



Community Development
Department
Planning Division

City of Arts & Innovation

December 19, 2013

MXM, Inc.
Frank Purbaugh
2666 E. Huntington Drive
Duarte, CA 91010

SUBJECT: Certificate of Appropriateness – P13-0651 - 2586 University Avenue

Dear Mr. Purbaugh:

At its meeting of December 18, 2013, the Cultural Heritage Board approved Planning Case P13-0651 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 December 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, Senior Historic Preservation 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: P13-0651

MEETING DATE: December 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 December 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 December 18, 2014, and/or on the date the approved minor conditional use permit expires.
4. 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 and continually thereafter.

Case-Specific

Planning

5. This project is subject to the concurrent approval of a minor conditional use permit (P13-0650) and a variance (P13-0937). All applicable conditions of P13-0650 and P13-0937 shall apply. Failure of the applicant to obtain approval for P13-0650 and P13-0937 shall render this approval null and void, subject to any appeal process.
6. *Advisory:* Municipal Code Section 19.325, Historic Residence Used for Retail Business, Office or Bed and Breakfast Inn, applies to this project as and if concurrently approved by P13-0650. Section 19.325 contains the provisions, regulations and criteria by which a bed and breakfast may operate within a historic residence to ensure compatibility of such uses with surrounding uses and properties. Refer to said section and conditions of P13-0650.
7. Acknowledging the additions and alterations contemplated in the project plans, the applicant shall endeavor to retain, preserve and restore existing, historic, original materials in their existing/reconstructed locations to the maximum extent possible, or

match them like-for-like, and shall salvage other existing, historic, original materials for re-use elsewhere on the building to the satisfaction of CHB staff. This specifically includes the existing standard and fish-scale shingles at gable ends and balcony, attic vents, porch posts and capitals, original windows, doors, siding, soffits and trim, etc., some of which is further detailed in the conditions below.

8. Prior to issuance of building permits, the applicant shall revise the building permit plan check plans to incorporate all of the following changes or submit the necessary information:
 - a. Original windows on the historic building shall be repaired if possible, or replaced in kind if too deteriorated. Existing original windows in good condition that are proposed to be removed shall be salvaged and re-used in proposed locations to the extent possible. Existing non-original windows shall be replaced as indicated on the approved conceptual plans. A window schedule shall be provided for CHB staff review and approval to show replacement wood sash windows that match the dimensions, arrangement of panes and operation of the original windows, and new windows that are compatible with the style, arrangement of panes and operation of original windows to the extent possible.
 - b. The design of exterior doors shall be compatible with the existing residence doors and shall be made of wood. New doors shall have wood frames and trim to match the existing original wood framed windows and/or doors.
 - c. Provide details to clearly show eave overhangs and soffits to match the original structure.
 - d. Where removed for construction of the rear addition, original wood siding in good condition shall be salvaged and stored for re-use on the front and visible elevations as a priority, and other areas of the home as a secondary priority. Window and/or door openings proposed to be eliminated shall be filled in with siding to match existing. Any new or procured siding shall be made of wood and be of the same dimensions, profile and finish as the original, spliced in to match.
 - e. A material sample of the proposed permeable pavers, turf block, and front porch deck flooring compatible with the site's historic character shall be submitted for review and approval of CHB staff.
 - f. The front porch shall be repaired, or if too deteriorated, shall be replaced to match the original configuration and material. The deck expansion to the porch shall use flooring of a compatible but different material flush with the porch floor surface so that the original porch is still identifiable. The railing at the right side of the porch shall remain and the new railings on the deck shall match it in style, material and dimensions, etc.
 - g. The decking/floor, railings and handrails, etc., of the ADA ramp(s) shall be compatible with the historic character of the site subject to review and approval of CHB staff.

- h. Unless otherwise approved by CHB staff, on-site walkways shall be gray concrete with historically appropriate scoring, without any modern finishes or added colors.
9. Submit three sets of plans depicting the exact size, design, color and location of any required water meters, water backflow preventer, irrigation controllers 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 landscape or other screening. Any equipment metal mesh cages shall be painted green and incorporate landscaping around the cages. The visibility of these facilities shall be minimized to CHB staff satisfaction through means including but not limited to relocation or additional landscaping, etc. The applicant is advised to consult with the Public Utilities Water Department prior to preparing these plans.
10. Prior to approval of the final inspection, 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. Upon final inspection of landscaping, if staff finds that the amount of landscaping is insufficient, staff will require additional plants/shrubs/groundcover/ mulch.
11. An exterior lighting plan shall be submitted to CHB staff for review and approval. A photometric study of all exterior lighting proposed on the building, yards and within the parking lot 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 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.
12. The monument sign and building sign shall be permitted in accordance with Chapter 19.620 of the Zoning Code, and shall be consistent with the approved sign program for the project. A separate sign permit application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.
13. 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.

Public Works – Development

14. Modification of the existing driveway approach on University Avenue shall be to Public Works specifications. No work shall occur within the public right-of-way prior to obtaining a Construction Permit from Public Works.
15. If required as determined by the Public Works Director or designee, then prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP and associated requirements that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
 - f. The property owner shall also record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
16. Prior to building or grading permit closeout or the issuance of a certificate of occupancy/use or release of utility hold, if a WQMP was required, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

Public Works – Street Trees

17. Protect existing City maintained trees, landscaping and irrigation in place. If driveway widening affects said features and facilities, contact Public Works at 951-351-6313 to propose and coordinate solutions for their review and approval prior to issuance of the required Public Works Construction Permit.

Public Utilities – Water

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 water facilities required in accordance with the City of Riverside Public Utilities Water Rules.
20. *Advisory:* The provision of utility fees and charges required in accordance with the City of Riverside Public Utilities Water Rules.

Fire

21. 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. Unless otherwise declared and determined on the permit plans, the Bed and Breakfast is a change in use from an R2 to an R1 occupancy and will require an automatic fire sprinkler system to be installed.
 - d. The fire resistive requirement for the exterior wall on the north/west based on fire separation distance is 1 hour fire resistive construction. 2010 California Building Code, Table 602.