



Community Development
Department
Planning Division

City of Arts & Innovation

September 23, 2013

Wakeland Housing & Development Corp.
David Hetherington
1230 Columbia St., Ste. 950
San Diego, CA 92101

SUBJECT: P13-0200: Certificate of Appropriateness – 5797 Picker Street

Dear Mr. Hetherington:

At its meeting of September 18, 2013, the Cultural Heritage Board approved Planning Case P13-0200 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 p.m. on September 30, 2013 in the Planning Division. If appealed, you will be notified in writing when the case has been scheduled for review on the Land Use Committee's agenda. If not appealed, the Cultural Heritage Board's decision is final.

Should you have any questions concerning this notice please call Moises Lopez, Associate Planner, at (951) 826-5264.

Sincerely,
CULTURAL HERITAGE BOARD

Erin Gettis, Associate AIA
Historic Preservation Officer/
Principal Planner

CULTURAL HERITAGE BOARD
APPROVED CONDITIONS

Case Number: P13-0200

MEETING DATE: September 18, 2013

All mitigation measures are noted by an asterisk (*).

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. 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.

Specific Conditions of Approval

4. All applicable conditions of related Planning Cases P13-0198 (General Plan Amendment), P13-0199 (Rezoning), and P13-0201 (Site Plan Review) shall apply to this project.
5. * The preserved and enhanced integrity of the restored/rehabilitated Camp Anza Officers Club, which is to be achieved by the proposed project, shall be further protected by the preparation and submittal of a local designation application prior to final inspection or the issuance of certificate of occupancy.
6. Prior to the issuance of building permits, the applicant shall submit plans that include details for the restoration and rehabilitation of the Officer's Club that implement the recommendations of the "Cultural Resources Survey, Home Front at Camp Anza/Camp Anza Officer's Club" by JMRC, June 2013, to the satisfaction of Cultural Heritage Board staff.
7. **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 City Planning Commission as applicable;

- b. Provision for outdoor furnishings to be utilized in conjunction with the proposed multiple-family residential complex (i.e., tables and chairs for the outdoor seating area). Catalog cuts or manufacturer's cut sheets for all proposed outdoor furnishings shall be submitted for review and approval of Design Review staff;
 - c. Provision for decorative sconce lighting on all building elevations. Catalog cuts or manufacturer's cut sheets of the proposed sconce lighting shall be submitted for review and approval of design review staff; and
 - d. Roof mounted mechanical equipment shall not permitted.
 - i. Mechanical equipment screening details shall be provided as follows:
 - 1. Where exposed pitched roofs are proposed, locate **NO** mechanical equipment on any roof pitch, except as specifically approved by the Planning Commission.
 - 2. 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.
 - 3. Specify all electric meters and panels to match adjacent building wall surface and color or to be placed in enclosures.
 - 4. 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 Design Review staff approval. Wooden roof screens are generally not acceptable.
8. Add details for the enhancement of the existing trash enclosure to include colors and materials as those proposed for the multiple-family residential complex and a decorative overhead trellis subject to Planning Division staff approval and in accordance with the City's trash enclosure policies and standard drawings (available at the Planning Division) as follows:

REQUIRED ENCLOSURE MATERIALS:

- a. Block color: Precision block plaster finished and painted to match building or decorative block.
- b. Cap color: To match exterior of enclosure walls;
- c. Gate/Gauge Material: 16/ga ribbed metal to match color of building;
- d. Pedestrian access requirement: Yes; and
- e. Decorative overhead trellis requirement: Yes.

APPEAL INFORMATION:

The staff's decision or any conditions of approval can be appealed by the applicant or any interested person. To appeal this decision, submit a letter stating what you wish to appeal and why, the General Application form and the corresponding appeal fee. The Community Development Department offers a packet on filing an appeal that you might find helpful. Appeals may be delivered in person or mailed, but they must be received by at 5:00 p.m. fifteen days following approval of this case. The Community Development Department's address is:

City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Appeals will be considered by the Land Use Committee of the City Council at their next available meeting.