval in the staff report. 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 (attachment 1).

BACKGROUND:

The applicant proposes a Conditional Use Permit for a new charter school at 4260 Tequesquite Avenue. The new charter school, River Spring Public Charter School (RSCS), proposes to use an existing two story vacant building. No exterior improvements to the building are proposed as a part of the project. Student class by grade level are as follows:

- One 5th grade class
- Two classes for each grade from grade levels 6-10
- One class each for grades 11 and 12

There will be a total of 15 classrooms of approximately 32 students each; for a total of 416 students on site at any given day.

The first floor will have three “Flexible Collaborative Learning Spaces” for students, separated by portable, rolling partitions. Flexible Learning Space 1 will have six “Learning Areas” that allow up to 210 students. Flexible Learning Space 2 will have four Learning Areas, and will allow up to 147 students. Learning Space 3 will have two Learning Areas and allow up to 70 occupants. Two “Accessory Classrooms” that measure 820 and 743 square feet, will be a space used by teachers and students for special projects.

The second floor will have the same learning area design. Three areas will be fitted into the second floor, allowing a total of 117 students to occupy the space. An existing elevator is located on the southern end of the building.

Proposed Operations

The new school will have a maximum enrollment of 750 students (5-12); however, not all students will be on site at one time. The charter school is a hybrid of conventional classroom instruction and home schooling; therefore the maximum daily student occupancy will not exceed 415. There will be a maximum of 32 daily staff. Bell times are proposed at 8:30 AM (start) and 3:30 PM (end) with the main student population meeting Tuesday-Friday. The Monday student population will consist of 175 students, including who need tutoring for only a portion of the day.

Neighborhood Compatibility

The proposed school will be located in a developed site surrounded by residential neighborhoods, and commercial and medical offices. Based on the operational characteristics of the school, the site can accommodate the school without being detrimental to surrounding land uses. Adequate vehicle access to the site is provided from Tequesquite Avenue. For these reasons, no detrimental impacts are anticipated in conjunction with this use and the Conditional Use Permit can be supported.

Please refer to the June 18, 2015 City Planning Commission staff report, Planning Commission’s recommended conditions, and the Commission minutes for additional analysis and details.

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
availability of funds: Brent A. Mason, Finance Director/Treasurer
Approved by: Al Zelinka, FAICP Assistant 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