



Community Development
Department
Planning Division

December 15, 2011

Allen Asada
5389 Jasper Ln
Riverside, CA 92506

SUBJECT: P11-0212 – 2378 University Avenue

Dear Applicant:

At its meeting of December 14, 2011, the Cultural Heritage Board approved P11-0212 subject to the attached conditions.

There is now a ten day appeal period from the date of the Cultural Heritage Board's decision. Appeals must be received in writing along with the required fee by 5:00 pm on December 26, 2011 in the Planning Department. If appealed, you will be notified in writing when the case has been scheduled for review on the Land Use Committee's agenda.

In accordance with established procedure, this matter will now be forwarded to the City Council for public hearing. You will be notified by the City Clerk of the date and time of the hearing. Approval of this action shall not be final until City Council has reviewed and approved it.

Should you have any questions concerning this notice please call the Planning Department at (951) 826-5371.

Sincerely,
CULTURAL HERITAGE BOARD

Erin Gettis, Associate AIA
Principal Planner
City Historic Preservation Officer

CULTURAL HERITAGE BOARD
RECOMMENDED CONDITIONS

Case No.: P11-0212

CULTURAL HERITAGE BOARD HEARING DATE: December 15, 2011

General Conditions

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 December 26, 2011. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on **December 14, 2012**.
4. This project shall fully and continually comply with all applicable conditions of approval, State, Federal, and Local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.

Specific Conditions of Approval

1. A demolition permit shall be obtained prior to demolition activity.

Prior to the Issuance of a Demolition Permit:

2. *The property shall be documented to the equivalent of Historic American Buildings Survey (HABS) Level II standards, including compilation of textual information regarding the history and current condition of the property, photographic documentation using black and white 35mm format film, subject to the review and approval of the Planning Director. Photographic views shall include contextual views, all exterior elevations of buildings, detailed views of significant exterior architectural features, and interior views of significant historical architectural features. All existing architectural drawings and/or plans of the buildings and historic photographs shall be submitted as available from current and previous property owners.
3. *The applicant shall contact interested repositories, including but not limited to historic resources interest groups, to provide the opportunity to salvage interior and exterior character-defining building materials and fixtures. The applicant shall provide proof in writing of contact made in regard to this condition (i.e., copies of the letters).
4. *To mitigate for potential adverse impacts resulting from construction activities, development projects must 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:

- a. 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;
 - b. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - c. Wash off trucks and other equipment leaving the site;
 - d. Replace ground cover in disturbed areas immediately after construction;
 - e. Keep disturbed/loose soil moist at all times;
 - f. Suspend all grading activities when wind speeds exceed 25 miles per hour;
 - g. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
5. * To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
6. To reduce construction related particulate matter air quality impacts of City projects the following measures shall be required:
- a. the generation of dust shall be controlled as required by the AQMD;
 - b. grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
 - d. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
7. * The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:
- a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural

sediments in areas determined to have high archaeological sensitivity.

- b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.
- c. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, *State CEQA Guidelines* 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

8. The applicant shall provide catalog cuts or manufacturer's cut sheets for the proposed front and rear doors, wrought iron detailing, and brackets for review and approval of Design Review staff.

During Construction

9. Ensure that noise impacts generated by vehicular sources are minimized through the use of noise reduction features (e.g., earthen berms, landscaped walls, lowered streets, improved technology).

Prior to the Issuance of a Building Permit for the Office Building

10. A Variance shall be submitted to the Planning Division for the parking shortage. Pursuant to Chapter 19.580 (Parking and Loading) of the Zoning Code, the new office building requires nine parking spaces where only seven are proposed.