



**Community & Economic Development Department**

**Planning Division**

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)

**CULTURAL HERITAGE BOARD MEETING DATE: MARCH 21, 2018**

**AGENDA ITEM NO.: 4**

**CERTIFICATE OF APPROPRIATENESS**

**I. CASE NUMBER(S): P18-0186**

**II. PROJECT SUMMARY:**

- 1) **Proposal:** Certificate of Appropriateness request to construct a three-story, approximately 42,000 square-foot new main library that would include the City Archive, a 100-seat community meeting room, and Friends of the Library bookstore within the Seventh Street Historic District and demolish existing non-contributing bus terminals, former police sub-station, and related ancillary structures.
- 2) **Location:** 3911 University Avenue/3775 Fairmount Boulevard on the southern intersection of Mission Inn Ave and Fairmount Blvd
- 3) **Ward:** 1
- 4) **Applicant:** City of Riverside – General Services Department
- 5) **Case Planner:** Jen Mermilliod, Contract Senior Planner

**III. RECOMMENDATION:**

**That the Cultural Heritage Board:**

- 1. **DETERMINE** that Planning Case P18-0186 is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15331 (Historical Resource Restoration/Rehabilitation) and 15332 (In-Fill Development Projects) of the CEQA Guidelines; and
- 2. **APPROVE** Planning Case P18-0186, based on the findings summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

#### IV. BACKGROUND/HISTORY:

- **Background:**

From 2015-2017, Riverside Public Library staff conducted extensive research into customer-focused shifts from traditional library models in design, need, use, technologies, and community engagement, including visits to over 25 award-winning and recently constructed or renovated public libraries locally, nationally and internationally in preparation for the Main Library project. Visits included meetings with library directors, staff, architects and community members on space programming, operational models, architecture, interior design, library construction processes, sound attenuation, marketing, and more.

On May 16, 2017, the City Council approved two separate items: 1) the new Main Library as a Measure Z funding priority with a resolution for reimbursement of the costs for design of the Main Library project; and 2) the Professional Consultant Services Agreement (PSA) with Johnson Favaro Architects (Johnson Favaro), in the amount of \$1,725,000 for architectural and engineering design services for a new two-story, approximately 40,000-square-foot Main Library project located at 3911 University Avenue front facing Mission Inn Avenue.

On June 15, and July 21, 2017, community meetings were held to introduce Johnson Favaro and consultant Linda Demmers to the community, provide an update on the status of the project, and to receive input on meeting community needs through space, services and programs. Community feedback included: consider the community of today and tomorrow; give bold architecture that makes a statement; connect with existing developments, be the catalyst for future development, and activate White Park; centralize the archives and make them more accessible; incorporate Riverside's rich history, including the story of water; provide appropriate parking; offer lots of community meeting space; ensure ample space for children's services; lend more "things" (i.e. tools, toys, etc.); and include activity and quiet spaces.

On August 14, 2017, a special meeting of the Board of Library Trustees provided an opportunity to view the new Main Library design renderings and provide feedback for City Council consideration at which the Board unanimously voted to recommend City Council approve the proposed 3-story Main Library design, which lifted the two-story library onto a 30-foot platform and allowed for a critical pedestrian linkage below to ensure economic vitality through pedestrian connectivity throughout the surrounding areas with an anticipated future mixed use development project on the balance of the site.

On October 3, 2017, the City Council approved the 3-story design for the Main Library project. Concept designs in the proposed project are a reflection and culmination of extensive research community meetings, and professional experience of staff and the design team.

On December 19, 2017, the City Council amended the Measure Z 5-year spending plan by authorizing the allocation of Measure Z contingency funds of \$2,000,000 and \$1,300,000 of Measure Z allocation for the Riverside Metropolitan Museum, for a total of \$3,300,000, to construct a City Archive in the new Main Library.

On February 27, 2018, the City Council approved the first amendment to the PSA with Johnson Favaro Architects in the amount of \$342,000 for a total contract amount of \$2,067,000, plus a \$129,630 contingency for a total not to exceed amount of \$2,197,230 and adopted an amended reimbursement resolution for revised design services.

- **History:**

The subject property is currently occupied with vacant bus terminals, former police sub-station, and related ancillary structures constructed in the 1980s within the Seventh Street Historic District.

Seventh Street Historic District: Running the entire length of Riverside’s original Mile Square townsite, this locally-designated district (also known as Landmark 40) includes both sides of Mission Inn Avenue and encompasses the Buena Vista Bridge on the west and the Union Pacific and Santa Fe depots on the east. The corridor includes many of the best recognized commercial, municipal, and faith-based buildings in downtown Riverside as well as a number of stately residences in the northwestern end in a dramatic and eclectic assemblage of architectural styles constructed from 1871 through the 1920s, including Pueblo, Mission Revival, Moorish, Churrigueresque, Renaissance Revival, Mediterranean, Classical Revival, Romanesque, and more. The proposed project is located on a non-contributing property in an area that is concentrated with other non-contributors. A smaller portion of the district was identified by AEGIS 1993 & again by MFA 2003 as eligible for the National Register. The project is outside the boundary of the NR-eligible portion, which runs from the Santa Fe railroad tracks at Commerce Street to the Fox Theater on Market Street, east of the project.

## V. DETAILED PROJECT DESCRIPTION:

The proposed project is to remove the existing non-historic, non-contributing former Riverside Transit Agency Downtown Terminal and Riverside Police Department North Neighborhood Policing Facility, which include terminal and sub-station buildings as well as related ancillary structures, and construct an approximately 42,000 square-foot three-story main library that would include the City Archive, a community meeting room and Friends of the Library bookstore. Surrounding land uses include the Fox Entertainment Plaza to the east across Mission Inn Avenue; commercial uses to the west; the Riverside Community College District Coil Center for the Performing Arts to the south across University Avenue; and the offices of the Fair Housing Council of Riverside County to the north.

The library building is proposed to face Mission Inn Avenue and straddle the existing Fairmount Boulevard from an elevated, divided 30-foot platform. Although approximately 42,000 square feet, the design effects a footprint of only 9,770-square-feet in two separated, unequal one-story masses that support the suspended second and third floors above a pedestrian plaza. A 1,520-square-foot, 100-seat community meeting room and restrooms will be located in the west leg, and the slightly smaller east leg will house a 450-square-foot bookstore and a 3,520-square-foot City Archive that extends from the first floor into an elevated, 2,600-square-foot mezzanine space. Remaining space in these first-floor legs is dedicated to office, equipment, and storage uses. A detached elevator set at an angle near the west leg within the pedestrian plaza will provide accessible access to the upper floors, which will accommodate library and administrative uses as well as additional restrooms on each floor. The 15,180 square-foot second floor will house a multi-purpose room, family place, early childhood reading area, adult reading lounge, and marketplace as well as offices and a staff area. The 11,120-square-foot third floor is planned for adult collections, reading and study rooms, library administrative offices, and a staff area with a kitchenette and lactation room.

The outdoor pedestrian plaza is designed to accommodate ground floor activity such as author signings, youth performances, farmers markets, concerts, and family festivals. Access beneath

the elevated library through the rear parking lot establishes pedestrian movement through the site; however, access will be fully realized through the anticipated future mixed use development project on the balance of the site, which would formalize the pedestrian plaza into an arcade. This pedestrian thoroughfare will ensure connectivity throughout the surrounding areas, including The Fox Theater, Fox Entertainment Plaza and parking garage, Food Lab, Riverside Community College Coil School for the Arts, the recently-approved Mission Heritage Plaza and Civil Rights Institute, local and future retail establishments, and White Park.

The proposed library building is designed in the post-modern style. The unconventional interplay between horizontal and vertical elements, texture and material, parallel and angled lines, and solid and void space is carried throughout the cohesive structure, which shows high-style design intent and attention to detail and visual interest on every elevation. The separated one-story masses provide visual interest at the pedestrian scale, balancing the perceived weight of the overhead structure through the use of well-articulated volumes, projecting canopies, full-height fenestration, and a mix of materials and textures, including plaster, tile, glass, and metal. The offset, cantilevered second and third floor is broken by sculptural voids on all elevations to provide shape, interest, and light. Most prominent is the rampart arched window that provides a view through to the rear of the building and exposes interior activity and structure, notably the separation of the second and third floors. This window both provides a striking visual focal point from without and frames a visual perspective of the Fox Theater across Mission Inn Avenue from within the library. The “matching” smaller rear window is opposite in orientation and curves into cutaway corners, allowing this feature to be visible from the east and west elevations. The scalloped southwest corner of the third floor shelters a recessed second-floor 3,850 square-foot terrace. Proposed materials and colors include smooth white plaster; 12”x24” white porcelain tile with Calcutta marble patterning installed in a horizontal running bond pattern with minimal, 1/8-inch matching grout lines; poured-in-place concrete with natural finish; glass used in large, deliberate unbroken curtainwall expanses and in minimally separated metal storefront assemblages with silver anodized aluminum finish; and where applied, paint finishes primarily in shades of coral.

Existing parking lot and street improvements will be reconfigured to accommodate the transition to the new plaza paving and onsite surface parking to the rear of the new library building, which will be accessed from University Avenue. Existing alleyways between Mission Inn and University Avenues will remain as north-south entry/service ways, and the southernmost portion of the pedestrian plaza will also serve as an east-west service access road. An approximately five-foot landscape buffer is planned between the rear boundary of the library/plaza improvements and the rear parking area. As a matter of information, the future vacation of Fairmount Boulevard was separately processed and reviewed by Planning Commission on March 8, 2018. Planning Commission recommended that City Council approve the vacation of Fairmount Boulevard.

## VI. PROJECT ANALYSIS:

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

CHB staff has analyzed the proposed project in accordance with Title 20 of the Riverside Municipal Code and the Secretary of the Interior’s Standards (SOIS) and finds the project to be consistent with both.

According to the Design Guidelines for Infill Construction in Historic Districts:

New construction should suggest the design principles of the Historic District. Size, scale, proportion, color and materials are important factors to consider in new building design. New design should allow for modern technology and material usage, but in a manner sensitive to surrounding historic structures.

Both the overall character of the district and the specific location of the project within the district prescribe both compatibility and differentiation as appropriate design treatments. Situated among a high concentration of non-contributors, many of which are modern interpretations, compatibility with neighboring properties is best achieved by a design that does not seek to mimic historicity but embraces modern elements and materials. The proposed project is modern in massing, design, and site integration and honors the eclectic nature of the historic district, which is an architectural exhibition of different property types in a variety of high-style designs within a broad period of significance rather than narrowly characterized. In this way, compatibility is achieved through distinction and differentiation, much like the current Main Library, which is now considered significant in its own right, was a distinct addition on the historic landscape at the time of its construction.

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

**General Plan:** The proposed project is consistent with the underlying General Plan 2025 land use designation of DSP, which will further the intent of the General Plan. Further, the proposal has been found to be consistent with General Plan Policies HP-1.0, which requires the use of historic preservation principles as an equal component in the planning and development process and HP-5.0, which ensures compatibility between new development and existing cultural resources. The distinct modern design of the project is both compatible with nearby non-contributors as well as maintains the high-style eclectic character of the Seventh Street Historic District.

**Specific Plan:** The project site is located within the Downtown Specific Plan – Raincross District – Cultural Resources Overlay zone and will further the intent of the Specific Plan. Subject to future approval of the vacation of Fairmount Boulevard, the project is consistent with applicable DSP development standards. Through its proposed use as the new main library and its pedestrian plaza and potential thoroughfare to White Park, the project expands the perception of the geographic Downtown area and furthers the vision of the Raincross District as the “pedestrian-oriented center of Downtown, with an emphasis on an intense mixture of residential, specialty commercial, tourist, restaurant, cultural, arts, and civic uses.”

**Zoning:** Although the project is exempt from the Zoning Code, the underlying DSP-RC-CR – Downtown Specific Plan – Raincross District – Cultural Resources Overlay Zone is consistent with the DSP – Downtown Specific Plan General Plan land use designation.

- **Environmental Compliance:**

The project is categorically exempt from CEQA review pursuant to Section 15332 of the CEQA Guidelines as the project consists of in-fill development consistent with all applicable general plan and zoning policies and standards occurring within the limits of an incorporated city on a site less than five acres in size surrounded by existing urban uses and served by all required utilities and public services. As stipulated by §15332(c), the project site has no value as habitat for endangered, rare or threatened species as identified in Figures OS-5 (Habitat Areas and Vegetation Communities), OS-6 (Stephens’ Kangaroo Rat [SKR] Core Reserves and Other Habitat Conservations Plans [HCP]) and OS-7 (MSHCP Cores and Linkages) of the 2025 General

Plan. Further, as stipulated by §15332(d), approval of the project would not result in a significant effect relating to traffic, noise, air quality or water quality, as the project:

- does not meet trip generation thresholds requiring preparation of Traffic Impact Analysis;
- does not present significant new source of noise not typically found in urbanized areas;
- does not exceed South Coast Air Quality Management District criteria emissions thresholds for air quality, based upon computer-assisted emissions modeling; and
- will not create adverse effects to water quality as all storm water is treated on-site in accordance with the provisions of the Water Quality Management Plan prepared for the project as required by the Santa Ana Watershed Regional Water Quality Control Board.

Additionally, Section 15331 of the CEQA Guidelines stipulates that Historical Resource Restoration/Rehabilitation projects consistent with the Secretary of the Interior Standards for the Treatment for Historic Properties are categorically exempt from CEQA review. As the existing building on the site is not a designated or eligible historical resource, the historical resource is the Seventh Street Historic District. Therefore, the Secretary of the Interior's Standards are applied to in-fill within a historic district, namely the Rehabilitation Treatment. As previously discussed, the proposed project achieves both compatibility and differentiation, treatments consistent with the Secretary of the Interior's Standards with regard to a historic district.

As a matter of information, the future vacation of Fairmount Boulevard was separately reviewed and recommended for approve by Planning Commission on March 8, 2018 under the Section 15301 (Existing Facilities) CEQA exemption.

## VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site. As of the writing this report, no comments have been received. Additionally, community meetings were held on June 15 and June 21, 2017 the results of which have been incorporated into the proposed Main Library project.

## IX. EXHIBITS:

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Map
4. Zoning Map
5. Historic District Map
6. Project Plans
7. Renderings
8. Site Photos



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**CASE NUMBER:** P18-0186

**MEETING DATE:** March 21, 2018

**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:** This finding is not applicable as the site contains no historic buildings. The existing bus terminals/former police sub-station is a non-contributor to the Seventh Street Historic District and will be demolished.

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

**FACTS:** The Seventh Street Historic District and various individually significant historic buildings, most noticeably the Fox Theater as referenced by the Downtown Specific Plan, are the relevant cultural resources. Although the Spanish Colonial Revival style is a presence in the district and throughout downtown Riverside, as the historic district is an eclectic collection of property types and architectural styles, no single individual resource or architectural style can provide inspiration for compatible design. The proposed project best achieves compatibility with the eclectic and high-style nature of the Seventh Street Historic District and the dynamic fabric of the Raincross District of the Downtown Specific Plan through differentiation in its contemporary, high-style design. Interpretive reference to the arcades, marquees and courtyards throughout the area may be seen in the pedestrian plaza created by the suspension of the building over the future-vacated Fairmount Boulevard, but on the whole, the structure inserts a post-modern vocabulary on this non-contributing property in an already heterogenous district.

**FINDING:** 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 suggested by the Secretary of the Interior's Standards for adjacent or historic district in-fill construction, the proposed three-story library is compatible with existing building heights within the historic district, which includes buildings up to four stories. Additionally, the recently approved Civil Rights Institute across Mission Inn Avenue and Stalder Building project nearby at Mission Inn and Market Streets will be up to five stories and seven-stories, respectively. The height of the proposed library assists in transitioning the scale between the commercial, professional, and

public buildings near the Market Street corridor and the smaller scale residential component of the historic district to the west. In addition, the minimal and highly articulated massing of the first floor, which is separated into two pedestals, maintains a pedestrian feel at ground level. Modern materials, smooth textures, large and unique fenestration, and the unconventional articulation of massing through the intersection of volumes and forms and sculptured blocks and the relationship between vertical and horizontal elements provides a contemporary interpretation of the historic structures that define the district that is both true to the eclectic nature of the proposed style specifically and the fabric of the district in general. The use of varied materials, including plaster, tile, and glass, as well as natural poured-in-place concrete, in contemporary applications provide a modern update to nearby historic references.

**FINDING:** 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:** The proposed project is consistent with this finding. Project effects are considered on the larger, district scale and address multiple challenging dynamics, including location on the narrow edge of the linear district, where public and commercial property transition to residential use, and among nearby non-contributors as well as the historic Fox Theater. The design of the project enhances factors such as the property's orientation, relationship to its surroundings, landscaping, and public areas.

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

**FACTS:** The existing project site is a non-contributor to the Seventh Street Historic District, and architectural, historical, or cultural feature or features of the district are safeguarded from adverse effects by demonstrated consistency with the Secretary of the Interior's Standards relative to in-fill properties and the DSP Raincross District standards and guidelines. As the site has been previously developed, there is no expectation that the project will adversely affect any important archaeological feature or features.

**FINDING:** The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.

**FACTS:** Citywide Residential Historic District Design Guidelines do not specifically apply to this project, though it is in-line with the spirit of the guidelines. Architectural design guidelines in the Downtown Specific Plan for new construction in the Raincross District recommend maintaining the district's character and unique sense of identity. The proposed building's exterior elevations will not be stylistically "historic," but are compatible with modern non-contributing neighbors and achieve contemporary interpretive compatibility with eclectic, high-style historic neighbors.

**FINDING:** The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**FACTS:** With regard to new in-fill construction in a historic district, the project meets guidelines for massing, height, color, and setbacks. The Secretary of the Interior's Standards focus on compatibility and differentiation, two appropriate treatments which are rarely as successfully employed in combination. Rather than overpower the quality of the district, differentiation within historic districts through the thoughtful design of in-fill construction allows historic properties to stand out rather than be hidden in a sea of uniformity and provides an opportunity for the construction of future historic landmarks today. The project's contemporary, post-modern design, materials, and construction methods achieve compatibility with nearby modern non-contributors to the district, while its strikingly high-style design, unique features, and public use contribute the differentiation necessary to integrate well with the historically eclectic character of the district as a whole.



*EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL*

**CASE NUMBER:** P18-0186

**MEETING DATE:** March 21, 2018

**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.
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 April 2, 2018, which is twelve days following action on the case. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$2,529.00. Appeal processing information may be obtained from the Community & Economic Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall, 3900 Main Street, Riverside, CA 92522.
3. If a building permit is not issued, this approval will expire in two years on March 21, 2020.
4. This approval is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
5. 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.

**Specific Conditions of Approval**

- **Planning Division**
6. Proposed minor modifications to the approved development shall be submitted to the Planning Division for review by Planning and Historic Preservation staff and shall include revised exhibits and a narrative description of the proposed modifications.
  7. Revised plans shall be submitted to clearly indicate exterior building materials, colors and finishes on the elevations as well as rooftop mechanical equipment screening.
  8. Construction plans shall be submitted for the interim reconfiguration of the existing surface parking lot.

9. Landscape plans shall be submitted for the rear landscape buffer and other landscape treatments, as well as street tree plantings to the specification of the Public Works Department, Urban Forestry Division.

- **Fire Department**

*Contact Margaret Albanese at 951-826-5455 or malbanese@riversideca.gov for questions regarding the following Fire Department conditions:*

10. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

11. Construction plans shall be submitted and permitted prior to construction.

12. One new public fire hydrant is required on University Avenue.

13. Fire Department access shall be maintained during all phases of construction.

14. Assembly Group A occupancies shall be provided with a manual fire alarm system having an occupant load of 300 or more. See C.F.C. exceptions and specific requirements for occupant loads of 1000 or more. Submit plans and obtain approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.

15. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

16. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:

1. New buildings greater than fifty thousand (50,000) square feet.

2. In existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%)

3. All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet.

Plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. The Riverside Police Communication Analyst will conduct an

acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.

- **Public Utilities – Electric Division**

*Contact Summer Ayala at 951-826-2129 or sayala@riversideca.gov for questions regarding the following Riverside Public Utilities – Electric Division conditions:*

17. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
18. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
19. Provisions for electrical utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.
20. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
21. Plot existing electrical distribution facilities on the original site plan.
22. Show proposed location of transformers and electrical rooms.

**APPEAL INFORMATION:**

The staff's decision or any condition 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 & Economic 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 April 2, 2018 at 5:00 p.m. twelve days following action on this case. The Community & Economic Development Department's address is:

City of Riverside  
Community & Economic 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.

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Jen Mermilliod



DSP-RES

6TH ST

CHESTNUT ST

MISSION INN AVE

Project Site Zoning  
DSP-RC - Downtown Specific  
Plan, Raincross District Zone

UNIVERSITY AVE

DSP-NC

FAIRMOUNT BLVD

DSP-RC

MARKET ST

MARKET ST

Legend

-  Project Site
-  DSP-NC
-  DSP-RC - Downtown Specific Plan Raincross District
-  DSP-RES - Downtown Specific Plan Neighborhood Commercial District

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



