



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM NO.: 1

WARD: 1

CULTURAL HERITAGE BOARD MEETING DATE: September 18, 2013

I. CASE NUMBER(S): P13-0465

II. PROJECT SUMMARY:

- 1) Proposal:** Proposed Certificate of Appropriateness request for restoration of a 2,116 square foot historic former tire store, demolition of a 1,265 square foot building, and a 554 square foot addition to a 2,640 square foot building for a net decrease in square footage, with driveway and landscape modifications, for a retail/restaurant project, located in the Downtown Specific Plan, Justice Center district.
- 2) Location:** 4135 Market Street at the northwest corner of Market and Eleventh Streets
- 3) Applicant:** Anthony J. Karber
Galleria Centers, Inc.
2024 N. Broadway, Suite 203
Santa Ana, CA 92706
- 4) Case Planner:** Teri Delcamp, Historic Preservation Senior Planner
(951) 826-2117
tdelcamp@riversideca.gov

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P13-0465 constitutes a project that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P13-0465 based on the findings outlined in the staff report and summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project:

FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

FINDINGS: The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: As conditioned, the project complies with this finding. It proposes to restore and rehabilitate the historic building for retail/restaurant use, including repairing/replacing wood sash windows; replacing the side service bay with a compatible retail storefront; adding a compatible parapet roof around the shed roofed rear addition; adding canvas awnings above windows; and painting the exterior. Conditions ensure that equipment and other necessary provisions for the adaptive re-use will not destroy historic materials and will be located to minimize negative impacts on the appearance of the historic building. The remodel and small expansion of the non-historic building across the rear of the site for retail/restaurant use is proposed to be compatible with the style, materials and colors of the historic building and will not visually or physically compete with the older building. Site improvements are compatible with and will improve the existing character of the site.

FINDINGS: The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

FACTS: As conditioned, the project complies with this finding. The site is not located within a historic district and is not directly adjacent to other Cultural Resources. (The adjacent Firestone building may be an eligible resource, but the project will have no effect on the site given the historic building will remain.) The nearest other Cultural Resources are the three designated Structures of Merit on Eleventh Street, located behind and beyond the PIP printing building that is at the northerly corner of Eleventh and Market. One of the structures comprises offices for the Building Industry Association. An existing office building is located directly across the street from these structures, and another office building is located on the opposite corner at Almond and Eleventh. The adaptive re-use and activation of the currently vacant site with business supply retail and/or restaurant use utilizing the existing architectural vocabulary is compatible with these nearby Cultural Resources.

FINDINGS: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.

FACTS: As conditioned, the project complies with this finding. The historic building's textures, materials, fenestration patterns, decorative details, and height will be preserved with sympathetic alterations for an additional storefront and the addition of canvas awnings to accommodate the new uses. The proposed materials, details, height, scale and massing of the remodeled façade on the other building, and the paint palette, are all compatible with the historic building.

FINDINGS: The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.

FACTS: As conditioned, the project complies with this finding. The site layout has been similar since 1936 according to Sanborn Fire Insurance maps, with buildings generally in an L shape down the left side and across the rear property lines and service/parking in front. The proposed project does not alter this arrangement in any significant way. Although exempted for historic buildings, the project provides two additional on-site parking spaces beyond the previously existing/approved 18 spaces. The project proposes to re-open one driveway on Eleventh Street; close one of the two existing openings on Market Street; and slightly shift the location of the remaining opening on Market. Signs are conditioned to be reviewed and compatible with the historic building. A landscaped courtyard for outdoor dining or employee enjoyment is provided, and the amount and width of landscaped planters are increasing. As proposed, the project will vastly improve the site's relationship to its surroundings.

FINDINGS: The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: As conditioned, the project complies with this finding. As the project complies with these findings of fact, including Design Guidelines and the Secretary of the Interior's Standards, it will not adversely affect an important architectural, historical, cultural or archaeological feature or features. Moreover, due to the applicant's desire to take advantage of the Downtown Specific Plan's parking exemption for historic buildings, the site will be designated and the historic building rehabilitated and preserved for future generations.

FINDINGS: The project is consistent with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines.

FACTS: As conditioned, the project complies with this finding. The project complies with the Downtown Specific Plan Design Guidelines, which references the Secretary of the Interior's Standards. It also meets several other Design Guidelines for site and architectural design for new development including enhanced pedestrian connections and public areas, increased and enhanced landscaping that includes the retention of on-site trees as well as street trees to the extent possible, provision of shade trees and screening landscape/berm in the parking lot, and provisions for solid waste, mechanical equipment and lighting.

FINDINGS: The project is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

FACTS: As conditioned, the project complies with this finding. The project proposes new uses that require minimal change to the defining characteristics of the historic building and its site improvements and layout. The historic building and its

distinctive, character-defining features and finishes will be preserved, with minimal removal of historic materials. Conditions encourage repair of existing wood windows with replacement in-kind as necessary. The design of the other building's façade represents an addition to the site; it is similar in massing, scale and design yet differentiated in details and finishes to as not to create a false sense of historical development. There is no proposed elimination of features or buildings that have acquired historic significance, and alterations could be reversed in the future to restore the essential form and integrity of the historic building. Ground disturbance will be minimal and will occur in areas that have been previously disturbed. There is no need for chemical or physical treatments that would damage historic materials.

IV. BACKGROUND/HISTORY:

What is often referred to as the former Winston Tire site contains an original Art Deco style building at the far left of the site arranged perpendicular to Market Street. It was constructed in 1936. An original building in 1934 was noted as a service station for General Petroleum on the building permit; according to contemporary newspaper articles, this building was "all steel." Then in 1936, a "brick" building was added to the service station according to building permit records. The 1934 steel building was later removed when the rear, non-historic tire service building was added to the site in 1961. The brick building extant today is referred to as the "original" building throughout the rest of this report.

The original Art Deco building is a tall, one-story, masonry showroom and service building that is approximately 2,116 square feet in area. It is distinguished by ornate masonry trim work. The raised parapet is divided from the main wall by a heavy belt course, and a cornice molding graces the top edge of the parapet. At each corner and dividing the side bays are brick pilasters with a recessed, center vertical panel. Each pilaster carries a continuation of the belt course and cornice molding. The front façade has three large, recessed display windows with triple-pane transoms. The north façade contains three bays containing entries to a showroom/storeroom, an office, and a large service bay. These bays are divided by four pilasters. At the rear is a shed roof addition containing restrooms.

The 1961 building located at the rear of the site is approximately 2,640 square feet, built for US Royal Tires. It is not historically significant. The lefthand portion of this building is an approximately 1,265 square foot addition that was constructed in 1981 when the site was owned by Winston Tire Company, and is also not significant.

The original building was found to be a major contributor to the historic streetscape in a 1992 survey, and continuing to add to the streetscape in the 2003 "Downtown Specific Plan and West Side Update/Reconnaissance Survey." A draft Auto Context survey begun in 2010 found that the building is eligible for local designation, and a current survey update confirms this finding. As an eligible historic resource, the site is subject to Title 20 of the Municipal Code for Certificate of Appropriateness review of modifications to the building and site.

V. DETAILED PROJECT DESCRIPTION:

The proposed project includes the following elements:

- Restore and rehabilitate the historic building for retail/restaurant use, including repairing/replacing wood sash windows; replacing the side service bay with a retail storefront; adding a compatible parapet roof around the shed roofed rear addition; adding canvas awnings above windows; and painting the exterior.
- Remodel and expand the non-historic building across the rear of the site for retail/restaurant use, including demolition of the 1981 addition; bringing the front wall of the building forward approximately 6.5 feet, designed as conditioned to be compatible yet not mimic the historic building; installing retail storefronts with awnings (teal to match ICI “Great Falls” paint color); and painting the exterior (stucco and painted brick to be “Oatmeal;” window sashes to be ICI “Artisan Brown;” recessed accents on non-historic building storefront to be Duron “Tomahawk”).
- Create a landscape/hardscape courtyard in the northwesterly corner of the site for either business’ employees or public outdoor dining depending on the eventual tenant mix for the site.
- Narrow and slightly shift an existing driveway on Market Street; close a second driveway on Market Street; introduce a new driveway on Eleventh Street; modify and increase the landscape planters, including a screening berm along Market Street; protect existing trees to the extent possible although the new driveway will result in the loss of two trees; and repair and re-stripe the parking lot to add two more parking spaces beyond the 18 existing required spaces.

VI. LOCATION/SURROUNDING LAND USES:

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant Former Retail	Downtown Specific Plan	Downtown Specific Plan, Justice Center District (DSP-JC)
North	Business Retail	Downtown Specific Plan	DSP-JC
East	Parking/Retail	Downtown Specific Plan	DSP-JC
South	Auto Retail	Downtown Specific Plan	DSP-JC
West	Office	Downtown Specific Plan	DSP-Almond Street District

VII. PROJECT ANALYSIS:

- **Compliance with Section 20.25.050 of the City of Riverside Municipal Code:**

Two distinct aspects of the proposal comprise a combination restoration and rehabilitation project. One aspect includes the restoration of some features of the original historic building along with minor modifications that will accommodate the adaptive re-use of the building for retail/restaurant use. The other aspect is the addition and façade remodel to the non-historic building to accommodate adaptive re-use along with site improvements. This section evaluates the project’s consistency with Section 20.25.050, including the Secretary of the Interior’s Standards for the Treatment of Historic Properties, as regards direct impacts on the

historic building, and indirect impacts from the remodel of the other building and related site improvements.

Original Building: The original brick building has an existing painted surface, and will be repainted. The proposed color palette for this building includes beige painted brick walls, and teal canvas awnings. Existing fixed pane wood windows with tripartite transoms above on the front façade are deteriorated and will be repaired or replaced with wood windows to match in the existing openings. Existing and proposed on the north façade of the building from left to right are:

- The first bay has an aluminum storefront and boarded-up door beneath a transom. The aluminum window will be replaced with a wood sash window in the existing opening and a new door with sidelight will be installed in the existing door opening.
- The next bay has a glazed panel wood door and small boarded-up window beneath a transom. The door and small window will be replaced with wood windows that match the other existing, including the raised bulkhead beneath. No door will occur in this bay.
- The third bay has a metal roll-up service bay door and integral man-door. A wood sash window, door with sidelight and transom window storefront system to match the others will be installed within the recessed area of the service bay. Conditions require the infill wall areas to be brick of a size and coursing to match the existing.
- The rear addition existing at the far right of the building will remain, but a parapet wall slightly lower than the original building's parapet will be added for enhanced compatibility.

The primary character-defining features of the building include the parapet roof; brick construction material that has been painted; fixed pane windows above raised bulkheads with tripartite transoms; decorative brick work at the columns, belt course and cornice moldings. Although the service door will be removed, the original recessed character of the opening will remain similar to the other bays and a compatible storefront system will be created within it. All of the decorative brick work will remain. The canvas awnings are compatible and also are a reversible feature.

Addition to Non-historic Building: The project includes the removal of the front façade of the existing building across the rear of the property, along with the demolition of the 1981 addition at the far left side of the building. A new front façade will be constructed approximately 6.5 feet forward of the old façade. This new façade is designed to be compatible with the historic building, and yet differentiated so as not to create a false sense of history. The storefronts are proposed to comprise brown anodized aluminum systems that will extend to the ground rather than be set on raised bulkheads. The wall surface will be stucco, painted beige with brown and terracotta accents. Teal canvas awnings will also be installed above the storefronts. The decorative columns and bands of the historic building will be echoed in the new façade but will be simplified horizontal cornice bands and vertical score lines.

Site Layout and Modifications: The site layout has been similar since 1936 according to Sanborn Fire Insurance maps, with buildings generally in an L shape down the left side and across the rear property lines and service/parking in front. There have been various parking space layouts on the site over the years, with 11 spaces in 1961 that increased to 14, plus an additional four spaces in the rear building service bays, in 1981. In 1961, there were two

driveway openings to the site on Market Street, as well as two on Eleventh Street which were closed off in 1981. The current proposal is to re-open one driveway on Eleventh Street; close one of the two existing openings on Market Street; and slightly shift the location of the remaining opening on Market.

A limited amount of landscaping has existed on the site over the years, and the planters extant today have been present since 1981. The existing site landscaping is not in good condition and the project provides an opportunity to upgrade and increase landscaping along with tenanting a currently vacant site. The width of landscape planters will be increased from four feet along Eleventh and eight feet along Market Street, to ten feet. The planter along Market will also be softly bermed to help screen parked cars from the street as encouraged in the Downtown Specific Plan Design Guidelines. Finger planters are proposed to extend into the parking lot to accommodate trees, again following Guidelines and parking standards. Planters will also be installed to separate the walkway and entries along the side of the historic building from the driveway on Market Street. There are six existing street trees on Eleventh Street, although the existing site plan shows only five. Re-opening a driveway on Eleventh Street will cause the removal of one to two of these trees. Also following Guidelines suggestions, an area that could be utilized as either an employee break area or for public outdoor dining is provided at the rear corner of the site.

The general spatial arrangement of the site has not substantially changed for the past 80 years. The proposed project continues the general layout. There is no existing historic landscape, other than existing street trees which are being preserved to the extent possible.

- **General Plan/Specific Plan/Zoning Conformance:**

General Plan: The proposed project is consistent with the existing General Plan land use designation for the project site because the project fulfills goals and criteria of the Downtown Specific Plan, as described below.

Specific Plan: The Justice Center District (JCD) of the Downtown Specific Plan (DSP) is intended to allow for continuation of existing as well as future additional, expanded major judicial uses, as well as a concentration of office uses and support business supply retail and small restaurant uses, etc., to maintain the Downtown as the employment center for the City of Riverside and to complement the retail, cultural, entertainment and residential uses of the nearby Raincross District in the Downtown. The project is consistent with this purpose. The Specific Plan also establishes the development standards for projects, with only some being applicable given this is an existing site. The standards that are applicable to the project are discussed in individual bullet points later in this analysis section.

The Specific Plan also contains Design Guidelines for projects within the Downtown. The applicable section is 15.5, Design Standards and Guidelines for Historic Structures and Historic Districts, which references the Secretary of the Interior's Standards. However, the project meets several other Guidelines for site design and architectural design for new development including the following:

- Additions should be compatible with the existing building in scale, materials, and design.
- Wherever possible, mature trees should be preserved or relocated on site.

- Structures and parking areas should enhance pedestrian connections to outdoor pedestrian spaces such as courtyards, plazas and porticos and create new connections where none exist.
- Parking lots are encouraged to be located at the rear, but that is not possible with this project given the existing building footprints. Other Guidelines for parking and site design are being followed, including shade trees in the parking lot, a berm and landscaping to screen parking from the street, pedestrian walkways to building entrances and a plaza/outdoor dining/courtyard.
- The plans and conditions address other Design Guideline features including provision of a trash enclosure, mechanical equipment location and screening and lighting, etc.

Zoning: The DSP addresses virtually all of the development standards applicable to this already developed site. The only aspects that are deferred to Title 19, Zoning, are the potential provision of outdoor dining and on-sale of alcoholic beverages for restaurants. This is discussed in more detail in individual bullet points below.

- **Permitted and Conditional Uses:** The DSP contains lists of uses for the JCD: those that are permitted by right; those that require a Minor Conditional Use Permit; and those that require a Conditional Use Permit. Retail uses are limited to business supply retail, and restaurants permitted by right are those that occupy a lease space of 1,500 square feet or less without on-sale of alcohol. No tenants have been identified for the project at this time. Once tenants are identified, the size of lease space and specific type of use may require approval of one or more of these entitlements before tenant improvement plans and permits can be issued.
- **Setbacks:** Because this site is already developed, it has certain characteristics that do not meet the setback standards established in the DSP. For example, the vision of the DSP is to have a building located between ten and 30 feet behind the sidewalk with parking located behind the building. The current site has the historic building too close to the sidewalk, the rear building too far from the sidewalk and the parking in front of that building. Generally, for existing projects not meeting current standards, if a change of use or addition to a permitted, legal building(s) is not making the situation worse or is even improving it somewhat, then that is considered a positive change and no variance is required.

In this case, the front setback of the rear building will be reduced from 82.5 feet to 76 feet through the relatively small addition to the front of the building, thus bringing it closer to the desired setback range. This building represents an existing property investment and the applicant has decided to retain it and add onto it, rather than demolish it. Thus, the location of the parking cannot change.

- **Parking:** Section 16.2.4, Table 16A for the Justice Center District, of the DSP contains the number of parking spaces required for various land uses. Pertinent to this project, retail uses require parking at a ratio of 1:375 gross square feet of lease space and restaurant uses require parking at a ratio of 1:150 square feet. However, this section also contains an exemption for new uses in designated historic buildings; the only new required parking would be for any net increase in square footage through additions. Staff notified the applicant of the availability of this exemption if the owner is amenable to designating the former Winston Tire building. Because the overall building square footage on the site is being reduced, not increased, from 6,021 square feet to 5,361 square feet, there is no additional parking required under this scenario. The applicant has chosen to provide two additional parking spaces,

however, for a total of 20 as currently proposed. A condition requires the owner to submit a complete designation application prior to issuance of building permits. Had the owner not agreed to designate the site, then there could have been a requirement of up to 35 total parking spaces for the project if all leased as restaurant space.

- **On-Sale of Alcohol, Outdoor Dining and Restaurants over 1,500 square feet:** Sections 19.450 and 19.495 of the Municipal Code regulate the general on-sale of alcoholic beverages for on-site consumption and outdoor dining, respectively. Moreover, as noted previously, the DSP has a square footage distinction for size of restaurants with or without on-site consumption of alcohol that carry additional requirements. With approval of this COA, on-sale of alcoholic beverages for “bona fide public eating places” that meet the other criteria of Section 19.450 would still require the applicant to obtain approval of a Minor Conditional Use Permit (MCUP). Similarly, if future tenants include a restaurant(s) in a lease space(s) that exceeds 1,500 square feet, the applicant would need to obtain approval of a MCUP. No additional approvals are necessary for outdoor dining to occur in the approved designated area shown on the site plan, provided it complies with the operational and other criteria of Section 19.495.

VIII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site. No comments have been received to date.

IX. EXHIBITS:

1. Location Map
2. Aerial Photograph
3. Project Plans
4. Site Photographs
5. Property DPR Form

CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P13-0465

Meeting Date: September 18, 2013

Standard 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 **UTILITIES** hold can be released.
2. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten day appeal period that will lapse at 5:00 p.m. on September 30, 2013. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$1,531.20. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting. Appeal processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.
3. This approval will expire in one year on September 18, 2014.

Case Specific

- **Planning**

4. Prior to issuance of building permits, the owner or designee shall submit a complete application for the historic designation of the site as a Structure of Merit. Such application is a necessary requirement for the project's exemption from providing additional on-site parking spaces for exiting historic building sites. Failing submittal of the application, a revised project showing the provision of all required parking spaces and/or a variance application to deviate from such standards shall be required to be approved before any construction and tenant improvement permits are issued.
5. **Staff Required Building Elevations Conditions:** Revise the building elevations such that the plans provided for building permit plan check incorporate the following changes:
 - a. The construction plans submitted for building permits shall be revised to clearly specify all building **MATERIALS** and **COLORS** for CHB staff review consistent with this approval. (A representative mock-up of the colors shall be provided on the new building façade for CHB staff approval prior to commencement of painting.)
 - b. Original windows on the historic building shall be repaired if possible, or replaced like-for-like if too deteriorated. Replacement windows and new storefront systems shall be wood and match the style, arrangement of panes and profile of the original windows subject to the approval of the CHB staff.
 - c. For areas of the historic building where proposed storefronts are smaller than existing openings (i.e., service bay door), the openings shall be filled in with brick masonry that

matches the dimensions and coursing of the existing brick building but slightly recessed so as to allow the original opening size to be distinguished.

- d. The applicant shall submit product information sheets or manufacturer's brochures of the proposed wrought iron fence to the landscaped courtyard, and details of the canvas awnings subject to CHB staff review and approval.
- e. Include details of mechanical equipment and/or screening as follows:
 - i. For the existing historic building, unless the existing and/or addition parapet is of a height equal to or higher than the height of the mechanical equipment, locate associated mechanical equipment on the ground behind the building. In the extreme event that roof-mounting of equipment is the only alternative, then prior to issuance of permits, submit a detailed plan and sight line study that locates equipment in a compact arrangement in the least visible rear corner of the roof; screening material options and samples shall be submitted to CHB staff and may necessitate installation of mock-ups in the field prior to approval.
 - ii. Specify all electric meters and panels to match adjacent building wall surface and color or to be placed in enclosures.
 - iii. Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicating materials and design complimentary to building architecture subject to CHB staff approval.
 - iv. For the existing historic building, submit plans that clearly show a location for any required exhaust hood venting or similar equipment associated with a restaurant use that does not penetrate masonry and as inconspicuous as possible to the satisfaction of CHB and Building and Safety staff.

6. **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. The trash enclosure shall meet the Zoning Code and Citywide Design Standards.
- b. The front of the enclosure shall be enclosed with an appropriate material and latched gate, painted to match.
- c. A cover shall be designed over the trash enclosure subject to Planning and Citywide Design Standards.
- d. *Advisory:* Consult with the Building & Safety Division for all ADA Standards and Regulations relating to trash enclosures, and generally for the site.
- e. The plot plan shall be revised to eliminate stairs in the walkway leading into the site from the Eleventh Street sidewalk.
- f. Wheel stops shall be used for parking spaces that are directly next to a building, walkway or those parking spaces that are near light standards as required by the Building Code.

7. Landscape and Irrigation plans for existing and new planters and the landscaped courtyard, meeting the City Design Guidelines, shall be submitted for CHB staff review and approval:
 - a. Existing on-site trees and street trees to remain shall be protected in place during construction.
 - b. The quantity of plants used for the project site shall be such that the plants are fully established after 6 months with no barren spots.
 - c. All trees being installed shall be required to have a root barrier system placed around the roots in order to direct roots down to mitigate damaged sidewalks or other surfaces.
 - d. The berm and plants/shrubs used along the southerly property line shall be tall enough to screen the adjacent parked vehicles from Market Street.
 - e. All planters throughout the project site shall include a minimum of 2” of mulch and/or groundcover.
 - f. All above ground Landscape/Irrigation equipment shall be screened from view with a metal mesh cage to be painted green. Landscaping shall also be incorporated around the metal mesh cages.
 - g. Prior to final sign off, the installation of the landscape and irrigation per the approved plans must be complete. Call CHB staff to schedule the final inspection at least a week prior to needing the release of utilities.
 - h. Upon final inspection of landscaping, if staff finds that the amount of landscaping is insufficient, staff will require additional plants/shrubs/groundcover/mulch.
8. Submit three sets of plans depicting the exact size, design, color and location of the domestic water meters, water backflow preventer and all on and off-site utility cabinets, as necessary, to CHB staff. These plans will be reviewed and approved by the Public Utilities Water Department and CHB staff. The design shall include the smallest preventer possible, painted green (unless determined otherwise by staff) with some form of screening. The visibility of such facilities shall be minimized to CHB staff review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall. The applicant is advised to consult with the Public Utilities Water Department prior to preparing these plans.
9. An exterior lighting plan shall be submitted to CHB staff for review and approval. A photometric study and manufacturer’s cut sheets of all exterior lighting on the buildings and within the parking lot and courtyard shall be submitted with the exterior lighting plan. The applicant shall submit a product information sheet or manufacturer’s brochure showing the proposed outdoor lighting fixtures to CHB staff for approval. Proposed lighting fixtures shall be appropriate to the building’s age and architecture. All on-site lighting shall provide a **minimum** intensity of one foot-candle **and a maximum intensity 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 right-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be

utilized. Light poles shall not exceed twenty (14) feet in height, including the height of any concrete or other base material.

10. All outdoor furniture shall be commercial grade outdoor furniture to be constructed of either decorative metal or wood. Cut sheets shall be supplied to CHB staff for approval.
11. External building mounted signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code, and shall be consistent with applicable City Design Guidelines and the character of the historic building. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance. New signs shall be subject to separate review and assessment, including any required variances. The existing pole sign shall be subject to provisions of Chapter 19.620 regarding whether it may remain.
12. 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.
13. *Advisory:* Retail uses shall be limited to business supply retail in accordance with the Downtown Specific Plan requirements for the Justice Center District. Restaurant lease spaces that exceed 1,500 square feet, and/or include on-sale of alcoholic beverages, shall require submittal and approval of a Minor Conditional Use Permit application prior to issuance of building permits and/or commencement of use, respectively. Outdoor dining shall comply with the operational requirements of Section 19.495 of the Municipal Code.

- **Public Works**

14. The following public works conditions to be met prior to occupancy.
 - a. The applicant shall obtain an encroachment permit from the Public Works department for driveway modifications, removal of str. In the event the encroachment permit is not approved or the design of driveways is substantially modified, the applicant shall submit revised plans to CHB staff for approval.
 - b. Closure of unused driveway openings on Market Street to Public Works specifications.
 - c. Size, number and location of proposed driveways to Public Works specifications.

- **Public Utilities Electric**

15. Contact Summer Delgado at 951-826-2129 for questions regarding public utilities (electric) conditions/corrections:
 - a. No Electrical on site; please make provisions and contact electric department when needed.

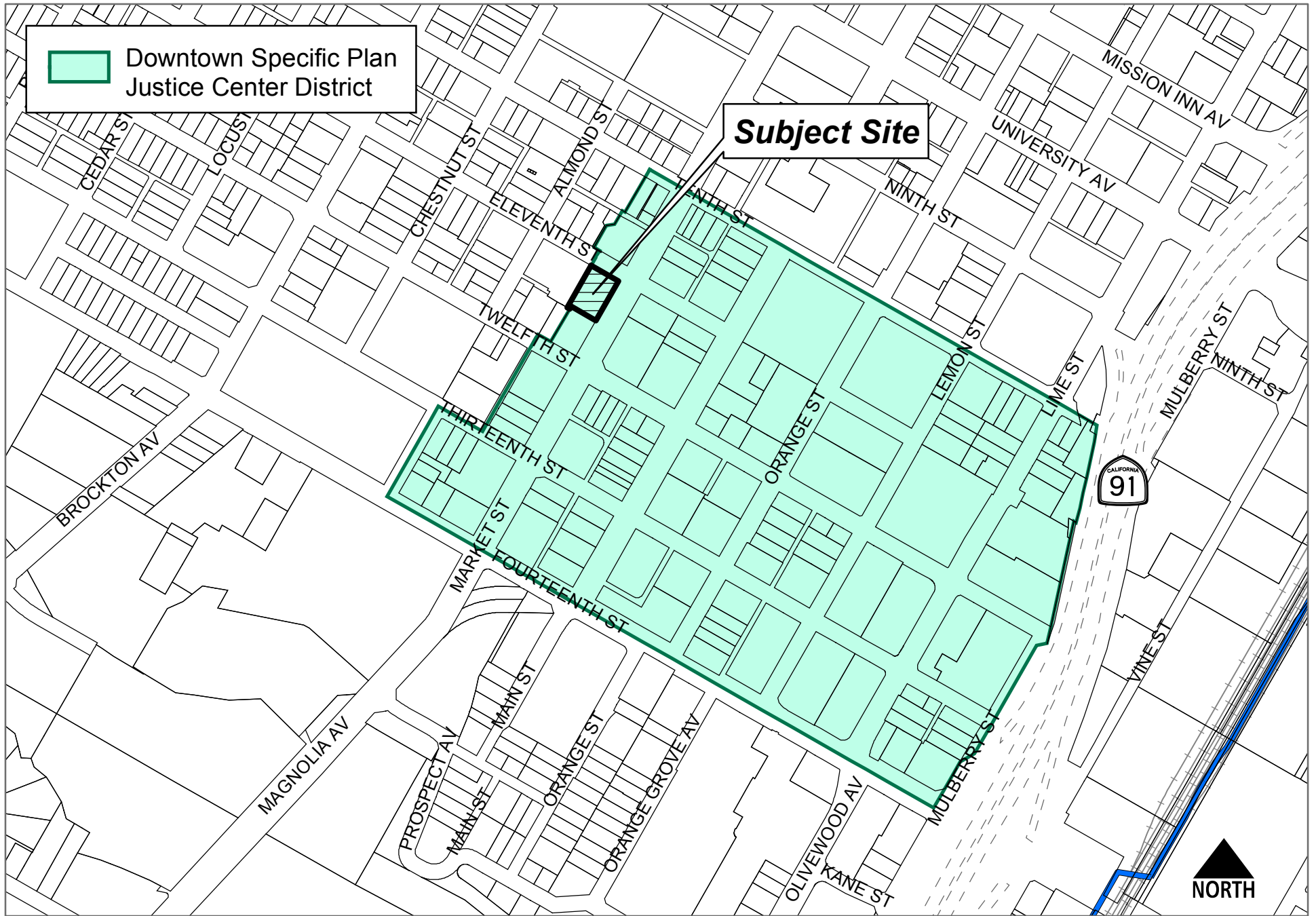
- **Public Utilities Water**

16. Water fees due. All fees must be paid prior to any plan approvals and/or installations by the Water Department.
17. Contact Toni Redman at TRedman@RiversideCA.gov or (951) 826-2126 with any water questions regarding this project.
18. *Advisory:* All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
19. *Advisory:* The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.

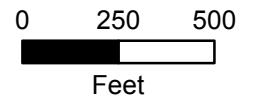
- **Fire**

20. Contact Margaret Albanese at 951-826-5455 for questions regarding fire conditions or corrections. The following to be met prior to construction permit issuance:
 - a. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
 - b. Construction plans shall be submitted and permitted prior to construction.
 - c. Fire Department access is required to be maintained during all phases of construction.
21. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

G:\CHB\09-18-13\P13-0465 rok.docx
Teri Delcamp

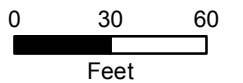


P13-0465, Exhibit 1 - Location Map





P13-0465, Exhibit 2 - 2012 Aerial Photo



REVISIONS

CONSULTANT

ARCHITECT
Keller & Barre' Associates
 ARCHITECTURE PLANNING DESIGN
 25091 Atlantic Ocean Drive Ste B12
 Culver City, CA 90230
 310.837.3334 (FAX)
 ma@kbsarch.com

REGISTRATION

PROJECT
 REMODEL AND
 ADDITION
 4135 MARKET
 RIVERSIDE, CA
 FOR
 GALLERIA
 CENTERS, INC.

SHEET TITLE
 (E) SITE PLAN

SCALE

DRAWN BY

CHECKED
 MAK

JOB NUMBER
 13004

DATE
 JULY 2013







SHEET NUMBER
 1 OF 4

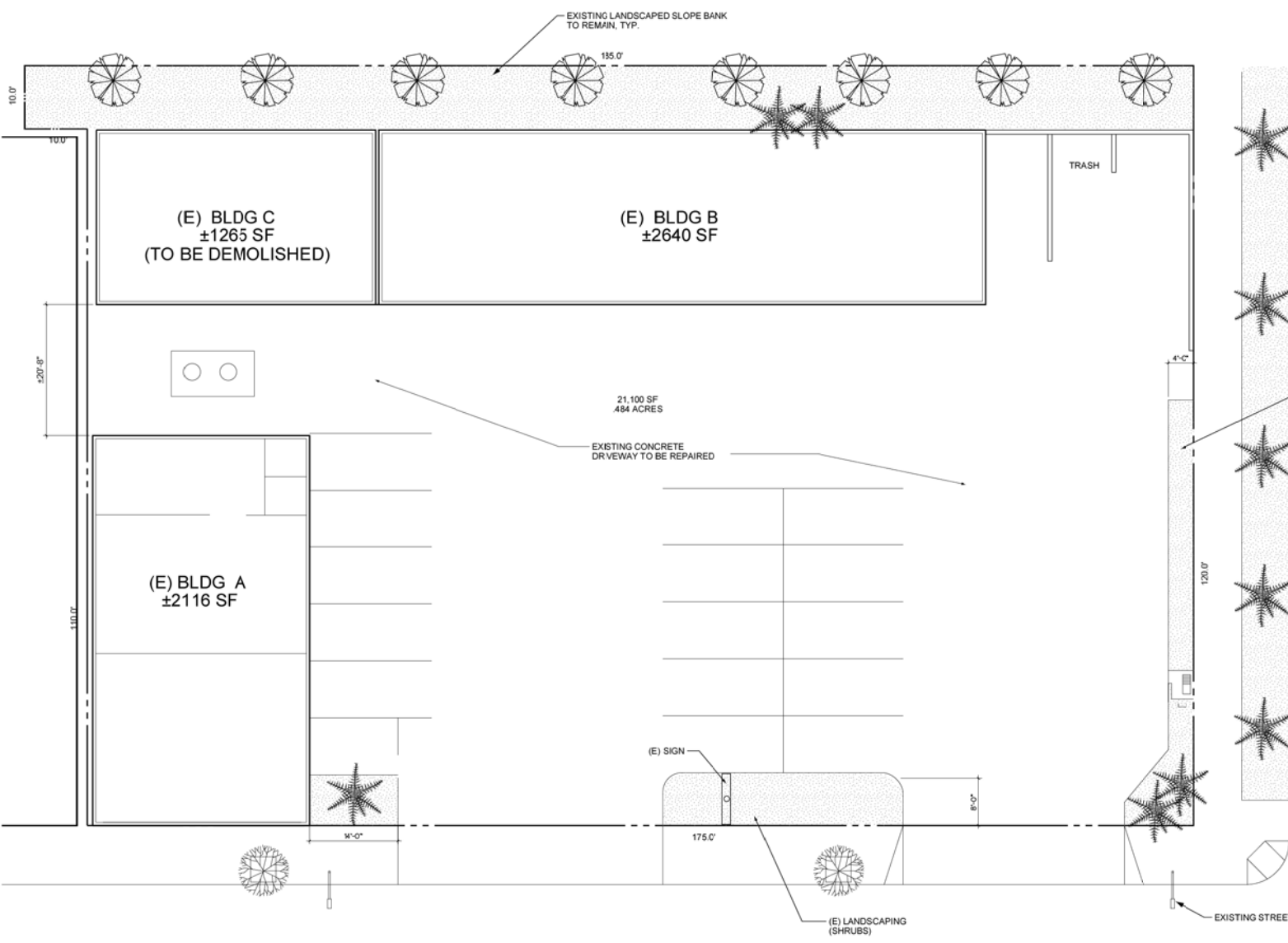
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PROJECT DATA

SITE AREA- ±21,100 SF, 484 ACRES
 SITE COVERAGE- ±6,021 SF, 28.5 %
 LANDSCAPING- (W/ SETBACKS) 2,803 SF
 (E) BUILDING AREA- ±6,021 SF
 AREA TO BE DEMOLISHED- ±1265 SF
 PARKING REQUIRED- 18 SPACES
 (E) PARKING- 18 SPACES

LEGEND

-  EXISTING STREET TREES
-  EXISTING PALM SPECIES VARIES
-  EXISTING TREE
-  NEW TREE
-  NEW PALM TREES MATCH EXISTING @ CORNER
-  LANDSCAPED AREA



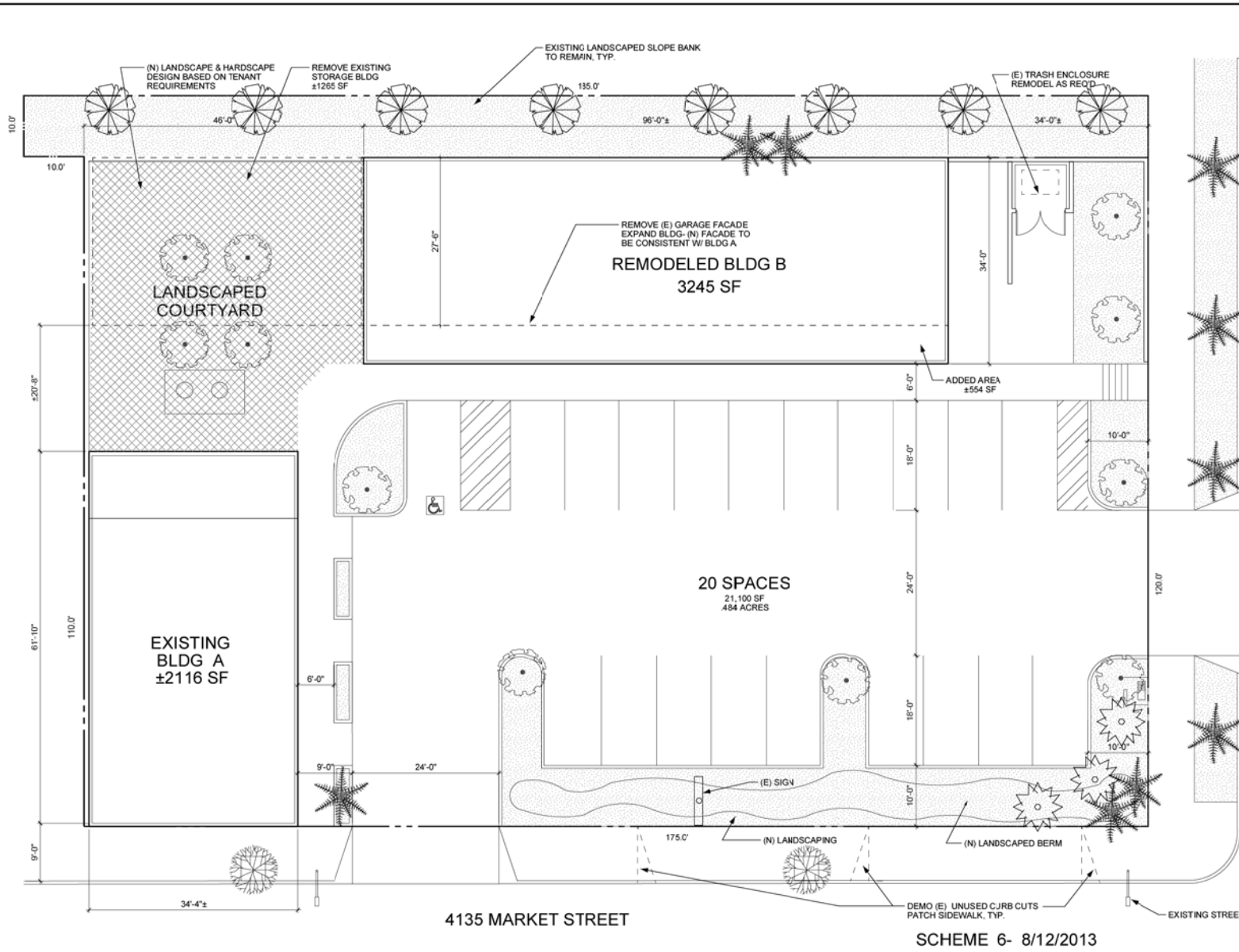
NOTE: ALL BLDGS ARE VACANT

GALLERIA CENTERS

4135 MARKET



P13-0465, Exhibit 3 - Existing Site Plan



PROJECT DATA

CERTIFICATE OF APPROPRIATENESS- #P13-0465
 SITE AREA- ±21,100 SF, 484 ACRES
 SITE COVERAGE- ±5,361 SF, 25.4%
 LANDSCAPE AREA- ±2,075 SF (PLUS SETBACKS)
 PARKING AREA- ±7225 SF
 (E) BUILDING AREA- ±6,021 SF
 (N) BUILDING AREA- ±5,361 SF
 AREA DEMOLISHED- ±1265 SF
 AREA ADDED- ±554 SF
 PARKING REQUIRED- 18 SPACES
 PARKING PROVIDED- 20 SPACES
 LAND OWNER:
 LARRY TAI
 TWTC INVESTMENTS, LLC
 159 E. LIVE OAK AVENUE
 SUITE 107
 ARCADIA, CALIFORNIA 91006
 APPLICANT:
 ANTHONY KARBER
 GALLERIA CENTERS, INC
 2024 N. BROADWAY
 SUITE 203
 SANTA ANA, CALIFORNIA 92706
 ASSESSOR'S PARCEL NUMBER- #215-251-004

LEGEND

- ELEVENTH STREET**
- EXISTING STREET TREES
 - EXISTING PALM SPECIES VARIES
 - EXISTING TREE
 - NEW TREE
 - NEW PALM TREES MATCH EXISTING @ CORNER
 - LANDSCAPED AREA

GALLERIA CENTERS, INC.
 2024 N. BROADWAY
 SUITE 203
 SANTA ANA, CA
 92706-2730
 714.550.9100

REVISIONS

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REGISTRATION

PROJECT
 REMODEL AND ADDITION
 4135 MARKET RIVERSIDE, CA
 FOR GALLERIA CENTERS, INC.

SHEET TITLE
 (N) SITE PLAN

SCALE

DRAWN BY

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JOB NUMBER
 13004

DATE
 JULY 2013

SHEET NUMBER
 2 OF 4

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Keller & Barre' Associates
 Architecture Planning Design

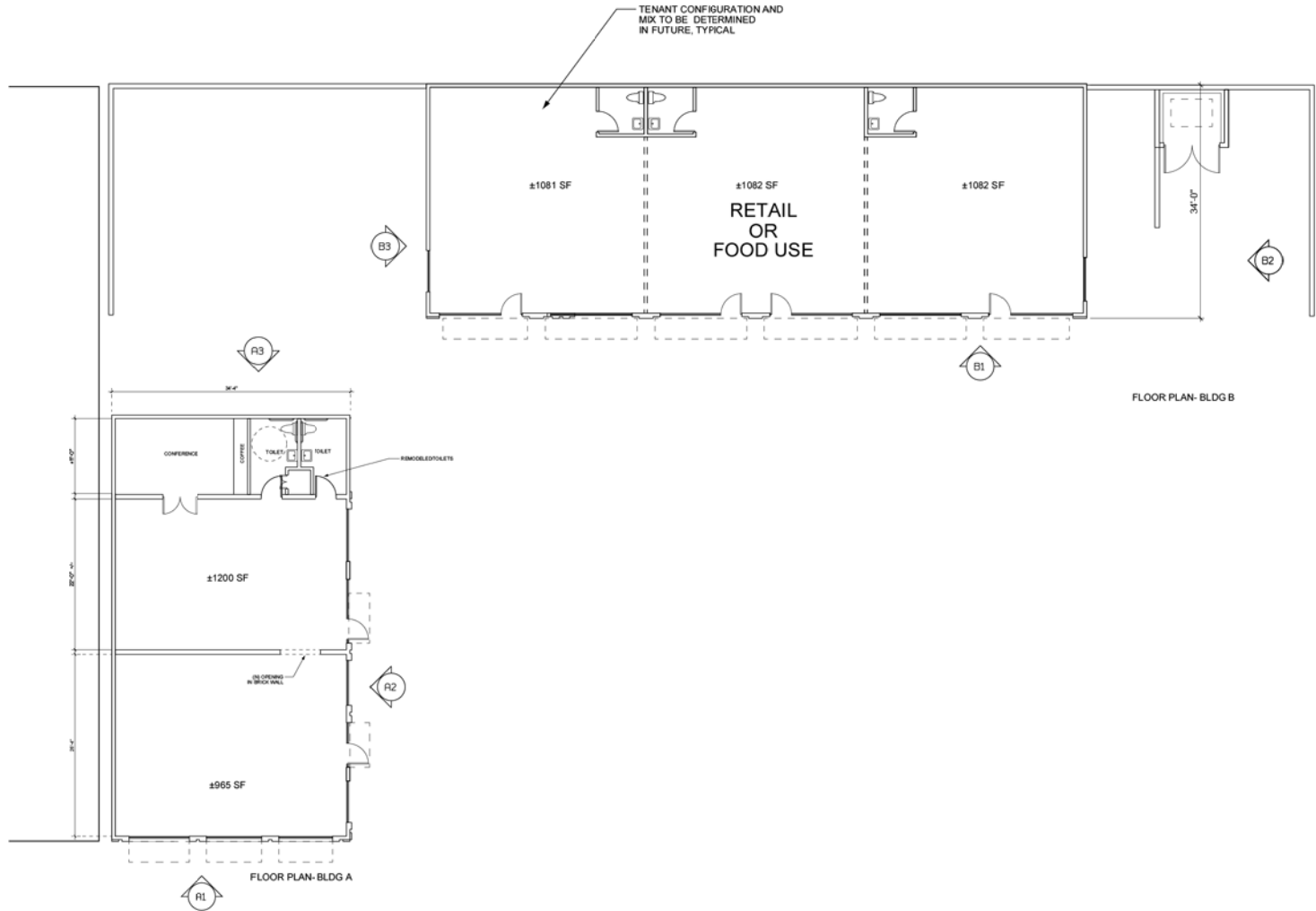
GALLERIA CENTERS, INC.



P13-0465, Exhibit 3 - Proposed Site Plan

SCHEME 6- 8/12/2013

4135 MARKET STREET



GALLERIA CENTERS, INC.
 2024 N. BROADWAY
 SUITE 200
 SANTA ANA, CA
 92706-2730
 714.550.9100

REVISIONS

1	ISSUED FOR BIDDING

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 310.837.3334 (FAX)
 mail@kbsaarch.com

REGISTRATION

PROJECT

REMODEL AND ADDITION
 4135 MARKET
 RIVERSIDE, CA
 FOR
 GALLERIA CENTERS, INC.

SHEET TITLE

PROPOSED FLOOR PLANS

SCALE

1/8" = 1'-0"

DRAWN BY

CHECKED

MAK

JOB NUMBER

13004

DATE

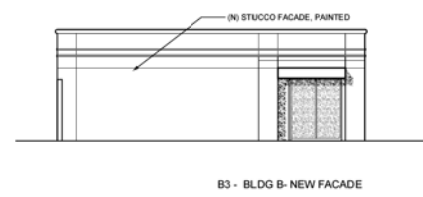
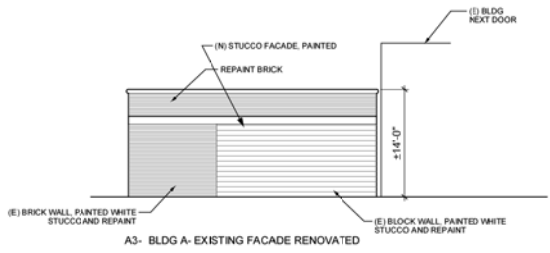
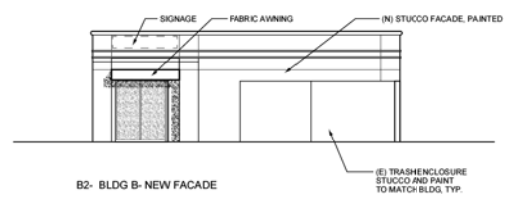
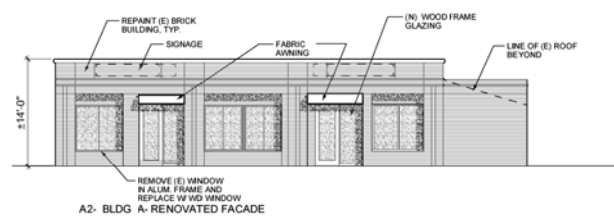
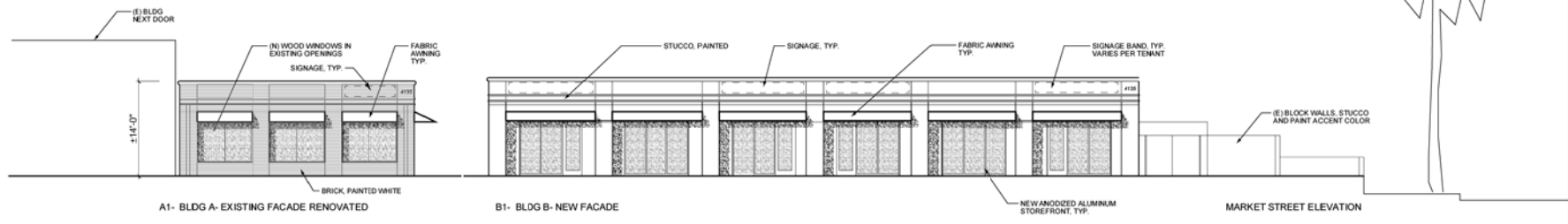
JULY 2013

SHEET NUMBER

3 OF 4

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P13-0465, Exhibit 3 - Proposed Floor Plan



P13-0465, Exhibit 3 - Proposed Elevations

GALLERIA CENTERS, INC.
 2024 N. BROADWAY
 SUITE 200
 SANTA ANA, CA
 92706-2738
 714.550.9100

REVISIONS
 1 FIELD REVISIONS

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 mail@kbsarch.com

REGISTRATION

PROJECT
 REMODEL AND ADDITION
 4135 MARKET RIVERSIDE, CA
 FOR GALLERIA CENTERS, INC.

SHEET TITLE
 EXTERIOR ELEVATIONS

SCALE
 1/8" = 1'-0"

DRAWN BY

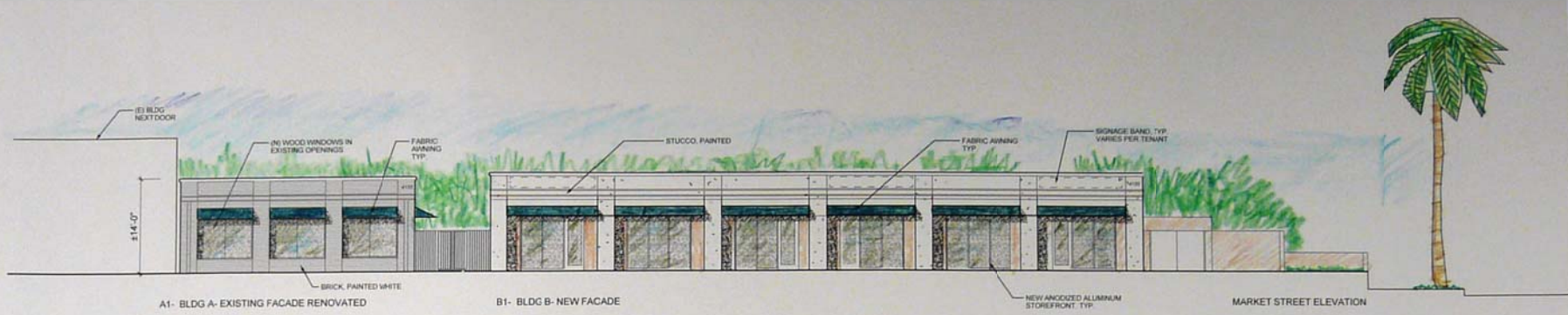
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DATE
 JUNE 2013

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 4 OF 4

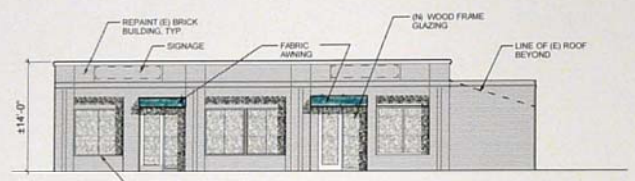
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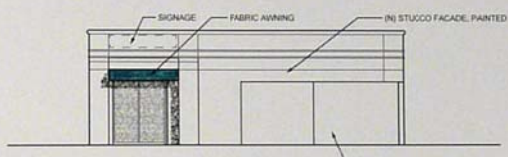
A1- BLDG A- EXISTING FACADE RENOVATED

B1- BLDG B- NEW FACADE

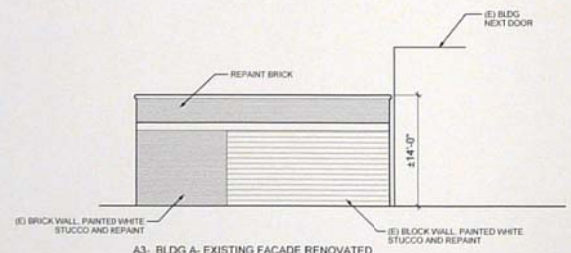
MARKET STREET ELEVATION



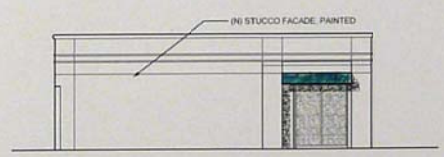
A2- BLDG A- RENOVATED FACADE



B2- BLDG B- NEW FACADE



A3- BLDG A- EXISTING FACADE RENOVATED



B3- BLDG B- NEW FACADE

GALLERIA CENTERS, INC.
 2024 N BROADWAY
 SUITE 200
 SANTA ANA, CA
 92706-2738
 714.950.9100

REVISIONS

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 mail@kbararch.com

REGISTRATION

PROJECT

REMODEL AND
 ADDITION
 4135 MARKET
 RIVERSIDE, CA
 FOR
 GALLERIA
 CENTERS, INC.

SHEET TITLE

EXTERIOR
 ELEVATIONS

SCALE

1/8" = 1'-0"

DRAWN BY

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JOB NUMBER

13004

DATE

JUNE 2013

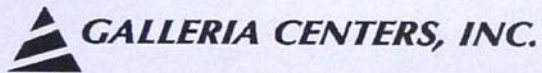
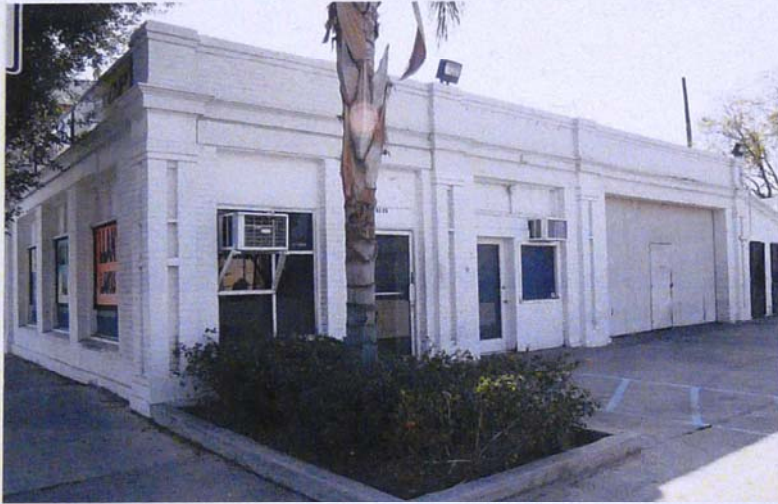
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4135 Market Street

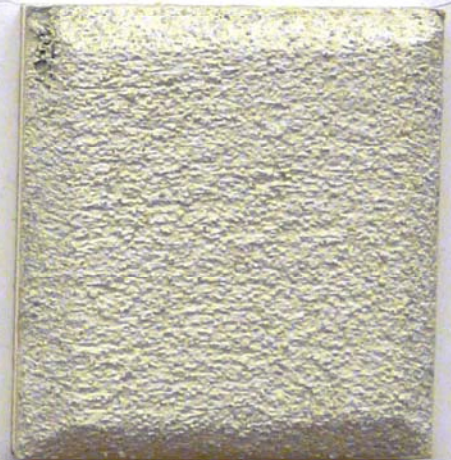
Riverside, California 92501



Color/Material Board

Stucco- La Habra X-81 "Oatmeal" 20/30 sand
Paint Accent- ICI "Artisan Brown"
Paint Accent- ICI "Great Falls"
Paint Accent- Duron "Tomahawk"
Awnings- match "Great Falls"

Keller and Barre' Associates Architects





Historic Building (Built 1936)



Historic Building (Side Facade including Rear Addition)

**P13-0465, Exhibit 4
Site Photos**



Non-historic Building (Built 1961)



Non-historic Building (Detail of Existing Facade)

P13-0465, Exhibit 4
Site Photos



Historic Building (Front Facade Windows)

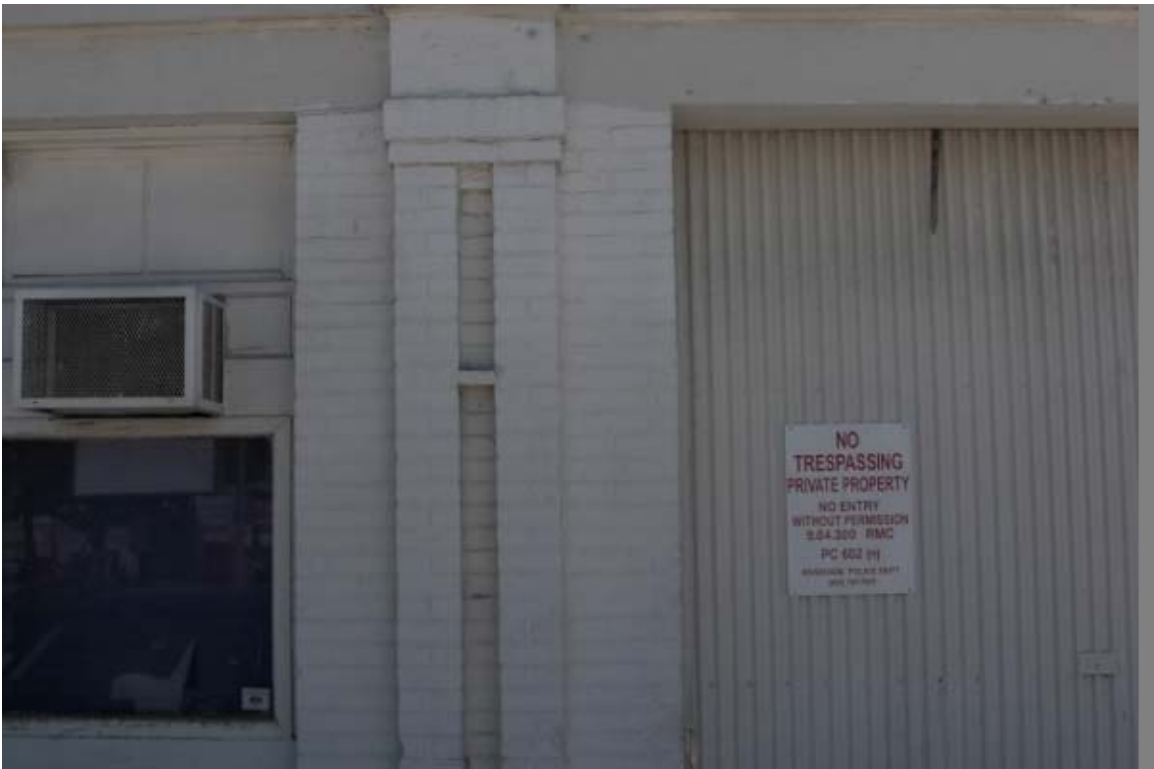


Historic Building (Front Facade Window Detail)

P13-0465, Exhibit 4
Site Photos



Historic Building (Front Facade Transom Detail)



Historic Building (Side Facade Decorative Masonry Detail)

P13-0465, Exhibit 4
Site Photos



Historic Building (Side Facade Service Bay to be Storefront)



Historic Building (Side Facade Metal Windows to be Replaced with Wood)

P13-0465, Exhibit 4
Site Photos

PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by Recorder) 4135 MARKET ST

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Riverside

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 4135 MARKET ST City Riverside Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: APN: 215251004,

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Art Deco building is a tall, one-story, reinforced masonry showroom and service building with a composition roof. It is approximately 2,116 square feet in area. It is distinguished by ornate masonry trim work. The raised parapet is divided from the main wall by a heavy belt course, and a cornice molding graces the top edge of the parapet. At each corner and dividing the side bays are brick pilasters with a recessed, center vertical panel. Each pilaster carries a continuation of the belt course and cornice molding. The front façade has three large, recessed display windows with triple-pane transoms. The north façade contains three bays containing entries to a showroom/storeroom, an office, and a large service bay originally intended for tires, batteries and other accessories. These bays are divided by four pilasters. At the rear is a shed roof addition containing restrooms.

The first building built in 1934 was an all-steel building per newspaper articles. It was removed in 1961. The extant historic building was constructed in 1936. The building located at the rear of the site that is approximately 2,640 square feet dates to 1961, built for US Royal Tires. An addition to this building was constructed in 1981 for Winston Tire Co.

*P3b. Resource Attributes: (List Attributes and codes) HP06 1-3 Story Commercial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

View to north, July 2013

*P6. Date Constructed: 1936

Age and Sources: Historic
 Prehistoric Both

*P7. Owner and Address:

Riverside CA

*P8: Recorded by: Teri Delcamp

Teri Delcamp

City of Riverside

3900 Main Street

Riverside, CA 92522

*P9. Date Recorded: 08/21/2013

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: 5S2

*Resource Name or #: (Assigned by Recorder) 4135 MARKET ST

B1. Historic Name General Petroleum Service Station

B2. Common Name

B3. Original Use: Service Station

B4. Present Use: Vacant

*B5. Architectural Style: Art Deco

*B6. Construction History: (construction date, alterations, and date of alterations) Construction Date: 1936

1934	Original Permit	#B-15218, not extant
1936	Original Permit	#17637, brick "addition" to service station
1961	Original Permit	#36067, 2,664 SF new bldg for US Royal Tire Service
1981	Addition	#C-18614, 1,265 SF for Winston Tire Co.

*B7. Moved? Date Moved: Original Location:

*B8. Related Features:

*B9a. Architect: unknown

b. Builder: General Petroleum

*B10. Significance: Theme: Auto-related Development &

Area

Period of Significance 1936

Property Type Auto Repair

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of Riverside Building Permits

Riverside Daily Press, March 17, 1934; September 11, 1936

"Draft The Assimilation of the Automobile in Riverside's Mile Square 1900-6519," JMRC October 2010

B13. Remarks:

*B14. Evaluator: Teri Delcamp

City of Riverside

3900 Main Street

Riverside, CA 92522

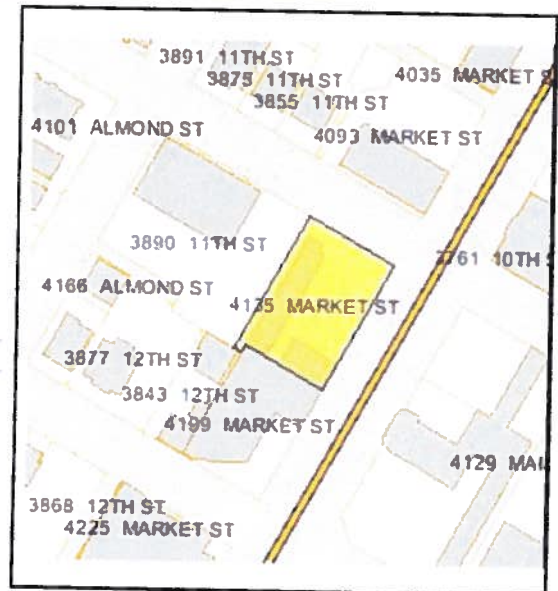
*Date of Evaluation 08/21/2013

(This space reserved for official comments.)

P13-0465, Exhibit 5

Property DPR Form

DPR 523B (1/95)



*Recorded By: Teri Delcamp

*Date 08/21/2013

Continuation Update

B10. Significance (continued):

Amid the post-WWI population-driven demand for housing in the second decade of the 20th century, Riverside's economic landscape was also changing. Vacant lots, particularly along the arterials in the downtown core, were eyed for commercial development. This geographic concentration of commercial enterprise in Riverside was linear as it was associated with major arterials or highways and generally focused first on the streetcar, and later motoring, patron, in addition to the neighborhood pedestrian. Eventually, use shifted to mainly auto- or travel-related uses like auto courts, motels, service stations or related auto services, and roadside eateries. At first, the automobile was assimilated into the whole structure without much change in the exterior design or scale. Extant auto-related buildings from the 1920s and 1930s still reflect the integration of the automobile in Mile Square commercial design near and along Market Street where the majority of auto-related commercial activity was headquartered. With the emergence of "streetcar suburbs" and other outlying developments, this method of incorporating commercial buildings into, or adjacent to, neighborhoods had become common throughout the country as residents pushed for small-scale, compatible construction even for buildings that accommodated automobiles. In accommodating automobile-related uses, local builders chose to make subtle changes within leading architectural forms and styles, which persisted through the 1930s. The design intent, which was heavily influenced by the Art Deco style within the Modernistic styles popular from roughly 1920 to 1940, is apparent in this building's façade. The site's setting and feeling has changed since the 1934 steel structure that would have reflected the original service station use of the site is no longer extant. However, the site is still a representative example of an auto-related building that reflects both Art Deco architecture and the small-scale property type that would have been compatible with the adjacent residential neighborhood to the northwest. The site is eligible for local listing as a Structure of Merit because it contributes to the broader understanding of the historical, architectural and community heritage of the City, retains sufficient integrity, and is an example of a type of building which was once common but is now rare in the community.