

Community Development
Department
Planning Division

July 29, 2011

California Baptist University
Steve Smith
8432 Magnolia Avenue
Riverside, CA 92504

SUBJECT: P11-0196 – 3747 Monroe Street

Dear Applicant:

The Riverside Cultural Heritage Board, at its meeting of July 20, 2011, approved your development related application which is referenced by the above-noted case number. Attached are the conditions of approval and for your records. In conjunction with this approval the Cultural Heritage Board, in accordance with the California Environmental Quality Act (CEQA), determined that this project would not have a significant effect on the environment and adopted a mitigated Negative Declaration.

A Notice of Determination has been filed with the County of Riverside Clerk's Office. The filing of the Notice of Determination formally deems the project approved and commences a 30-day period in which legal challenges to the environmental determination can be made. A copy of the Notice of Determination is enclosed.

Please call the Patricia Brenes, Senior Planner, at (951) 826-5933 if you have any questions about the content of this letter.

Sincerely,

CULTURAL HERITAGE BOARD

Erin Gettis, Associate AIA
Historic Preservation Officer

c:

**CULTURAL HERITAGE BOARD
APPROVED CONDITIONS**

CASE NO. P11-0196

City Council Meeting Date: July 20, 2011

General Conditions

All mitigation measures are noted by an asterisk ()*

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** hold can be released.
2. There is a ten calendar-day appeal period that will lapse at 5:00 p.m. on May 28, 2012. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on July 20, 2012.

Specific Conditions of Approval

1. All applicable conditions of related Planning Cases P11-0192 (Conditional Use Permit) shall apply to this project.
2. *The Hawthorne House shall be nominated as a City Landmark in accordance with Title 20 – Cultural Resources, prior to occupancy of the subject site.
3. Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance. Standard “can” signs are not typically permitted, pursuant to the City’s Design Guidelines.

Prior to Building Permit Issuance:

4. *A sufficient buffer zone, encompassing the existing mature domestic trees and the house if feasible, shall be established between the Hawthorne House and the planned parking spaces.
5. *If feasible, elements reflecting a rural atmosphere shall be incorporated into the project design around the house.

Prior to Grading Permit Issuance:

6. A 40-scale Precise Grading Plan shall be submitted for Planning Division review and approval. The plan shall include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;

- c. Compliance with all recommendations of the required project specific Water Quality Management Plan;
- d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
- e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
- f. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii. Wash off trucks and other equipment leaving the site;
 - iv. Replace ground cover in disturbed areas immediately after construction;
 - v. Keep disturbed/loose soil moist at all times;
 - vi. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

Prior to Building Permit Issuance

7. Landscaping, irrigation, exterior lighting, and sign plans shall be submitted for Cultural Heritage Staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping, irrigation and exterior lighting plans must be submitted prior to building permit issuance.
8. Submit three sets of plans depicting the exact size, design and location of the domestic water backflow preventer and all on and off-site utility cabinets to the Planning Division. These plans will be reviewed and approved by the Water Department and Planning Division. The design shall include the smallest preventer possible, painted green with some form of screening. The applicant is advised to consult with the Water Department prior to preparing these plans.
9. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.

If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.

10. An exterior lighting plan shall be submitted to Cultural Heritage Staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material.
11. Plans submitted for Plan check review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities' review and approval. The visibility of such facilities shall be minimized to Community Development Department, Planning Division, review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
12. **Staff Required Plot Plan Conditions:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
 - b. Provision for minimum 12-inch wide concrete walkways, including curb width, along the sides of landscape planters whenever the side of a parking stall is adjacent to it;
 - c. Specify surface of ADA path of travel to be consistent with the existing entry walkway in color and material and subject to Cultural Heritage Staff review and approval;
 - d. Provision for handicap access to the parking lot as deemed necessary by Building and Safety Division; and
 - e. Provision for bicycle racks on the subject site.
13. **Staff Required Building Elevations Conditions:** Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
 - a. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the Cultural Heritage Board as applicable;
 - b. Catalog cuts of proposed outdoor decorative sconce lighting shall be submitted for review and approval of Cultural Heritage Board staff; and

14. A sight line study shall be submitted for review and approval of Cultural Heritage Board staff, indicating that any existing and new roof mounted mechanical equipment will be completely screened from view of all perimeter streets. Parapet walls shall be designed so the top of these walls are higher than the tallest mechanical equipment on the roof of the building. Additionally, mechanical equipment screening details shall be provided as follows:
- a. Where exposed pitched roofs are proposed, locate **NO** mechanical equipment on any roof pitch, except as specifically approved by the Cultural Heritage Board or staff;
 - b. Where exposed roof pitches are not proposed (i.e., "flat" roofs) specify all roof mounted equipment for screening on all sides with either separate screens or parapet walls at least as high as the equipment to be screened;
 - c. Specify all electric meters and panels for 1) placement in enclosures or 2) color and materials to match the adjacent building wall surface; and
 - d. Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicated materials and design complimentary to building architecture subject to Cultural Heritage Board staff approval.

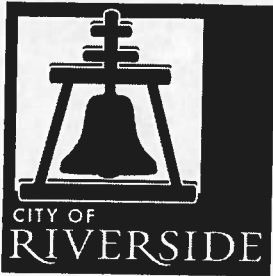
During grading and construction activities:

15. During all project grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- a. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site;
 - b. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction;
 - c. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays;
 - d. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.
 - e. Should cultural, historical or archaeological items be found during grading and construction activity, the construction and grading of this project shall be halted in the vicinity of the find and a qualified archaeologist shall be hired at the applicant's expense to work with the Planning Division to determine the finds' significance and possible mitigation measures;
 - f. If human remains are found during the grading, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. Until a representative from the Coroner's office reviews

the remains in the field, they must not be removed. If the Coroner determines that the remains are prehistoric, the Coroner contacts the Native American Heritage Commission and the most likely descendent from the Native American community is informed. The final disposition of remains is coordinated by representatives of the property owner and the most likely descendent and perhaps assisted by the City's Historic Preservation Officer and/or the project archaeologist.

Prior to Release of Utilities and/or Occupancy:

16. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact Patricia Brenes at (951) 826-5933 to schedule the final inspection at least one week prior to needing the release of utilities.
- **Public Works**
17. All Public Works conditions of approval for Planning Case P11-0192 (Conditional Use Permit) shall apply.
- **Fire**
18. CONTACT BOB JERZ AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.
 19. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
 20. Construction plans shall be submitted and permitted prior to construction.
 21. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
 22. Fire Department access is required to be maintained during all phases of construction.
- **Public Utilities**
23. The applicant shall contact the Summer Delgado at 951-826-2129 for questions regarding Public Utilities requirements.



COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Notice of Determination

To County of Riverside
County Clerk & Recorder
P.O. Box 751
2720 Gateway Drive
Riverside, Ca 92501-0751
(951) 486-7405
 Office of Planning & Research
P.O. Box 3044,
1400 Tenth Street, Room 222
Sacramento, Ca 95812-3044

From: City of Riverside
Community Development Department
Planning Division
3900 Main Street
Riverside, CA 92522
(951) 826-5625

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: (if submitted to State Clearinghouse) n/a

Project Title: P11-0196


Project Location (include County): 3747 Monroe Street, in the City and County of Riverside, CA

Project Description: **PLANNING CASE P11-0196:** Proposal by California Baptist University (CBU) to consider a Certificate of Appropriateness for renovation of the A.C.E Hawthorne House, which is eligible for designation as a City Landmark, and establishment of a 317 space parking lot to serve the CBU campus, located at 3747 Monroe Street, situated on the southeasterly corner of Magnolia Avenue and Monroe Street, in the R-1-7000-SP -Single-Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5.

This is to advise that the Riverside Cultural Heritage Board has approved the above-described project on July 20, 2011 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the mitigated Negative Declaration is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature:  Title: Erin Gettis, Historic Preservation Officer

Date: 8/4/2011 Date Received for filing at OPR: _____