



Specific Plan Amendment 2023-0001

Amendment to the El Cerrito Specific Plan (SP91-2)

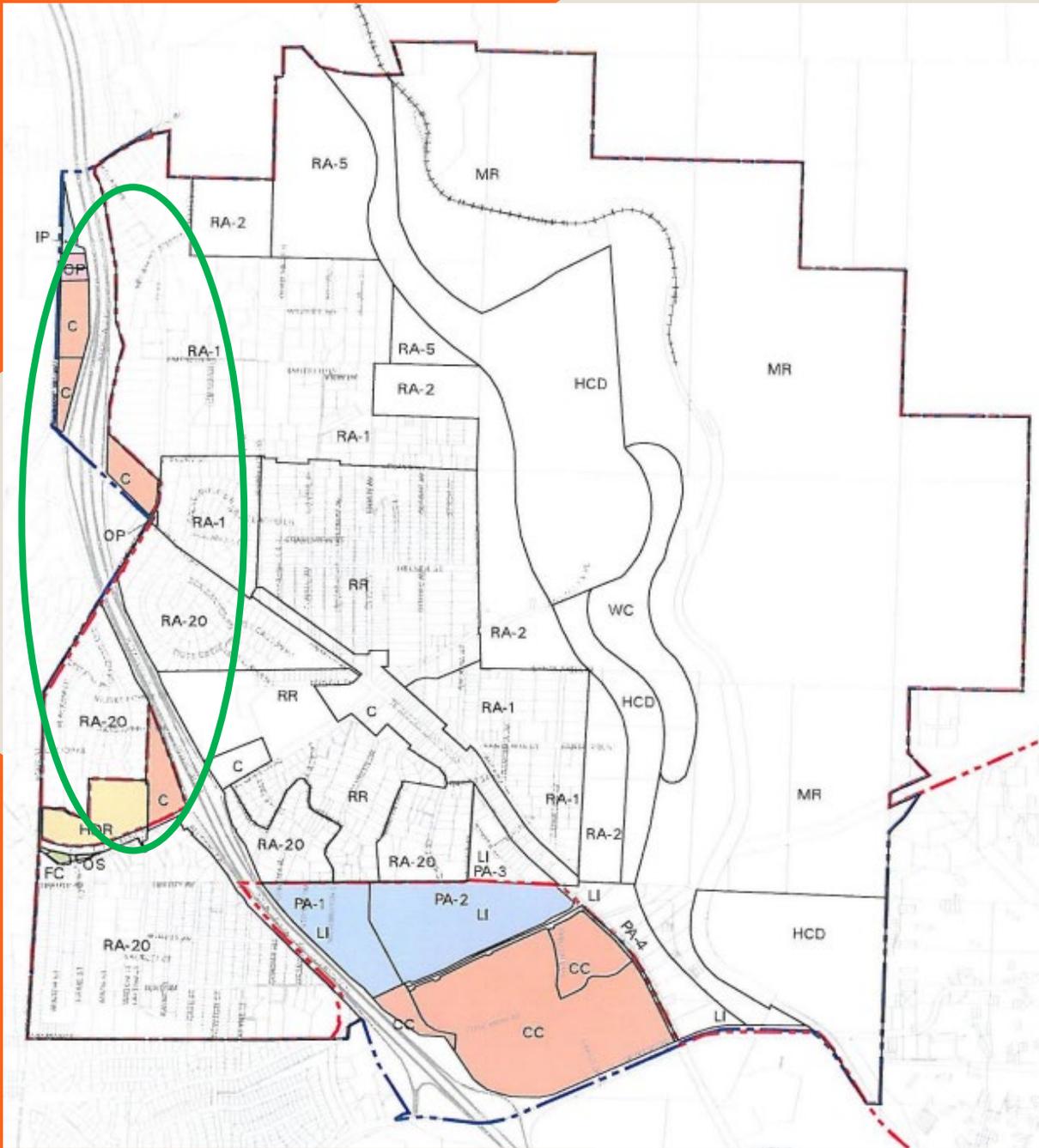
Conditional Use Permit 2023-0017

Establishment and Operation of a Charter School in the Commercial District

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Planning and Development Department
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Requests:

- **Applicant: River Springs Charter School**
- **SPA2023-0001 – El Cerrito Specific Plan (SP91-2), Amendment to Section 12.8.3 to conditionally allow schools for general education in the Commercial (C) District .**
- **CUP2023-0017 – Establish and operate a charter school within an existing commercial office building located 2115 Compton Avenue in the Commercial (C) District of the El Cerrito Specific Plan.**



city of
Corona

El Cerrito Specific Plan - Land Use Plan

El Cerrito Specific Plan, Commercial District

- **Section 12.8.2 provides a list of service and retail uses permitted by right (without review by Planning Commission): Schools for business and professional development such as art, dance, drama, music, beauty and swimming.**

Uses that are permitted with a CUP are provided in Section 12.8.3

12.8.3 Conditionally permitted uses.

A. Major conditional use permit (CUP)

Animal hospitals.

Automobile, marine and recreational vehicle repair garages, body shops, spray painting shops. Bakery goods, wholesale and distribution.

Car washes.

Ceramic sales and manufacturing for on-site sales, provided the total volume of the kiln does not exceed 16 cubic feet.

Churches.

Commercial Recreation uses and facilities

Congregate care residential facilities per Corona Municipal Code Section 17.04.148.

Convenience stores, including the sale of motor vehicle fuel.

Dance academies and halls.

Drive-thru restaurants.

Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption. and accessory uses pursuant to C.M.C.

Chapter 17.72.030, and Section G of this Chapter.

Health care facilities pursuant to Corona Municipal Code Chapter 17.73.

Mixed-Use Commercial/Office and Residential projects (subject to the development standards in Chapter 12.13, Mixed Use)

Senior Citizen Housing (subject to the development standards of Chapter 17.24 of the C.M.C.)

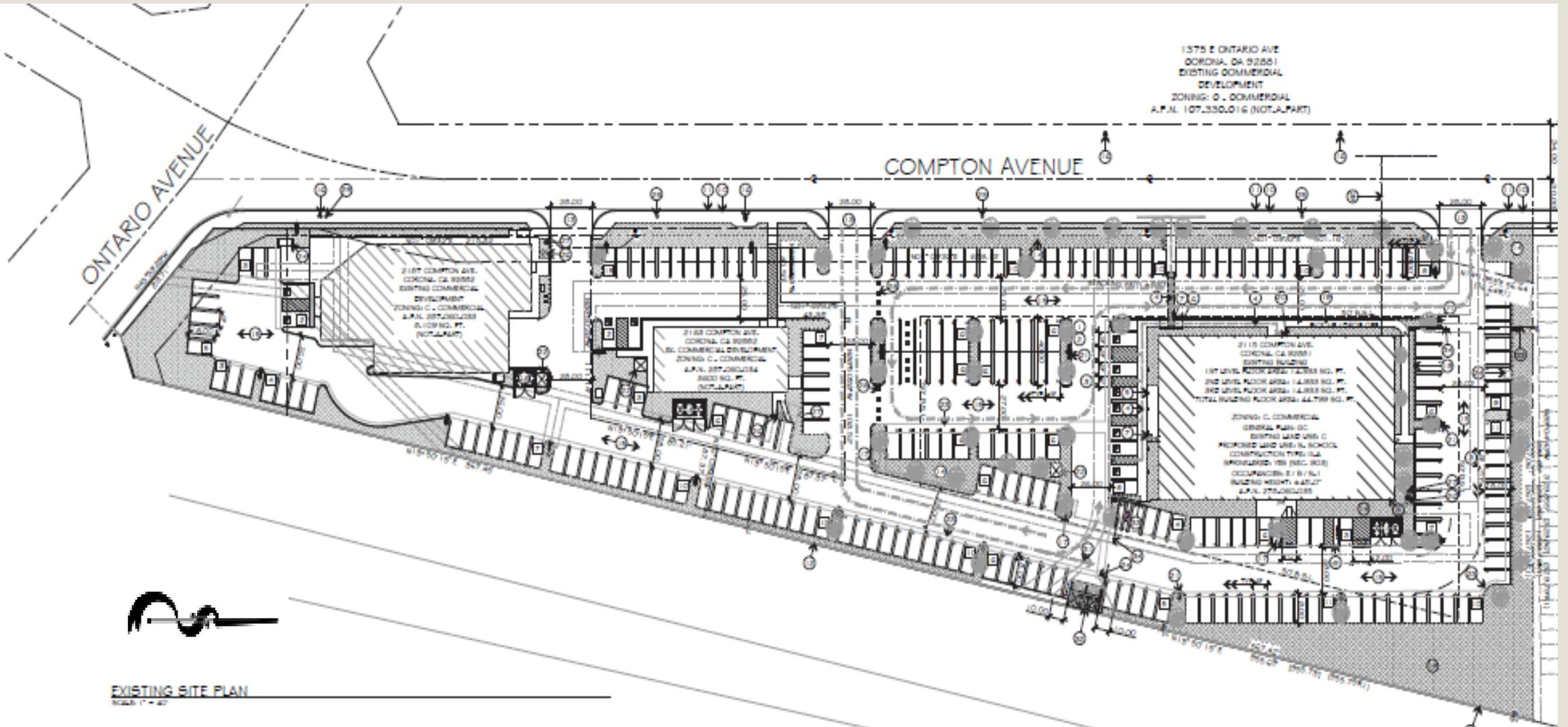
Small equipment rental services

Tire sales and services (no outdoor storage)

Add Educational Schools subject to Major CUP review

Site Plan

- 2.7 acres, 3-story freestanding building
- Reciprocal parking & driveway access with Sherwin-Williams and America's Tires retail, required 222 parking spaces, 253 spaces provided



Operation Summary



School serves TK to 12 grade, anticipated enrollment 780 – 936 students

3.5 days on campus, 1.5 days “Home Study”.

Classes 8:30 AM – 3:30PM, After-School Program ends 6:00PM

Approximately 68 employees are needed to operate the school

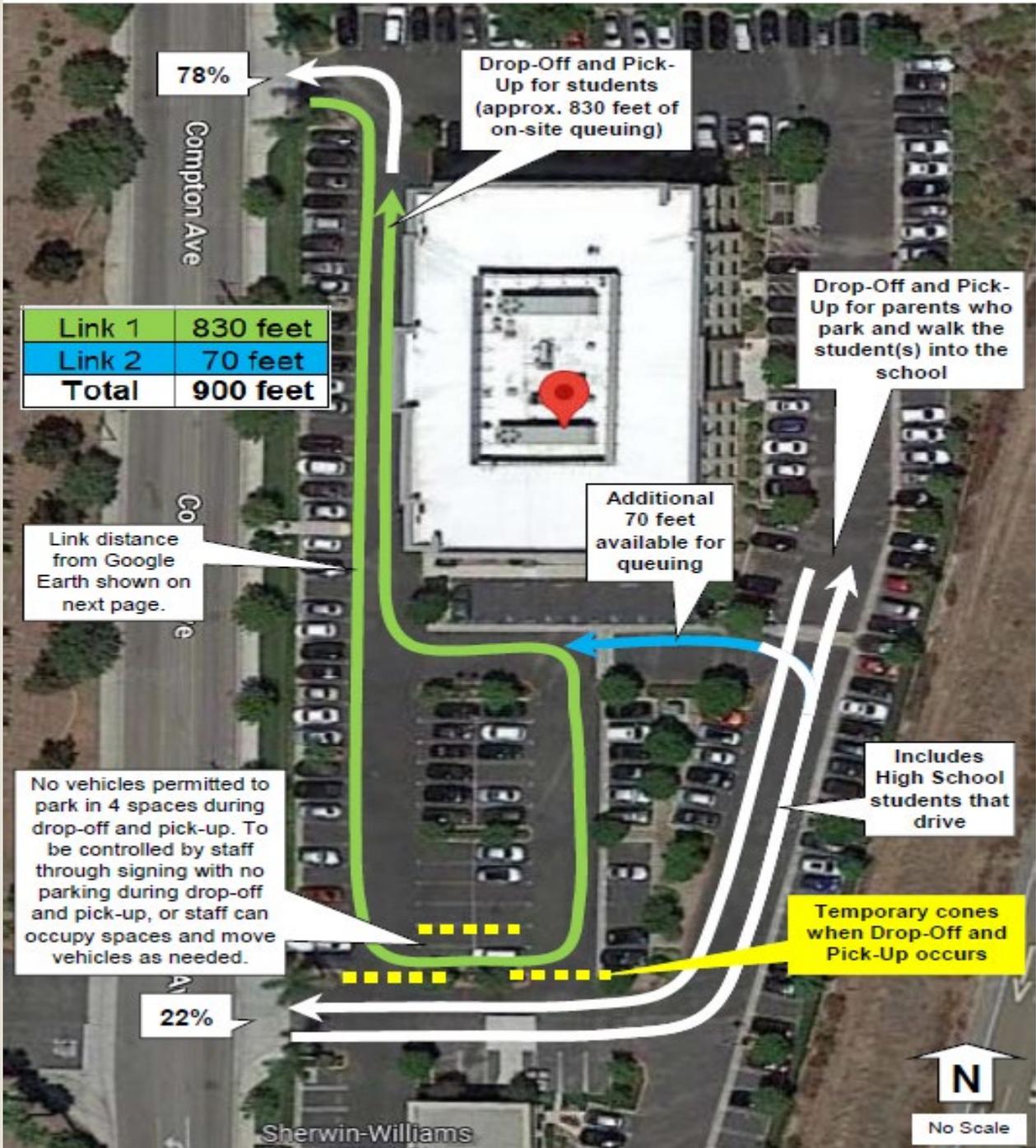
Summer camp: 1 session, 4 days (Tuesday to Friday) 8:30AM – 12:30PM

- As needed, staff may be on-site from 6:00AM for parent-teacher conferences.

Each classroom has a seating capacity for 30 – 36 students.

All activities and programs will be conducted inside the building.

	Classrooms/Sizes:	Common Areas:	Staff Areas:
First Floor:	6 Classrooms / 700-800 SF	Lobby, Conference Room, Multi-Purpose Room (3,550 SF), Kitchen (615 SF), Restrooms	Teacher Lounge, Offices, Nurse Stations, Storage Rooms
Second Floor:	10 Classrooms / 760-1,000 SF	Collaborative Space (740-850 SF), Restrooms	Offices, Storage Rooms
Third Floor:	10 Classrooms / 710-865 SF	Collaboratory Space (1,000-1,150 SF), Conference Room (615 SF), Restrooms	Offices, Break Room, Storage Rooms.



2 driveways for vehicle access, queuing lanes are intended to keep vehicles on-site.

- School staff will serve as traffic monitors during drop-off (8-9AM) and pick-up (3-4PM, in two groups)
- Traffic cones will be placed near the south driveway to ensure vehicles are following the queuing lane
- School administrator will provide information to parents on traffic management and detailed instructions on drop-off and pick-up procedure (Exhibit 10).

Recommendations

- That the Planning and Housing Commission recommend to the City Council **APPROVAL** of the Specific Plan Amendment request based on the findings contained in the staff report, and
- Find the project categorically exempt from CEQA because the text amendment will not have a significant effect on the environment.

- That the Planning and Housing Commission adopt Resolution No. 2627 **GRANTING** CUP2023-0017 based on the findings contained in the staff report and conditions of approval, and
- Find the project categorically exempt from CEQA as a Class 1 Existing Facilities project.

Thank you.

