



Community Development
Department
Planning Division

City of Arts & Innovation

September 23, 2013

Anthony Karber
Galleria Centers, Inc.
2024 N. Broadway, Ste. 203
Santa Ana, CA 92706

SUBJECT: P13-0465: Certificate of Appropriateness – 4135 Market Street

Dear Mr. Karber:

At its meeting of September 18, 2013, the Cultural Heritage Board approved Planning Case P13-0465 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

PLANNING Case: 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.