RIVERSIDE UNIFIED SCHOOL DISTRICT OPERATIONS DIVISION

Operations Board Subcommittee Meeting August 7, 2018 2:30 p.m. – 4:30 p.m. Conference Room 3 3380 14th St., Riverside, CA 92501

AGENDA

As required by Government Code 54957.5, agenda materials can be reviewed by the public at the District's Administrative Offices, Reception Area, First Floor, 3380 Fourteenth Street, Riverside, California.

Call Meeting to Order

Public Input

The subcommittee will consider requests from the public to comment. Comments should be limited to three minutes or less. If you wish to address the subcommittee concerning an item already on the agenda, please indicate your desire to do so on a provided card. You will have an opportunity to speak prior to the subcommittee's deliberation on that item.

Pursuant to Section 54954.2 of the Government Code, no action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of the Subcommittee or staff may briefly respond to statements made or questioned posed by persons exercising their public testimony rights. Discussion of items brought forward that are not on the agenda shall be considered for future agendas by the Subcommittee Chair.

Action/Discussion Items

The following agenda items will be discussed and the subcommittee members may choose to introduce and pass a motion as desired.

1. Approval of Minutes

The subcommittee will be asked to approve the minutes of the July 5, 2018, meeting.

2. <u>District Office, Grant Education Center, and Board Room Projects Update</u>

Staff will present an update on the District Office, Grant Education Center, and Board Room projects.

3. Operations Center – Facilities Building Upgrades

Staff will present an update on the Operations Center Facilities Building improvement plan.

4. Electric Car Charging Stations

Staff will give a brief presentation on current trends and regulations impacting public schools in California in regard to the installation and operation of electric car charging stations.

5. Measure "O" Project Site Signs

At the request of Board Member Hunt, staff will present an update on the installation and location of Measure O project site signs.

6. <u>City of Riverside Planning Commission August 9, 2018, Meeting Agenda</u>

The City of Riverside Planning Commission has added to their August 9, 2018, meeting agenda, as discussion items, RUSD's requests for General Plan Conformity and Site Acquisitions Findings for two parcels for expansion of Henry W. Longfellow Elementary School, and the proposed Casa Blanca property for the construction of a future elementary school.

7. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Monday, September 10, 2018 at 2:30 p.m. in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

Adjournment

UNOFFICIAL

This is an uncorrected copy of Board Operations Subcommittee Minutes. The Minutes do not become official until they are approved by the Board Subcommittee at the next meeting.

Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
July 5, 2018
2: 30 p.m. – 4:30 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501

MINUTES

CALLED TO ORDER: 2:30 p.m. by Mr. Lee

PRESENT: Brent Lee and Tom Hunt, Board Members, and Sergio San Martin, Assistant Superintendent, Operations.

Also present were Mays Kakish, Chief Business Office, Ana Gonzalez, Planning and Development Director; Ken Mueller, Maintenance and Operations Director; Kevin Hauser, Facilities Planning Assistant Director; Daniel Rodriguez, Facilities Projects Assistant Director; Michael Roe, Principal, and James Vaughan, Assistant Principal, Riverside Polytechnic High School; John Tibbels, Assistant Principal, Ramona High School; Jason Chung, Financial Advisor, Fieldman, Rolapp and Associates; Kim Byrens and Mrunal Shaw, Counsel, Best Best and Krieger; Konni Wong and Robert Hensley, WLC Architects, Leni Zarate and Andrew Walker, County of Riverside; Wilson Cuellar, President, RASM, and Lizette Delgado, (Recorder).

Public Input Rd.

There were no requests to speak with subcommittee members.

Action/Discussion Items

1. Approval of Minutes

Mr. Hunt moved and Mr. Lee seconded to approve the minutes of the June 15, 2018, meeting, as presented.

2. <u>Woodcrest Elementary School Riverside County Sewer Community Facilities District</u> (CFD)

Staff gave a presentation update on the Riverside County Van Buren Sewer Expansion project, which included a map of the sewer expansion (from Wood Road to King Avenue), RUSD total assessment cost and annual cost based on a 30-year, \$13.9 million bond, including 40% contingency. Staff and Riverside County representatives informed the subcommittee that Riverside County will initiate the CFD formation process, will determine who will participate in the CFD, and will provide the amount of probable fees the District will pay. The \$13.9 bond measure will be placed on the June 2019 ballot. Project completion is approximately two (2) years from bond sale. Riverside County representatives also informed the subcommittee that the Request for Proposal for a consultant for the project has been done.

Subcommittee members approved staff's recommendation of participation in the CFD. They also asked staff to provide an update the Board of Education once the County makes the determination on the assessment cost method to use for the CFD. The Board of Education will also have the opportunity to consider the item at a future regularly scheduled meeting and to determine the District's participation in the CFD prior to placing the bond in the ballot.

3. Formation of Community Facilities District (CFD) No. 34 – Rivera

RUSD Financial Advisor, Jason Chung, and Bond Counsel, Kim Byrens, reviewed the CFD No. 34 formation process with the subcommittee. The CFD is projected to provide funds for RUSD facilities in the estimated amount of \$1,033,042. At the July 17, 2018 meeting, the Board of Education will be asked to adopt a resolution of intention to establish CFD No. 34, and a resolution to incur bonded indebtedness not to exceed for the CFD. At the August 21, 2018 meeting, the Board of Education will be asked adopt a resolution for the formation of the CFD, to approve the CFD's mitigation agreement and a joint community facilities agreement for the CFD.

Formation of Community Facilities District (CFD) No. 35 – KB Homes Primrose 4.

RUSD Financial Advisor, Jason Chung, and Bond Counsel, Kim Byrens, reviewed the CFD No. 35 formation process with the subcommittee. The CFD is projected to provide funds for RUSD facilities in the estimated amount of \$872,044. At the September 4, 2018 meeting, the Board of Education will be asked to adopt a resolution of intention to establish CFD No. 35, and a resolution to incur bonded indebtedness not to exceed for the CFD. At the October 16, 2018 meeting, the Board of Education will be asked adopt a resolution for the formation of the CFD and to approve the CFD's mitigation agreement.

5. Change Proceedings for Community Facilities District (CFD) No. 21, Improvement Area No. 1 and Improvement Area No. 3

RUSD Financial Advisor, Jason Chung, and Bond Counsel, Kim Byrens, reviewed the change proceedings process with the subcommittee. The change will eliminate the 2% annual escalator on the Maximum Special Tax, and will extend term of levy from fiscal year 2045-2046 to 2060-2061. The changes in the amended rates and method of apportionment shall not apply to Improvement Area No. 2 of the CFD. At the July 17, 2018 meeting, the Board of Education will be asked to adopt a resolution of consideration. The resolutions calls for a public hearing for change proceedings for August 21, 2018.

6. Ramona High School Performing Arts Center Dedication Plaque, Maxine Frost **Dedication**

Staff presented revised lettering for the Ramona High School Performing Arts Center dedication plaque for the subcommittee's input, and presented options for memorializing the re-naming the of the theater in honor of Maxine Frost. The subcommittee reviewed the samples presented by staff and recommended a few options to be discussed with Board Members Allavie and Lee, and with the Communications Board Subcommittee for consideration and approval.

7. Riverside Polytechnic High School Measure O Project Update

Staff and design teams presented an update on the Main Campus, Parking Lot, and Ball Fields Expansion project. The update included a proposed main campus quad redesign, proposed main campus parking lot expansion, and ball fields expansion. The total estimated cost of the project is \$24,000,000 (main campus quad redesign, \$6,800,000; new parking lot, \$850,000; new ball field, \$9,150,000; construction cost \$16,800,000; soft costs, \$7,200,000).

The subcommittee discussed the information presented and received input from the staff, school principal, and architects. Several recommendations were made including the adding of a green area around the Media Center Building; ball fields entrance to resemble new school's main entrance; incorporate year school was established at the concrete wall with school's historical images and timelines; create a historic walk on the accent concrete pavers (honoring alumni and previous staff members through sponsorships); name for ball fields complex; highlight names of popular alumni at the proposed light post banners. Subcommittee members requested an estimate cost/proposal for the construction of a block fence on the new ball fields complex.

Estimated project duration: July 2018 – December 2020. Staff informed the subcommittee that the project is in Group B and that construction will begin after the second series of bonds are issued.

Subcommittee members requested that an update on the project be presented at a future meeting.

8. Measure O Citizens' Bond Oversight Committee Applications Results

Staff provided a list of interested applicants for the Measure O Citizens' Bond Oversight Committee. The subcommittee briefly discussed the item and made recommendations to move applicants for approval by the Board of Education at the regularly meeting scheduled for August 21, 2018.

9. **Schedule of Meetings**

The subcommittee's next meeting has been scheduled for Tuesday, August 7, 2018 at 2:30 p.m. in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

Subcommittee members requested that information concerning landscape architect firms and a status of athletic fields at Martin Luther King and Ramona High Schools be presented to the subcommittee at the August 7, 2018, meeting.

Adjournment

Meeting was adjourned at 4:08 p.m.



GRANT RENOVATION & UPGRADES

Operations Board Subcommittee August 7, 2018

Table of Contents

- 1) Budget Summary
- 2) Project Summary
- 3) Site Renderings (Existing & Proposed)
- 4) Schedule

Grant Upgrades Project Budget Summary

Project: Grant Education Center

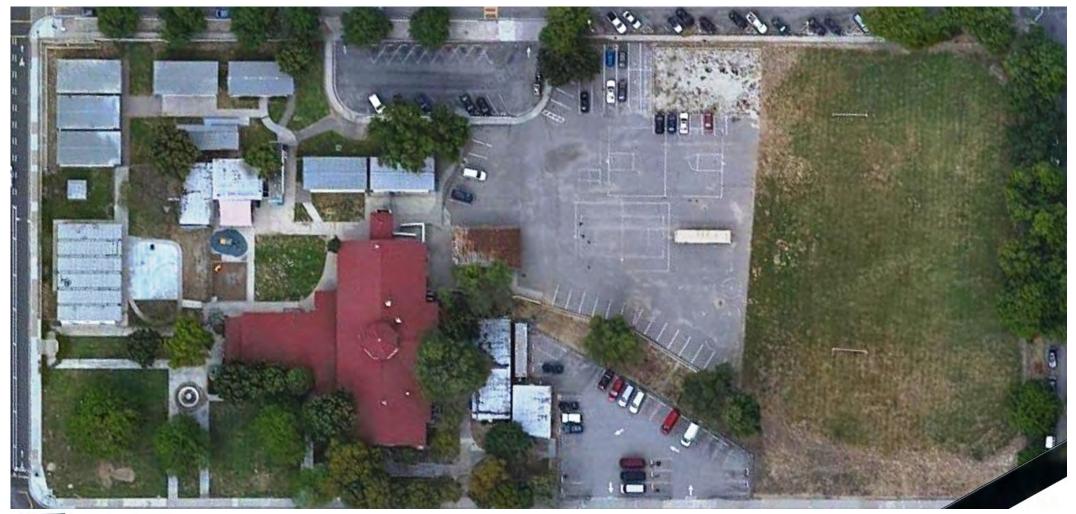
Funding Sources:		
Redevopment	\$	7,000,000
Total:	\$ \$	7,000,000
Project Budget:		
Hard Construction Cost:	\$	4,704,000
Constr. Escalation/Contingency:	\$	934,400.00
Soft Costs (design, survey, etc.):	\$	1,246,000
Furniture/Equipment:		
Interim Housing:		
Project Contingency	\$	160,600.00
Total:	\$	7,045,000
Hard Cost Budget + escalation:	\$	5,638,400

RIVERSIDE UNIFIED SCHOOL DISTRICT Grant Education Center Upgrades

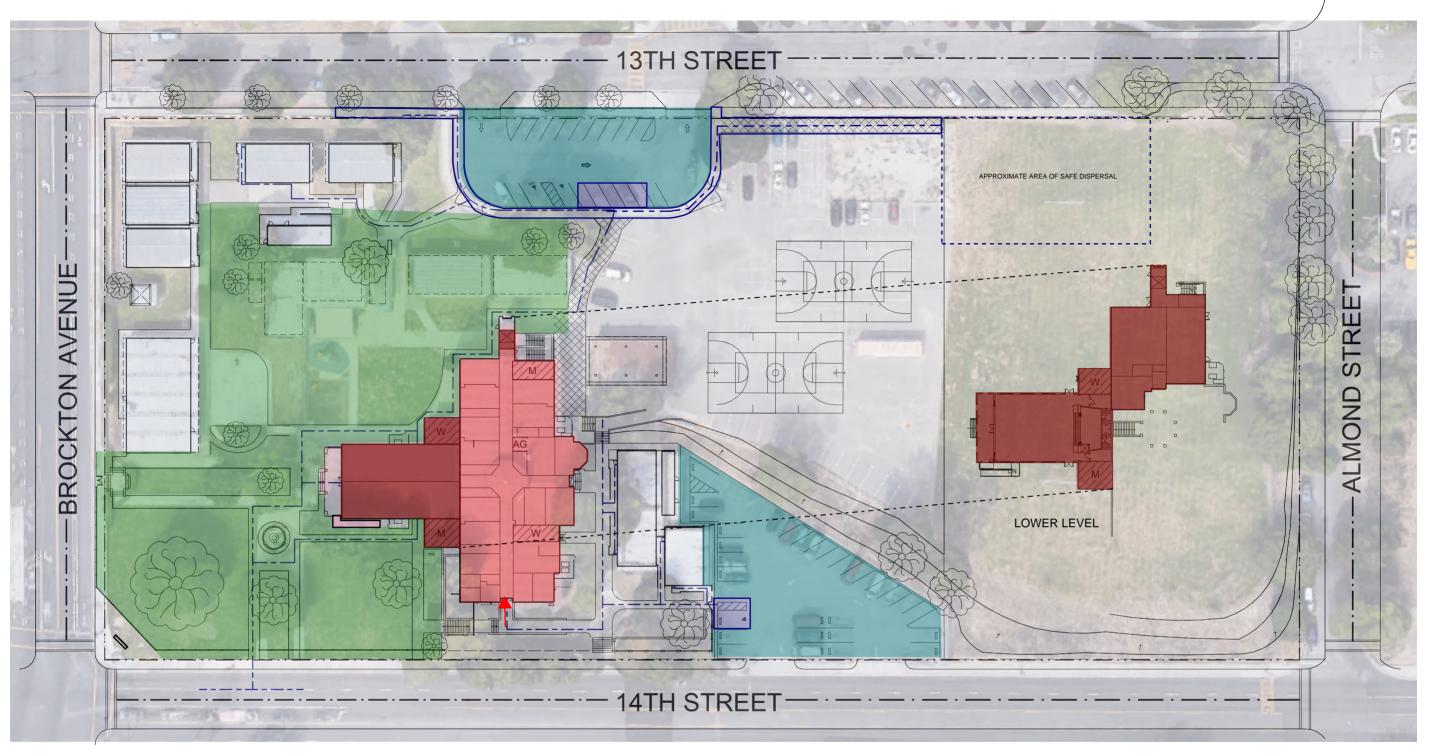
			Cost Est	
	Description	Program and Scope	(Recommended SOW)	Note
1	Code Requirements	ADA upgrades, demo partition walls, carpet, paint	\$ 1,306,503	
	- Court Hequiterior	. terr approace, active partition trains, our per, paint	7 1,500,505	Includes re-roofing with mineral-coated
2	Seismic Safety Retrofits	Roof and wall hold-downs, stiffening	\$ 1,699,638	steel S tiles
3	M&O Requested Improvements	Replace HVAC in main building upper level	\$ 726,590	
4	High Priority Improvements	Exterior Paint, Ornamental Fencing	\$ 362,592	Fencing along Brockton & 14th St.
5	Medium Priority Improvements	Finishes in Auditiorum, Offices, Classrooms	\$ 1,352,590	Includes AV for interim board room
	•	Total Construction Cost	\$ 5,447,913	

EXISTING Grant School

Constructed: 1936 Lot Size: 6.1 acres







GRANT EDUCATION CENTER CONCEPTUAL DESIGN - OPTION SIX

JULY 26, 2018

CODE REQUIREMENTS \$1,306,503:

PATH OF TRAVEL AND SITE IMPROVEMENTS
UPPER PARKING LOT UPGRADES
FIRE LIFE SAFETY - LOWER AND UPPER LEVELS
REMOVE AND REPLACE DOOR HARDWARE
REMOVE AND REPLACE SIGNAGE
MEN'S AND WOMEN'S RESTROOM ADA IMPROVEMENTS - UPPER LEVEL
MEN'S AND WOMEN'S RESTROOM ADA IMPROVEMENTS - LOWER LEVEL
OFFICES AND CLASSROOMS ADA UPGRADES
AUDITORIUM ADA UPGRADES
ELEVATOR UPGRADES
INTERIOR PATH OF TRAVEL

M&O REQUESTED IMPROVEMENTS \$726,590:

REPLACE AIR CONDITIONING - UPPER LEVEL

HIGH PRIORITY IMPROVEMENTS \$384,592:

EXTERIOR PAINT
ORNAMENTAL FENCING - 14TH STREET AND
BROCKTON AVE.
MONUMENT SIGN

SEISMIC SAFETY RECOMMENDED UPGRADES \$1,699,638:

ROOF SHEATHING WALL SHEATHING REPLACE TILE ROOFING WITH METAL ROOFING

MEDIUM PRIORITY IMPROVEMENTS \$1,633,961: SITE LEGEND:

AUDITORIUM - FINISHES AND AV
OFFICES AND CLASSROOMS- CEILINGS AND
FINISHES
COURTYARD - LANDSCAPE AND WALKS
PARKING LOT LIGHTING
NEW OFFICE WALLS, POWER & DATA

CONSTRUCTION COST: \$5,751,284
TOTAL PROJECT COST: \$7,506,850



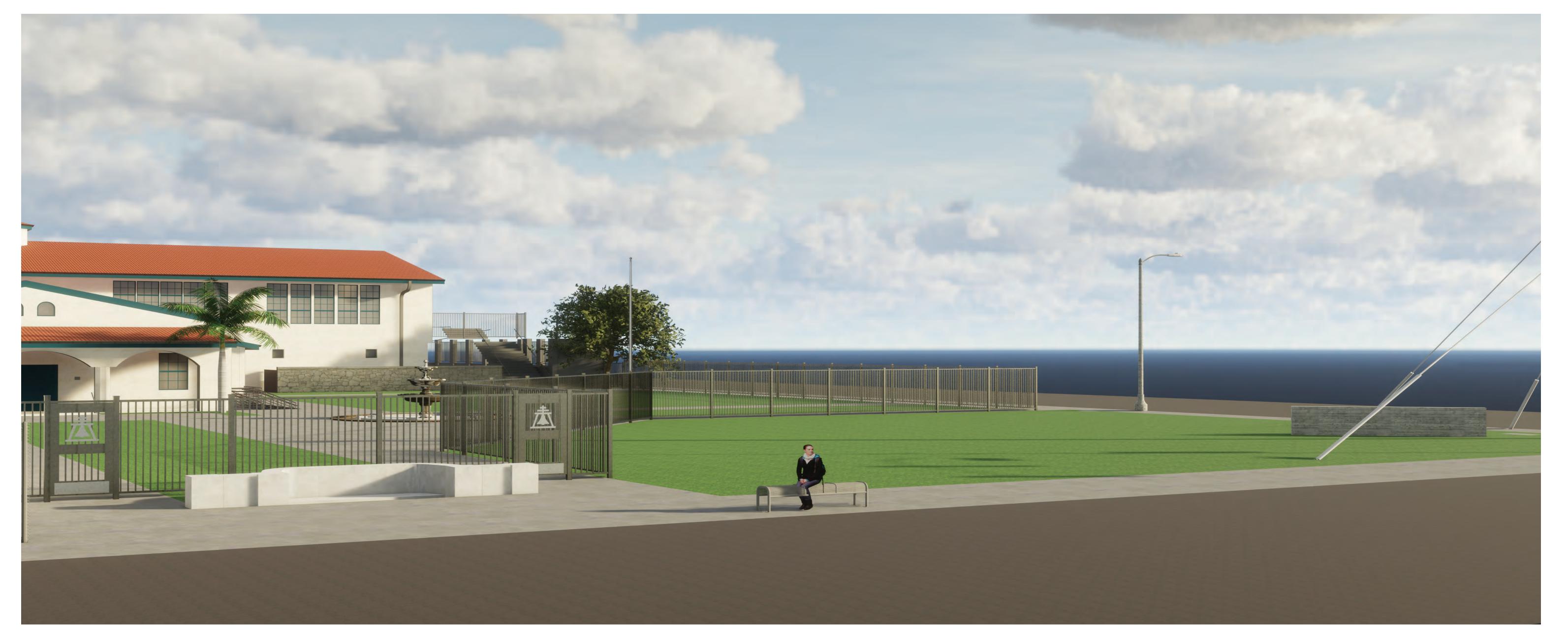




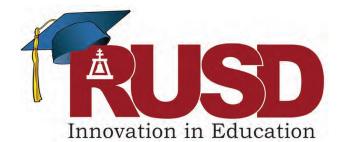


06.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT



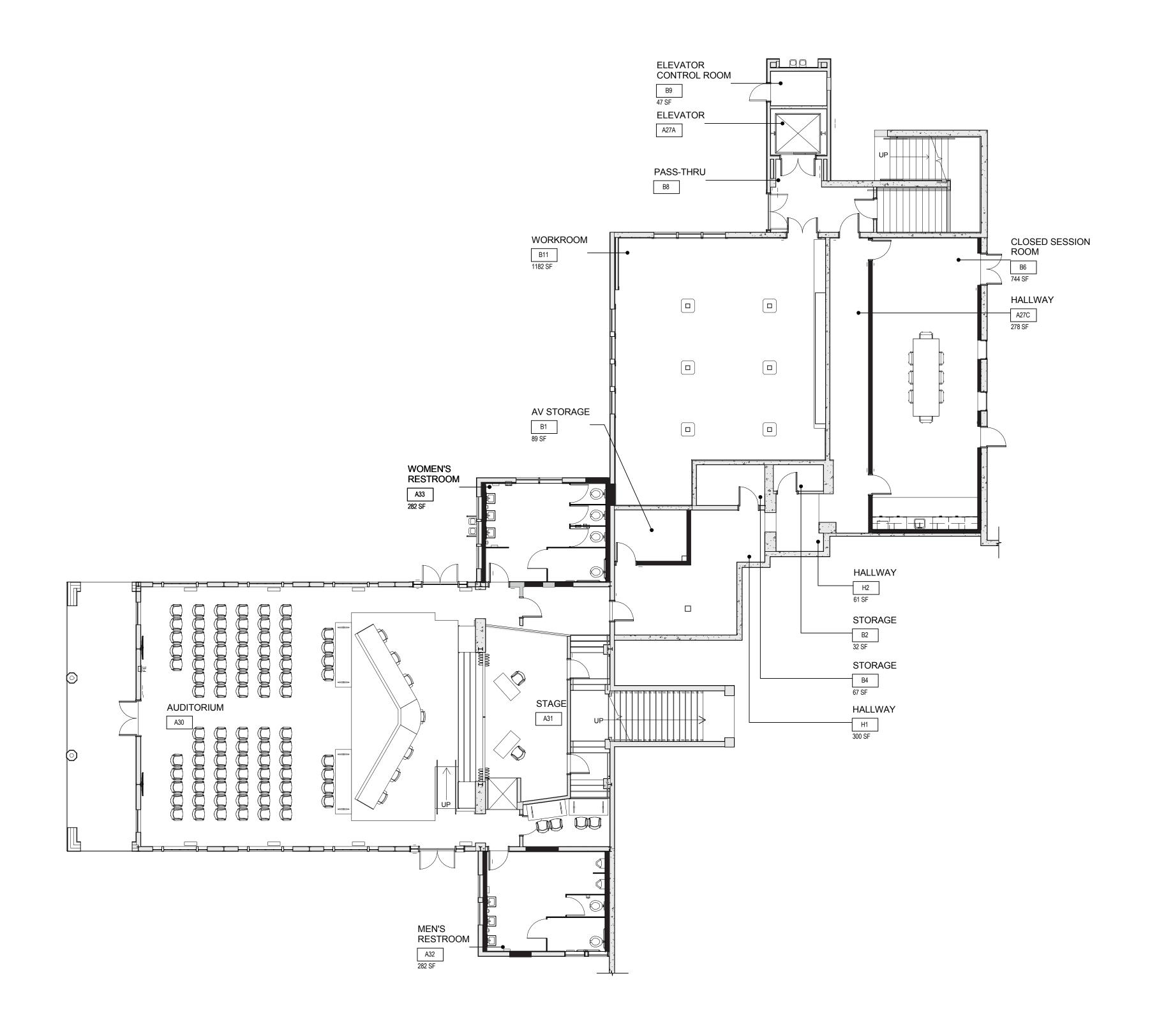


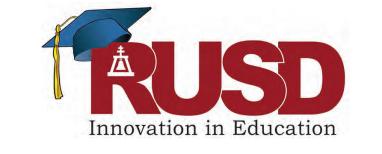


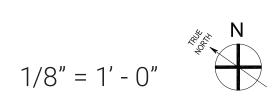


GRANT EDUCATION CENTER

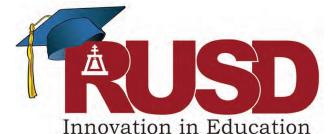
06.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT





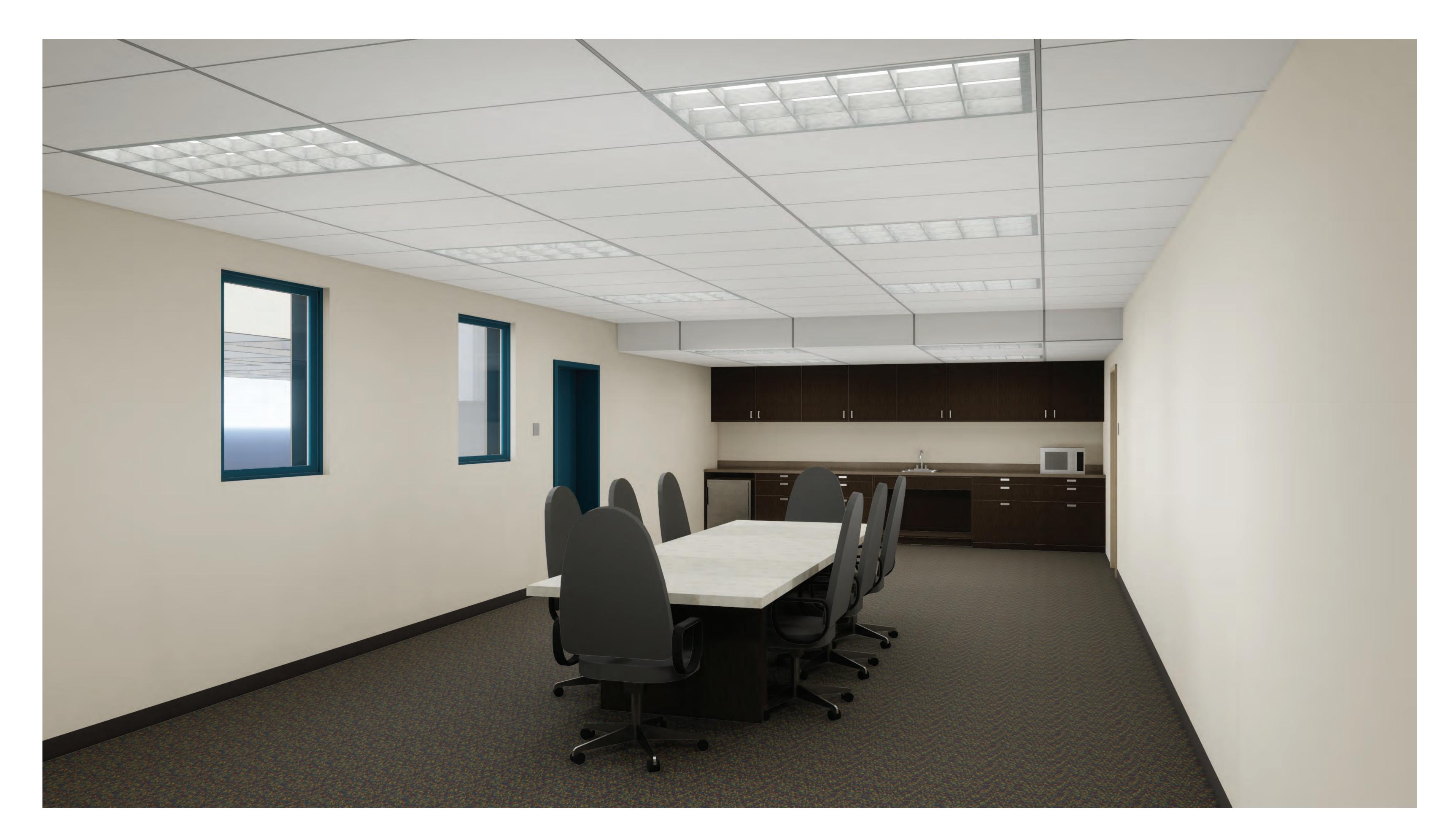






GRANT EDUCATION CENTER - AUDITORIUM

06.04.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT





GRANT EDUCATION CENTER - CLOSED SESSION ROOM

05.24.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

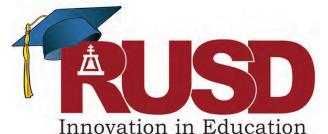




GRANT EDUCATION CENTER - WOMEN'S RESTROOM

05.24.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT





GRANT EDUCATION CENTER - MEN'S RESTROOM

05.24.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

April 20, 2018 March 22, 2018 February 7, 2018

Client: Riverside Unified School District **Project Name: Grant Education Center**

HMC # 3152175

Conceptual Schedule			
Phase	Duration	Start Date	Due Date to District
Schematic Design	1 Month	April 1, 2018	April 30, 2018
Design Development	2 Months	May 1, 2018	June 30, 2018
Construction Documents/ DSA Submittal	3 Months	July 1, 2018	September 30, 2018
DSA Review	6 Months	October 1, 2018	March 31, 2019
Bidding	2 Months	April 1, 2019	May 31, 2019
Construction Start		June 1, 2019	
Auditorium Construction (Lower Level)	3 Months	June 1, 2019	August 31, 2019
Upper Level/ Site Work (Concurrent with Auditorium)	7 Months	June 1, 2019	December 31, 2019
Upper Level/ Site Work (Commencing After Lower Level is Completed	6 Months	Sept. 31, 2019	February 28, 2020





BOARD ROOM ADA UPGRADES

Operations Board Subcommittee

August 7, 2018

Table of Contents

- 1) Budget Summary
- 2) Project Summary
- 3) Site Renderings (Existing & Proposed)
- 4) Schedule

Project Budget Summary

Project: RUSD Board Room

Funding Sources:	
Redevelopment	\$ 3,000,000.00
Total:	\$ 3,000,000.00
Project Budget:	
Hard Construction Cost:	\$ 1,764,000.00
Constr. Escalation/Contingency:	\$ 336,000.00
Soft Costs (design, survey, etc.):	\$ 801,000.00
Furniture/Equipment:	
Interim Housing:	
Project Contingency/Escalation	\$ 99,000.00
Total:	\$ 3,000,000.00

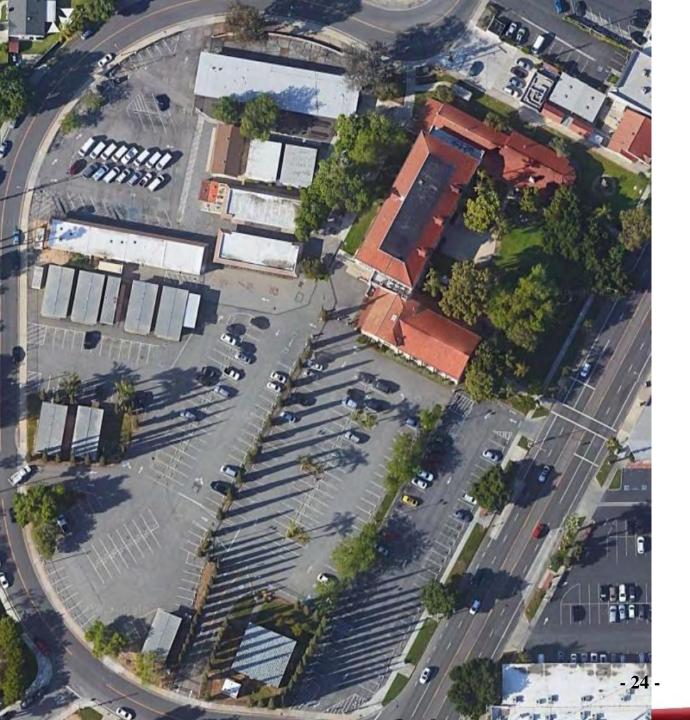
Hard Cost Budget + escalation: \$ 2,100,000.00

RIVERSIDE UNIFIED SCHOOL DISTRICT Board Room ADA Upgrades

			Cost Est	
	Description	Program and Scope	(Recommended SOW)	Note
1	Board Room ADA Upgrades	Level the floor, wheelchair lift	\$910,084.00	
	board Noom Non Oppidaes	Ecver the floor, wheelenan int	\$310,004.00	
2	Restroom ADA Upgrades	Complete gut and remodel	\$271,775.00	
3	Large Parking Area	Reconfigure parking lot for pedestrian safety	\$663,566.00	
4	AV System	New AV System	\$200,000.00	

	Add Alternates			
4	Closed Session Room	Convert staff lounge to closed session room	\$186,280.00	
5	Staff Lounge	Convert closed session room to staff lounge	\$88,208.00	
6	Small Parking Area	Reconfigure parking lot for pedestrian safety	\$48,000.00	

Total \$2,367,913



EXISTING

RUSD Board Room Riverside Adult School

Constructed: 1925

Lot Size: 5.6 acres

DERNIZ





BUILDING

BOARD ROOM \$1,110,084

CLOSED SESSION ROOM \$186,280

RESTROOMS \$271,775

STAFF LOUNGE \$88,208

TOTAL BUILDING RENOVATION \$1,656,347

SITE

LARGE PARKING AREA \$663,566

SMALL PARKING AREA \$48,000

TOTAL SITE IMPROVEMENTS \$711,566

TOTAL CONSTRUCTION ESTIMATE \$2,367,913







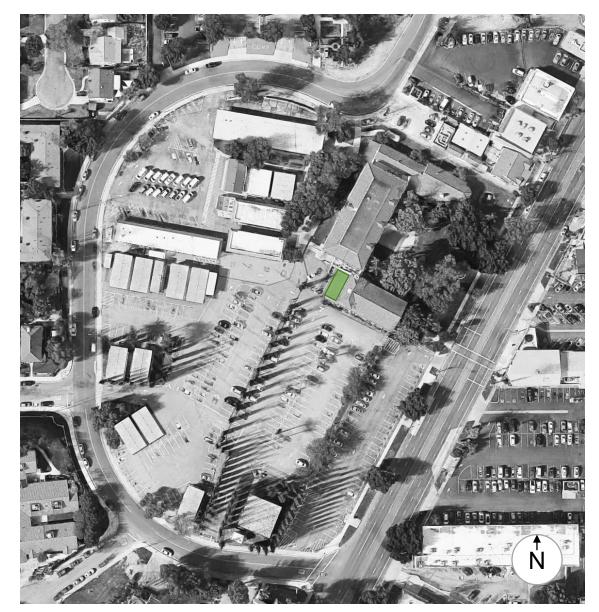
BUILDING

BOARD ROOM

\$1,110,084

- · Level floor
 - Concrete infill
 - Add floor power and conduit back to AV Room
 - New stairs and railing at main door
 - Rebuild back rooms (AV and storage) due to floor elevation change
- Add wheelchair lift to stage
 - · Extend stage to lift
- · Replace dais
 - · Add ramp and railing
 - Replace stage left stair and railing
- · New carpeting and paint
- New custom desks for Board and Staff
- New A/V system
- New window coverings
- · New accessible door hardware
 - At exterior front gate and 3 side doors
- New seating
- Convert storage room to translation room
 - Add wall-mount AC unit
 - · Add casework to store equipment
- · New acoustic tackable panels
 - · At sides of dais to display artwork







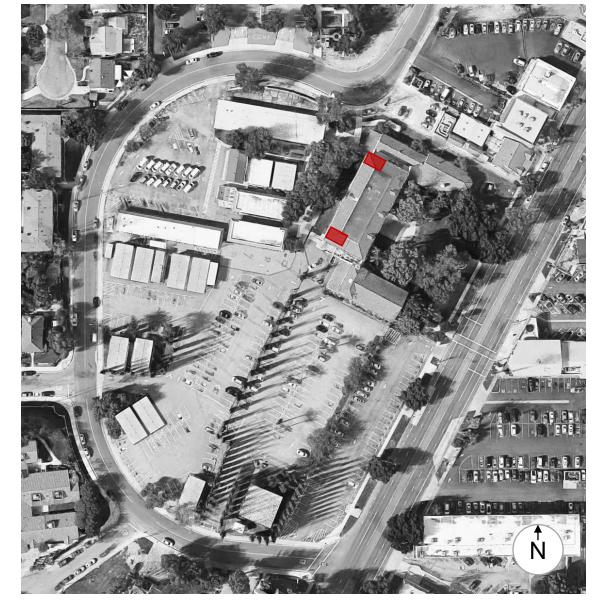
BUILDING

CLOSED SESSION ROOM

\$186,280

- Replace casework and sink
- New undercounter refrigerator
- New microwave
- New flooring
- New paint
- New ceiling tiles (grid and lights to remain)
- · Add one window shade







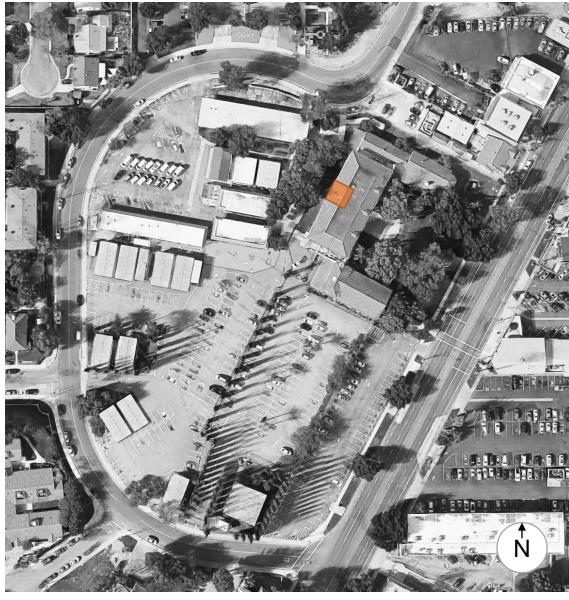
BUILDING

RESTROOMS

\$271,775

- New sinks, toilets, and urinals
- · New toilet partitions
- · New wall tile and floor tile
 - Designed to maintain original design intent
- New ceiling and light fixtures
- New doors
 - · Required to be wider for accessibility
- New soap and paper towel dispensers
- New grab bars
- New full-length mirrors







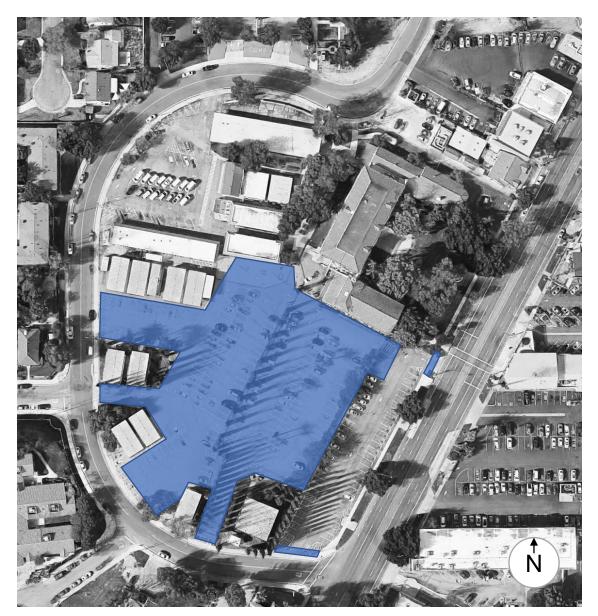
BUILDING

STAFF LOUNGE

\$88,208

- New flooring
- New sink
- New upper cabinets
- · New chairs and tables
- New microwaves







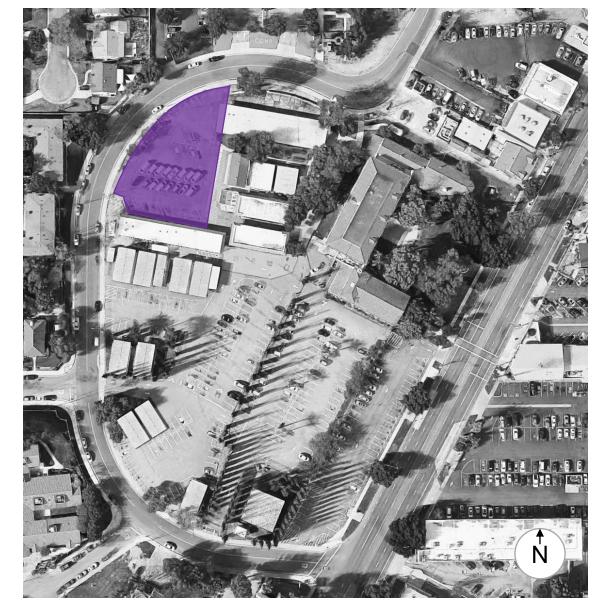
BUILDING

LARGE PARKING AREA

\$663,566

- · New asphalt topping
- New striping with redesigned parking layout for better flow and accessible parking
- New striping and required signage in Board parking lot at accessible parking only
- New gates at entry/exit of Board parking lot







BUILDING

SMALL PARKING AREA

\$48,000

- · New asphalt topping
- New striping with accessible parking and required signage



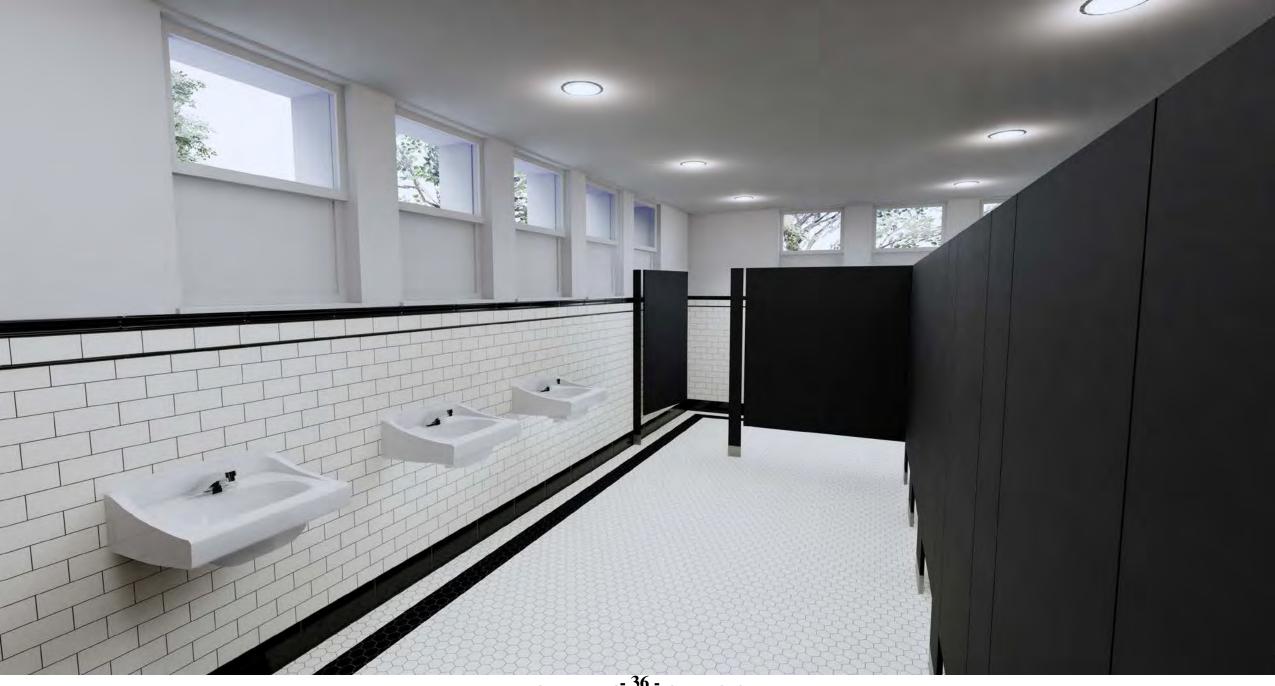








CLOSED SESSION ROOM



WOMEN'S RESTROOM

Project Schedule for RUSD Board Room Project Design Schedule



7/20/2018

Phase	Duration	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Design Development	4 weeks										
District Review & Comments	3 weeks										
Construction Documents	5 weeks										
District Review & Comments	2 weeks										
DSA Submittal	2 weeks										
DSA Plan Review	3 months										
DSA Backcheck	4 weeks										

ESTIMATE BREAKDOWN - DESIGN DEVELOPMENT

BOARDROOM	\$910,084
CLOSED SESSION ROOM	\$186,280
RESTROOMS	\$271,775
PARKING AREA	\$663,566
STAFF LOUNGE	\$88,208
SMALL PARKING AREA	\$48,000
AV PACKAGE FOR BOARD ROOM	\$200,000
TOTAL HARD COST	\$2,367,913





City of Riverside

Planning Commission

2,178th Meeting

Agenda - Final

3900 Main St. Riverside, CA 92522 Planning Division (951) 826-5371

Meeting Date: Thursday, August 9, 2018 Publication Date: Friday, July 27, 2018 9:00 AM

Art Pick Council Chamber

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive and livable community

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time, but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division for further information.

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

Materials related to an item on this Agenda submitted to the City Planning Commission after distribution of the agenda packet are available for public inspection in the Planning Division office during normal business hours.

PLEDGE OF ALLEGIANCE

PLANNING/ZONING MATTERS FROM THE AUDIENCE

This is the portion of the meeting specifically set aside to invite your comments on matters of interest to the Commission, including items on the Consent Calendar.

Public Comments: This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued to following the public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Commission will move to the next order of business.

DISCUSSION

This portion of the Planning Commission Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

2 PLANNING CASE PSP18-0023: Request by Sergio San Martin, on behalf of the Riverside Unified School District (RUSD), for General Plan Conformity and Site Acquisition Findings for proposed acquisition of two parcels for expansion of the existing Longfellow Elementary School, located at 3610 Eucalyptus Avenue, in Ward 2. RUSD 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 RUSD. Contact Planner: Doug Darnell. AICP, Senior Planner, (951)826-5219, ddarnell@riversideca.gov

Attachments: Report PSP18-0023

Exhibit 1
Presentation

PLANNING CASE PSP18-0024: Request by Sergio San Martin, on behalf of the Riverside Unified School District (RUSD), for General Plan Conformity and Site Acquisition Findings for proposed acquisition of a 9.8-acre parcel for future construction of an elementary school (Grades K through 6), located at 7351 Lincoln Avenue, on the north side of Lincoln Avenue between Bunker and Dorlen Streets, in Ward 4. RUSD 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 the is the responsibility of the School District. Contact Planner: Doug Darnell, AICP, Senior Planner, (951) 826-5219, ddarnell@riversideca.gov

Attachments: Report

Exhibit 1
Presentation

PUBLIC HEARINGS

This portion of the Planning Commission Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

PLANNING CASES P18-0295 (RZ), P18-0331 (TM), and P18-0330 (DR): Proposal by the City of Riverside Housing Authority to consider the following entitlements to construct a four-unit condominium development on 0.79 acres: 1) a Zoning Code Amendment to rezone the project site from CR-NC-SP - Commercial Retail -Neighborhood Commercial, and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones; Tentative Tract Map No. 39675 to create a single parcel for condominium purposes; and 3) a Design Review of project plans and building elevations. project is located at 3753 Myers Street, on the east side of Myers Street between Magnolia Avenue and Primrose Drive, in Ward 5. The Community and Economic Development Department recommends City that the Planning Commission recommend the City Council determine that this project is exempt from the California Environmental Quality Act, pursuant to Sections 15061 (B)(3) (General Rule) and 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Sean P. Kelleher, Associate Planner, (951) 826-5712, skelleher@riversideca.gov

Attachments: Report

Exhibits 3 - 6
Exhibits 7 - 8
Presentation

MISCELLANEOUS PLANNING AND ZONING ITEMS

5 Items for future agendas and updates from Principal Planner and Planning Commissioners.

MINUTES

The minutes of July 12, 2018 to be presented for approval.

Attachments: Minutes 7-12-18

<u>ADJOURNMENT</u>

Adjournment to the Thursday, August 23, 2018, meeting at 9:00 a.m. in the Art Pick Council Chamber.

* * * * * * * * *

Art Pick Council Chamber 3900 Main Street Riverside, CA 92522 Planning Division 951-826-5371



Planning Commission Memorandum

Community & Economic Development Department

Planning Division

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

PLANNING COMMISSION HEARING DATE: AUGUST 9, 2018 AGENDA ITEM NO.: 2

PROPOSED PROJECT

Case Numbers	PSP18-0023							
Request	A request by the Riversia Commission General Plan proposed acquisition of to School.	n Conformity and Sit	te Acqui	isition F	indings	rel	ated t	oa
Applicant	Riverside Unified School D	District						
Project Location	3610 Eucalyptus Avenue	3692 2365 3696 6th S	2289 treet	2765	2211	-	3582 3584	-
APN	Existing School: 211-105-001, & 211-143-006 Parcels to be acquired: 211-143-007, & 211-143-008	2380 2340 2327 3601 3620 3613 3632 3631 3632 3643 3644 3656 3683 3668	3610	(ong/sku) Pemeter Selvini	7.		3606 3620 3632 3636 3642 3656 3666	
Project area	Approximately 0.35 acres (parcels to be acquired)	23892367 2351 2335 2315	Eucolyptus Avenue	2251			3696 7th Stre	212
Ward	2	2380 2374 2356 2334 2310	E.	2258	2226 2210	[3702	
Neighborhood	Eastside					Franklin Avenue	3/24	-
Specific Plan	N/A	3734 3736 3746				nue		
General Plan Designation	PF - Public Facilities/ Institutions	3763 3764 3764					3750 3762	
Zoning Designation	PF-CR – Public Facilities and Cultural Resources Overlay Zones	2371 2337 Longfellow E			2227 2341		P 2189 2167	2147
Staff Planner	Doug Darnell, Senior Plan	nner; 951-826-5219; c	ddarnell	@riversi	deca.g	jov		

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** the proposed property acquisition for the expansion of the existing Longfellow Elementary School is consistent with the General Plan 2025, based on the analysis and findings of the staff report.

BACKGROUND / PROJECT DESCRIPTION

Pursuant to Public Resources Code Section 21151.2, and Government Code 65402, the Riverside Unified School District notified the City Planning Commission of its intention to acquire the subject properties to expand Longfellow Elementary School, and has requested that the City advise the District as to whether the site acquisition conforms to the City's General Plan. The Planning Commission is statutorily required to investigate the proposed site and submit a written comment of its investigation and recommendations concerning the proposed site acquisition.

RUSD intends to expand Longfellow Elementary School by acquiring the two properties located adjacent to the existing school for additional classrooms and auxiliary facilities to accommodate its current student enrollment.

Both properties are currently developed with single-family residences. They are located within the Seventh Street East Historic District and are designated as a Structure of Merit.

ANALYSIS

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

• The parcels to be acquired have a General Plan land use designation of PF – Public Facilities/Institutions. The intent of the PF land use designation is for educational facilities, libraries, governmental uses, utilities, and other community supportive functions.

Additionally, the proposal is consistent with the following General Plan 2025, Education Element Objectives and Policies:

- Objective ED-1: Accommodate the growth of all educational facilities.
- <u>Policy ED-1.1:</u> Provide an adequate level of infrastructure and services to accommodate campus growth at all educational levels.
- <u>Policy ED-1.2:</u> Work with the school districts to locate school sites where infrastructure already exists to minimize costs to the various districts in new school construction.

Based on the analysis above, the proposal is consistent with the land use designation, Objectives, and Policies of the City's General Plan. It should be noted that since the structures on the subject properties are designated as historic resources, compliance with the City's Title 20 (Cultural Resources Code) would be required.

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 findings of consistency with City's General Plan, and reporting those findings to the School District. The School District has sole authority to take action on the proposed acquisition.

EXHIBITS LIST

1. Riverside Unified School District letter of July 5, 2018

Prepared by: Doug Darnell, AICP, Senior Planner Reviewed by: Jay Eastman, AICP, Principal Planner

Approved by: David Welch, Community & Economic Development Interim Director

BOARD OF EDUCATION Mrs. Patricia Lock-Dawson, President Dr. Angelov Farooq. Vice President Mrs. Kathy Y. Allavie, Clerk Mr. Tom Hunt Mr. Brent Lee

Riverside Unified School District

ADMINISTRATION BUILDING 3380 14th STREET * P.O. Box 2800 RIVERSIDE, CALIFORNIA 92516

SERGIO SAN MARTIN
ASSISTANT SUPERINTENDENT
OPERATIONS DIVISION
(951) 788-7135, EXT. 80413
FAX: (951) 778-5668

David C. Hansen, ED.D. District Superintendent



July 5, 2018

David Welch Community and Economic Development Director City of Riverside 3900 Main Street Riverside, CA 92522

Subject: Request for General Plan Conformity and Site Acquisition Findings Covering a Proposed Expansion at Longfellow Elementary School Located at 3610 Eucalyptus Avenue (APNs 211-105-001 and 211-143-006)

Dear Mr. Welch:

Riverside Unified School District (RUSD) is considering the purchase of real property consisting of two parcels for the expansion of the existing Longfellow Elementary School. Pursuant to Section 21151.2 of the California Public Resources Code and Section 65402 of the California Government Code, RUSD is required to give the City of Riverside Planning Commission notice in writing of the proposed acquisition of property. Since the property is located in the City of Riverside, we are extending this letter to you to serve as formal notice and request for the following:

- Request that the City of Riverside Community and Economic Development Department, and Planning Commission investigate the proposed sites and submit, within 40 days, written findings to RUSD. Results of the investigation should speak to the conformity of the proposed project with the current adopted Riverside General Plan.
- Request that the City of Riverside Community and Economic Development Department, and Planning Commission investigate the proposed sites and, within 30 days after receipt of this notice, submit to the RUSD Board of Education a written report of the investigation, and its recommendations concerning acquisition of the sites.

Proposed Project:

RUSD intends to expand Longfellow Elementary School by purchasing additional land (APN 211-143-008 and 211-143-007), as indicated on the attached Exhibit 1. Longfellow Elementary is in dire need of classroom and auxiliary facilities to house its current student enrollment. Both properties have a General Plan designation of PF-Public Facilities/Institutions and zoning of R-3-Multi-Family Residential and PF-Public Facilities.

2 | David Welch, City of Riverside July 5, 2018

Your earliest response to this request would be greatly appreciated. Should you have any questions, please contact me at ssanmartin@rusd.k12.ca.us or at 951-788-7135, Ext. 80413.

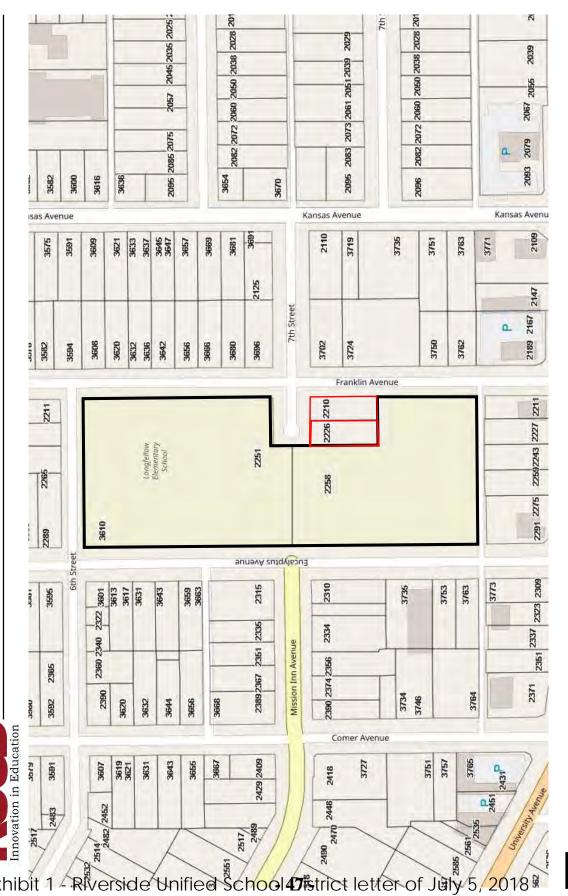
Respectfully,

Sergio San Martin Assistant Superintendent

cc: Mays Kakish, RUSD Chief Business Officer/Governmental Relations Ana Gonzalez, RUSD Director, Planning and Development Jay Eastman, City of Riverside Principal Planner, Advanced Planning Doug Darnell, City of Riverside Senior Planner, Advanced Planning Rafael Guzman, City of Riverside Assistant City Manager

Attachment: One (1) Site Exhibit

Proposed 2-Parcel Acquisition for Longfellow Elementary



Longfellow Elementary School

Proposed property to be acquired



RUSD SCHOOL SITE ACQUISTION GENERAL PLAN CONFORMITY

PSP18-0023

Community & Economic Development Department

Planning Commission Agenda Item: 2 August 9, 2018

RiversideCA.gov

LOCATION



2

RiversideCA.gov

RIVERSIDE

- 48 - 1





- 49 - 2

RECOMMENDATION

Staff recommends that the City Planning Commission:

1. **DETERMINE** the proposed property acquisition for the expansion of the existing Longfellow Elementary School is consistent with the General Plan 2025, based on the analysis and findings of the staff report.



5

RiversideCA.gov

- 50 - 3



Planning Commission Memorandum

Community & Economic Development Department

Planning Division

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

PLANNING COMMISSION HEARING DATE: AUGUST 9, 2018 AGENDA ITEM NO.: 3

PROPOSED PROJECT

Case Numbers	PSP18-0024										
Request	Conformity and Site	request by the Riverside Unified School District (RUSD) for General Plan onformity and Site Acquisition Findings related to a proposed acquisition of a ngle 9.8-acre parcel, which will accommodate a future elementary school Grades K-6).									
Applicant	Riverside Unified Scho	pol District									
Project Location	7351 Lincoln Avenue, on the north side of Lincoln Avenue between Bunker and Dorlen Streets	7390									
APN	230-360-001	7407									
Project area	Approximately 9.8 acres	7415									
Ward	4	Seguent The Seguent Se									
Neighborhood	Casa Blanca	APN 230-360-001									
Specific Plan	N/A										
General Plan Designation	HDR - High Density Residential	7550									
Zoning Designation	R-3-1500 – Multiple- Family Residential Zone	7450 7450 7450 7450 7450 7450 7450 7450									
Staff Planner	Doug Darnell, Senior	Planner; 951-826-5219; ddarnell@riversideca.gov									

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** the proposed property acquisition for a future elementary school at 7351 Lincoln Avenue is not consistent with the General Plan 2025, based on the analysis and findings of the staff report.

BACKGROUND/ PROJECT DESCRIPTION

Pursuant to Public Resources Code Section 21151.2, and Government Code 65402, the Riverside Unified School District (RUSD) notified the City Planning Commission of its intention to acquire the subject site for a future elementary school, and has requested that the City advise the District as to whether the site acquisition conforms with the City's General Plan. The Planning Commission is statutorily required to investigate the proposed site and submit a written comment of its investigation and recommendations concerning the proposed site acquisition.

The subject 9.8 acre site is located on the north side of Lincoln Avenue between Bunker Street and Dorlen Street. The property is partially developed with a radio station and associated transmission towers and parking. Surrounding land uses include Villegas Park to the north, Villegas Park and vacant land to the east, single family residences to the south, and single family residences and vacant land to the west.

RUSD intends to construct an elementary school that would provide seats for a maximum of 1,000 students in grades K through 6. Their target date for the school to open is 2023.

ANALYSIS

General Plan/Zoning Consistency:

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

- The property has a General Plan land use designation of HDR High Density Residential. The HDR land use designation is intended for multi-family residential, condominiums and apartments. This designation allows a maximum of 29 dwelling units per acre.
- The property is zoned R-3-1500, Multi-Family Residential. The R-3-1500 Zone allows for multiple family residences within a single structure, such as apartments, town homes, and condominiums. The R-3-1500 Zone does not allow for private schools (Grades K-12), which unlike public schools, are subject to the City's Zoning Code requirements.

The proposal is consistent with the following General Plan 2025, Education Element Objectives and Policies:

- Objective ED-1: Accommodate the growth of all educational facilities.
- <u>Policy ED-1.1:</u> Provide an adequate level of infrastructure and services to accommodate campus growth at all educational levels.
- <u>Policy ED-1.2</u>: Work with the school districts to locate school sites where infrastructure already exists to minimize costs to the various districts in new school construction.

However, the proposal would not be consistent with the adopted and recently certified 2014-2021 Housing Element of the General Plan 2025, based on the following:

- The subject 9.8 acre site was rezoned to the R-3-1500 Multiple-Family Residential Zone as part of 2017 Rezone Program, adopted by the City in conjunction with the 2014-2021 Housing Element. This program accommodated 6,598 units (potentially units affordable to lower income households). This exceeded the City's Regional Housing Needs Assessment (RHNA) obligation to accommodate 4,767 units for the low income portion of the RHNA. A 244-unit "credit" towards the RHNA requirement was received for this site, at a density of 25 dwelling units per acre.
- Furthermore, allowing the site to be developed with an elementary school will preclude construction of future housing on this site and consequently hinder residential development on the adjacent 1.45-acre parcel to the west. The 1.45 acre parcel does not have street frontage and would become landlocked by the future school. Therefore, based on the 2014-2021 Housing Element, the acquisition of this site for development of an elementary school would result in an overall reduction of the surplus credit by 280 units.
- While the proposed acquisition to develop the site with a future elementary school would not result in the loss of RHNA credit of a magnitude that would eliminate the surplus credit, cumulatively it could jeopardize the City's ability to maintain the minimum RHNA requirement to be in compliance with the 2014-2021 Housing Element.

Removing this site from the Housing Element's inventory of available housing sites also conflicts with the following Housing Element Objectives and Policies:

- <u>Objective H-2:</u> To provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community.
- <u>Policy H-2.6:</u> Collaborative Partnerships. Seek, support, and strengthen collaborative partnerships of nonprofit organizations, the development community, and local government to aid in the production of affordable and market rate housing.
- <u>Objective H-3:</u> To increase and improve opportunities for low and moderate income residents to rent or purchase homes.
- Housing Element Implementation Tool H-21 Rezoning Program. To accommodate the housing need for the remaining 4,767 units affordable to lower-income households, the City will rezone a minimum of 191 acres at achieving at least an average density allowing a minimum of 24 units per acre. Further, the program will provide for a minimum of 16 units per site. Candidate sites for rezoning include sites identified in Appendix D of the Technical Report of the Housing Element and will permit owner-occupied and rental multi-family residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining units (2,384 units) will be accommodated on sites zoned for exclusively residential uses.

It is unknown how future projects might further impact the City's RHNA surplus. However, state law requires the City to track development proposals on each of the Housing Element sites, and ensure that the number of available housing units for each socio-economic category does not falls short of the City's RHNA obligation. When development is proposed on a Housing Element site, the City must make "no net loss" findings pursuant to Government Code Section 65863. These findings must show that the site's loss of the RHNA units does not result in a shortage to the RHNA requirement. Should the inventory of RHNA sites drop below the City's obligation, then the City must make up the loss by rezoning an alternative site(s) within 180 days.

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 findings of consistency with the City's General Plan, and reporting those findings to the School District. The School District has sole authority to take action on the proposed acquisition.

EXHIBITS LIST

1. Riverside Unified School District letter of July 5, 2018

Prepared by: Doug Darnell, AICP, Senior Planner Reviewed by: Jay Eastman, AICP, Principal Planner

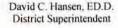
Approved by: David Welch, Community & Economic Development Interim Director

BOARD OF EDUCATION Mrs. Patricia Lock-Dawson, President Dr. Angelov Farooq, Vice President Mrs. Kathy Y. Allavie, Clerk Mr. Tom Hunt Mr. Brent Lee

Riverside Unified School District

ADMINISTRATION BUILDING 3380 14rd STREET • P.O. BOX 2800 RIVERSIDE, CALIFORNIA 92516

SERGIO SAN MARTIN ASSISTANT SUPERINTENDENT OPERATIONS DIVISION (951) 788-7135, EXT. 80413 FAX: (951) 778-5668





July 5, 2018

David Welch Community and Economic Development Director City of Riverside 3900 Main Street Riverside, CA 92522

Subject: Request for General Plan Conformity and Site Acquisition Findings For a Proposed New Elementary School Located North of Intersection of Lincoln Avenue and Bunker Street (APN 230-360-001)

Dear Mr. Welch:

The Riverside Unified School District (RUSD) is considering the purchase of real property consisting of one parcel for the development of a future elementary school. Pursuant to Section 21151.2 of the California Public Resources Code and Section 65402 of the California Government Code, RUSD is required to give the City of Riverside Planning Commission notice in writing of the proposed acquisition of property. Since the property is located in the City of Riverside, we are extending this letter to you to serve as formal notice and request for the following:

- Request that the City of Riverside Community and Economic Development Department, and Planning Commission investigate the proposed site and submit, within 40 days, written findings to RUSD. Results of the investigation should speak to the conformity of the proposed project with the current adopted Riverside General Plan.
- Request that the City of Riverside Community and Economic Development Department, and Planning Commission investigate the proposed site and, within 30 days after receipt of this notice, submit to the RUSD Board of Education a written report of the investigation and its recommendations concerning acquisition of the site.

Proposed Project:

The RUSD intends to construct an elementary school that would provide seats for a maximum of 1000 students in grades K through 6. This elementary school is tentatively scheduled to open in 2023. The proposed elementary school site is located north of the intersection of Lincoln Avenue and Bunker Street (APN 230-360-001). This property has a General Plan designation of MDR-Medium Density Residential and zoned R-1-7000-Single Family Residential.

2 |David Welch, City of Riverside July 5, 2018

Your earliest response to this request would be greatly appreciated. Should you have any questions, please contact me at sanmartin@rusd.k12.ca.us or at 951-788-7135, Ext. 80413.

Respectfully,

Sergio San Martin

Assistant Superintendent

cc: Mays Kakish, RUSD Chief Business Officer/Governmental Relations Ana Gonzalez, RUSD Director, Planning and Development Jay Eastman, City of Riverside Principal Planner, Advanced Planning Doug Darnell, City of Riversie Senior Planner, Advanced Planning Rafael Guzman, City of Riverside Assistant City Manager

Attachments: One (1) Site Exhibit

Proposed New Elementary School- Casa Blanca

Proposed new elementary school



RUSD SCHOOL SITE ACQUISTION GENERAL PLAN CONFORMITY

PSP18-0024

Community & Economic Development Department

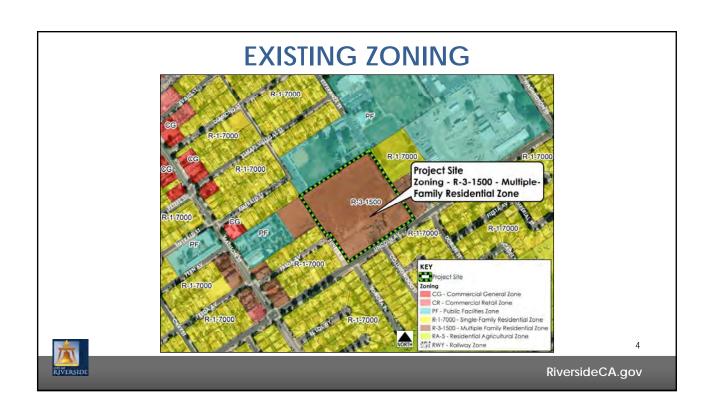
Planning Commission Agenda Item: 3 August 9, 2018

RiversideCA.gov

LOCATION Project Site Riverside CA. gov

- 58 - 1





- 59 - 2

RECOMMENDATION

Staff recommends that the City Planning Commission:

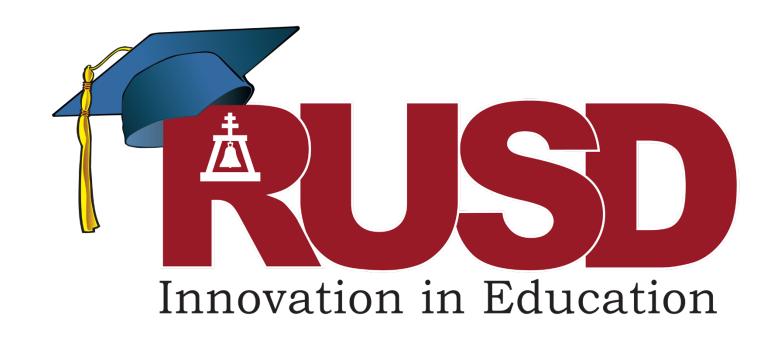
1. **DETERMINE** the proposed property acquisition for a future elementary school at 7351 Lincoln Avenue is not consistent with the General Plan 2025, based on the analysis and findings of the staff report.



5

RiversideCA.gov

- 60 - 3



Planning & Development Office Improvements

Operations Board Subcommittee 8/7/18

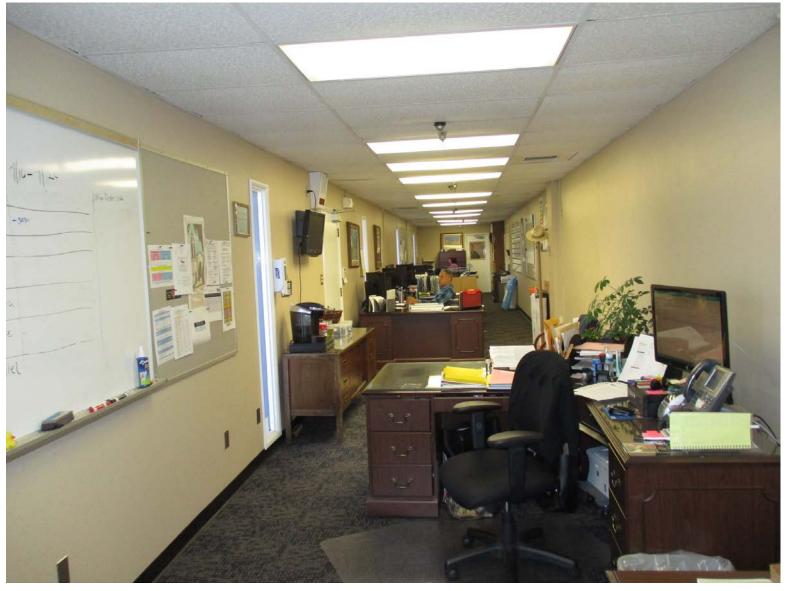
Planning & Development Department Conditions:

- No offices (fast pace environment that lacks privacy for calls or meetings)
- No conference room for project planning or meetings
- No workspace / storage for filing documents or plans
- No waiting area

Current Staff:

- One (1) Director
- Three (3) Assistant Directors
- One (1) Planning Analyst
- One (1) Budget Technician
- One (1) Administrative Assistant





Current Condition:

Six desks for administrative staff and Assistant Directors

No secure waiting area for visitors waiting to see staff or pay developer fees





Current Condition:

*No ADA-compliant parking spaces or accessible ramp to the office; the only entrance is up a flight of stairs.

*Department collects Developer Fees from the General Public

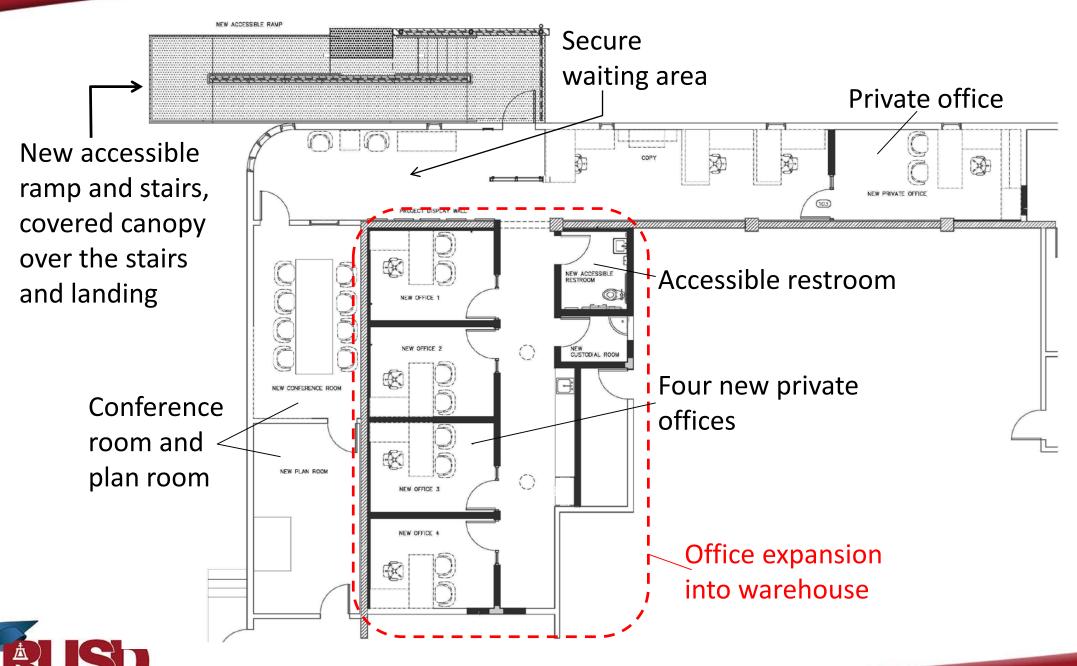


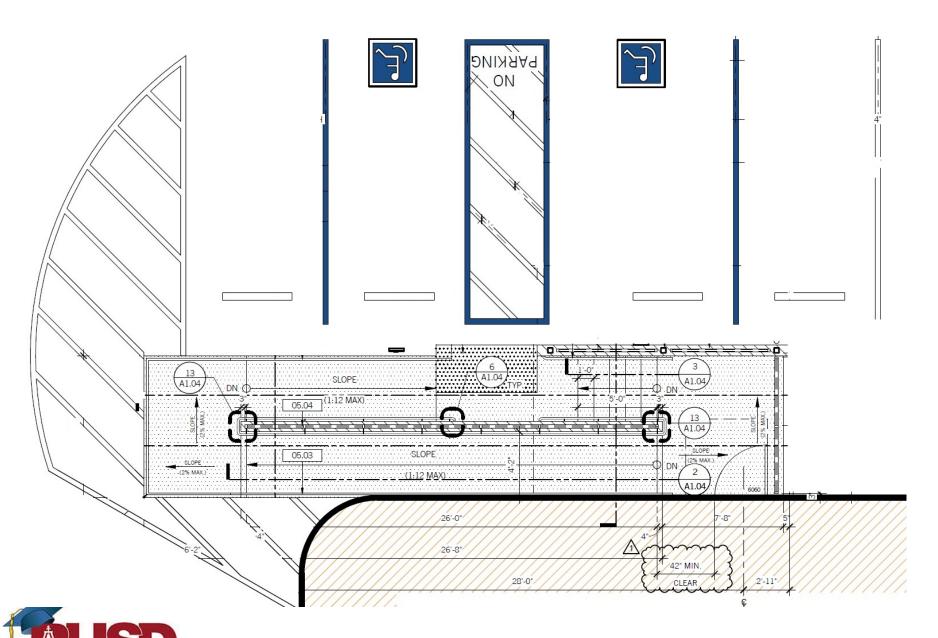


Current Condition:

No ADA-compliant restroom for either staff or the general public







Includes two ADAcompliant parking spaces at the bottom of the accessible ramp

Planning and Development Project

Project: Planning & Development Office Improvements

Rovi	hasi	ΛII	ocati	ion
Revi	sea	ΑII	OCAL	ıon

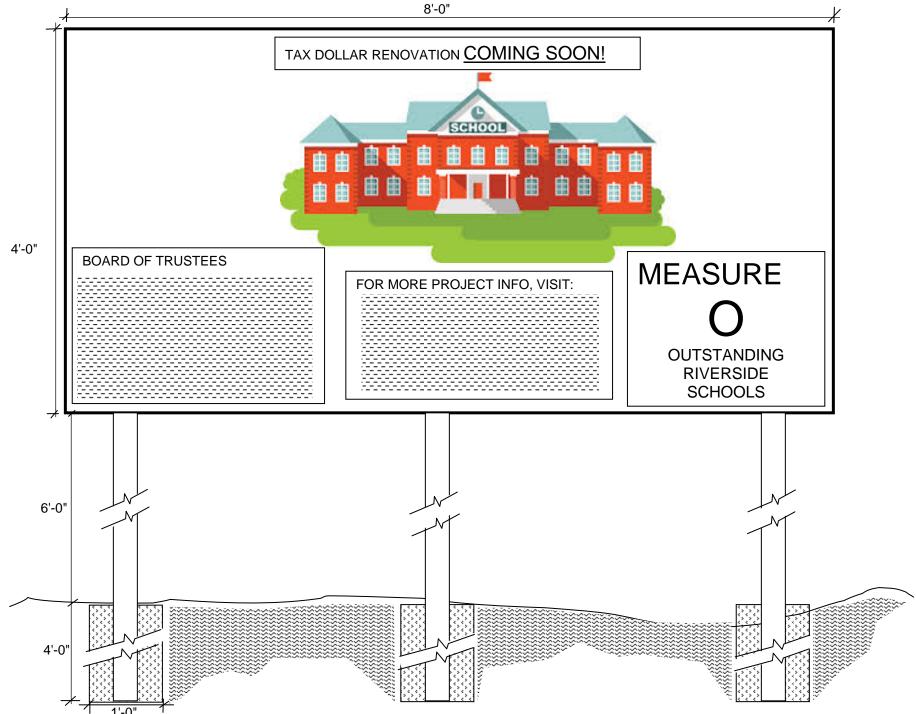
Total Allocation:	\$ 526,000
Funding Sources:	
Redevelopment	\$ 526,000
Total:	\$ 526,000
Project Budget:	
Hard Construction Cost:	\$ 415,000
Constr. Escalation/Contingency:	\$ 30,000.00
Soft Costs (design, survey, etc.):	\$ 63,000
City Fees	\$ 3,000.00
M&O Moving Fees	\$ 15,000.00
Project Contingency	\$ 4,000.00
Total:	\$ 530,000



Task								2018												
	Ju	ne	July					August			September				October					
	18	25	2	9	16	23	30	6	13	20	27	3	10	17	17	1	8	15	22	17
Project Schedule																				
Bidding/Award																				
Contracts																				
NTP																				
Construction																				

Construction scheduled for three months, wrapping up in late October.





Cost per sign, including installation: \$2,500

Duration, including design: 2-1/2 months

YOUR TAX DOLLARS AT WORK FACILITIES UPGRADES COMING SOON!



BOARD OF TRUSTEES

Mrs. Patricia Lock-Dawson, President
Dr. Angelov Farooq, Vice President
Mrs. Kathy Y. Allavie, Clerk
Mr. Tom Hunt, Member
Mr. Brent Lee, Member
Dr. David Hansen, Superintendent

FOR MORE PROJECT INFORMATION VISIT:

riversideunified.org/measureOprojects





YOUR TAX DOLLARS AT WORK FACILITIES IMPROVEMENTS COMING SOON!



BOARD OF TRUSTEES

Mrs. Patricia Lock-Dawson, President Dr. Angelov Farooq, Vice President Mrs. Kathy Y. Allavie, Clerk Mr. Tom Hunt, Member Mr. Brent Lee, Member Dr. David Hansen, Superintendent

FOR MORE PROJECT INFORMATION VISIT:

riversideunified.org/measureOprojects



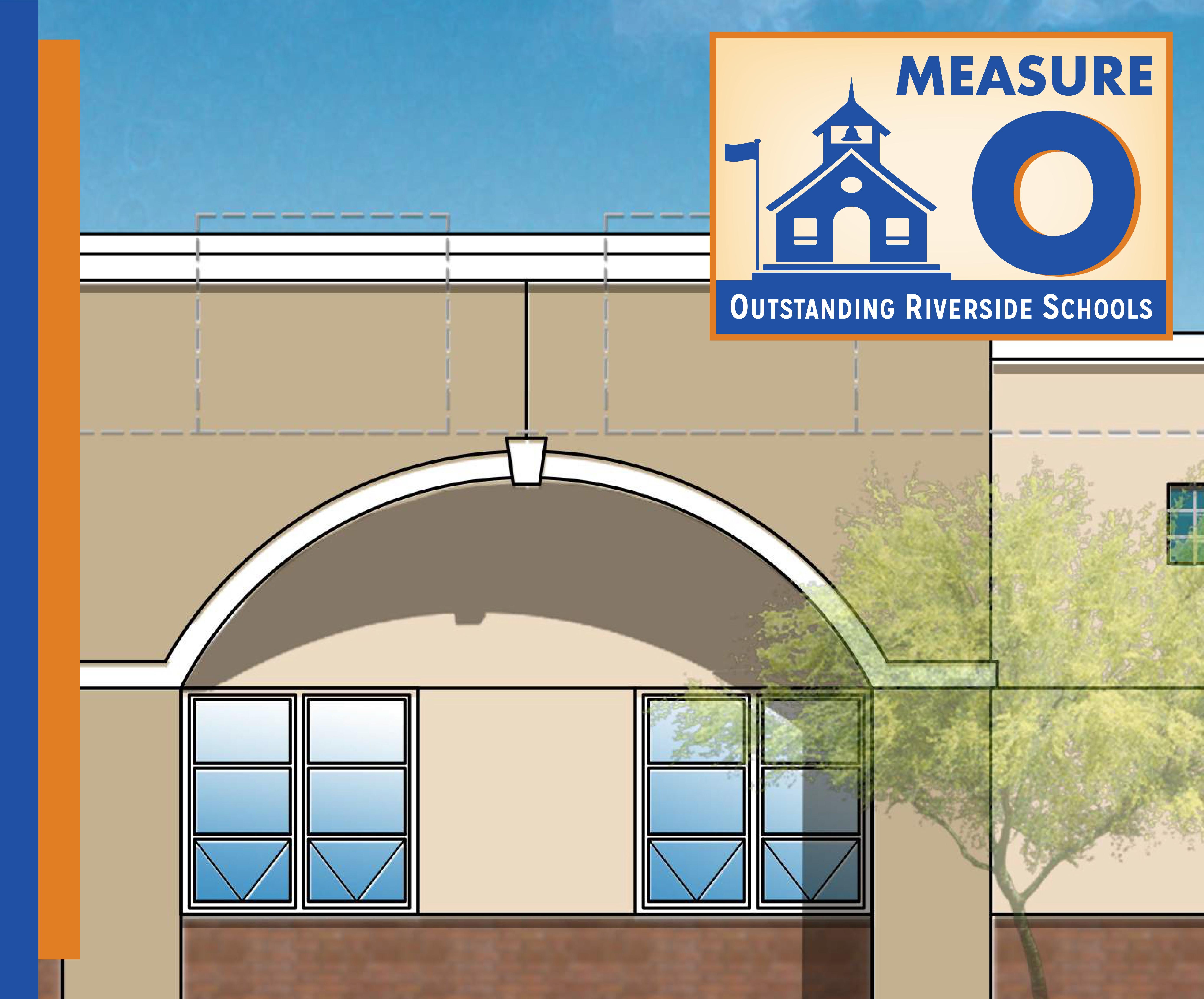


FACILITIES UPGRADES COMING SOON!

FOR MORE PROJECT
INFORMATION VISIT:
riversideunified.org/measureOprojects



BOARD OF TRUSTEES





FOR MORE PROJECT INFORMATION VISIT:

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BOARD OF TRUSTEES

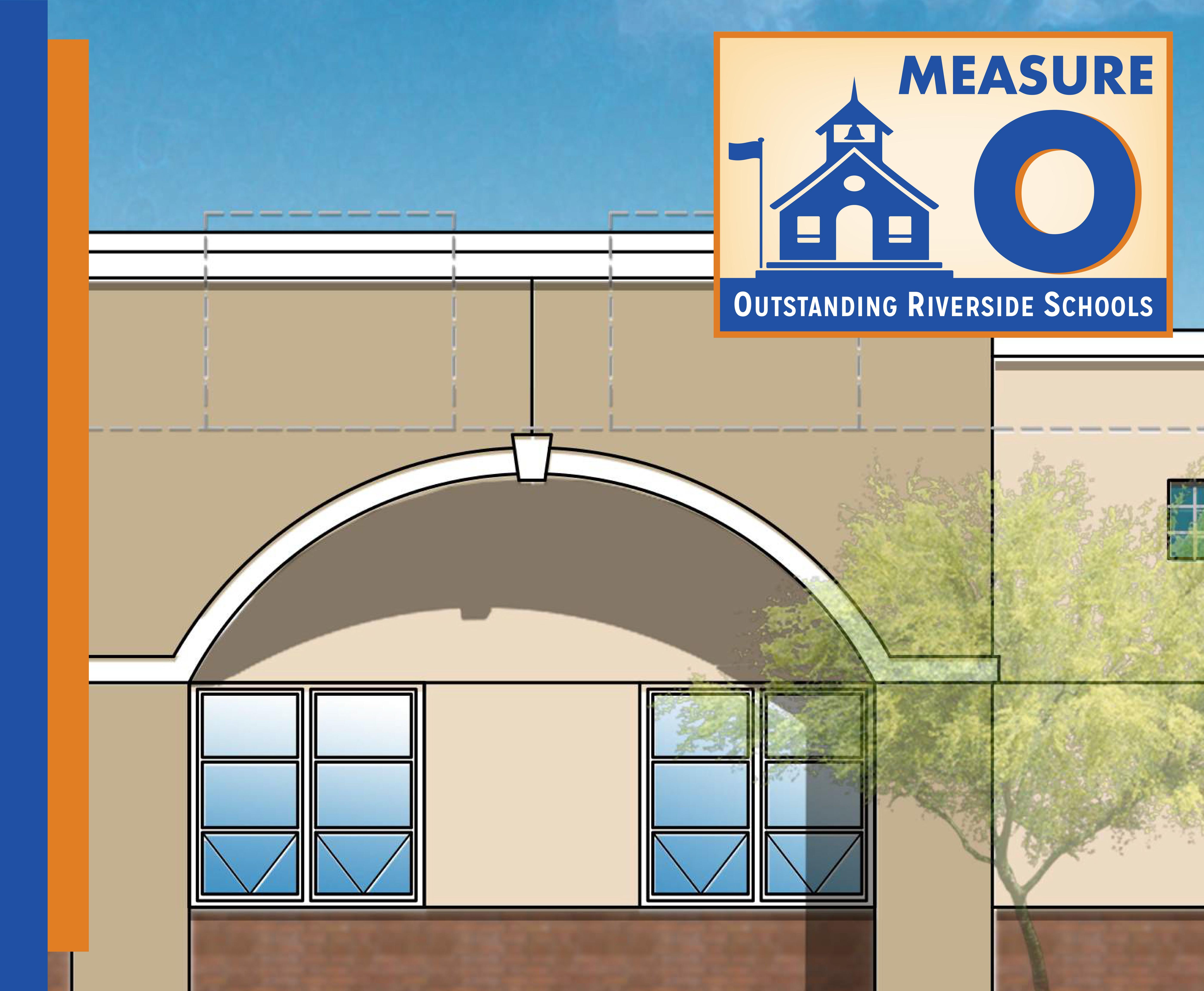


FACILITIES IMPROVEMENTS COMING SOON!

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