




Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

PLANNING COMMISSION HEARING DATE: JULY 25, 2019
AGENDA ITEM NO.: 6

PROPOSED PROJECT

Case Numbers	PSP19-0039	
Request	A request by the Riverside Unified School District (RUSD) for a City Planning Commission determination of General Plan conformity and reporting on the potential acquisition of one parcel for the expansion of Lincoln High School, or the development of a future elementary school.	
Applicant	Riverside Unified School District	
Project Location	2859 14th Street	
APN	Existing School: APN 211-251-001 Parcel to be Acquired: APN 211-234-009	
Project area	Approximately 0.16 acres (parcel to be acquired)	
Ward	2	
Neighborhood	Eastside	
Specific Plan	N/A	
General Plan Designation	MDR – Medium Density Residential	
Zoning Designation	R-1-7000 – Single-Family Residential	
Staff Planner	Jay Eastman, Principal Planner 951-826-5264 jeastman@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** the proposed property acquisition for the expansion of Lincoln High School, or the future development of a new elementary school site, is consistent with General Plan 2025, based on the analysis of the staff report.

BACKGROUND / PROJECT DESCRIPTION

Pursuant to Public Resources Code Section 21151.2, and Government Code 65402, on July 3, 2019, the Riverside Unified School District (RUSD) notified the City Planning Commission (Commission) of its intention to acquire the subject property to expand Lincoln High School (School), or to develop a future elementary school.

Surrounding land uses near the School include single-family residences along Park, an office located at the corner of 14th Street and Park Avenue and retail uses across 14th Street. The property to be acquired is currently developed with a single-family residence.

RUSD is considering the acquisition to either expand Lincoln High School to meet educational needs, or to accommodate the development of a future elementary school. RUSD has not yet determined the future use of the acquired site.

RUSD has requested that the City determine whether the site acquisition conforms to the City's General Plan. State Law requires the Planning Commission to investigate and make a determination whether the location, purpose and extent of the acquisition conforms to the City's General Plan, and submit a written report of its investigation and recommendations concerning the proposed site acquisition. The Commission must investigate and report on the acquisition within 30 days, and determine conformity within 40 days.

PROJECT ANALYSIS

Staff has evaluated the proposal's conformity with the General Plan 2025, and finds:

- General Plan land use designation is Medium Density Residential (MDR); and Title 19 zoning designation is R-1-7000
 - The MDR land use designation provides for the development of single-family homes, town houses and row houses.
 - The R-1-7000 zoning designation provides for single-family residences.
 - R-1-7000 zone is consistent with the General Plan's MDR designation, per the General Plan's Zoning/General Plan Consistency Matrix (Table LU-5).

Public Facilities Institutional (PF) is the most appropriate General Plan land use designation for a school. This property was not designated as PF in the General Plan because it is not currently owned by a public entity. In the MDR land use designation, schools would be complementary to residential development.

Title 19 allows privately operated K-12 schools in the R-1-7000 zone with the approval of a CUP. Although RUSD is exempt from the City's Zoning Code, the impacts of a public school would likely be comparable to a private school.

- General Plan 2025 - Education Element Objectives and Policies – The proposal meets the following goals and objectives of the City's General Plan:
 - 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.
 - Policy ED-1.2: Work with the school districts to locate school sites where infrastructure already exists to minimize costs to the various districts in new school construction.

The City's Education and Land Use Elements promotes joint use of schools and community facilities to provide a higher quality of life to Riverside residents. RUSD sites play an important role as they are often joint-use facilities, providing both education, community meeting space and recreational facilities near the residential populations they serve.

Based on the analysis, the proposal is consistent with the land use designation, Objectives, and Policies of the City's General Plan.

ENVIRONMENTAL REVIEW

The Riverside Unified School District is the "Lead Agency" pursuant to the California Environmental Quality Act (CEQA), and the agency having "approval authority" for acquisition of the subject property; therefore compliance with CEQA is the responsibility of the School District.

PUBLIC NOTICE AND COMMENTS

This item does not require a public hearing because the Planning Commission's action is limited to providing comment, making a determination of consistency with City's General Plan, and reporting its determination to the School District. The School District has sole authority to take action on the proposed acquisition.

APPEAL INFORMATION

The evaluation of acquisition and determination of consistency by the City Planning Commission is required pursuant to the California Public Resources Code and California Government Code. The determination of consistency is the sole discretion of the Planning Commission, and is not an appealable action to the City Council.

EXHIBITS LIST

1. Riverside Unified School District letter of July 3, 2019
2. Aerial Photo/Location
3. General Plan Map
4. Zoning Map

Prepared by: Jay Eastman, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner