



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: JUNE 28, 2016**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT** **WARD: 3**  
**DEPARTMENT**

**SUBJECT: PLANNING CASES P15-0783 (CONDITIONAL USE PERMIT) AND P15-0457 (DESIGN REVIEW) – BY JIM SULLIVAN ON BEHALF OF WOODCREST CHRISTIAN SCHOOL SYSTEM – FOR THE EXPANSION OF RIVERSIDE CHRISTIAN DAY SCHOOL - 3612 AND 3630 ARLINGTON AVENUE**

## **ISSUES:**

The issue for City Council consideration is a proposal by Jim Sullivan on behalf of the Woodcrest Christian School System for a Conditional Use Permit and Design Review for the expansion of Riverside Christian Day School to increase the student enrollment to a maximum of 500 students, install three modular classroom buildings in the rear of the Fellowship Baptist Church, and construct a restroom facility attached to an existing classroom centrally located on site and adjacent to the playground in the rear of the school property, in the R-1-7000 - Single Family Residential Zone.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine the proposed project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15303 (New Construction of Small Structures) and 15314 (Minor Addition to Schools) of the CEQA Guidelines; and
2. Approve Planning Cases P15-0783 and P15-0457 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

## **STAFF/PLANNING COMMISSION RECOMMENDATIONS:**

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On May 19, 2016, the City Planning Commission recommended approval of Planning Cases P15-0783 and P15-0457 by a vote of 7 ayes and 0 noes, subject to staff's recommended conditions.

## **BACKGROUND:**

The applicant is requesting approval of a Conditional Use Permit and Design Review to permit the Riverside Christian Day School an increase in student enrollment from 412 students to a maximum of 500 students, installation of three (3) modular classroom structures, and

construction of a new bathroom facility. One full time teacher will be hired as part of the expansion.

The classroom structures are proposed to be installed in the rear of the Fellowship Baptist Church, immediately to the southwest of the school. Each modular classroom structure is 960 square feet in size. A total of three classrooms will be added to the existing sixteen classrooms at Riverside Christian School. The applicant has indicated the school and church will enter into a separate lease agreement for the use of the church property to allow the installation of the modular classroom buildings for a period of 5 years.

The proposed restroom facility is 116 square feet in size. It is proposed to be attached to an existing 858 square foot classroom building, centrally located on site and adjacent to the playground in the rear of the school property.

The proposed project is consistent with the underlying General Plan 2025 land use designation of PF - Public Facilities / Institutional, which will further the intent of the General Plan by facilitating the expansion of an existing school facility. Furthermore, the R-1-7000 – Single Family Residential Zone allows for the establishment of schools subject to the granting of a Conditional Use Permit and compliance with site location, operational and development standards applicable to schools. With the recommended conditions of approval, the proposed school expansion complies with the operational and development standards for schools.

For detailed information, please refer to the May 19, 2016, City Planning Commission staff report, recommended conditions and draft minutes.

#### **FISCAL IMPACT:**

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

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| Prepared by:           | Rafael Guzman, Community & Economic Development Director |
| Certified as to        |  |
| availability of funds: | Scott Miller, Interim 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
2. City Planning Commission Report – May 19, 2016
3. City Planning Commission Draft Minutes – May 19, 2016