



Community Development
Department
Planning Division

City of Arts & Innovation

September 23, 2013

Gary Vedder
5248 Brockton Avenue
Riverside, CA 92506

SUBJECT: P13-0520: Certificate of Appropriateness – 5248 Brockton Avenue

Dear Mr. Vedder

At its meeting of September 18, 2013, the Cultural Heritage Board approved Planning Case P13-0520 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 Teri Delcamp, Historic Preservation Senior Planner at (951) 826-2117.

Sincerely,
CULTURAL HERITAGE BOARD

Erin Gettis, Associate AIA
Historic Preservation Officer/
Principal Planner

**CULTURAL HERITAGE BOARD
APPROVED CONDITIONS**

Case Number: P13-0520

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 **FINAL INSPECTION** 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

4. This project is subject to the concurrent approval of a variance (P13-0521). Failure of the applicant to obtain approval for P13-0521 shall render this approval null and void, subject to any appeal process.
5. A copy of a title report (recent to within the prior six months) shall be submitted with the plans submitted for plancheck to Building and Safety. In the event the title report indicates the project is in conflict with easements or similar, the applicant shall modify the project plans to avoid such conflicts, subject to review and approval of CHB staff.
6. Prior to issuance of building permits, the applicant shall submit manufacturer's brochures or cutsheets of the proposed garage doors for CHB review and approval.
7. A window and door schedule shall be included with the plans submitted for building permits, and shall match those existing on the home to the satisfaction of CHB staff. The proposed man-doors shall be wood or have an appearance like wood to the satisfaction of CHB staff
8. Concurrent with submittal to the Building Division and obtaining a plancheck number, the applicant shall submit a full size site plan and floor plan along with a copy of the grant deed to the Planning Division to initiate the preparation of a covenant and agreement to be approved by Planning and the City Attorney's office. Said covenant and agreement is for the purpose of ensuring in perpetuity that the accessory structure shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling, shall not be used for any business purposes as

required by Municipal Code Section 19.485, Home Occupations, and shall be recorded on the property prior to approval of the final inspection.

9. *Advisory:* Municipal Code Section 19.485, Home Occupations, applies to all residential zones where allowed, and contains the provisions, regulations and criteria by which a business may operate within a residential zone as an incidental use to a home to ensure compatibility of such uses with surrounding uses and properties.
10. 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.